



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, October 9, 2023 - 7:00 PM  
Hampshire Village Hall  
234 S. 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 August 14, 2023
5. A Motion to Approve the Meeting Minutes from September 11, 2023
6. New Business
  - a. A Public Hearing regarding a Petition for Special Use for the property at 370 S Brier Hill Rd in the Village
  - b. A Motion to Recommend approval of a Petition for Special Use for the property at 370 S Brier Hill Rd to allow for trailer sales in an M-2 zoning district
  - c. A Motion to authorize the Chair to report the actions of the Commission, with appropriate findings of fact and recommendation(s), to the Village Board of Trustees
7. Public Comments
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 Chair 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 Commission 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 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.

# Meeting Minutes

Planning & Zoning Commission Meeting  
Monday August 14, 2023 - 7:00pm  
Hampshire Middle School Gymnasium  
560 S. State Street

## Call to order

A meeting of the Planning and Zoning Commission was held at Hampshire Middle School on August 14, 2023 and called to order by chairman B. Mroch at 7:01pm.

## Attendees

Attendees included Chairman B. Mroch, and commissioners S. McBride, B. Rossetti, A. Neal, L. Rapach, G. Duchaj, and R. Frillman.

## Members not in attendance

All members were in attendance.

## Approval of minutes

A motion to strike item 4(a), meeting minutes from June 26, 2023 was made by A. Neal, seconded by S. McBride, with a vote of 6 aye, 0 nay, motion carried.

A motion to approve the meeting minutes from July 10, 2023 was made by B. Rossetti, seconded by A. Neal, with a vote of 5 aye, 1 abstain, 0 nay, motion carried.

A motion to approve the meeting minutes from July 24, 2023 was made by S. McBride, seconded by A. Neal, with a vote of 5 aye, 1 abstain, 0 nay, motion carried.

## New business

A motion to combine Public Hearings Identified as Agenda Items 5(b), 5(c), 5(d), and 5(e) all regarded property generally known as the Light property north of I-90, east of US Hwy 20, and on either side of Dietrich Road in Hampshire Township, Kane County, Coral Township, and McHenry County was made by A. Neal, seconded by S. McBride, with a vote of 6 aye, 0 nay, motion carried.

The public hearing was opened at 7:09pm.

Attorney J. Vasselli opened by defining the zoning code to provide clarity. The court reporter swore in all attendees that had stated that they would be giving comments.

The petitioners gave a quick statement prior to public comments from residents began. All comments and testimonies can be read in the court reporters report.

A motion to take a brief recess at 9:03pm was made by L. Rapach, seconded by A. Neal, with a vote of 6 aye, 0 nay. Motion carried.

A motion to resume the public hearing at 9:26pm was made by A. Neal, seconded by S. McBride, with a vote of 6 aye, 0 nay. Motion carried.

All documentation provided by public requested to be entered in to minutes are attached to these minutes.

The public hearing was closed at 11:02pm.

A motion to Recommend classifying the 164 +/- acres of the Light property located generally north of I-90, east of US Hwy 20, and on the north side of Dietrich Road in Hampshire Township, Kane County, and Coral Township, Mchenry County in the O-M Office and Restricted Manufacturing zoning district upon annexation to the Village was made by A. Neal, seconded by G. Duchaj, with a vote of 4 aye, 3 nay, motion carried.

A motion to Recommend approval of Special Use on the property identified in agenda item 6(a) to allow the following uses upon annexation and zoning in the O-M zoning district: building materials sales and storage; cartage and express facilities; electrical, lighting and wiring equipment; food manufacture, packaging, and processing; ground mounted solar energy systems, as defined in and subject to the restrictions set forth in the Village Code; and planned developments including outdoor storage; with an amendment that all storage of property including trailers shall not be required to be located in completely enclosed building or structures; and light metering and 6'-8' fencing on adjacent residential areas was made by B. Rossetti, seconded by A. Neal, with a vote of 1 aye, 5 nay, motion failed.

A motion to Recommend classifying the 112 +/- acres of the Light property located generally north of I-90, east of US Hwy 20, and on the south side of Dietrich Road in Hampshire Township, Kane County in the O-M Office and Restricted Manufacturing zoning district upon annexation to

the Village was made by S. McBride, seconded by A. Neal, with a vote of 4 aye, 2 nay, motion carried.

A motion to Recommend approval of Special Use on the property identified in agenda item 6(c) to allow the following uses upon annexation and zoning in the O-M zoning district: building materials sales and storage; cartage and express facilities; electrical, lighting and wiring equipment; food manufacture, packaging, and processing; ground mounted solar energy systems, as defined in and subject to the restrictions set forth in the Village code; and planned developments, including outdoor storage; with an amendment that all storage of property including trailers shall not be required to be located in completely enclosed building or structures; and light metering and 6'-8' fencing on adjacent residential areas was made by L. Rapach, seconded by A. Neal, with a vote of 1 aye, 5 nay, motion failed.

