



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, July 25, 2022 - 7:00 PM
Hampshire Village Hall - 234 S. State Street

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from June 6, 2022
5. New Business
 - a. A Motion to approve a Concept Plan of Subdivision for the Romke 72 development
 - b. A Discussion of a Text Amendment to the Highway Commercial District to allow for truck stops as a permitted use
 - c. A Discussion of a Text Amendment to the sign requirements in the Interchange Overlay District regarding the allowable number and sizes of wall signs
 - d. A Discussion of a Text Amendment to the Community Graphics Regulations regarding projecting signs
 - e. A Motion to authorize the Chair to report the results of the Commission's actions of this meeting to the Village Board of Trustees
6. Public Comments
7. Announcements
8. Adjournment

Attendance: By Public Act 101-0640, all public meetings and public hearings for essential governmental services may be held by video or tele conference during a public health disaster, provided there is an accommodation for the public to participate, and submit questions and comments prior to meeting. If you would like to attend this meeting by Video or Tele Conference, you must e-mail the Village Clerk with your request no later than noon (12 PM) the day of the meeting. A link to participate will be sent to your e-mail address, including all exhibits and other documents (the packet) to be considered at the meeting.

Public Comments: The Commission 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 will be recorded, and the recordings will be made public. While State Law does not required 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
234 S. State Street, Hampshire, IL 60140
Phone: 847-683-2181 ▪ www.hampshireil.org

Zoning Review Application

Date: JUNE 23, 2022

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 - Concept Plan Review
- Subdivision - Preliminary Plan Review
- ~~Subdivision - Final Plan Review~~
- Other Site Plan: _____

PART I. APPLICANT INFORMATION

APPLICANT (Please print or type)

Name: Romke 72, LLC Email: CML@DA'BROO.COM

Address: 1600 GOLF Rd, SUITE 1200B, ROLLING MEADOWS, IL, 60008 Phone: (312) 719-6593

CONTACT PERSON (If different from Applicant)

Name: CHRISTINA LUZWICK Email: Same

Address: Same Phone: Same

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 Development Application must be attached to this application.

IS THE APPLICANT AND/OR OWNER A TRUSTEE/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

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 verified by the Trustee and shall be attached hereto.

PART II. PROPERTY INFORMATION

Name of Development (if any): ROMKE 72
Address: NONE ASSIGNED YET / INTERSECTION of IL ROUTE 72 + ROMKE RD.
Parcel Number(s): _____ Pin: 01-26-300-004
Total Area (acres): 40 ACRES ±
Legal Description: must be attached to this application
Fire Protection District: _____
School District: _____
Library District: _____
Park District: _____
Township: _____
Current Zoning District: _____
Current Use:
VACANT FARMLAND

Proposed Zoning/Variance/Use:
COMMERCIAL, INSTITUTIONAL, RESIDENTIAL (MULTI-UNIT)

PART III. REQUIRED DOCUMENTATION

From chart on next page

- Signed Development Application
- Signed Developer's Agreement (Attachment A)
- Deposit/Fee \$ 15,000
(see Village Ordinances and Requirements section)
- Proof of Ownership or Option
- Legal Description of Property - Plat of Survey
- List of property owners within 250 ft with parcel numbers (Attachment B)
(see Attachment C for an example notification letter)
- Concept Plan - [see Subdivision Regulations for more information](#)
- Preliminary Plan - [see Subdivision Regulations for more information](#)
- Final Plan - [see Subdivision Regulations for more information](#)
- Site Plan
- Landscape Plan: Preliminary or Final N/A
- Architectural Elevations N/A
- Petition for Annexation N/A
- Plat of Annexation N/A
- Soil & Water Conservation District Land Use Opinion
- Other _____

Needed documentation may vary depending on the specific circumstances of the application. Therefore, staff may require additional documentation after initial review (e.g., fiscal impact study, endangered species report, wetland report etc.).

I, CHRISTINA LUZWICK, 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 Hampshire ordinances.



Signature

JUNE 23, 2022

Date

Attachment A - Developer's Agreement
Developer's Agreement with Respect to Development Fees and Deposits

The undersigned Developer acknowledges that he/she has filed a ZONING REVIEW APPLICATION with the Village, requesting "SUBDIVISION", 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 fee or deposit, to be held by the Village to secure reimbursement of such funds as applicable, in accordance with the current schedule of fees and deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of 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.

