



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, June 24, 2024 - 7:00 PM  
Hampshire Village Hall  
234 South State Street, Hampshire, IL 60140

## AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. A Motion to Approve the Meeting Minutes from February 26, 2024
5. Case#: PZC-24-01- Public Hearing  
Address: 165 Arrowhead Dr.  
Petitioner & Owner: EMAAR Real Estate, LLC  
Request: Variance to Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a gravel parking lot, whereas it is required to be a paved surface.
6. New Business
7. Old Business
  - a. Discussion Regarding Proposed Text Amendments to the Hampshire Zoning Ordinance
    - i. Maintaining/Keeping of Farming Zoning District
8. Public Comments
9. Announcements
10. Adjournment

Public Comments: The Board will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Village President may reduce the maximum time to three (3) minutes before public comments begin if more than five (5) persons have registered to speak. Public comment is meant to allow for expression of opinion on, or for inquiry regarding, public affairs but is not meant for debate with the Board or its members. Good order and proper decorum shall always be maintained.

Recording: Please note that all meetings held by videoconference may be recorded, and all recordings will be made public. While State Law does not require consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

Accommodations: The Village of Hampshire, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons.



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, February 26, 2024 - 7:00 PM  
Hampshire Village Hall  
234 South State Street, Hampshire, IL 60140

## MEETING MINUTES

### 1. **Call to Order**

The Village of Hampshire Planning & Zoning Commission was called to order by Chairman Mroch at 7:04 P.M.

### 2. **Roll Call**

Present: Commissioners Grace Duchaj, Scott McBride, Bill Rosetti, Sharon Egger, Lawrence Rapach and Chairman Mroch.

Absent: Commissioner Rick Frillman.

### 3. **Pledge of Allegiance**

Chairman Mroch led the Pledge of Allegiance.

### 4. **A Motion to Approve the Meeting Minutes from January 22, 2024**

Motion: Commissioner Duchaj.

Seconded: Commissioner Rosetti.

Ayes: Commissioners Duchaj, McBride, Rosetti, Egger, and Rapach.

Nays: None.

Abstain: None.

### 5. **New Business**

#### a. **Motion to Recommend Approval of 2024 Village of Hampshire Zoning Map**

Motion: Commissioner McBride.

Seconded: Commissioner Rosetti.

Ayes: Commissioners Duchaj, McBride, Rosetti, Egger, and Rapach.

Nays: None.

Abstain: None.

### 6. **Old Business**

#### a. **Discussion Regarding Proposed Text Amendments to Zoning Ordinance**

The Planning & Zoning Commission held a discussion regarding the proposed text amendments to the zoning district classification. The Planning & Zoning Commission directed staff to draft the proposed uses that would be allowed in each of the proposed zoning district classifications.

**7. Public Comments**

Public Comments were provided by the following regarding the proposed text amendments to the zoning ordinance:

Roy Kittinger	Melissa Blatz
Carol Quardt	Kathleen Carr
Walt Quardt	David Biba
Mary Flaherty	Kristine Pienkowski
Barbara Burton	Laurel Range
Jon Schaeffer	Pat Deyoder
Randy Ross	

**8. Announcements**

None.

**9. Adjournment**

Motion: Charmain Mroch.

Seconded: Commissioner Egger

Ayes: Commissioners Duchaj, McBride, Rosetti, Egger, and Rapach.

Nays: None.

Abstain: None.

Adjourned at: 8:23 P.M.

Submitted March 11<sup>th</sup>, 2024.

