



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, November 25, 2024 - 7:00 PM  
Hampshire Village Hall  
234 South State Street, Hampshire, IL 60140

## AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. A Motion to Approve the Meeting Minutes from October 28, 2024
5. Public Comments
6. New Business
  - a. Case#: PZC-24-09 - Public Hearing

Address: Southeast Corner of U.S. Route 20 & Interstate 90 (PIN: 01-02-300-010; 01-02-400-009)

Petitioner & Owner: Z Investments, LLC

Request: Map Amendment (Rezoning) from E-1, Estate, District to M-2, General Industrial, District upon Annexation

Action: Motion to make a recommendation regarding Case# PZC-24-09
  - b. Case#: PZC-24-11 - Public Hearing

Address: 167 Flannigan Road

Petitioner: Pavel Korchagin

Owner: Hampshire Real Estates, LLC

Requests:

    - i. Text Amendment to Sec. 6-9-3-C of the Hampshire Zoning Ordinance to permit Automobile Vehicle Sales Lot in the M-2, General Industrial, District as a Special Use
    - ii. Special Use per Sec. 6-9-3-C to permit an Automobile Vehicle Sales Lot

Action: Motion to make a recommendation regarding Case# PZC-24-11
7. Old Business
8. Announcements
9. Adjournment

Public Comments: The Commission will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Chairman 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, October 28, 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 Mr. Khan at 7:00 P.M.

### 2. **Pledge of Allegiance**

### 3. **Roll Call**

Present: Commissioners Grace Duchaj, Scott McBride, Bill Rossetti, and Sharon Egger

Absent: Commissioner Rick Frillman and Chairman Bryan Mroch

Others Present: Mo Khan, Assistant Village Manager for Development

### 4. **A Motion to Appoint Commissioner McBride as Chair Pro-Tem**

Motion: Commissioner Rossetti

Second: Commissioner Egger

Ayes: Commissioners Duchaj, McBride, Rossetti, and Egger

Nays: None

Motion Approved

### 5. **A Motion to Approve the Meeting Minutes from September 23, 2024**

Motion: Commissioner Duchaj

Second: Commissioner Rossetti

Ayes: Commissioners Duchaj, McBride, Rossetti, and Egger

Nays: None

Motion Approved

6. **Public Comments**

No Public Comments

7. **New Business**

- a. **Case# PZC-24-08 - Public Hearing**  
**Address: 200 Red Hawk Rd.**  
**Petitioner & Owner: William Misner**  
**Request: Variance to Sec. 7-5-9-A of the Hampshire Subdivision Ordinance to permit a shed in an easement, whereas structures are not permitted in easements.**  
**Action: Motion to make a recommendation regarding Case# PZC-24-08**

Chair Pro-Tem McBride opened the public hearing at 7:04 P.M.

Mr. Khan provided a summary of the request stating that the Village accidentally approved the slab to be located in an easement. Mr. Khan stated that staff is supportive of the variance request and summarized staff's findings of fact.

Commissioner Rossetti questioned what is being done to avoid this mistake in the future. Mr. Khan stated that SafeBuilt has been directed to review permits for zoning compliance and this should prevent any further permits from being accidentally approved to allow structures in an easement.

Commissioner Rossetti questioned what utilities are located in the easement. Mr. Khan stated he is unsure of what private utilities are located in the easement but that water and sewer are not in the easement. The Petitioner stated that the utilities run from the back to the front of the property based on J.U.L.I.E. markings. Commissioner Egger stated that utility companies can run lines parallel or perpendicular based on the utility equipment located in the rear yard of the subject property.

No public comments were provided prior to or during the public hearing.

Motion to Recommend Approval of Case# PZC-24-08

Motion: Commissioner Duchaj

Second: Commissioner Egger

Ayes: Commissioners Duchaj, McBride, Rossetti, and Egger

Nays: None

Motion Approved

Chair Pro-Tem McBride closed the Public Hearing at 7:15 P.M.

b. **Adoption of 2025 Planning & Zoning Commission Meeting Schedule**

Mr. Khan presented the 2025 Planning & Zoning Commission meeting schedule for approval. No changes were made to the proposed meeting schedule.

Motion to Approve 2025 Planning & Zoning Commission Meeting Schedule

Motion: Commissioner Duchaj

Second: Commissioner McBride

Ayes: Commissioners Duchaj, McBride, Rossetti, and Egger

Nays: None

Motion Approved

8. **Old Business**

None.

9. **Announcements**

Mr. Khan updated the Commission on final action by the Village Board on recent cases.

Mr. Khan provided a summary of upcoming cases for the Commission.

10. **Adjournment**

Motion to Adjourn

Motion: Commissioner Egger

Second: Commissioner Rossetti

Ayes: Commissioners Duchaj, McBride, Rossetti, and Egger

Nays: None

Motion Approved

Adjourned at 7:22 P.M.