By: 

Signature

JUNE 23, 2022
Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK



Signature

JUNE 24 2022
Date

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

EXHIBIT "A"

Legal Description

The Northeast Quarter of the Southwest Quarter of Section 26, Township 42 North, Range 6 East of the Third Principal Meridian, in the Village of Hampshire, Kane County, Illinois;

EXCEPT that part falling in part of the West Half of the Northeast Quarter, Northwest Quarter, and Northeast Quarter of the Southwest Quarter of Section 26, Township 42 North, Range 6 East of the Third Principal Meridian; in the Village of Hampshire, Kane County, Illinois, described as follows:

Beginning at the Southwest corner of said Northwest Quarter of said Section 26; thence North 00 degrees 00 minutes 48 seconds West on an assumed bearing along the West line of said Northwest Quarter of said Section 26 a distance of 60.00 feet; thence North 89 degrees 47 minutes 51 seconds East along a line 60.00 feet North of and parallel with the South line of said Northwest Quarter of Section 26 a distance of 294.00 feet; thence South 00 degrees 12 minutes 09 seconds East 10.00 feet; thence North 89 degrees 47 minutes 51 seconds East along a line 50.00 feet North of and parallel with the South line of said Northwest Quarter of Section 26 a distance of 2,268.32 feet; thence North 44 degrees 47 minutes 51 seconds East 56.57 feet; thence North 89 degrees 47 minutes 51 seconds East 80.00 feet; thence South 45 degrees 12 minutes 09 seconds East 56.57 feet; thence North 89 degrees 47 minutes 51 seconds East along a line 50.00 feet North of and parallel with the South line of said Northeast Quarter of Section 26 a distance of 1,245.06 feet to the East line of said West Half of the Northeast Quarter of Section 26; thence South 00 degrees 13 minutes 38 seconds East along said East line 50.00 feet to the South line of said Northeast Quarter of Section 26; thence South 89 degrees 47 minutes 51 seconds West along said South line of the Northeast Quarter of Section 26 a distance of 1,325.08 feet to the Northeast corner of the Southwest Quarter of said Section 26; thence South 00 degrees 07 minutes 07 seconds East along the East line of said Southwest Quarter of Section 26 a distance of 90.00 feet; thence South 89 degrees 47 minutes 51 seconds West 40.00 feet; thence North 45 degrees 09 minutes 38 seconds West 56.53 feet; thence South 89 degrees 47 minutes 51 seconds West along a line 50.00 feet South of and parallel with the North line of said Southwest Quarter of Section 26 a distance of 1,241.57 feet to the West line of the Northeast Quarter of said Southwest Quarter of Section 26; thence North 00 degrees 03 minutes 10 seconds West along said West line of the Northeast Quarter of said Southwest Quarter of Section 26 a distance of 50.00 feet to the North line of said Southwest Quarter of Section 26; thence South 89 degrees 47 minutes 51 seconds West along said North line of the Southwest Quarter of Section 26 a distance of 1,321.20 feet to the Place of Beginning; all in Kane County, Illinois.

PIN: 01-26-300-004
Common Address: Vacant land on IL 72 at Romke Road, Hampshire, IL

UNITED SURVEY SERVICE, LLC
 CONSTRUCTION AND LAND SURVEYS
 7710 W. 120th Street, Suite 200
 Mokena, IL 60449
 TEL: (815) 293-1010 FAX: (815) 293-5007
 E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF WASHINGTON, ILLINOIS, BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF WASHINGTON, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF WASHINGTON, ILLINOIS, BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF WASHINGTON, ILLINOIS, DESCRIBED AS FOLLOWS:

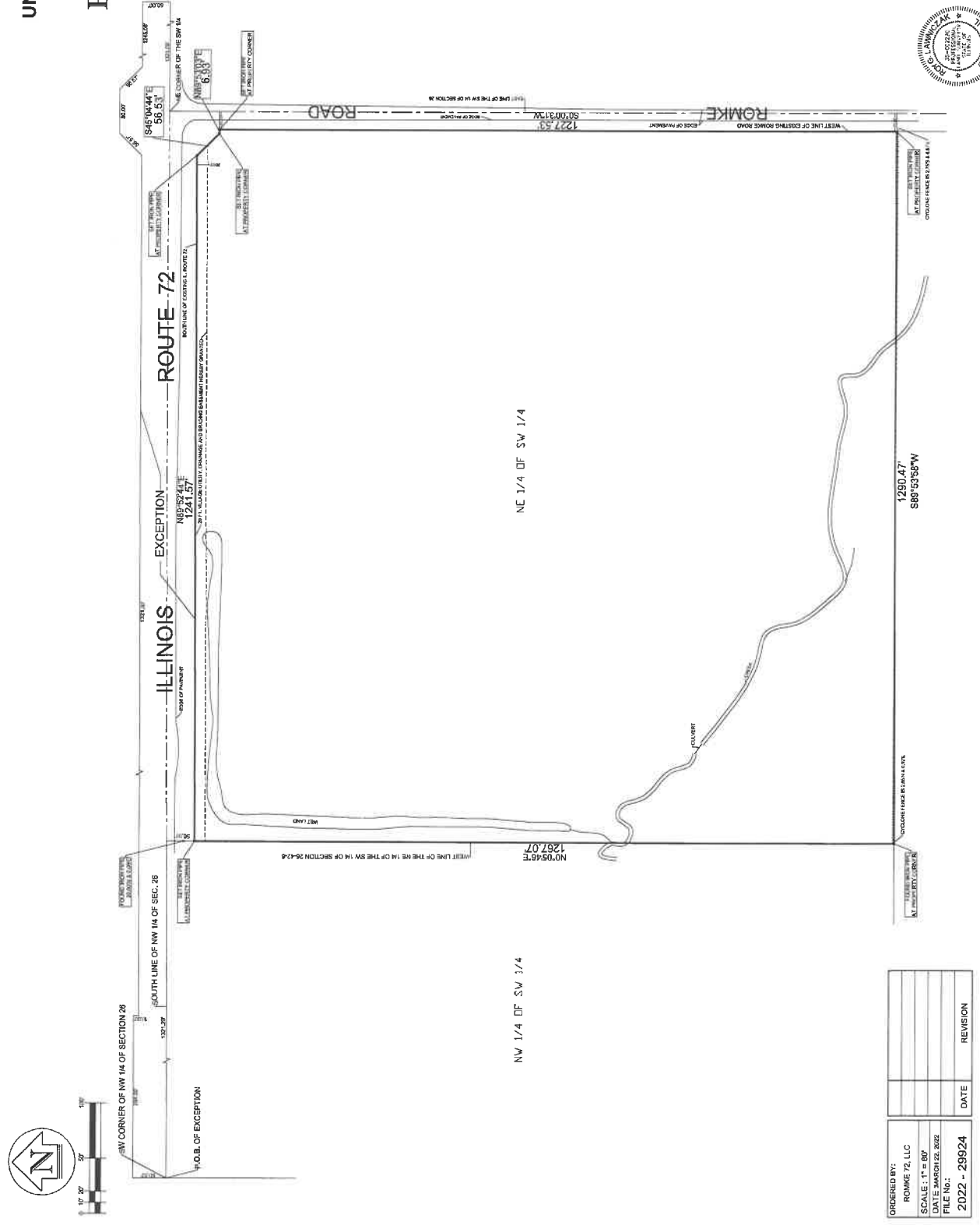
BEING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF WASHINGTON, ILLINOIS, BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF WASHINGTON, ILLINOIS, DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF WASHINGTON, ILLINOIS, BEING PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF WASHINGTON, ILLINOIS, DESCRIBED AS FOLLOWS:

KNOWN AS: VACANT LAND OR, ET AL. (LOCAL ROAD), WASHINGTON, ILLINOIS.
 PERMANENT NUMBER: 01-28-300-004-000
 AREA = 1333987.50 SQ. FT. OR 37.47 ACRES

STATE OF ILLINOIS)
 COUNTY OF COOK)
 I, ROY G. LAMNICKZAK, DO HEREBY CERTIFY THAT I HAVE
 PERSONALLY EXAMINED THE ORIGINAL RECORDS OF THE
 PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF
 SAID SURVEY.
 THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
 ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE
 CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.
 RIVER FOREST, ILLINOIS, MARCH 22, A.D. 2022