---

Mo Khan, Assistant Village Manager for Development

APPROVED:



Village of Hampshire  
234 S. State Street, Hampshire IL 60140  
Phone: 847-683-2181 | www.hampshireil.org

## AGENDA SUPPLEMENT

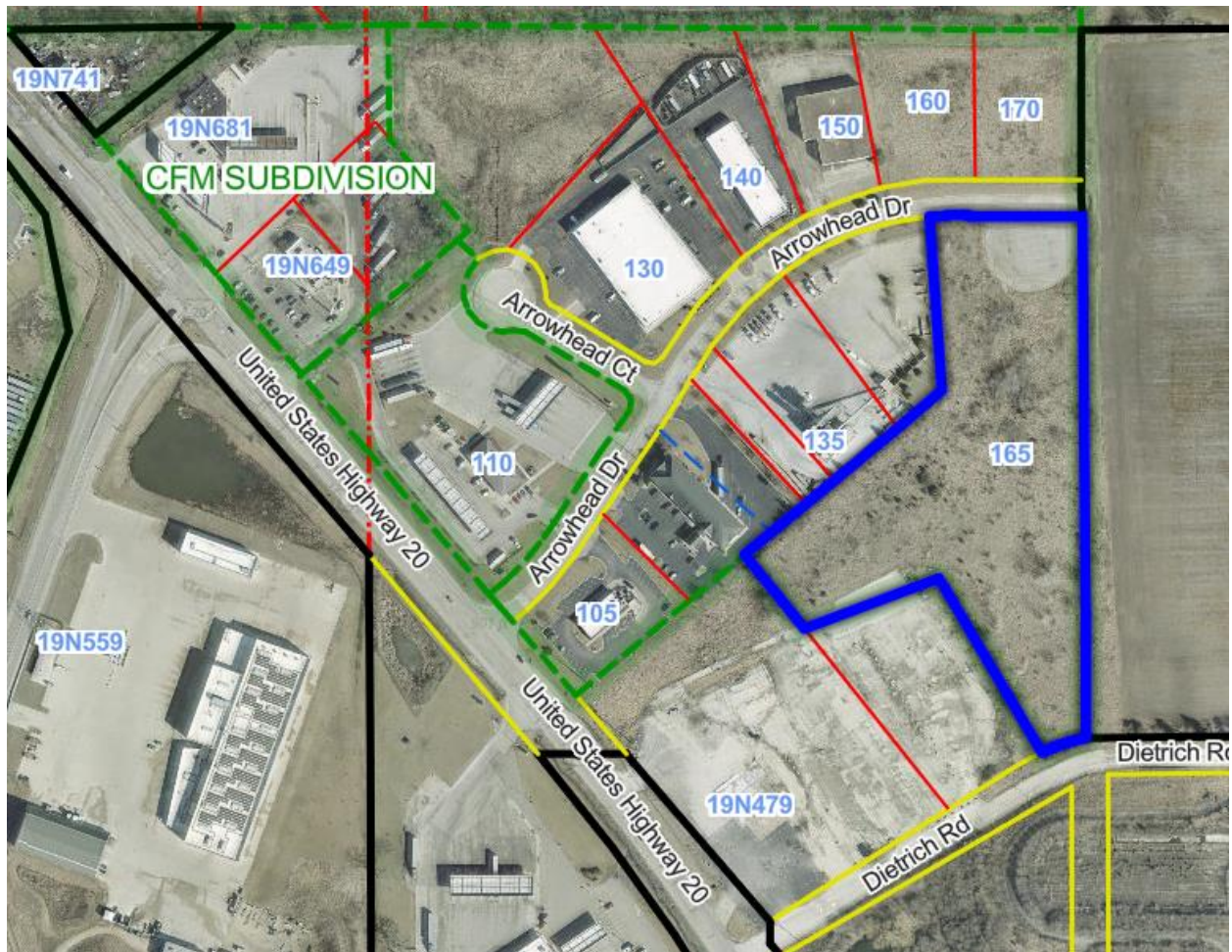
---

**TO: Planning & Zoning Commission**  
**FROM: Mo Khan, Assistant Village Manager for Development**  
**FOR: Planning & Zoning Commission Meeting on June 24, 2024**  
**RE: PZC-24-01 - 165 Arrowhead Dr. - Variance**

---

**PROPOSAL:** EMAAR Real Estate LLC (Petitioner & Owner) is requesting the approval of the following in order to park and store vehicles and trailers:

1. Variance to Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a gravel parking lot, whereas it is required to be a paved surface.