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## AGENDA SUPPLEMENT

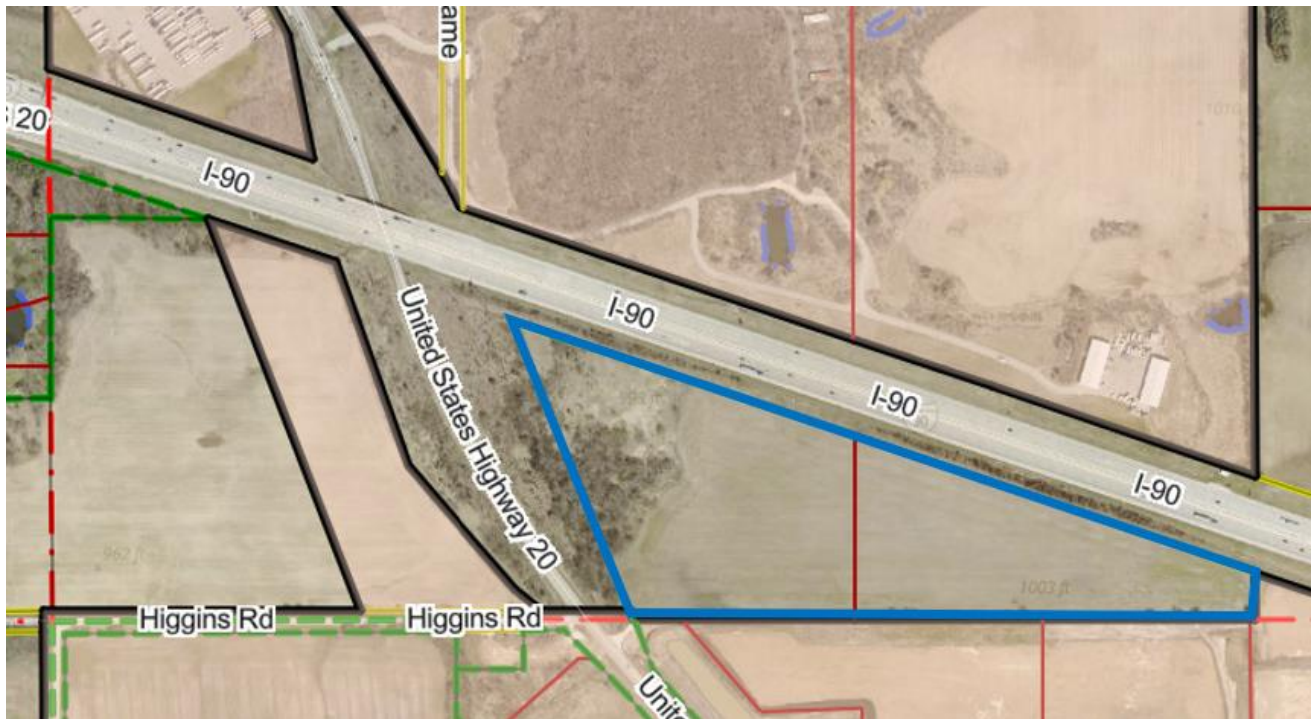
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**TO: Planning & Zoning Commission**  
**FROM: Mo Khan, Assistant Village Manager for Development**  
**FOR: Planning & Zoning Commission Meeting on November 25, 2024**  
**RE: PZC-24-09 - SEC U.S. Route 20 & I-90 - Map Amendment (Rezoning)**

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**PROPOSAL:** Z Investments, LLC (Petitioner & Owner) is requesting the approval of the following:

1. Request for Map Amendment (Rezoning) From E-1, Estate, District to M-2 General Industrial, District upon Annexation



**BACKGROUND:** The petitioner is seeking to annex and rezone the subject property to M-2, General Industrial, District. The intent and reasoning for the rezoning request is so that any potential developer/business interested in the subject property knows what uses would be allowed on the property by right or by special use.



**ANALYSIS:** The subject property is approximately 27 acres and is located at the southeast corner of U.S. Route 20 and Interstate 90. The subject property is currently unimproved. The

The subject property is currently zoned F, Farming District in unincorporated Kane County.

The following are the adjacent property zoning and uses:

North: O-M, Office & Restricted Manufacturing District - Undeveloped

South: M-2, General Industrial District - Undeveloped

East: M-2, General Industrial District - Undeveloped

West: F-1, Restricted Farming District - Undeveloped

Zoning Bulk Standards: The Zoning Ordinance does not prescribe any minimum lot standards for M-2, General Industrial District lots.

**REQUIRED FINDINGS OF FACT:** The following are the required findings of fact for a Map Amendment (Rezoning) per Sec. 6-14-3-G-8-a:

1. Existing uses of property within the general area of the property in question.
2. The zoning classification of property within the general area of the property in question.
3. The suitability of the property in question to the uses permitted under the existing zoning classification.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in it is present zoning classification.
5. The objectives of the current land use plan.

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

1. There are no existing uses on the properties adjacent to the subject property. The uses in the general area are industrial/manufacturing southwest of the subject property.
2. With the exception of the property to the west, the zoning of the adjacent properties is office/industrial. The property abutting the subject property is zoned M-2, which is the same zoning classification being requested.
3. Upon annexation, the property will be zoned E-1, as required by the zoning ordinance. E-1 zoning permits large estate-like residential lots. A residential development would not be suitable for this subject property as it is adjacent to office/industrial zoning.



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4. The trend of development in the general area of the subject property is primarily industrial/manufacturing as seen by the industrial/manufacturing park located to the southwest of the subject property. Additionally, the property directly to the south of the subject property has been platted and zoned for industrial/manufacturing uses.
5. The Future Land Use Map has designated the subject property as Interchange Commercial.

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

**STAFF RECOMMENDED CONDITIONS OF APPROVAL:** Village staff is not recommending any conditions of approval.

**RECOMMENDED MOTION:**

I move to accept and adopt Staff's Findings of Fact included in the Agenda Supplement and recommend approval of PZC-24-09 for a map amendment (rezoning) for the properties generally located at the southeast corner of U.S. Route 20 & Interstate 90.

