

August 26, 2025 Village of Hainesville Planning and Zoning Commission Public Hearing on Proposed Zoning Ordinance Text Amendment and Special Use Permit

Meeting for the Proposed Zoning Ordinance Text Amendment called to order at the Village of Hainesville Council Chambers by Commissioner Mary Koval at 6:30 p.m.

Clerk Christina Reiser took roll call. The following Officials were present: Planning and Zoning Board Commissioners Koval, Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams.

Also present were: Village Clerk Christina Reiser and Attorney Megan Mack

Establishment of quorum

Agenda Approval

Planning and Zoning Commissioner Abramson moved, seconded by Planning and Zoning Commissioner Georgeann Duberstein to approve the Agenda. Roll call vote: Ayes: Planning and Zoning Board Commissioner Koval, Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams.7-Motion carried.

Notice requirement review

The notice was published in the Daily Herald on Friday, August 8th for one day only.

Those giving testimony were sworn in.

An Ordinance Amending Sections of the Village of Hainesville Code of Ordinances Regarding Zoning – This text amendment is to create a zoning classification that recognizes a gun club as a special use and establish standards for the use.

Discussion

Community Planner John Houseal explained that these text amendments do not change the current operations of the gun club, they legitimize what they have and codify that into our ordinances now and moving forward. Nicole Campbell walked everyone through the text amendments being proposed. A discussion followed.

Public Comment

There were no public comments.

Closing Comments, Petitioner/Board – Review Criteria for text amendment and findings of fact (17.08.030, E, 4) Commissioner Koval requests a motion to adopt the findings of fact reflected in the Village Code.

Commissioner George Duberstein moved, seconded by Commissioner Kreise
Roll call vote: Ayes: Commissioners Koval, Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -7 Motion carried.

Commission Recommendation to Village Board (Based upon the Findings of Fact) Commissioner Koval requests a motion for a recommendation to take to the Village Board. The recommendation was to approve the amendments.

Commissioner Kriese moved, seconded by Commissioner George Duberstein
Roll call vote: Ayes: Commissioner Koval, Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -7 Motion carried.

Planning and Zoning Commissioner Abramson motioned to adjourn the August 26, 2025 Village of Hainesville Planning and Zoning Commission Public Hearing for a Proposed Zoning Ordinance Text Amendment; seconded by Planning and Zoning Commissioner Georgeann Duberstein.

Adjourned at 6:46 p.m.

Meeting for Granting a Special Use Permit called to order at the Village of Hainesville Council Chambers by Commissioner Mary Koval at 6:46 p.m.

Clerk Christina Reiser took roll call. The following Officials were present: Planning and Zoning Board Commissioners Koval, Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams.

An Ordinance Granting a Special Use Permit to Northbrook Sports Club for a gun Club for the Property Commonly Known as 160 Sports Club Drive, Hainesville, Illinois – If the text amendment is approved, this Special Use Permit will be considered. It eliminates the non-conforming use of the Northbrook Sports Club and grants a special use for a gun club in the AG-Agricultural Zoning District.

Discussion

No further discussion was held.

Public Comments/Questions

No public comments

Closing Comments, Petitioner/Board – Review Criteria for text amendment and findings of fact (17.08.030, E, 4) Commissioner Koval requests a motion to adopt the findings of fact reflected in the Village Code.

Commissioner George Duberstein moved, seconded by Commissioner Kriese
Roll call vote: Ayes: Commissioners Koval Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -7 Motion carried.

Commission Recommendation to Village Board (Based upon the Findings of Fact) Commissioner Koval requests a motion for a recommendation to take to the Village Board. The recommendation was to approve the Special Use Permit.

Commissioner Kriese moved, seconded by Commissioner George Duberstein
Roll call vote: Ayes: Commissioner Koval, Richmond, George Duberstein, Abramson, Georgeann Duberstein, Kriese and Williams -7 Motion carried.

Planning and Zoning Commissioner George Duberstein motioned to adjourn the August 26, 2025 Village of Hainesville Planning and Zoning Commission Public Hearing for a Special Use Permit.

All in favor - aye, motion carried.

The August 26, 2025 Village of Hainesville Planning and Zoning Commission Public Hearing for a Proposed Zoning Ordinance Text Amendment and Special Use Permit adjourned at 6:48 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Christina Reiser', with a stylized flourish at the end.

Christina Reiser
Village Clerk