Village of Hampshire  
234 S. State Street, Hampshire IL 60140  
Phone: 847-683-2181 | [www.hampshireil.org](http://www.hampshireil.org)

**BACKGROUND:** The subject property is currently an unimproved lot located within the Arrowhead Business Park near the U.S. Route 20/I-90 interchange. The Petitioner is requesting to construct a gravel parking lot in order to park and store vehicles and trailers on the subject property until the site is developed in the future.

**ANALYSIS:** The subject property is approximately 7.25 acres with frontage on Arrowhead Dr. and Deitrich Rd.

The subject property is zoned M-2 - General Industrial District. The following are the adjacent property zoning and uses:

North: O-M: Office-Restricted Manufacturing - Undeveloped  
South: O-M: Office-Restricted Manufacturing - Undeveloped  
East: Unincorporated - Undeveloped  
West: M-3: Industrial - Industrial Use

It should be noted that the Planning & Zoning Commission did recently recommend approval of the same variance request but with the condition that the gravel parking lot be only allowed for a three (3) year period.

**REQUIRED FINDINGS OF FACT:** Sec. 6-14-3-F-11-a sets forth the following standards for variances:

The Planning & Zoning Commission shall not recommend a variation unless it shall find, based upon evidence presented to it at the public hearing on the application for variance, the following:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located, and that the variation if granted, will not alter the essential character of the locality.
2. That the plight of the owner is due to unique circumstances and that the variation, if granted, will not alter the essential character of the locality.

For the purpose of supplementing the above standards, the Planning & Zoning Commission shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

1. That the particular physical surrounds, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.



2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same district.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.
4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. That the proposed variation will not impair adequate supply of light and air to adjacent property, or substantially increase danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

**PROPOSED FINDINGS OF FACT:** The proposed findings of fact shall be as follows:

The subject property can reasonably be used as a parking lot to store vehicles and trailers under the current zoning regulations, which require parking lots to be constructed of a paved surface. Additionally, the plight of the owner is not due to unique circumstances as all parking lots in the Village are required to be constructed of a paved surface.

**PUBLIC COMMENTS:** Village staff has not received any public comments regarding this petition as of June 20, 2024.

**STAFF RECOMMENDED CONDITIONS OF APPROVAL:** Village staff recommends the following condition be included if a favorable recommendation is made by the Planning & Zoning Commission:

1. The gravel parking lot is only permitted for a three (3) year period. After such, the parking lot shall be constructed of a paved surface or returned to its original condition of sod/turf.

**RECOMMENDED MOTION #1 (Approval):**

I move to accept and adopt the Petitioner's Findings of Fact included in the Land Use Application and recommend approval of PZC-24-01 for a variance request to Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a gravel parking lot, whereas it is required to be constructed of a paved surface with Staff's Recommended Conditions of Approval.



Village of Hampshire  
234 S. State Street, Hampshire IL 60140  
Phone: 847-683-2181 | [www.hampshireil.org](http://www.hampshireil.org)

**RECOMMENDED MOTION #2 (Denial):**

I move to accept and adopt Staff's Findings of Fact included in the Agenda Supplement and recommend denial of PZC-24-01 for a variance request to Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a gravel parking lot, whereas it is required to be constructed of a paved surface.