**DOCUMENTS ATTACHED:**

1. Land Use Application
2. Plat of Survey
3. Project Narrative





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

### Land Use Application

Date: \_\_\_\_\_

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 E-1 District to M2 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: Z Investments, LLC Email: David@zace.net  
Address: 215 N. Spring St., Elgin, IL 60120 Phone: 847-741-5610

CONTACT PERSON (if different from applicant)

Name: Scott Richmond, Esq. Email: sgr@attorneys-illinois.com  
Address: 2000 McDonald Rd., Ste. 200, Phone: 847-695-2400  
South Elgin, IL 60177

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): Z Investments

Address: I90 and US 20

Parcel Number(s): 01-02-300-010 and 01-02-400-009

Total Area (acres): 28

Legal Description: must be attached to this application

Fire Protection District: Hampshire FPD

School District: Dist. 300

Library District: Ella Johnson Memorial Public Library District

Park District: Hampshire Township Park District

Township: Hampshire

Current Zoning District: F

Current Use:

Vacant farmland

Proposed Zoning/Variance/Use:

M-2

Reason/ Explanation for Zoning/ Variance/ Use:

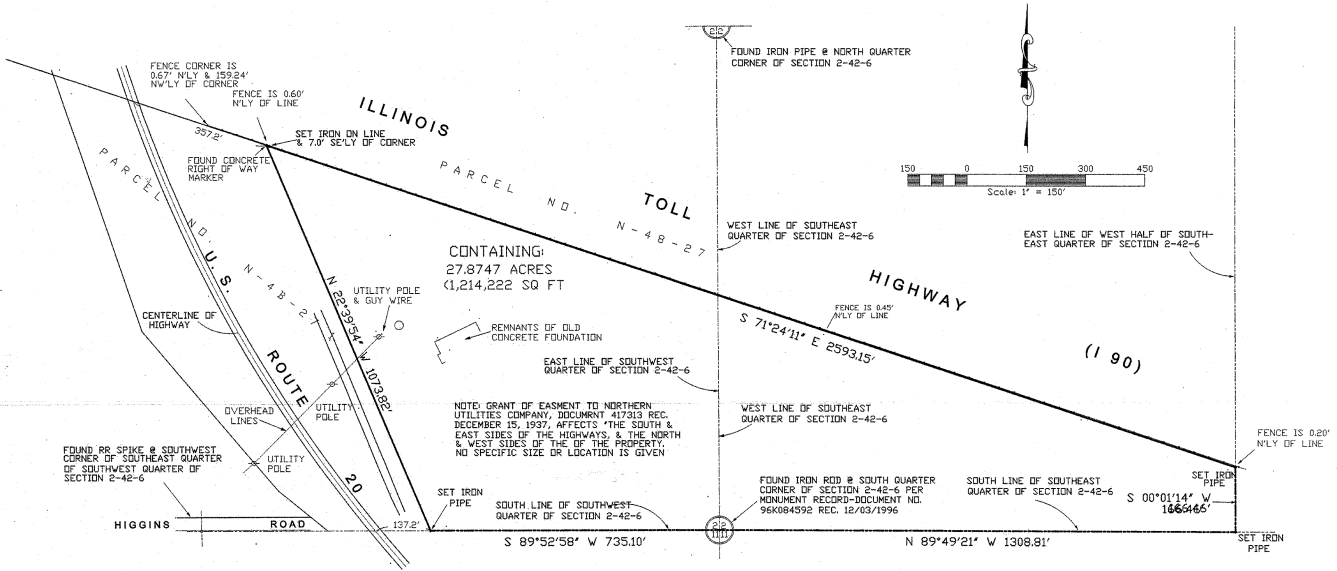
To annex into Village of Hampshire and make property marketable and compatible with adjoining property, which is zoned M-2.

# Alan J. Coulson, P.C. PROFESSIONAL LAND SURVEYORS PLAT OF SURVEY

## OF PROPERTY DESCRIBED AS:

That part of the West Half of the Southeast Quarter and of the East Half of the Southwest Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, lying Southerly of the Southerly line of Parcel No. N4B27 acquired by the Illinois State Toll Highway Commission through Proceedings filed in the Circuit Court of Kane County, Illinois, as Case Number 57441, and Easterly of the Easterly line of U.S. Route 20, in the Township of Hampshire, Kane County, Illinois.

## ALTA/NSPS LAND TITLE SURVEY



### UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND EXISTING UTILITY MAPS AND RECORDS, IF FURNISHED. WE DO NOT GUARANTEE THAT THE UTILITY LINES SHOWN COMPRISE ALL THE UTILITIES EXISTING IN THE AREA, EITHER IN SERVICE OR ABANDONED. NOR DO WE WARRANT THAT SAID UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ONLY THAT THE LOCATION MARKINGS, (PROVIDED BY OTHERS), HAVE BEEN FIELD LOCATED. WE HAVE ACCURATELY LOCATED ALL VISIBLE STRUCTURES. WE CANNOT BE RESPONSIBLE FOR ITEMS NOT VISIBLE, SUCH AS STRUCTURES BURIED OR UNDER HEAVY SNOW COVER, NOR ITEMS NOT LOCATED BY THE RESPECTIVE UTILITY COMPANIES OR THEIR AGENTS.

### SURVEYORS NOTES:

Dimensions shown are given in feet and decimal parts thereof.

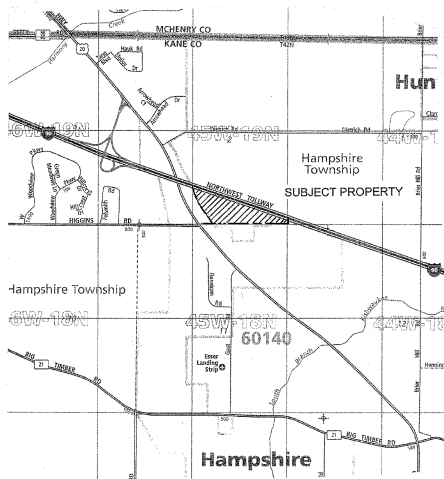
We do not certify to underground drain tiles or utilities not visible by surface inspection.

