VILLAGE OF HAMPSHIRE
ZONING BOARD OF APPEALS

Tuesday, March 27, 2018
7:00 p.m.
Hampshire Village Hall
234 South State Street

AGENDA

A. Call to Order
B. Pledge of Allegiance
C. Roll Call
D. Approval of Minutes of last meeting
E. New Business:
   1. Consideration and recommendation regarding Application filed by Effective Images, Inc. on behalf of Love’s Travel Stops & Country Stores, Inc. for amendment to the general variation of the Village Community Graphics Regulations pursuant to §6-12-14(B) of the Village Code, previously approved by Ordinance No. 18-05, for proposed signage at the Love’s facility to be located northwesterly of the intersection of US Highway 20 and I-90 off ramp in the Village.
F. Old Business:
G. Public Comment:
H. Announcements: Next meeting date – TBD
I. Adjournment
VILLAGE OF HAMPSHIRE
ZONING BOARD OF APPEALS

Meeting
February 13, 2018

A meeting of the Village of Hampshire Zoning Board of Appeals was called to order by Chair Carl Christensen on February 13, 2018 at 7:03 p.m., at Hampshire Village Hall. Present were Chair Carl Christensen, and members William Albert, Neal Collins, Richard Frillman, Hank Hoffman, and Joseph Schaul. The Village Attorney reported that Mr. Rumoro has resigned from his position on the Zoning Board of Appeals, and there is now a vacancy in his position.

The Pledge of Allegiance was recited by all present.

Minutes of the meeting of the Zoning Board of Appeals held on January 23, 2018 was read, and on motion made by H. Hoffman, seconded by N. Collins, the minutes were approved by vote of 6 aye, 0 nay.

The ZBA next took up the matter of is deliberations on the Petition filed by Hampshire Property, LLC for a Zoning Map Amendment, to re-zone the property known as Tuscany Woods Subdivision, Unit #2 (to wit: all property in the Tuscany Woods Development lying outside of platted Unit 1), in part from R-2 Single Family Residential Zoning District, and in part from R-3 Two-Family Residential Zoning District, to Planned Residential Development Zoning District, and for approval of the proposed Preliminary Development Plan for the property.

The Village Attorney reported that the Plan Commission has recommended approval of the Petition with certain conditions. The written Findings of Fact and Recommendation of the Plan Commission, dated January 22, 2018, should have been delivered to the Zoning Board of Appeals members prior to the meeting.

Secretary Schaul read excerpts from the minutes of the meeting of the Plan Commission held on January 8, 2018, concerning review and recommendation on the Petition by the Commission.

It was reported that a transcript of the public hearing held on January 9, 2018, concerning this Petition, is on file with the Village Clerk; and that Mr. Collins has asked for and obtained a copy of that transcript, for his review prior to tonight's meeting.

Mr. Thomas Small were present for the Petitioner. He displayed a proposed, modified Preliminary Development Plan to show re-location of the duplex units to the area south of IL 72. He stated that there would be 30 single family residences added north of IL 72.

Mr. Albert asked if Romke Road would be improved by the developer in the area of the Planned Residential Development. Mr. Small said that developer would have an obligation to do that, including the west side of the intersection of Romke Road and IL 72.

Mr. Christensen stated that he could accept leaving the duplex units in their original location near Ruth Park, and that he was generally not in favor of segregating duplex units from single family
residences but thought that integrating them into single family residential neighborhoods was a better approach.

On motion by W. Albert, seconded by H. Hoffman, to recommend approval of the Petition filed by Hampshire Property, LLC for a Zoning Map Amendment, to re-zone the property known as Tuscany Woods Subdivision, Unit #2 (to wit: all property in the Tuscany Woods Development lying outside of platted Unit 1), in part from R-2 Single Family Residential Zoning District, and in part from R-3 Two-Family Residential Zoning District, to Planned Residential Development Zoning District, subject to re-locating the proposed duplex units from the area north of I 72 near Ruth Park to the area south of IL 72, the vote was 6 aye and 0 nay. Motion passed.