**DOCUMENTS ATTACHED:**

1. Land Use Application
2. Plat of Survey
3. Site Plan
4. Certificate of Publication of Public Hearing Legal Notice





Village of Hampshire  
234 S. State Street, Hampshire, IL 60140  
Phone: 847-683-2181 ▪ www.hampshireil.org

### Land Use Application

Date: 05/16/2024

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)

- Variance\*
- Special Use Permit\*
- Rezoning from \_\_\_\_\_ District to \_\_\_\_\_ District (ex. M1 to M2)\*
- Annexation\*
- Subdivision
- Other Site Plan: \_\_\_\_\_

\*requires a 15-30 day public notice period

### APPLICANT INFORMATION

APPLICANT (print or type)

Name: EMAAR Real Estates LLC Email: \_\_\_\_\_

Address: 218 Goldenrod Drive Elgin, IL 60124 Phone: \_\_\_\_\_

CONTACT PERSON (if different from applicant)

Name: Gabriel Mascote Email: Gabriel@elginequipmentleasing.com

Address: 210 Flannigan Road Phone: 815-508-6468

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES       NO

If the applicant is not the owner of the subject property, a written and signed statement from the owner authorizing the applicant to file must be attached to this application.

IS THE OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

YES       NO

If the owner of the subject property is a trustee of a land trust or beneficiaries 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 attached hereto.

**PROPERTY INFORMATION**

Name of Development (if any): Arrowhead Project

Address: 165 Arrowhead Drive Hampshire, IL 60140

Parcel Number(s): 012153006

Total Area (acres): 7.24

Legal Description: must be attached to this application

Fire Protection District: Hampshire

School District: 300

Library District: Ella

Park District: Hampshire

Township: Hampshire Park

Current Zoning District: M2

Current Use:

Land undeveloped

\_\_\_\_\_

Proposed Zoning/Variance/Use:

Variance for gravel parking

\_\_\_\_\_

Reason/ Explanation for Zoning/ Variance/ Use:

Future land development. Initial development was scrapped. In the process of creating a new

business plan for potential new development.

\_\_\_\_\_

**GREMLEY & BIEDERMANN**

Division of  
**PLCS Corporation**

License No. 184-05332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630  
TELEPHONE: (773) 485-5102 EMAIL: INFO@PLCS-SURVEY.COM

**ALTA / NSPS Land Title Survey**

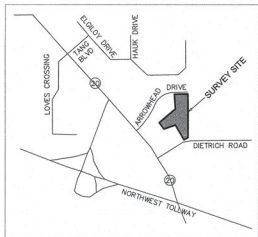
LOT 6 OF ARROWHEAD BUSINESS PARK, BEING A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER; PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 2; AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, ALL IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 2000 AS DOCUMENT NO. 2000K033881, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

CONTAINING 326,390 SQUARE FEET OR 7.492 ACRES MORE OR LESS.

