CALL TO ORDER:                TIME:  7:00 PM

PLEDGE OF ALLEGIANCE.

ROLL CALL / ESTABLISH QUORUM.

MINUTES:  Review and approve minutes of previous meeting of January 14, 2019.

NEW BUSINESS:

1. Consideration of a Concept Plan, presented under §6-18-8(C) of the Village Code, by PND 3001 Investments, LLC, filed with the consent of the current owners, Wayne Hummer Trust No. LFT 1745, and the Carol Leone Trust, for a Planned Residential Development for the property located on the north side of US Highway 20 at Gast Road, PINs 01-11-100-014; 01-11-100-007; 01-11-200-007 and 01-11-200-010, in the Village and in Hampshire Township, to allow for development of an age-restricted, manufactured home residential development on the properties under the Planned Residential Development zoning regulations of the Village Code.

OLD BUSINESS:  None.

PUBLIC COMMENT:  All persons wishing to make public comment must sign in prior to the start of the meeting. Time shall be limited to a maximum of five (5) minutes for each speaker and not more than thirty (30) minutes total.

NEXT MEETING DATE:  TBD

ADJOURNMENT.
HAMPshire Planning Commission

Meeting Minutes

Date: January 14, 2019

Call to Order: The meeting was called to order by Chairman Bill Robinson at the Hampshire Village Hall at 7:08 PM.


Treasurer’s report: No Report.

Approval of Minutes: The minutes of the meeting of December 10, 2018 were approved by a voice vote.

Motion by Tim Wetzel, 2nd by Bill Rosseti. Motion was approved by voice vote, Bill Robinson-aye,Bill Rosseti-aye, Bryan Mroch-aye, Tim Wetzel-aye, Ken Swanson-aye, Aaron Neal-Abstain.

Also Present: Mark Schuster, Village Attorney and Village President, Jeff Magnussen.

Guests: Troy Paionk representing BSTP Midwest, LLC, and Drew Zazofsky representing Thornton Gas Stations

Old Business: None

New Business:

1. Consideration and recommendation to the Zoning Board of Appeals, under par:6-14-4(C)(2) of the village code, regarding the Application of BSTP Midwest, LLC, filed with the consent of the current owner, 479 Enterprises, Inc., for Special Use in the HC Highway Commercial Zoning District at 17N479 U.S. Highway 20 in the village (the Citgo service station/restaurant property) to allow for construction of a new automobile service station, including sales of gasoline at retail and an
an automobile/truck stop on the property, pursuant to par.6-8-7(D) of the village code (together with permitted uses for a convenience store and a free-standing general retail center on the property).

Mr. Troy Paionk and Drew Zazofsky were present to present a petition of Thornton’s for approval of a special use for an automotive gasoline service station/truck stop (together with a free standing retail center.) on the property at 19N479 US Highway 20 in the village of Hampshire. Mr. Zazofsky stated that the site plan included a 5500 SQ. FT. convenience store with 28 automobile parking spaces in front and on the side and a 7400 SQ. FT. retail store with 62 automobile parking spaces as well as (7) diesel fuel pumps in the rear and (7) gasoline pumps under the existing canopy. There will be 45 truck parking spaces on the North side of the property. When asked by a commissioner if they were going to use the existing building he said that they had not made a final decision on that yet, but if they do use it, the building would be made to look like the pictures that were included with the site plan.

In order to develop the property with this model, three zoning variances would be required, concerning the setback for any drive aisle, and for parking islands, as well as several variations of the landscape requirements of the Building Code.

During discussion with the commissioners, Mr. Zazofsky indicated that the convenience store would offer coffee, soft drinks, fast foods and other items that drivers might use. They will also be replacing the underground fuel storage tanks with all of the piping and gas pumps. Although there are no specific businesses contracted for the retail building yet, there is accommodation for a drive thru business.

A motion was made by Bryan Mroch to recommend approval of the request for “Special Use” for the property commonly known as 19N479 U.S. Highway 20 located in the Village of Hampshire, 2ND by Aaron Neal. Motion carried by unanimous voice vote.