A motion to authorize the Chair to report the actions of the Commission, with appropriate findings of fact and recommendation(s), to the Village Board of Trustees was made by S. McBride, seconded by A. Neal, with a vote of 6 aye, 0 nay, motion carried.

## Public Comment


Public comment can be found on court report.

## Announcements

No announcements.

A motion to convene the meeting at 11:48pm was made by A. Neal, seconded by L. Rapach, with a vote of 6 aye, 0 nay, motion carried.

  
Secretary

  
Date of approval

# Meeting Minutes

Village of Hampshire  
234 S. State Street  
Hampshire, IL 60140

## Call to order

A meeting of Zoning and Planning commission was held at Village Hall on 9/11/23 at 7:00pm.

## Attendees

Attendees included were Chairman B. Mroch, commissioners L. Rapach, B. Rossetti, G. Duchaj, S. McBride, R. Frillman, and A. Neal.

## Members not in attendance

All members were in attendance.

## Approval of minutes

A motion to table the meeting minutes from August 14, 2023 was made by B. Rossetti, seconded by A. Neal, with a vote of 6 Aye, 0 Nay. Motion carried.

## New Business

5(a) - A motion to recommend approval of Final Development Plans for Neighborhoods A - G in the Oakstead Planned Residential Development was made by A. Neal, seconded by L. Rapach, with a vote of 6 Aye, 0 Nay. Motion Carried.

5(b) - A public hearing for and consideration of a text amendment to the zoning regulations governing the keeping of chickens in residential areas was opened at 7:06pm. There was no one signed up to speak. The public hearing was closed at 7:07pm.

5(c) - A motion to recommend a text amendment to the zoning regulations governing the keeping of chickens in residential areas with a modification of reducing the amount of chickens to 4 was made by B. Rossetti. The motion was withdrawn.

5(c)(1) - A motion to approve all items in the petition for zoning text amendment regarding chickens in residential areas except item 6-20-1, item 1. No person shall at any time raise, keep, harbor, or maintain more than eight chickens was made by A. Neal, seconded by L. Rapach, with a vote of 6 Aye, 0 Nay. Motion carried.

5(c)(2) - A motion to recommend an amendment the text within the ordinance authorizing the village board to increase and/or decrease the number of chickens was made by A. Neal, seconded by G. Duchaj, with a vote of 6 Aye, 0 Nay. Motion carried.

5(d) - A motion to authorize the Chair to report the actions of the Commission, with appropriate findings of fact and recommendation(s), to the Village Board of Trustees was made by S. McBride, seconded by A Neal, with a vote of 6 Aye, 0 Nay. Motion carried.

## Public Hearing


Annette Featherling signed up to speak regarding the Light property. She is requesting a traffic study regarding said property.

## Announcements

There will be a meeting on September 25<sup>th</sup>, 2023 regarding new business.

A motion to adjourn the meeting at 7:38pm was made by S. McBride, seconded by A. Neal, with a vote of 6 Aye, 0 Nay. Motion carried.

  
Secretary

  
Date of approval



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

## Agenda Supplement

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**TO:** Chairman Mroch; Planning and Zoning Commission  
**FROM:** Josh Wray, Assistant to the Village Manager  
**FOR:** Planning & Zoning Commission Meeting - Oct. 9, 2023  
**RE:** Special Use for Trailer Sales

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**Background:** The owners of 370 S Brier Hill Rd are currently developing a previously approved construction materials recycling facility on the southern portion of the property. The owners would also like to have a trailer sales business on the northern part of the property, which is not a permitted use in their current zoning district, M-2. They have applied for special use approval pursuant to Village Code Section 6-9-3(C), which allows for other uses to be approved via the special use process.

**Analysis:** The current zoning district, M-2 General Industrial, does not allow for many retail uses like trailer sales. Rather than subdivide the land and rezone the new parcel to a retail-type business zoning district (which would be unusual for this area), the petitioner opted to apply for a special use approval for the specific use they want. The special use approval gives the Village more control over the site because it limits the allowable usage of the property to what is specifically requested and approved, with or without conditions, rather than opening up an entire new zoning district in the area that might lead to incompatible uses.

Factors the PZC are meant to consider per the Village Code are as follows:

- 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;
- 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;
- 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;

- 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;
- Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as may be modified by the Village Board pursuant to the recommendations of the PZC.