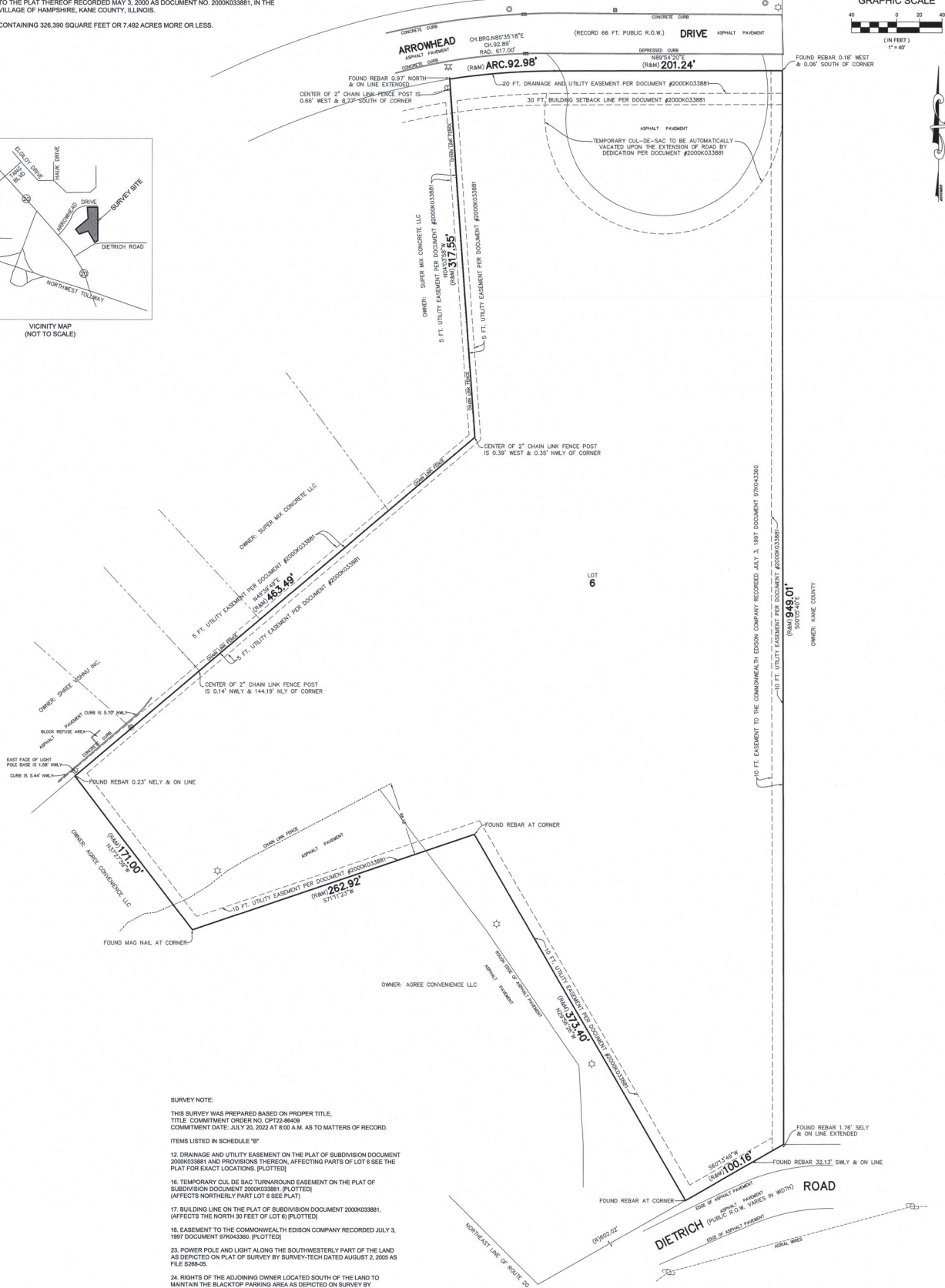
**LEGEND**

- Storm CB
- Storm Inlet
- ⊗ Water Fire Hydrant
- ⊕ Telephone Pedestal
- ⊙ Utility Pole
- ⊗ Electric Light Pole
- ⊙ Sign Post
- Unclassified Manhole

**GRAPHIC SCALE**



VICINITY MAP  
(NOT TO SCALE)



**SURVEY NOTES:**

THIS SURVEY WAS PREPARED BASED ON PROPER TITLE.  
TITLE: COMMITMENT ORDER NO. CP222-86409  
COMMITMENT DATE: JULY 20, 2022 AT 8:00 A.M. AS TO MATTERS OF RECORD.

ITEMS LISTED IN SCHEDULE "B"