Underground utility lines shown hereon were located by the respective utility companies or their agents. J.U.L.I.E. was called on July 15, 2020. Dig No. X1951802.

Easements and servitudes shown hereon are based on a title commitment issued by Chicago Title Insurance Company as identified by Commitment No. 2020W-043230EL and dated June 9, 2020.

No part of the subject property falls within the 100 year flood hazard area as determined by the Federal Emergency Management Agency (FEMA) and as shown on the Flood Insurance Rate Map, Community Panel No. 17089C0020J effective date of June 6, 2015.

As stated above, J.U.L.I.E. was called to mark all the underground utilities by July 15 @ 1:00 P.M. Nothing had been marked from that day through Aug. 15, the day when we performed our field work.



VICINITY MAP

STATE OF ILLINOIS }  
COUNTY OF KANE } ss: August 17, 2020

I hereby certify that I have surveyed the property described in the above caption according to the official record, and that the above plat is a true and correct representation of said survey.

*[Signature]*  
Charles J. Hill, Professional Land Surveyor No. 35-2700  
My License expires 11/30/2020

Any discrepancy in measurement should be promptly reported to the surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO THE LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

STATE OF ILLINOIS )  
COUNTY OF KANE ) ss: Aug. 17, 2020

To: Chicago Title Insurance Company  
Equity Trust Company Custodian For Paul Swanson IRA

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 8, 11, 16-18 and 20\* of Table A thereof. (\$1,000,000.00)

The field work was completed on 8/15/20

Date of Plat of Map: 8/17/20

*[Signature]*  
Charles J. Hill  
I. P. L. S. #2700  
My license expires on November 30, 2020

There is no evidence of the site used as a solid waste dump, dump or sanitary landfill.

No utility maps or atlases were provided by the client or utility companies

There is no evidence of a cemetery/burial ground

There are no party walls on the property.

There were no wetland stakes observed on the property.

FIELD WORK COMPLETED: Aug 15, 2020

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Professional Design Firm Land Surveying Corporation, License No. 184-002863

Alan J. Coulson, P.C.  
PROFESSIONAL LAND SURVEYORS

645 S. 8th St., (Rte. 31) West Dundee, IL 60118

Phone: (847)-426-2911 Fax: (847)-426-8074

E-MAIL: SIRVAYR@ALANJCOULSON.COM

Scale: 1"=150'  
Ordered: S. BRIDGEMAN  
Buyer: ONE  
Drawn: CAH  
Job: 5102219 HST  
City: Hampshire



**ARIANO HARDY RITT**  
 NYULI RICHMOND LYTLE & GOETTEL P.C.

Lisa M. Nyuli \*  
 Scott G. Richmond  
 Aaron J. Lytle \*\*  
 Karrsten Goettel  
 Taylor J. Spooner  
 Jacob M. Joseph

*\*Fellow of the American  
 Academy of Matrimonial Lawyers*

*\*\*Licensed in Illinois & Wisconsin*

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 American Community Bank & Trust  
 10101 North Illinois Route 47  
 Suite 200  
 PO Box 857  
 Huntley, IL 60142

Susan W. Rogaliner (*Of Counsel*)  
 Frank V. Ariano (*Retired*)  
 Ralph C. Hardy (*1943-2021*)  
 Norbert C. Ritt (*Retired*)

September 30, 2024

**PROJECT NARRATIVE**

The proposed Annexation is for the parcels of land totaling approximately 28 acres in size. The remaining acreage shown on the Preliminary Plat of Annexation incorporates existing ROW with US Route 20 and US Interstate Route 90.

These parcels are presently vacant farmland and have been leased for farming at all times they have been owned by the Petitioner, Z Investments. However, the Petitioner seeks to make the properties more marketable for future development. The parcels adjoin several parcels to the south and east zoned M2. The area surrounding the parcels south of I-90 are zoned either M2 or OM.

There is no specific plan for development of the properties and the intent is to list them for sale upon annexation and re-zoning for future development.

The following are Petitioner’s responses regarding Findings of Fact (6-14-3(G)(8)(a)):

1. The existing uses of properties within the general area of the property in question will not be adversely affected. In this area are several industrial/commercial sites. Directly to the south of the parcel is an industrial/commercial development.
2. The annexation and re-zoning of the parcels is compatible with those surrounding it. The parcels adjoin several parcels to the south and east zoned M2. The area surrounding the parcels south of I-90 are zoned either M2 or OM.
3. The properties in the Petition are suitable to the uses permitted under the existing zoning classification. The surrounding properties are zoned M2 and these properties are adjacent to major highways in Route 20 and I90, making them compatible with M2 type uses requiring access to same.
4. The trend of development in this area is commercial/industrial due to its proximity to major interstate highways. Surrounding parcels are all zoned M2 or OM.
5. The objectives of the current land use plan are to eventually site Industrial and warehouse distribution or other commercial businesses on these sites, which is

compatible with the Village's Future Land Use map and with the existing land uses surrounding this property.

