VILLAGE OF HAMPSHIRE
ZONING BOARD OF APPEALS

Tuesday, June 26, 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

E. New Business:

1. Public Hearing concerning Petition for Zoning Amendment, from M-1 Restricted Industrial Zoning District to HC Highway Commercial Zoning District for a portion of the property annexed to the Village for Loves Travel Stops & Country Stores and designated as “Lot 2” on the approved Preliminary Plan for said property; and to be designated as Lot 2 of the Metrix Industrial Park Subdivision; said property being located south of US Highway 20 and west of the I-90 on-off ramp in the Village.

2. Consideration and approval of Findings of Fact and Recommendation, or in the alternative, of authorizing Chair to sign appropriate Findings of Fact and Recommendation, to the Board of Trustees regarding action to be taken on said Petition for Zoning Amendment identified in Agenda Item E(1) above.

G. New Business

H. Public Comment:

I. Announcements: Next meeting date – TBA

J. Adjournment
PETITION
FOR REZONING

TO:  President and Board of Trustees
      Village of Hampshire, Kane County, Illinois

1. Please consider the following request for rezoning the subject property from M-1 Industrial Zoning District to HC - Highway Commercial Zoning District pursuant to Hampshire Municipal Code, for the following described property:

   Lot 2 of the proposed Metrix Industrial Park Subdivision in the Village of Hampshire, being a part Lot 2 of the Loves Crossing Subdivision in the Village of Hampshire, Kane County, Illinois,

And otherwise described as follows:

That part of Section 3, Township 42 North, Range 6 East Of The Third Principal Meridian, Lying North of the North Line of the Interstate 90 (Northern Illinois Toll Highway), described as follows: Commencing at an Iron Pipe found at the Southeast Corner of the Northeast Quarter of said Section; Thence South 89 Degrees 58 Minutes 14 Seconds West along the South Line of the Northeast Quarter of said Section, for a distance of 1324.05 Feet to a point on the East Line of the Northwest Quarter of the Southeast Quarter of said Section; Thence South 00 Degrees 13 Minutes 20 Seconds East along said Line, 265.45 Feet to a point on the Northerly Line of Interstate 90; Thence North 86 Degrees 34 Minutes 54 Seconds West along said Northerly Line, 268.88 Feet; Thence North 68 Degrees 08 Minutes 28 Seconds West along said Northerly Line, 140.42 Feet to the point of beginning; Thence Continuing North 68 Degrees 08 Minutes 28 Seconds West along said Northerly Line, 757.46 Feet; Thence North 00 Degrees 00 Minutes 00 Seconds East, 540.55 Feet; Thence Northeasterly 215.95 Feet along a curve to the left having a radius of 75.00 Feet (Chord Bears North 18 Degrees 39 Minutes 35 Seconds East, 148.71 Feet); Thence North 00 Degrees 00 Minutes 00 Seconds East, 2.69 Feet; Thence South 90 Degrees 00 Minutes 00 Seconds East, 655.42 Feet; Thence South 00 Degrees 00 Minutes 00 Seconds West, 966.16 Feet to the point of beginning, in Kane County, Illinois.

PIN  A part of the following: 01-03-100-005, 01-03-200-008 and 01-03-400-008.


2. Please also schedule a public hearing for consideration of this proposal before the Village Zoning Board of Appeals, for June 26, 2018, or otherwise as soon as practicable.
3. This property constitutes a portion of the property currently referred to as Lot 2 in the Loves Crossing Subdivision in the Village, which is to be re-subdivided and designated the Metrix Industrial Park in the Village; the zoning amendment is proposed in support of a retail use for the property in lieu of an industrial use and would be an extension of the HC Highway Commercial zoning in the area; and reference may be had to the various materials submitted by Loves Travel Stops and Country Stores, Inc. in support of the original zoning of said property, together with the Preliminary Plat of Subdivision for the Metrix Industrial Park Subdivision on file with the Village Clerk.

Dated: 6/8/2016

Respectfully submitted:

RMC Holdings Hampshire LLC

By: [Signature]
June 14th, 2018

President & Board of Trustees
Village of Hampshire
234 S. State Street
Hampshire, IL 60140

Re: RMC Holding Hampshire LLC – Zoning Change Request – Lot 2

Dear Zoning Board Members,

Attached please find for your review and consideration the following documents supporting our Zoning Change Request from M-1 Industrial Zoning to HIC -Highway Commercial for Truck Country Sales & Service / Wausau Limited Partnership for the retail truck sales and service center:

1. Legal Description of the Property
2. Preliminary Plat for Lot 2
3. Site plan for Lot 2
4. Photograph of a prototype of Truck Country facility

Additionally, Love’s Truck and Travel Stop has previously submitted for Lot 2:

5. Land Use Opinion Study,
7. Traffic Studies,
8. Wetlands Report,
9. Master Detention Plan and Engineering,
10. Drainage Tile Plan,
11. Annexation Agreement

We look forward to meeting with you later in the month.

Sincerely,

Linda Kost
lkost@realtymetrix.com
847-910-8820

Dave Schmidt
dschmidt@realtymetrix.com
847-404-3851
LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lot 2 of the proposed Metrix Industrial Park Subdivision in the Village of Hampshire, being a part Lot 2 of the Loves Crossing Subdivision in the Village of Hampshire, Kane County, Illinois,

And otherwise described as follows:

That part of Section 3, Township 42 North, Range 6 East Of The Third Principal Meridian, Lying North of the North Line of the Interstate 90 (Northern Illinois Toll Highway), described as follows: Commencing at an Iron Pipe found at the Southeast Corner of the Northeast Quarter of said Section; Thence South 89 Degrees 58 Minutes 14 Seconds West along the South Line of the Northeast Quarter of said Section, for a distance of 1324.05 Feet to a point on the East Line of the Northwest Quarter of the Southeast Quarter of said Section; Thence South 00 Degrees 13 Minutes 20 Seconds East along said Line, 265.45 Feet to a point on the Northerly Line of Interstate 90; Thence North 86 Degrees 34 Minutes 54 Seconds West along said Northerly Line, 268.88 Feet; Thence North 68 Degrees 08 Minutes 28 Seconds West along said Northerly Line, 140.42 Feet to the point of beginning; Thence Continuing North 68 Degrees 08 Minutes 28 Seconds West along said Northerly Line, 757.46 Feet; Thence North 00 Degrees 00 Minutes 00 Seconds East, 540.55 Feet; Thence Northeasterly 215.95 Feet along a curve to the left having a radius of 75.00 Feet (Chord Bears North 18 Degrees 39 Minutes 35 Seconds East, 148.71 Feet); Thence North 00 Degrees 00 Minutes 00 Seconds East, 2.69 Feet; Thence South 90 Degrees 00 Minutes 00 Seconds East, 655.42 Feet; Thence South 00 Degrees 00 Minutes 00 Seconds West, 966.16 Feet to the point of beginning, in Kane County, Illinois.

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