**Action Needed:** Consider recommending approval of the special use request for trailer sales on the property.



LEGAL NOTICE  
VILLAGE OF HAMPSHIRE, ILLINOIS  
PLANNING AND ZONING COMMISSION  
VILLAGE OF HAMPSHIRE, ILLINOIS NOTICE OF  
PUBLIC HEARING BEFORE THE PLANNING AND  
ZONING COMMISSION OF THE VILLAGE OF  
HAMPSHIRE TO CONSIDER A SPECIAL USE PERMIT  
AS DEEMED NECESSARY

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission ("PZC") of the Village of Hampshire, Illinois (the "Village"), will meet on October 9th, 2023 at the Hampshire Village Hall, 234 South State Street, Hampshire, Illinois 60140 commencing at 7:00 p.m. to conduct a public hearing and consider and make recommendations as required by the applicable statutes of the State of Illinois and the Municipal Code of Hampshire of 1985 regarding the Special Use Permit for the Property (defined below):

The property located in the northern half of the parcel is vacant land, while the southern half of the parcel is Midwest Material Management, LLC's construction and demolition recycling facility, for a total of approximately 11.652 acres of land. The applicant is requesting a Special Use Permit to allow for a dealership to sell and rent trailers and other equipment.

The applicant is Brier Hill Ventures, LLC. Copies of the petition for the Special Use Permit are on file with the Village Clerk of the Hampshire Village Hall, 234 S. State St., Hampshire, IL 60140 and are available for inspection during regular business hours.

All persons present at the public hearing will be afforded an opportunity to be heard. Any person may submit written comments to the attention of the PZC Chairperson, (c/o Hampshire Village Hall) at the address above and will be considered if received at least five (5) days prior to the hearing. The PZC reserves the right to continue the public hearing in accordance with the requirements of the Illinois Open Meetings Act.

Individuals with disabilities who plan to attend the hearing and require certain accommodations to allow them to observe or participate in the hearing or who have questions regarding the accessibility of the meeting or facilities are requested to contact the Village Clerk at 847-683-2181 or lvasquez@hampshireil.org. This Notice is given pursuant to law and published by the authority of the PZC of the Village.

This is regarding the property that has a common address of: 370 South Brier Hill Road, Hampshire, Illinois 60140  
PIN: 01-24-300-018

/s/ Linda Vasquez  
Village Clerk

Published in Daily Herald September 23, 2023 (4605837)

## 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 09/23/2023 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



Designee of the Publisher of the Daily Herald

Control # 4605837



**REQUIRED DOCUMENTATION**

From chart on next page

- Signed Application
- Signed Developer’s Agreement (Attachment A)
- Deposit/Fee \$ 1,078  
(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
- Architectural Elevations
- Petition for Annexation
- Plat of Annexation
- Soil & Water Conservation District Land Use Opinion - See Kane-DuPage SWCD webpage  
(required prior to Village Board meeting)
- 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.). Further review documentation will normally be required by the Village and other government agencies during permitting prior to earthwork or construction.

**ACKNOWLEDGEMENT AND SIGNATURE**

I, Veronica Berglund, 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. I acknowledge that the Village of Hampshire and its personnel are not responsible for ensuring the accuracy of any submitted materials.

Veronica Berglund  
Signature

9/11/2023  
Date



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

### Land Use Application

Date: 9-11-2023

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: BRER Hill VENTURES, LLC Email: VERONICA@MWCOMPANIES.COM  
 Address: 270 N. STATE STREET P.O. BOX 729 Phone: 847-426-6354  
Hampshire, IL 60140

CONTACT PERSON (if different from applicant)

Name: Jerry McLabe Email: JERRY@MWCOMPANIES.COM  
 Address: 270 N. STATE STREET P.O. BOX 729 Phone: 847-426-6354  
Hampshire, IL 60140

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): \_\_\_\_\_

Address: 370 S. BRIER HILL Road, Hampshire, IL 60140

Parcel Number(s): 01-24-300-018

Total Area (acres): 11.652

Legal Description: must be attached to this application

Fire Protection District: HAMPSHIRE FIRE DISTRICT

School District: COMMUNITY UNIT SCHOOL DISTRICT 308

Library District: ELLA JOHNSON LIBRARY

Park District: HAMPSHIRE PARK DISTRICT

Township: HAMPSHIRE TOWNSHIP

Current Zoning District: M-2

Current Use:

See ATTACHED

Proposed Zoning/Variance/Use:

See ATTACHED

Reason/Explanation for Zoning/Variance/Use:

See ATTACHED

**Current Use:**

The northern half of the parcel is vacant land, while the southern half of the parcel is Midwest Material Management, LLC's construction and demolition recycling facility.