On motion by W. Albert, seconded by H. Hoffman, to recommend approval of the proposed Preliminary Development Plan for the property, subject to re-locating the proposed duplex units from the area north of I 72 near Ruth Park to the area south of IL 72, the vote was 6 aye and 0 nay. Motion passed.

On the motion by H. Hoffman, seconded by W. Albert, to authorize the Chair to sign and deliver to the Village Clerk appropriate written Findings of Fact and Recommendation consistent with the actions of the Zoning Board of Appeals, the vote was 6 aye, 0 nay. Motion passed.

There was no public comment.

There was no other business to come before the Zoning Board of Appeals.

On motion by H. Hoffman, seconded by N. Collins, and unanimous voice vote, the meeting was adjourned at 7:37 p.m.

Respectfully submitted:

__________________________
Joseph Schaul
Secretary
Zoning Board of Appeals
Date: March 12th, 2018

To: Hampshire Village Clerk
   234 S. State Street / PO Box 457
   Hampshire, IL 60140-0457

From: Kim Harmel
      605-753-9700
      kharmel@effective-images.net

Project: Hampshire, IL – (2) Additional Directional Signs

To whom it may concern,

Due to site plan restructuring, we are respectfully requesting approval for additional directional signage to better guide the visiting customers through the Love’s Property. Please see the following supporting documents.