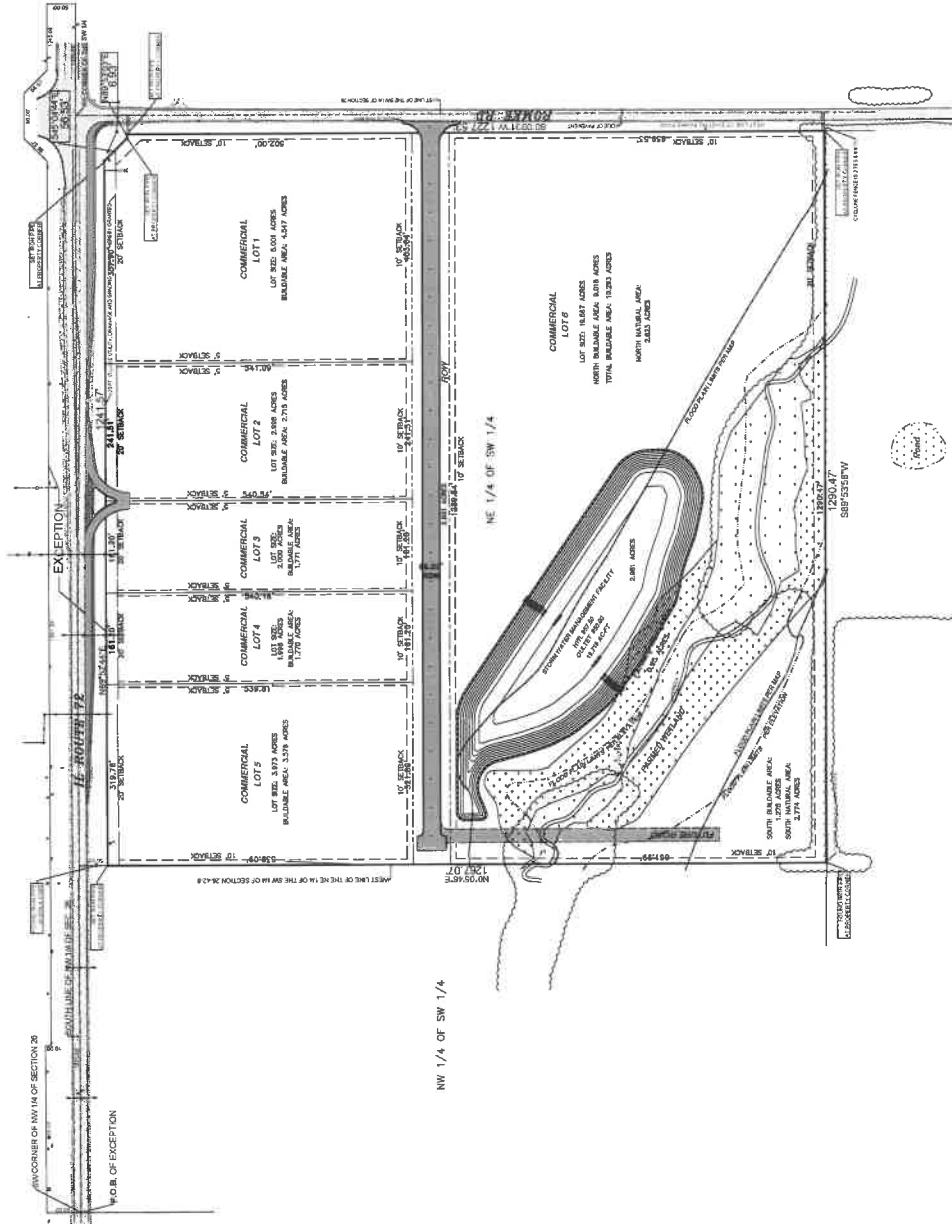
BY: *Roy G. Lamnickzak*
 ROY G. LAMNICKZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2298
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-066579
 LICENSE EXPIRES: APRIL 30, 2023



ORDERED BY:	DATE	REVISION
ROMNE 72, LLC		
SCALE: 1" = 80'		
DATE: MARCH 22, 2022		
FILE NO.:		
2022 - 23924		

PRELIMINARY PLAT OF SUBDIVISION

HAMPSHIRE, ILLINOIS
40 ACRE SITE
ILLINOIS ROUTE 72 AND ROMKE ROAD



DATE	BY	SCALE	PROJECT
4/22/22	FCC	1" = 100'	40-ACRE SITE
5/13	FCC		IL RTE 72 AND ROMKE ROAD
1 of 1	FCC		PRELIMINARY PLAT

1814 BRUNSWICK PLACE
EOLON ILLINOIS 60133
Phone 631.897.7095
schiefel@eng.com
First License No. 181-201124





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234 S. State Street, Hampshire IL 60140
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Agenda Supplement