Very truly yours,

*Scott G. Richmond, Esq.*

Scott G. Richmond, Esq.  
Attorney for Petitioner, Z Investments, LLC



## AGENDA SUPPLEMENT

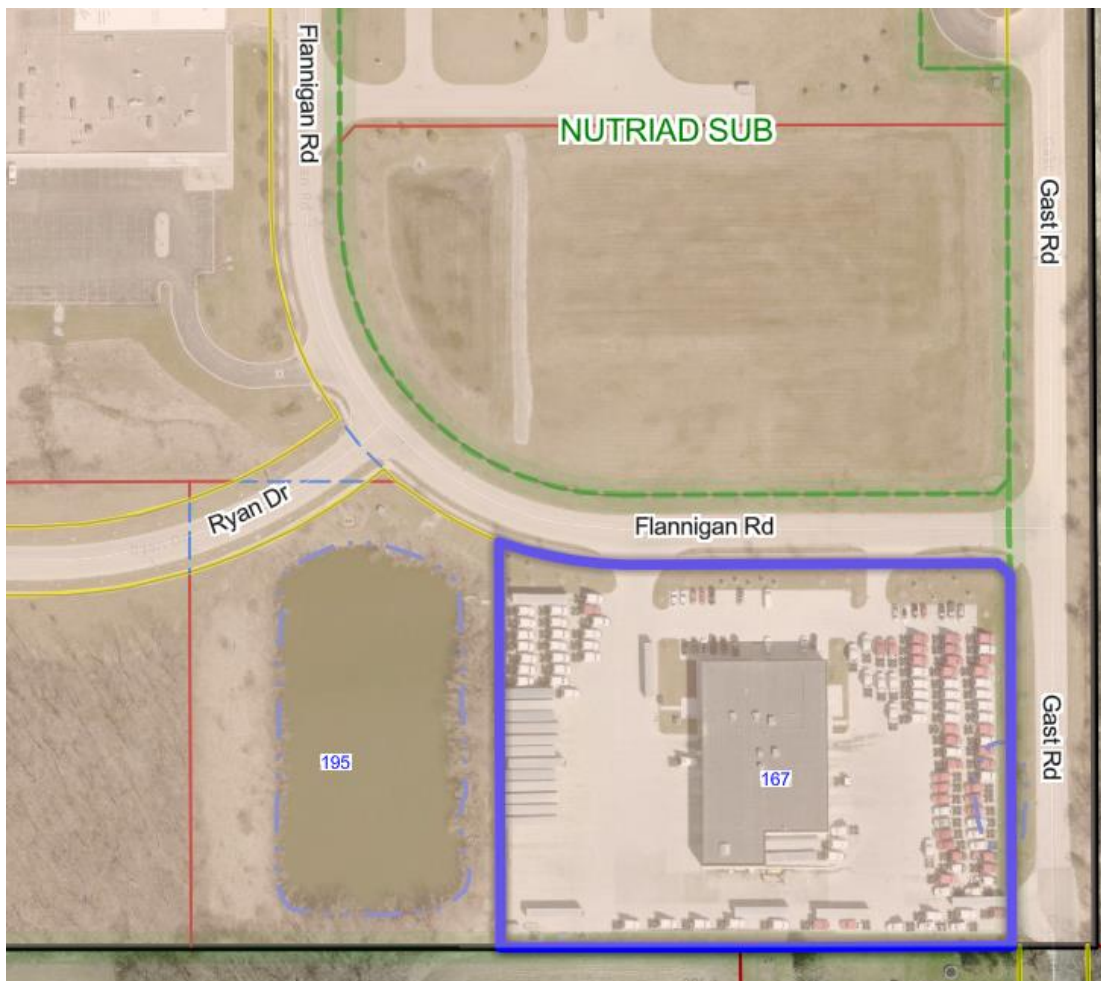
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**TO: Planning & Zoning Commission**  
**FROM: Mo Khan, Assistant Village Manager for Development**  
**FOR: Planning & Zoning Commission Meeting on November 25, 2024**  
**RE: PZC-24-11 - 167 Flannigan Rd. - Text Amendment & Special Use**

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**PROPOSAL:** Pavel Korchagin (Petitioner) on behalf of Hampshire Real Estates, LLC (Owner) is requesting the following to operate a truck sales lot at 167 Flannigan Rd.:

1. Request for Text Amendment to Sec. 6-9-3-C to permit Automobile Sales Lot as a Special Use in the M-2, General Industrial, District
2. Request for Special Use per Sec. 6-9-3-C to permit an Automobile Sales Lot





**BACKGROUND:** The petitioner is seeking a text amendment and special use to operate a truck sales lot on the subject property. The property is currently used as a freight forwarding/warehousing terminal.

**ANALYSIS:** The subject property is approximately 4 acres and is located at the southwest corner of Flannigan and Gast Roads. The subject property is currently improved with an approximately 21,000 square feet single-story building.

The subject property is currently zoned M-2, General Industrial District.

The following are the adjacent property zoning and uses:

- North: O-M, Office & Restricted Manufacturing District - Undeveloped
- South: F/F-1, Farming District - Residential/Farming
- East: F, Farming District - Residential/Farming
- West: O-M, Office & Restricted Manufacturing District - Stormwater Pond

Zoning Bulk Standards: No changes are being proposed to the building or parking lot, so a zoning bulk standard review was not completed.

**REQUIRED FINDINGS OF FACT:** There are no findings of fact for a Text Amendment.

The following are the required findings of fact for a Special Use per Sec. 6-14-3-H-9:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
5. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.



6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the board of trustees pursuant to the recommendations of the Planning and Zoning Commission.