Ayes: Bill Robinson, Bill Rosseti, Ken Swanson, Tim Wetzel, Bryan Mroch, Aaron Neal.
**Nays:** None

The matter is next scheduled for review of the Application for Special Use, and an application for the zoning variations, by the Zoning board of Appeals on February 12, 2019.

**Adjournment:** There being no further business the meeting was adjourned at 7:45 PM. Motion by Aaron Neal, 2nd by Tim Wetzel. Motion carried by unanimous voice vote.

**Next Meeting:** TBD

Respectfully submitted,

Kenneth Swanson
Secretary/ Plan Commission
THE UNDERSIGNED RESPECTFULLY PETITIONS THE VILLAGE OF HAMPSHIRE TO REVIEW AND CONSIDER GRANTING THE FOLLOWING APPROVAL(S) ON THE LAND HEREIN DESCRIBED. (check all that apply)

[ ] Annexation *

[ ] Rezoning from ______________ District to ______________ District

[ ] Special Use Permit

[ ] Variance

[ ] Concept Plan

[ ] Preliminary Plan

[ ] Final Plan

[ ] Site Plan Review

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: PAND 3001 INVESTMENTS, LLC

Address: 1770 S. RANDALL ROAD, SUITE A, #121

GEOEVA, IL 60134

Phone: (630) 247-2702 Fax: (___) _______ _______

CONTACT PERSON (If different from Applicant)

Name: DEEREK S. PULLE

Address: 521 CAMPBELL STREET

GEONEVA, IL 60134

Phone: (630) 247-2702 Fax: (___) _______ _______

-- IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY? YES [ ] NO [ ]

(If the Applicant is not the owner of the subject property, a written statement from the Owner authorizing the Applicant to file the Land Development Application must be attached to this application)

-- IS THE APPLICANT AND/OR OWNER A TRUSTEE OR A BENEFICIARY OF A LAND TRUST? YES [ ] NO [ ]

(If the Applicant and/or owner of the subject property is a Trustee of a land trust or beneficiary(ies) of a land trust, a Disclosure Statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be verified by the Trustee and shall be attached hereto).

* Attach an original copy of a Petition for Annexation, 65 ILCS 5/7-8-1 et seq. to this Application.
Land Development Application

PART II. PROPERTY INFORMATION
ADDRESS OF PROPERTY: NORTH OF US 20 BETWEEN CAST AND HIGGINS
PARCEL INDEX NUMBER(S): SEE ATTACHED CONSENT FORMS
AREA OF PARCEL (ACRES): +/- 91 ACRES

LEGAL DESCRIPTION: A legal description must be attached to this application.
The subject property is located in which FIRE PROTECTION DISTRICT? HAMPSHIRE
The subject property is located in which PARK DISTRICT? HAMPSHIRE
The subject property is located in which SCHOOL DISTRICT? HAMPSHIRE
The subject property is located in which LIBRARY DISTRICT? HAMPSHIRE
The subject property is located in which TOWNSHIP ROAD DISTRICT? HAMPSHIRE
CURRENT ZONING: +/- 80 ACRES OM / +/- 10 ACRES NOT ANNEXED
PROPOSED ZONING / VARIANCE: PLANNED RESIDENTIAL DEVELOPMENT

RECOMMENDED LAND USE: OM
(As described in the Hampshire Comprehensive Plan)
PROPOSED LAND USE: PLANNED RESIDENTIAL DEVELOPMENT
NAME OF PROPOSED DEVELOPMENT: HAMPSHIRE RIDGE

HAMPSHIRE RIDGE IS AN AGE RESTRICTED 55+ LAND LEASE GATED COMMUNITY
- +/- 90 ACRES
- +/- 278 UNITS
- DENSITY 3.09 UNITS/ACRE
- GREEN SPACE +/- 40%.
- PRIVATE ROADS
- ON SITE PARKS, WALKING/CROSSING TRAILS
- CLUB HOUSE
PART III. REQUIRED DOCUMENTATION