12. DRAINAGE AND UTILITY EASEMENT ON THE PLAT OF SUBDIVISION DOCUMENT 2000K033881 AND PROVISIONS THEREON, AFFECTING PARTS OF LOT 6 SEE THE PLAT FOR EXACT LOCATIONS. (PLOTTED)
16. TEMPORARY CUL-DE-SAC TURNAROUND EASEMENT ON THE PLAT OF SUBDIVISION DOCUMENT 2000K033881. (PLOTTED) (AFFECTS NORTHERLY PART LOT 6 SEE PLAT)
17. BUILDING LINE ON THE PLAT OF SUBDIVISION DOCUMENT 2000K033881. (AFFECTS THE NORTH 30 FEET OF LOT 6) (PLOTTED)
18. EASEMENT TO THE COMMONWEALTH EDISON COMPANY RECORDED JULY 3, 1997 DOCUMENT 97K043360. (PLOTTED)
23. POWER POLE AND LIGHT ALONG THE SOUTHWESTERLY PART OF THE LAND AS DEPICTED ON PLAT OF SURVEY BY SURVEY-TECH DATED AUGUST 2, 2005 AS FILE S268-05.
24. RIGHTS OF THE ADJOINING OWNER LOCATED SOUTH OF THE LAND TO MAINTAIN THE BLACKTOP PARKING AREA AS DEPICTED ON SURVEY BY SURVEY-TECH DATED AUGUST 2, 2005 FILE NUMBER S268-05.

ALL REMAINING ITEMS ARE NOT A MATTER OF SURVEY.

**SURVEY NOTES:**

PROPERTY APPEARS IN "OTHER AREAS" ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP KANE COUNTY, ILLINOIS, MAP NO. 17089C0020, EFFECTIVE DATE: JUNE 02, 2015.

- REGARDING TABLE A ITEM 20, ITEM 11 IS INCLUDED AS TO OBSERVED EVIDENCE OF UNDERGROUND UTILITIES.
- REGARDING TABLE A ITEM 16 THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- REGARDING TABLE A ITEM 17 WE HAVE NO INFORMATION ABOUT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

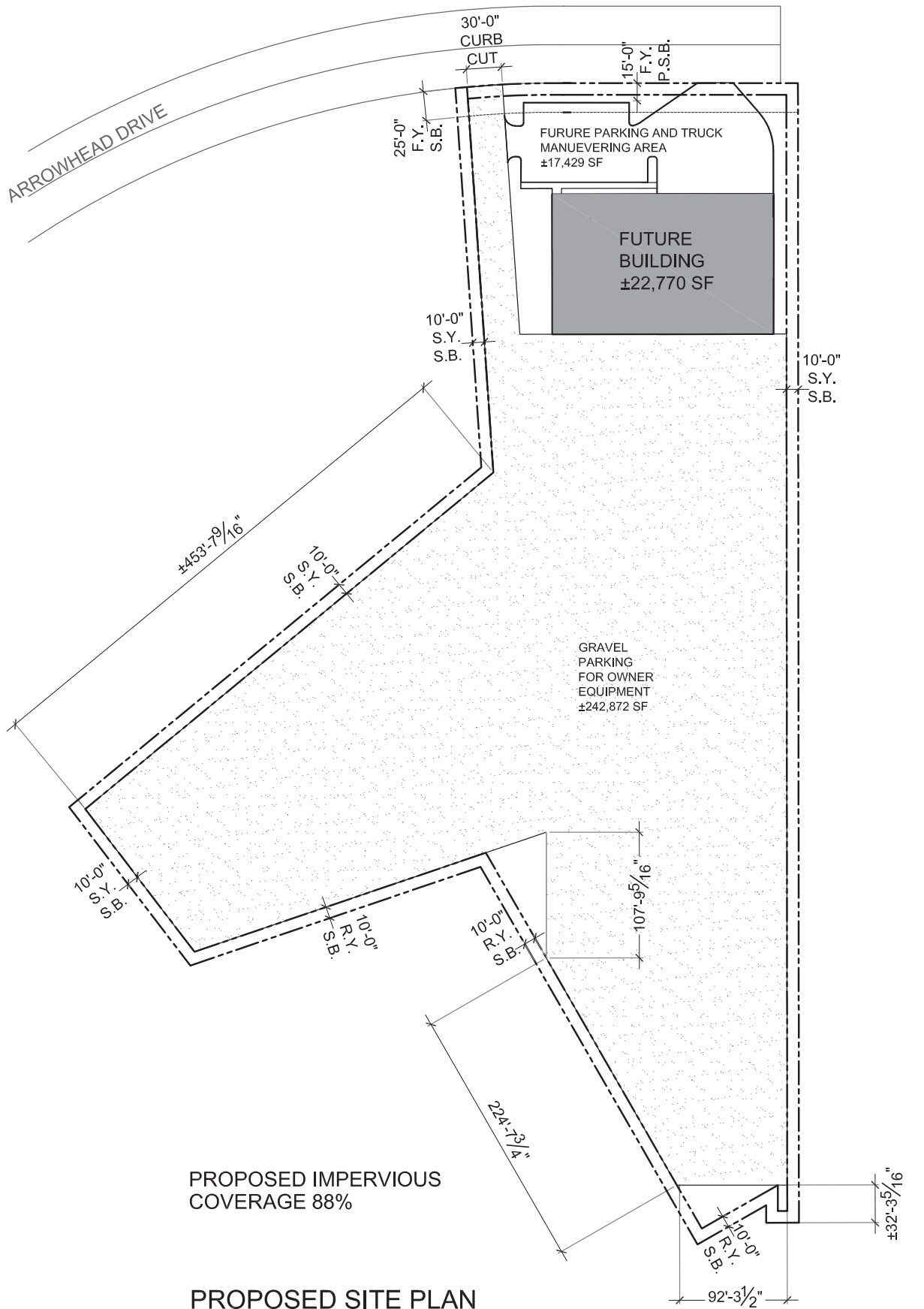
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 11, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 1, 2022.  
DATE OF PLAT SEPTEMBER 15, 2022.