TO: Planning and Zoning Commission
FROM: Josh Wray, Assistant to the Village Manager
FOR: Planning and Zoning Commission Meeting on 7/25/2022
RE: Truck Stops as a Permitted Use

Background: Love's has asked if they would need any Village approval to add a truck wash as an amenity to the truck stop. As the code is written, both truck stops in general as well as vehicle washes require special use approval. Staff is proposing to "clean-up" the code to allow truck stops as a permitted use in the Highway Commercial district which could include washes as an amenity at a truck stop.

Analysis: The several truck stops in the I-90 interchange area are not technically approved as general truck stops for zoning purposes, but their several uses are independently permitted without special use approval (e.g., gasoline sales, restaurants, retail stores, etc.). This effectively makes truck stops a permitted use. Codifying this practice would clear confusion for current and future truck stops.

Additionally, staff does not recommend allowing truck/vehicle washes as a permitted use alone, but a definition of "truck stop" could also be established to help define what amenities are accepted as part of a truck stop, including truck washes. This would allow for Love's and other truck stops to add a truck wash without needing special use approval, and this would prohibit a developer from acquiring prime real estate to only put a truck wash on it without Village approval. An extensive definition of a truck stop from the Village of Huntley is attached.

Action Needed: Discussion regarding a potential amendment to the zoning code to allow truck stops as a permitted use and to define truck stops for better understanding of what types of amenities are acceptable without special approval.

Definition of a Truck Stop

Village of Huntley

An establishment engaged primarily in the fueling, servicing, repair, or parking of tractor trucks or similar heavy commercial vehicles, including the sale of accessories and equipment for such vehicles. A truck stop consists of, at the very least, a diesel grade fueling station with bays wide and tall enough for modern tractor/ trailer rigs, have a large enough parking area to accommodate five or more semi-trucks or other heavy vehicles, exclusive of the fueling lanes. A truck stop may also include overnight accommodations, showers, or restaurant facilities primarily for the use of truck crews. Over the road trucks shall be allowed to stop and park overnight or for any other period in which the operator of the truck takes mandatory down time or sleeps to enable the driver to return to service. A truck stop is not a gasoline service station/gasoline station. A convenience store may also be associated with a truck stop; however, diesel fuel sales are the primary source of retail sales.



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Agenda Supplement

TO: Planning and Zoning Commission
FROM: Josh Wray, Assistant to the Village Manager
FOR: Planning and Zoning Commission Meeting on 7/25/2022
RE: Wall Signage at Truck Stops

Background: At the most recent Planning and Zoning Commission meeting, the Commission expressed interest in changing the provisions for wall signage in the truck stop area to allow for more signage that would accommodate the multiple tenants that truck stops tend to have.

Analysis: The current wall signage provisions allow for 1 wall sign per street front in variable size depending on the building setback (i.e., larger signs are allowed on buildings that are farther from the street). This often does not accommodate truck stops since they tend to have multiple uses/tenants that have different signage, such as a gas station with a fast food restaurant inside. One proposed method to make such accommodation would be to allow one wall sign per business in the building, which is what Huntley allows.

Action Needed: Discussion regarding a potential amendment to the zoning code to allow for more wall signs in the truck stop area.



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Agenda Supplement

TO: Planning and Zoning Commission
FROM: Josh Wray, Assistant to the Village Manager
FOR: Planning and Zoning Commission Meeting on 7/25/2022
RE: Projecting Signs

Background: A new business on Washington Avenue has inquired about installing a business sign that projects off the side of the building. The current community graphics regulations do not allow any wall sign to project more than 12" from the wall.

Analysis: Several communities in Kane County, including St. Charles, Geneva, and Batavia, allow for projecting signs, usually just in a "downtown" area. These signs are often thought to enhance the character of a walkable commercial area. Restrictions on projecting signs might include a limit on the distance of projects, a limit on surface area, restrictions on mounting mechanisms, minimum and maximum height of the sign, and restrictions on distance from the sign to a roadway.

Action Needed: Discussion regarding a potential amendment to the zoning code to allow projecting signs.