Two signed copies of the Land Development Application.
Application Fee (Amount) $_________ and Deposit (Amount) $_________
Proof of Ownership or Option (1 copy)
Legal Description of Property (Plat of Survey (1 copy)
List of property owners within 250 feet with parcel numbers (See enclosed sample letter)
Preliminary Plan (____ folded full size copies)
Landscape Plan: Preliminary OR Final (____ folded full size copies)
Site Plan (6 copies)
Architectural Elevations (2 full size, ____ folded reduced size copies)
Final Plat of Subdivision (____ folded full size copies)
Final Engineering Plans (____ copies signed and sealed)
Petition for Annexation (2 copies)
Annexation Agreement (6 signed copies)
Plat of Annexation (6 copies)
Fiscal Impact Study (If required by Staff- 6 copies)
Traffic Impact Analysis (If required by Staff- 6 copies)
Soil Conservation District Land Use Opinion (1 copy)
Department of Conservation Endangered Species Report (1 copy)
Army Corp. of Engineers Report on Wetlands (If required- 1 copy)

I, Derek S. Fuller, hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Village of Hampshire ordinances.

[Signature of Applicant] [Signature of Applicant]

[Date: April 9, 2019]
EXHIBIT A

Developer's Agreement with Respect To
Land Development Fees and Deposits

The undersigned Developer acknowledges that he/she has filed a LAND USE APPLICATION with the Village, requesting __CONCEPT PLAN APPROVAL FOR HAMPSHIRE RIDGE__

type of action(s) requested

and further, acknowledges that the Village Code requires that he/she reimburse the Village for all professional fees incurred for engineering, legal, consultant and other outside services in regard to this application and all other matters related to the proposed development or zoning request.

The Developer agrees to be bound by the terms of the Village Code in this regard.

The Developer also is required to, and hereby does, submit a deposit, to be held by the Village to secure reimbursement of such fees, in accordance with the current schedule of deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of such fees, and will be applied by the Village to payment of such fees upon default by Developer. Any balance remaining, after payment of all such fees, including reasonable attorney fees and court costs incurred by the Village in discussing, negotiating, or enforcing the terms of this Agreement, shall be returned to Developer.

Any interest earned on funds on deposit shall accrue to the Village.

**April 9, 2019**

Date.

[Signature]

Developer

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

$10,000.00

Amount

[Signature]

VILLAGE CLERK

04-10-2019

This form must be executed and accompany all Development Applications. No Application will be accepted or processed without this completed form.
CONSENT AND DISCLOSURE

THE UNDERSIGNED, being the current owner of record of the property located at Gast Road and US Highway 20 in the Village of Hampshire, Kane County, Illinois, as legally described on the attached Exhibit “A” (the “Subject Property”), hereby consents to the filing, by PND 8001 INVESTMENTS, LLC, and the Village’s determination of a Land Use Application for a zoning amendment from O-M Office Manufacturing Zoning District to Planned Residential Development Zoning to allow for a senior living residential development on the Subject Property.

A list of the names, addresses, and telephone numbers of the beneficiaries of this Trust is attached this Consent Form as Exhibit “B.”

Wayne Hummer Trust Co.
Trustee under Trust No. LFT 1745, dated 11/18/02

By: 

Trustee

Attachments:

“A” Legal Description of Property
“B” List of Beneficiaries of the Trust
ATTACHMENT "A"

LEGAL DESCRIPTION OF PROPERTY

Intentionally Omitted – Will be provided at a later date.

PIN # 01-11-200-010
PIN # 0111-100-014
**ATTACHMENT “B”**

**LIST OF BENEFICIARIES OF THE TRUST**

<table>
<thead>
<tr>
<th>Beneficiary</th>
<th>Address</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anthony Flannigan</td>
<td>200 Boulder Dr.</td>
<td>847/420-7437</td>
</tr>
<tr>
<td></td>
<td>Lake-in-the-Hills, IL. 60156</td>
<td></td>
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<tr>
<td>Timothy Flannigan</td>
<td>4801 Woodcliff Ct.</td>
<td>312/969-5561</td>
</tr>
<tr>
<td></td>
<td>Rolling Meadows, IL. 60008</td>
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</tr>
<tr>
<td>Joseph Flannigan</td>
<td>1857 Chaparro Ct.</td>
<td>925/788-4407</td>
</tr>
<tr>
<td></td>
<td>Walnut Creek, CA 94596</td>
<td></td>
</tr>
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CONSENT AND DISCLOSURE

THE UNDERSIGNED, being the current owner of record of the property located at Higgins Road and US Highway 20 in the Village of Hampshire, Kane County, Illinois, as legally described on the attached Exhibit “A” (the “Subject Property”), hereby consents to the filing, by PND 3001 INVESTMENTS, LLC, and the Village’s determination of a Land Use Application for annexation and zoning from County Agriculture to Planned Residential Development Zoning in the Village of Hampshire to allow for a senior living residential development on the Subject Property.