Sincerely,

Kim Harmel
Project Coordinator
**LOVE'S SIGN PACKAGE - HAMPSHIRE, IL**

<table>
<thead>
<tr>
<th><strong>HI-RISE SIGN:</strong></th>
<th><strong>SIGN SQ. FT.</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>100' OAH</td>
<td></td>
</tr>
<tr>
<td>10' x 18' Love's &amp; Heart</td>
<td>162.83</td>
</tr>
<tr>
<td>6' x 18' Arby's</td>
<td>114.00</td>
</tr>
<tr>
<td>11' x 41' 6&quot; Price Sign (89&quot; Numerals)</td>
<td>456.50</td>
</tr>
<tr>
<td>5' x 18' Tenant Panel</td>
<td>90.00</td>
</tr>
<tr>
<td>5' x 18' Tenant Panel</td>
<td>90.00</td>
</tr>
<tr>
<td><strong>TOTAL HI-RISE SQUARE FEET:</strong></td>
<td><strong>1003.33</strong></td>
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<table>
<thead>
<tr>
<th><strong>STREET SIGN:</strong></th>
<th><strong>SIGN SQ. FT.</strong></th>
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</thead>
<tbody>
<tr>
<td>25' OAH</td>
<td></td>
</tr>
<tr>
<td>13' 4&quot; x 10' Loves / Price Sign / Arby's</td>
<td>133.33</td>
</tr>
<tr>
<td><strong>TOTAL STREET SIGN SQUARE FEET:</strong></td>
<td><strong>133.33</strong></td>
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<table>
<thead>
<tr>
<th><strong>BUILDING SIGNS:</strong></th>
<th><strong>SIGN SQ. FT.</strong></th>
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</thead>
<tbody>
<tr>
<td><strong>FRONT ELEVATION:</strong></td>
<td></td>
</tr>
<tr>
<td>73 1/2&quot; Heart / 63&quot; Love's</td>
<td>153.92</td>
</tr>
<tr>
<td>4' x 5' Echo Heart</td>
<td>20.00</td>
</tr>
<tr>
<td>48&quot; x 53&quot; Arby's hat logo</td>
<td>17.66</td>
</tr>
<tr>
<td>1' 6&quot; x 7&quot; Panaflex Love's &amp; Heart</td>
<td>10.94</td>
</tr>
<tr>
<td><strong>TOTAL FRONT ELEVATION SQUARE FEET:</strong></td>
<td><strong>202.51</strong></td>
</tr>
<tr>
<td><strong>LEFT ELEVATION:</strong></td>
<td><strong>SIGN SQ. FT.</strong></td>
</tr>
<tr>
<td>2' 3-1/16&quot; x 8' 5/8&quot; Arby's letters</td>
<td>25.78</td>
</tr>
<tr>
<td><strong>TOTAL SIDE 1 ELEVATION SQUARE FEET:</strong></td>
<td><strong>25.78</strong></td>
</tr>
<tr>
<td><strong>REAR ELEVATION:</strong></td>
<td><strong>SIGN SQ. FT.</strong></td>
</tr>
<tr>
<td>1' 6&quot; x 4&quot; Panaflex Love’s &amp; Heart</td>
<td>10.94</td>
</tr>
<tr>
<td><strong>TOTAL REAR ELEVATION SQUARE FEET:</strong></td>
<td><strong>10.94</strong></td>
</tr>
<tr>
<td><strong>TOTAL BUILDING SIGN SQUARE FEET:</strong></td>
<td><strong>239.24</strong></td>
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<table>
<thead>
<tr>
<th><strong>TRUCK TIRE CARE SIGNS:</strong></th>
<th><strong>SIGN SQ. FT.</strong></th>
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<tbody>
<tr>
<td><strong>ELEVATION #1:</strong></td>
<td></td>
</tr>
<tr>
<td>6' x 4&quot; x 5' 4\3/4&quot; Love's Truck Tire Care</td>
<td>34.05</td>
</tr>
<tr>
<td>1' x 3' 3/4&quot; Customer Entrance</td>
<td>3.04</td>
</tr>
<tr>
<td>2' x 6' 7/8&quot; Michelin</td>
<td>12.08</td>
</tr>
<tr>
<td>2' x 6' 7/8&quot; BF Goodrich</td>
<td>12.08</td>
</tr>
<tr>
<td>2' x 6' 7/8&quot; Yokohama</td>
<td>12.08</td>
</tr>
<tr>
<td>2' x 6' 7/8&quot; Bridgestone</td>
<td>12.08</td>
</tr>
<tr>
<td>2' x 6' 7/8&quot; Continental</td>
<td>12.08</td>
</tr>
<tr>
<td>2' x 6' 7/8&quot; Goodyear</td>
<td>12.08</td>
</tr>
<tr>
<td>2' x 6' 7/8&quot; Firestone</td>
<td>12.08</td>
</tr>
<tr>
<td><strong>TOTAL ELEVATION #1 SQUARE FEET:</strong></td>
<td><strong>121.65</strong></td>
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<tr>
<td><strong>ELEVATION #2:</strong></td>
<td></td>
</tr>
<tr>
<td>6' x 4&quot; x 5' 4\3/4&quot; Love's Truck Tire Care</td>
<td>34.05</td>
</tr>
<tr>
<td>2' x 6' 7/8&quot; Michelin</td>
<td>12.08</td>
</tr>
<tr>
<td>2' x 6' 7/8&quot; BF Goodrich</td>
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</tr>
<tr>
<td>2' x 6' 7/8&quot; Goodyear</td>
<td>12.08</td>
</tr>
<tr>
<td>2' x 6' 7/8&quot; Firestone</td>
<td>12.08</td>
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<tr>
<td><strong>TOTAL ELEVATION #2 SQUARE FEET:</strong></td>
<td><strong>118.61</strong></td>
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<tr>
<td><strong>TOTAL TRUCK TIRE CARE BUILDING SIGN SQUARE FEET:</strong></td>
<td><strong>240.26</strong></td>
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<table>
<thead>
<tr>
<th><strong>FUEL CANOPIES:</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GAS CANOPY:</strong></td>
<td></td>
</tr>
<tr>
<td>2' 3\3/8&quot; x 10' 2\3/4&quot; North Elevation</td>
<td>23.39</td>
</tr>
<tr>
<td>2' 3\3/8&quot; x 10' 2\3/4&quot; East Elevation</td>
<td>23.39</td>
</tr>
<tr>
<td>2' 3\3/8&quot; x 10' 2\3/4&quot; South Elevation</td>
<td>23.39</td>
</tr>
<tr>
<td>2' 3\3/8&quot; x 10' 2\3/4&quot; West Elevation</td>
<td>23.39</td>
</tr>
<tr>
<td><strong>DIESEL CANOPY:</strong></td>
<td></td>
</tr>
<tr>
<td>2' 3\3/8&quot; x 10' 2\3/4&quot; North Elevation</td>
<td>23.39</td>
</tr>
<tr>
<td>2' 3\3/8&quot; x 10' 2\3/4&quot; East Elevation</td>
<td>23.39</td>
</tr>
<tr>
<td>2' 3\3/8&quot; x 10' 2\3/4&quot; South Elevation</td>
<td>23.39</td>
</tr>
<tr>
<td>2' 3\3/8&quot; x 10' 2\3/4&quot; West Elevation</td>
<td>23.39</td>
</tr>
<tr>
<td><strong>TOTAL SQUARE FEET FUEL CANOPY LOGO:</strong></td>
<td><strong>187.12</strong></td>
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<table>
<thead>
<tr>
<th><strong>DIRECTIONAL SIGNS:</strong></th>
<th></th>
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<tbody>
<tr>
<td>4' x 8' Love's Directional</td>
<td>32.00</td>
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<tr>
<td>4' x 8' Love's Directional</td>
<td>32.00</td>
</tr>
<tr>
<td>1' 3&quot; x 3' 1/2&quot; Arby's Directional</td>
<td>3.90</td>
</tr>
<tr>
<td>1' 3&quot; x 3' 1/2&quot; Arby's Directional</td>
<td>3.90</td>
</tr>
<tr>
<td><strong>TOTAL DIRECTIONAL SQUARE FEET:</strong></td>
<td><strong>71.80</strong></td>
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<table>
<thead>
<tr>
<th><strong>CAT SCALE SIGN:</strong></th>
<th><strong>SIGN SQ. FT.</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>5' 4\3/4&quot; x 20' Cat Scale Sign</td>
<td>107.50</td>
</tr>
<tr>
<td>2' x 3' Cat Scale Sign</td>
<td>6.00</td>
</tr>
<tr>
<td><strong>TOTAL CAT SCALE SQUARE FEET:</strong></td>
<td><strong>113.50</strong></td>
</tr>
<tr>
<td><strong>TOTAL SQUARE FOOTAGE:</strong></td>
<td><strong>1988.58</strong></td>
</tr>
</tbody>
</table>
OVERALL HEIGHT: 100'  TOTAL SQ. FT.: 1003.33