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

1. The subject property is currently used as a semi-truck maintenance and service facility for which the operation includes the usage of semi-trucks. The ability to sell the trucks will not endanger the public health, safety, morals, comfort, or general welfare.
2. The subject property is currently used as a semi-truck maintenance and service facility for which the operation includes the usage of semi-trucks. The proposed special use will result in the storage of semi-trucks on the property for sale. The proposed special use will not prevent the use of other adjacent properties.
3. The subject property is located in an industrial/manufacturing park that is entirely developed, with the exception of the lot to the north. The proposed special use will not prevent that lot from being developed for an industrial/manufacturing use.
4. There are no proposed changes to the architectural design of the building. This standard is not applicable.
5. Adequate utilities and roads have been provided as part of the development of the industrial/manufacturing park the subject property is located in.
6. Ingress and egress for semi-trucks and trailers are previously existing for the subject property as it is currently being used as a semi-truck maintenance and service facility.
7. As the proposed special use will only require outdoor storage there are no additional bulk and/or zoning standards that are applicable for this request.

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

**STAFF RECOMMENDED CONDITIONS OF APPROVAL:** Village staff is not recommending any conditions of approval.

**RECOMMENDED MOTIONS:**

I move to recommend approval of PZC-24-11 for a text amendment to Sec. 6-9-3-C of the Hampshire Zoning Ordinance to permit Automobile Sales Lot as a Special Use.





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I move to accept and adopt Staff's Findings of Fact included in the Agenda Supplement and recommend approval of PZC-24-11 for a Special Use to permit an Automobile Sales Lot for the property located at 167 Flannigan Rd.

**DOCUMENTS ATTACHED:**

1. Land Use Application
2. Plat of Survey
3. Project Narrative
4. Site Plan

M-2 zoning



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### Land Use Application

Date: 10/2/2024

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: Pavel Korchagin Email: pavel26stav@gmail.com  
Address: 167 Flannigan Rd., Hampshire, IL Phone: 224-244-3514

CONTACT PERSON (if different from applicant)

Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

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): Freight Union Inc.  
Address: 167 Flannigan Rd., Hampshire, IL. 60140  
Parcel Number(s): 01-11-127-006  
Total Area (acres): 4.13  
Legal Description: must be attached to this application  
Fire Protection District: Hampshire Fire District  
School District: Dundee School District 300  
Library District: Ella Johnson Library  
Park District: Hampshire Park District  
Township: Hampshire Township  
Current Zoning District: M-2  
Current Use:  
Freight Union Inc. corporate HQ for office, warehouse, maintenance and vehicle parking.

Proposed Zoning/Variance/Use:  
Text amendment for special use to allow for truck dealership

Reason/ Explanation for Zoning/ Variance/ Use:  
I have a truck dealership license and would like to be able to sell my company trucks

# ALTA/NSPS LAND TITLE SURVEY

PARCEL 2  
 LOT 9 IN HAMPSHIRE WOODS BUSINESS PARK UNIT 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

AREA=179,996 SQ. FT. OR 4.132 AC.±

THE ALTA/NSPS LAND TITLE SURVEY WAS PREPARED WITH THE BENEFIT OF AN ALTA CONTRACT AND THE INSURANCE POLICY OF THE SURVEYOR'S COMPANY, CONTRACT NO. 1959120200, WITH A COMMENCEMENT DATE OF MAY 02, 2019.

**SCOPE OF WORK - EXCEPTIONS**

1. 18 EXEMPTIONS FOR PUBLIC UTILITIES DERIVED BY THE PLAT OF HAMPSHIRE WOODS BUSINESS PARK UNIT 1, RECORDED AS DOCUMENT 2003018474, OVER THE FOLLOWING:

WEST 8 FEET AND SOUTH 12 FEET OF LOT 8 SURVEYORS RESPONSE, PLOTTED ON SURVEY.

SOUTHWEST 15 FEET AND WEST 10 FEET OF LOT 9 SURVEYORS RESPONSE, PLOTTED ON SURVEY.

WALLS OVER THE WEST 20 FEET OF LOT 8 SURVEYORS RESPONSE, PLOTTED ON SURVEY.

19. 22. BUILDING LINES AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 2003018474 (AFFECTS THE NORTH AND EAST 47 FEET OF LOT 8 SURVEYORS RESPONSE, PLOTTED ON SURVEY).