**Proposed Zoning/Variance/Use:**

We are requesting a special use permit.

**Reason/Explanation for Zoning/Variance/Use:**

We are requesting a special use permit to allow us to open a dealership to sell and rent trailers and other equipment.

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

The undersigned Developer acknowledges that he/she/it has filed or intends to file a LAND USE APPLICATION with the Village requesting A SPECIAL USE PERMIT and further acknowledges that the Village Code requires that he/she/it 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:

Veronica Berglund  
Name

Managing Member  
Title

Veronica Berglund  
Signature

9/11/2023  
Date

RECEIPT OF INITIAL DEPOSIT ACKNOWLEDGED BY VILLAGE STAFF:

K. Stuehler  
Signature

9/11/23  
Date

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

PROOF OF OWERSHIP

Christopher J. Lauzen Kane County Treasurer  
Make Checks Payable to: KANE COUNTY TREASURER  
Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number: 01-24-300-018



1st  
2  
0  
2  
2

\*\*DUPLICATE\*\*

BRIER HILL VENTURES LLC  
PO BOX 729 270 N STATE ST  
HAMPSHIRE IL 60140-0729

1ST INSTALLMENT 2022	120.11
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$120.11
INSTALLMENT BALANCE DUE	Paid on 05/30/2023 \$0.00
DUE ON OR BEFORE 06/01/23	

Remove stub and remit with payment

01243000181000000000000601238

Christopher J. Lauzen Kane County Treasurer  
Make Checks Payable to: KANE COUNTY TREASURER  
Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number: 01-24-300-018



2nd  
2  
0  
2  
2

\*\*DUPLICATE\*\*

BRIER HILL VENTURES LLC  
PO BOX 729 270 N STATE ST  
HAMPSHIRE IL 60140-0729

2ND INSTALLMENT 2022	120.11
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$120.11
INSTALLMENT BALANCE DUE	Paid on 08/30/2023 \$0.00
DUE ON OR BEFORE 09/01/23	

Remove stub and remit with payment

0124300018200000000000901235

Rate 2021	Tax 2021	Taxing District	Rate 2022	Tax 2022
0.000000	\$0.00	KANE COUNTY	0.274784	\$8.22
0.000000	\$0.00	KANE COUNTY PENSION	0.057480	\$1.72
0.000000	\$0.00	KANE FOREST PRESERVE	0.136628	\$4.10
0.000000	\$0.00	KANE FOREST PRESERVE PENSION	0.000116	\$0.00
0.000000	\$0.00	HAMPSHIRE TOWNSHIP	0.104258	\$3.13
0.000000	\$0.00	HAMPSHIRE TOWNSHIP PENSION	0.005142	\$0.15
0.000000	\$0.00	HAMPSHIRE TWP ROAD DIST	0.197981	\$5.93
0.000000	\$0.00	HAMPSHIRE TWP ROAD DIST PENSION	0.000400	\$0.01
0.000000	\$0.00	HAMPSHIRE CEMETERY	0.002604	\$0.08
0.000000	\$0.00	HAMPSHIRE VILLAGE	0.452228	\$13.55
0.000000	\$0.00	HAMPSHIRE VILLAGE PENSION	0.008709	\$0.26
0.000000	\$0.00	DUNDEE SCHOOL DISTRICT 300	5.051537	\$151.34
0.000000	\$0.00	DUNDEE SCHOOL DISTRICT 300 PENSION	0.090000	\$2.70
0.000000	\$0.00	ELGIN COLLEGE 509	0.422447	\$12.66
0.000000	\$0.00	ELGIN COLLEGE 509 PENSION	0.000032	\$0.00
0.000000	\$0.00	HAMPSHIRE PARK DISTRICT	0.167166	\$5.01
0.000000	\$0.00	ELLA JOHNSON LIBRARY	0.119962	\$3.60
0.000000	\$0.00	ELLA JOHNSON LIBRARY PENSION	0.003063	\$0.09
0.000000	\$0.00	HAMPSHIRE FIRE DISTRICT	0.923669	\$27.67
0.000000	\$0.00	NW KANE AIRPORT AUTHORITY	0.000000	\$0.00