10' 6" X 18' LOVE'S & HEART = 162.83 SQ. FT.
6' X 18' ARBY'S = 114 SQ. FT.
11' X 41' 6" PRICE SIGN = 456.5 SQ. FT.
- 89" NUMERALS ON PRICE SIGN
5' X 18' FUTURE TENANT PANEL = 90 SQ. FT.
5' X 18' FUTURE TENANT PANEL = 90 SQ. FT.
5' X 18' FUTURE TENANT PANEL = 90 SQ. FT.

57' 6" FROM BOTTOM OF FUTURE TENANT PANEL TO GRADE
DIESEL INSTALLED TOWARDS INTERSTATE / HIGHWAY

SIDE B
* NOT TO SCALE

LOCATION:  DATE:  DRAWING #:  REVISION #:  SCALE:  DRAWN BY:
HAMPSTEAD, IL  10/7/16  EL41610-0701  1 (2/13/18) JW  3/32" = 1'  CB

PHONE: 605.253.9700
OVERALL HEIGHT: 25'
TOTAL SQ. FT.: 133.33

13' 4" X 10' LOVE'S / PRICE SIGN / ARBY'S
- 24" NUMERALS ON PRICE SIGN
11' 8" FROM BOTTOM OF ARBY'S TO GRADE
UNLEADED INSTALLED TOWARDS ROAD

SIDE B
(NOT TO SCALE)
### LOVE'S BUILDING SIGNS

- **Qty (1)** Front elevation above Main Entrance
  - LED Illuminated
  - (153.92 Sq. ft.)