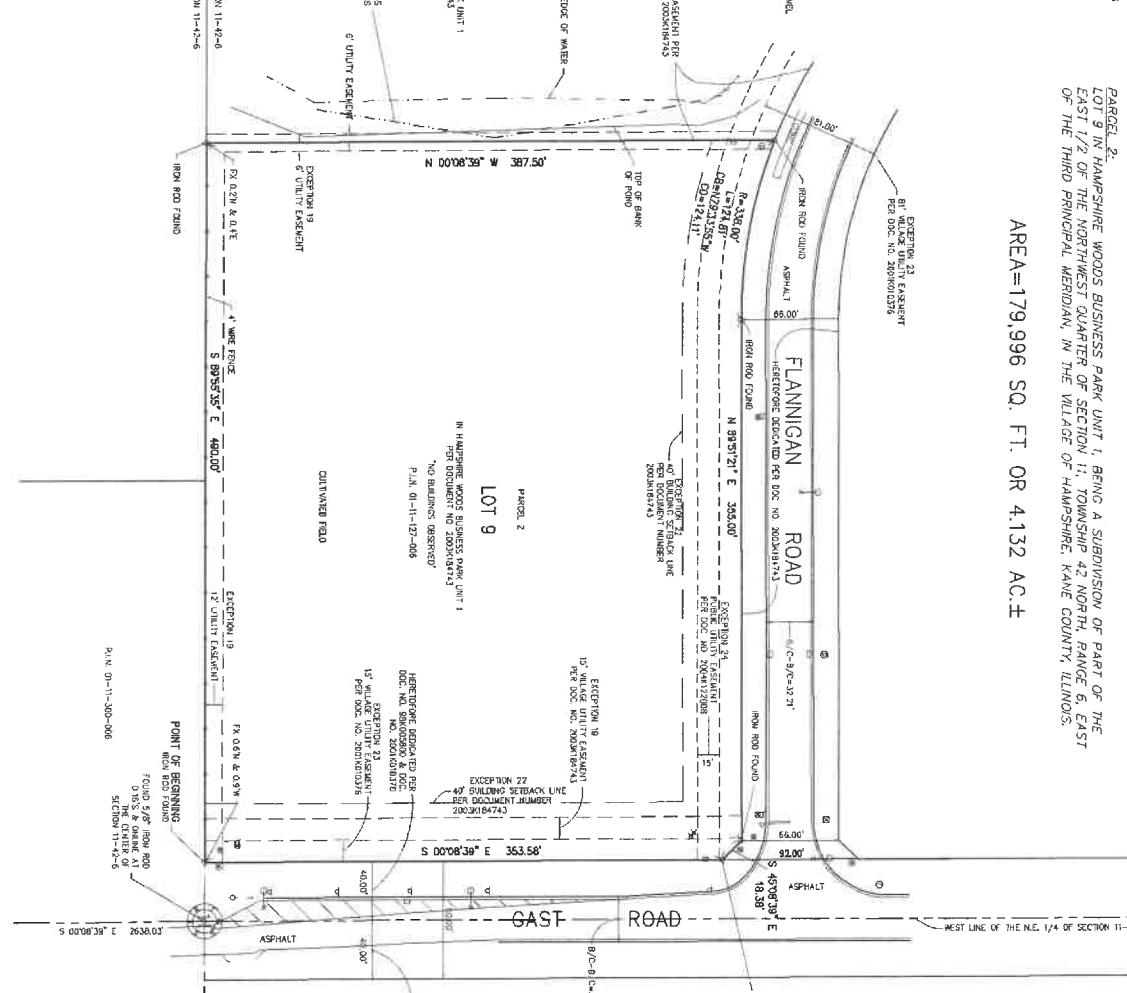
20. EXEMPTIONS DERIVED BY GRANT FOR VALUE UTILITIES TO THE VILLAGE OF HAMPSHIRE RECORDED AS DOCUMENT 2003018474 OVER THE FOLLOWING:

A 10 FOOT WIDE EXEMPTION OVER THE NORTH 15 FEET OF LOT 8 SURVEYORS RESPONSE, PLOTTED ON SURVEY.

A 15 FOOT EXEMPTION OVER THE EAST 10 FEET OF LOT 8 SURVEYORS RESPONSE, PLOTTED ON SURVEY.

21. 22. GRANT OF EXEMPTION FOR PUBLIC UTILITIES RECORDED AS DOCUMENT 2003018474 OVER THE NORTH 10 FEET OF LOT 8 SURVEYORS RESPONSE, PLOTTED ON SURVEY.

23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000.



**LEGEND**

- Double Structure Square
- Iron Pinpoint
- Fixed End Station
- Guy Wire
- Light Pole
- Light Pole (Not Arm)
- Post Fence Corner
- Post Fence Corner
- Sentry Saw Station
- Sign
- Storm Sewer Manhole
- Telephone Manhole
- Telephone Manhole
- Meter Valve
- Meter Valve Valve

**BASIS OF BEGINNING**  
 THE POINT OF BEGINNING FOR THIS SURVEY IS THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

**STATE OF ILLINOIS**  
 COUNTY OF KANE } SS

**TO THE HONORABLE COMMISSIONER OF LAND SURVEY AND TITLE INSURANCE COMPANY**  
 I, JACOB A. HEINER, SURVEYOR, DO HEREBY CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH THIS TITLE INSURANCE POLICY IS BASED WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS LAND TITLE SURVEY ACT, CHAPTER 120, ILLINOIS COMPILATIONS STATUTES, AND THAT THE FIELD WORK WAS COMPLETED ON JUNE 24, 2019.

DATED THIS 24th DAY OF JUNE, IN THE YEAR 2019.

**JACOB A. HEINER**  
 SURVEYOR

**DEWEENWALTER & ANGLIO**  
 ALTA/NSPS LAND TITLE SURVEY  
 JUNE 24, 2019



**UTILITY STATEMENT**  
 JULIE NOE X182484, X182495 & X182556

The underground utilities shown have been located from surface observations and/or by means of a utility locator. The surveyor makes no guarantee as to the accuracy of the utility locations shown on this survey. The surveyor is not responsible for any damage to or interference with any utility lines shown on this survey. The surveyor is not responsible for any damage to or interference with any utility lines shown on this survey. The surveyor is not responsible for any damage to or interference with any utility lines shown on this survey.

## Exhibit A: Findings of Fact

1. Will the establishment, maintenance or operation of the special use be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare?