BY: *Robert G. Biedermann*  
**ROBERT G. BIEDERMANN**  
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2862



ORDERED BY: KAPLAN SALVENDERS VALENTE & BENNATI LLP	CHECKED: [initials]	DRAWN: [initials]
ADDRESS: 19N79 U S HIGHWAY 20		
<b>GREMLEY &amp; BIEDERMANN</b>		
PLCS CORPORATION		
LICENSE NO. 184-05332		
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE: (773) 485-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2022-30474-001	DATE: SEPTEMBER 1, 2022	PAGE NO. 1 OF 1
	SCALE: 1" = 40 FEET	



**NOTICE OF PUBLIC HEARING  
VILLAGE OF HAMPSHIRE  
PLANNING & ZONING COMMISSION**  
NOTICE IS HEREBY given that on June 24, 2024 at 7:00 p.m., or as soon thereafter as the case may be heard, at the Hampshire Village Hall, 234 S. State Street, Hampshire, IL 60140, EMAAR Real Estate, LLC (Petitioner & Owner) shall appear before the Hampshire Planning & Zoning Commission for a Public Hearing on the following for the property located at 165 Arrowhead Drive, Hampshire, IL 60140:

1. Request for Variance to Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a gravel parking lot, whereas it is required to be a paved surface.

The Subject Property is identified by the following PIN: 01-02-153-006.

The above petition is open to inspection at the Hampshire Village Hall, 234 S. State Street, Hampshire, IL 60140.

Written comments, questions, and/or statements can be submitted by email to [mkhan@hampshireil.org](mailto:mkhan@hampshireil.org) or by mail addressed to:

Village of Hampshire  
Attn: Mo Khan – PZC-24-01  
PO Box 457  
Hampshire, IL 60140

NOTE: Any person who has a disability requiring a reasonable accommodation to participate in this public hearing should contact Karen Stuehler, Village Clerk, 234 S. State Street, Hampshire, IL 60140 or call 847-683-2131 within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days advance notice.

Karen Stuehler, Village Clerk  
Published in Daily Herald June 9, 2024 (4616594)

**CERTIFICATE OF PUBLICATION**  
**Paddock Publications, Inc.**

**Fox Valley**  
**Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/09/2024 in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Danula Baltz*  
Designee of the Publisher of the Daily Herald

Control # 4616594