- **Qty (1)** Front elevation
  - LED Illuminated
  - (20 Sq. ft./sign)

- **Qty (1)** Front elevation
  - LED Illuminated
  - (17.66 Sq. ft.)

- **Qty (1)** Left elevation
  - LED Illuminated
  - (26.08 Sq. ft.)

- **Qty (1)** Rear elevation
  - Panatex Logo
  - (10.94 Sq. ft.)

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<table>
<thead>
<tr>
<th>LOCATION:</th>
<th>DATE:</th>
<th>DRAWING #:</th>
<th>REVISION #:</th>
<th>SCALE:</th>
<th>DRAWN BY:</th>
</tr>
</thead>
<tbody>
<tr>
<td>HAMPSTEAD, IL</td>
<td>10/7/16</td>
<td>EI41610-0703</td>
<td>1 (2/13/18) JW</td>
<td>3/16&quot; = 1'</td>
<td>CB</td>
</tr>
</tbody>
</table>

**Effective Images Inc.**  
PHONE: 605.753.9700
LOVE'S TIRE SHOP SIGNS

CUSTOMER ENTRANCE
1' x 3' 1/2" Customer Entrance
Qty (1) 1st elevation
Fluorescent Illumination
(3.04 sq. ft)

BF Goodrich
2' x 6' 1/4" BFGoodrich Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)

Bridgestone
2' x 6' 1/4" Bridgestone Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)

Yokohama
2' x 6' 1/4" Yokohama Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)

Firestone
2' x 6' 1/4" Firestone Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)

Continental
2' x 6' 1/4" Continental Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)

Michelin
2' x 6' 1/4" Michelin Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)

Goodyear
2' x 6' 1/4" Goodyear Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
LED Illumination
(12.08 sq. ft / sign)

LOCATION: HAMPSHIRE, IL
DATE: 10/7/16
DRAWING #: EI41610-0704
REVISION #: 0
SCALE: 3/8" = 1'
DRAWN BY: CB

effective images inc.
PHONE: 605.753.9700
LOVE'S FUEL CANOPY SIGNS

Qty (4) Gas Canopy
(23.39 Sq. ft./sign)

Qty (4) Diesel Canopy
(23.39 Sq. ft./sign)

LOCATION:  HAMPshire, IL
DATE:  10/7/16
DRAWING #:  EI41610-0705
REVISION #:  0
SCALE:  3/16" = 1'
DRAWN BY:  CB

effective images inc.
PHONE: 605.753.2700
LOVE’S DIRECTIONAL SIGNS

NORTH SIDE

Autos  Trucks

4' 10' GRADE

SOUTH SIDE

Thank You

8'

Directional Sign #1
at Public Street A Entrance
(copy may vary)
LED Illuminated
(32 sq. ft.)

Additional:

WEST SIDE

Autos  Trucks

4' 10' GRADE

EAST SIDE

Exit

8'

Directional Sign #2
at Public Street B Entrance
(copy may vary)
LED Illuminated
(32 sq. ft.)

Additional:

Do Not Enter

3' 11"

2' 9"

Enter

Directional Sign #3
at Drive-Thru Entrance
(copy may vary)
LED Illuminated
(3.9 sq. ft.)

Additional:

Thank You

3' 11"

2' 9"

Directional Sign #4
at Drive-Thru Exit
(copy may vary)
LED Illuminated
(3.9 sq. ft.)

LOCATION: HAMPSHIRE, IL
DATE: 10/7/16
DRAWING #: EI41610-0706
REVISION #: 1 (2/15/18) JW
SCALE: 3/16" = 1'
DRAWN BY: CB
CAT SCALE SIGNAGE

Qty (1) 5' 4½" x 20' Cat Scale Sign
(107 SQ. FT.)

Qty (1) 2' x 3" Cat Scale Sign
(6 SQ. FT.)