A list of the names, addresses, and telephone numbers of the beneficiaries of this Trust is attached this Consent Form as Exhibit “B.”

Joseph T. Leone

Trustee under Carolyn J. Leone
Trust Agreement
Dated November 19, 1992, and
Amended and Restated December 29, 2001

By:

Joseph T. Leone
Trustee

Attachments:

“A”  Legal Description of Property
“B”  List of Beneficiaries of the Trust
ATTACHMENT "A"

LEGAL DESCRIPTION OF PROPERTY

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

PIN # 01-11-200-007


PIN # 01-11-100-007
<table>
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<tr>
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<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Louis B. Leone</td>
<td>5 W. Central Avenue, #309 Mt. Prospect, IL 60056</td>
<td>847-392-2363</td>
</tr>
<tr>
<td>George J. Leone</td>
<td>9534 Brook Hill Dr. Lone Tree, CO 80124</td>
<td>303-766-0538</td>
</tr>
<tr>
<td>Catherine L. Leone</td>
<td>805 N. 13th Street Manitowoc, WI 54220</td>
<td>920-682-6219</td>
</tr>
<tr>
<td>John F. Leone</td>
<td>980 East 130th Drive Thornton, CO 80241</td>
<td>303-503-0097</td>
</tr>
<tr>
<td>William J. Leone</td>
<td>823 Dresser Drive Mt. Prospect, IL 60056</td>
<td>847-749-1615</td>
</tr>
<tr>
<td>Margaret M. Rosano</td>
<td>201 West Council Trail Mt. Prospect, IL 60056</td>
<td>847-340-0423</td>
</tr>
<tr>
<td>Paul F. Leone</td>
<td>4225 E. Illiff Avenue, No. 5 Denver, CO 80222</td>
<td>303-737-0994</td>
</tr>
<tr>
<td>Joseph T. Leone</td>
<td>5919 County Road A Brooklyn, WI 53521</td>
<td>608-255-8891</td>
</tr>
<tr>
<td>Carolyn A. Leone</td>
<td>1372 Perry Avenue Salt Lake City, UT 84103</td>
<td>801-532-1988</td>
</tr>
</tbody>
</table>
PLAT OF SURVEY
Conway Surveying
1213 N. Riverside
McHenry, Illinois

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.


Survey No. 01-11-100-004

{vacant} U.S. Route 20; Hampshire, Illinois

PLS.

I, Robert J. Conway, do hereby certify that under my direction, I have caused the above described property to be surveyed and that the plat hereinafter drawn is a correct representation of said survey,

McHenry, Illinois 1983

Robert J. Conway, P.L.S.

Illinois Registered Land Surveyor 3024
Site Plan
Features large common open spaces with recreational opportunities including a club and loop trail system.

The residential area is organized into small clustered neighborhood pods with a green-belt network of parks, trails and walks that provide connectivity.

Maintenance free living and plenty of common accessible amenities help make this an ideal community for the active adult lifestyle.

Land Use
Age Targeted Single Family
Open Space Amenities

Green-belt network and trail system connects residents and provides access to open space amenities.

Seating Area amenities with ornamental pavement and overhead structures provide opportunities for rest and reflection along the way.

Hampshire Site
Illinois
Open Space Amenities
Shallow Lots

Shallow interior lots are designed for a home module up to 28 ft. wide x 64 ft. deep with room for a single car or two-car tandem garage arrangement.
Deep Lots
Deep lots are designed for a home module up to 45 ft. wide x 64 ft. deep plus 20 ft. of depth to accommodate a one or two car garage.

Hampshire Site
Illinois

Lot Types – Deep Lots