*The subject facility, maintenance and operation of the special use will not be detrimental or endanger public health, safety, morals, comfort, or general welfare. The site was designed to municipal fire ingress/egress standards to allow full mobility of life-safety vehicles. The parking area was designed to have separate ingress egress from commercial vehicles to prevent any confusion within the commercial vehicle lot.*

2. Will the special use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood?

*Freight Union built this facility as their company headquarters and has adhered to the highest quality standards for both customers and neighboring businesses. The requested special use will have no pending injury to the use and enjoyment of surrounding properties, as all truck sale transactions will be within the enclosed walls of the facility. The development will not diminish surrounding property values in any way.*

3. Will the establishment of the special use impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?

*The establishment of the special use will not impede other developments or improvements of surrounding properties. In fact, since Freight Union established their HQ at 167 Flannigan Rd., there have been multiple other businesses that have moved into the park including PetAg and Old Dominion.*

4. Does the proposal take adequate measures, or will they be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets?

*The landsite is located conveniently with direct ingress and egress via multiple curb cuts on Flannigan Rd. and Gast Rd. This special use will not increase traffic or cause congestion to the site or public streets whatsoever.*

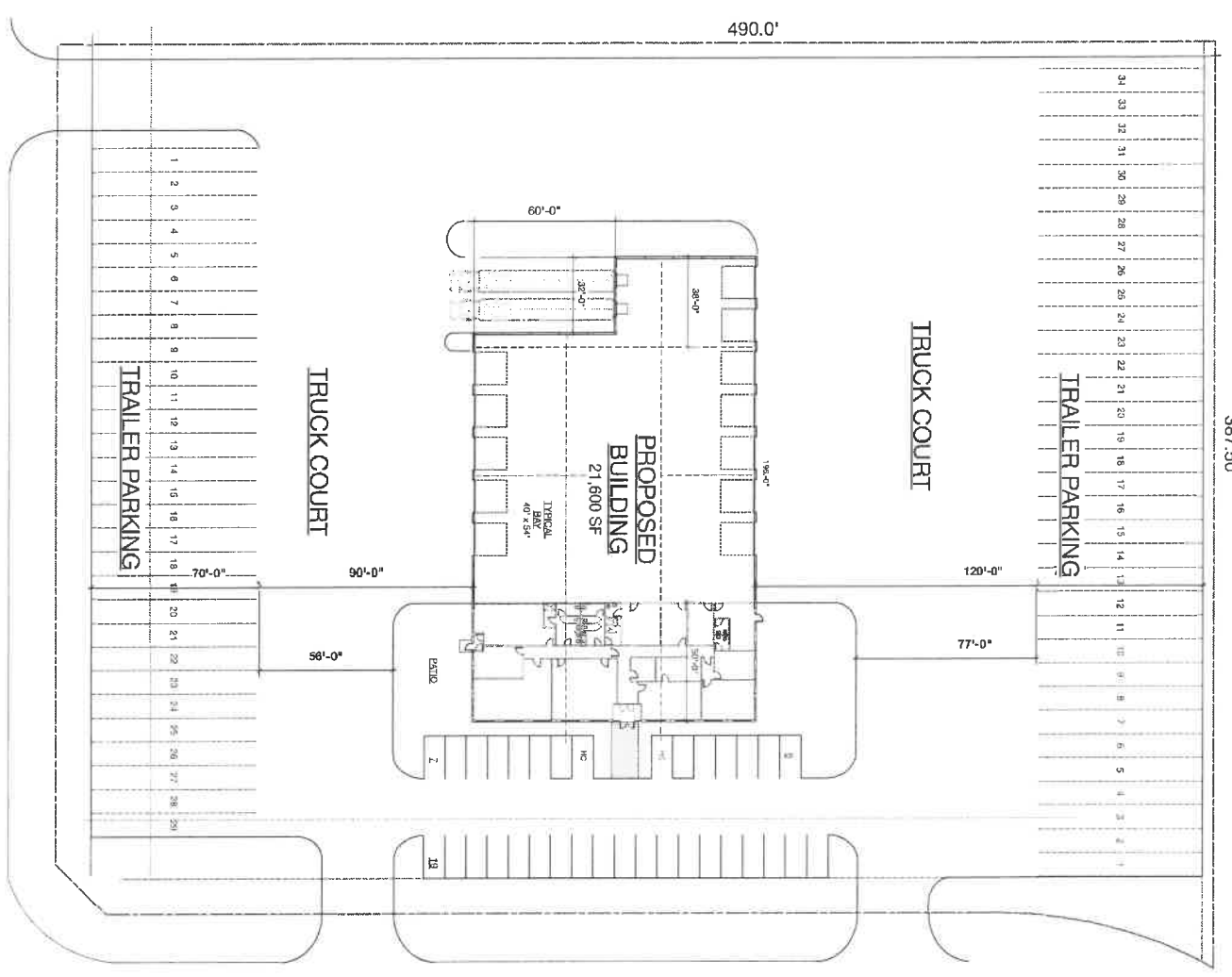
5. Does the special use in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the board of trustees pursuant to the recommendations of the P&Z Commission?

*The special use in all other nature is a similar and conforms to other uses commonly found in and around the area in. This use will improve Freight Union's ability to grow as a company but also allow for additional employee growth within the community.*



1 SITE PLAN →

GAST ROAD



FLANNIGAN ROAD

TABULATIONS

|                           |            |
|---------------------------|------------|
| <b>SITE AREA</b>          | 4.132 AC   |
| <b>BLDG AREA</b>          | 179,990 SF |
| <b>OFFICE SERVICE</b>     | 6,000 SF   |
| <b>SERVICE</b>            | 15,600 SF  |
| <b>TOTAL</b>              | 21,600 SF  |
| <b>COVERAGE</b>           | 12.0 %     |
| <b>2 TRUCK DOCKS</b>      |            |
| <b>12 SERVICE DOORS</b>   |            |
| <b>32 CAR PARKING</b>     |            |
| <b>63 TRAILER PARKING</b> |            |
| <b>24'-0" CLR HEIGHT</b>  |            |