Parcel Number			TIF BASE
01-24-300-018			N/A
Late Payment Schedule			FAIR CASH VALUE
1st 2nd			LAND VALUE 0.00
Jun 2 Thru Jul 1			+ BUILDING VALUE 0.00
Jul 2 Thru Aug 1			- HOME IMPROVEMENT / VET 0.00
Aug 2 Thru Sep 1			= ASSESSED VALUE 0.00
Sep 2 Thru Oct 1			x STATE MULTIPLIER 1.0000
Oct 2 Thru Oct 27			= EQUALIZED VALUE 0.00
Payment on or after Oct 2, 2023: Please see instructions on reverse side for LATE PAYMENTS.			- HOMESTEAD EXEMPTION 0.00
Mail To: 7774			- SENIOR EXEMPTION 0.00
BRIER HILL VENTURES LLC			- OTHER EXEMPTIONS 0.00
PO BOX 729 270 N STATE ST			+ FARM LAND 2,996.00
HAMPSHIRE IL 60140-0729			+ FARM BUILDING 0.00
Property Location:			= NET TAXABLE VAL. 2,996.00
370 S BRIER HILL RD			x TAX RATE 8.018184
HAMPSHIRE, IL 60140-8103			= CURRENT TAX \$240.22
Township	Tax Code	Acres	+ NON AD VALOREM TAX \$0.00
HA	HA005	11.55	+ BACK TAX / FORF AMOUNT \$0.00
Tax Rate	Sold at Tax Sale	Forfeited Tax	- ENTERPRISE ZONE \$0.00
8.018184			= TOTAL TAX DUE \$240.22
First Installment Tax	Second Installment Tax		
120.11	120.11		
Adjustment	Adjustment		
Penalty	Penalty		
Other Fees	Other Fees		
Paid on	Paid on		
05/30/2023	08/30/2023		

2022 Kane County Real Estate Tax Bill  
Christopher J. Lauzen, County Treasurer  
719 S. Batavia Avenue, Bldg. A  
Geneva, IL 60134

0.000000	\$0.00	TOTAL	8.018184	\$240.22
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Legal Description of Property

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 24; THENCE SOUTH 89 DEGREES 21 MINUTES 37 SECONDS WEST (BEARING BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT)), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 684.90 FEET TO A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 24; THENCE NORTH 00 DEGREES 11 MINUTES 33 SECONDS WEST ALONG SAID PARALLEL LINE, 734.58 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 14 SECONDS EAST, 685.12 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 24; THENCE SOUTH 00 DEGREES 11 MINUTES 33 SECONDS EAST ALONG SAID EAST LINE 747.61 FEET TO SAID SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, ALSO BEING THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS





**Attachment B - Affidavit of Notification**  
**Affidavit of Notification to Neighboring Property Owners**

To: Village of Hampshire 234 S. State Street Hampshire, IL 60140

From: \_\_\_\_\_

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

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred-fifty (250') feet of the property referred to in the Petition.

The property is located at \_\_\_\_\_.

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
See Attached		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attached additional sheets, if necessary.

By:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

To: Village of Hampshire, 234 S. State Street, Hampshire, IL 60140

From: Veronica Berglund

Date: September 11, 2023

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within Two hundred-fifty (250') feet of the property referred to in the Petition.

The property is located at 370 S. Brier Hill Road, Hampshire, IL 60140.

Property Index No.	Property Owner	Address
01-24-400-023	Jane & Theodore Tegtman	44W445 US Highway 20, Hampshire, IL 60140
01-24-400-020	Jane M. & Theodore A. Tegtman	44W445 US Highway 20, Hampshire, IL 60140
01-24-400-006	Jane Tegtman ET AL	44W481 US Highway 20, Hampshire, IL 60140
01-24-400-017	Jane Tegtman ET AL	44W481 US Highway 20, Hampshire, IL 60140
01-25-200-024	Ozinga Suburban Ready To Mix Concrete	19001 Old LaGrange Rd. Ste 300 Mokena, IL 60448
01-25-200-006	Fick Family Limited Partnership	1555 N. US Highway 12, Volo, IL 60041
01-25-100-010	Norlin Group LLC, Raymond Norlin	205 Jamestown Rd. Sleepy Hollow, IL 60118
01-24-300-014	TJKJAA Corp	44W445 US Highway 20, Hampshire, IL 60140

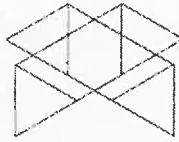
NOTIFY BY CERTIFIED MAIL – COPIES

BY: Veronica Berglund  
Veronica Berglund

Subscribed and sworn before me this 11<sup>th</sup> day of September, 2023

*Jerome K McCabe*





BRIER HILL  
VENTURES

Dear Neighbor:

I have submitted an application to the Village of Hampshire for Special Use approval to allow a trailer and equipment dealership on the property located at 370 S. Brier Hill Road, Hampshire, Illinois. A copy of the site plan is enclosed for your information.

The Village of Hampshire is currently reviewing our application material, including the site plan. If you have any concerns or questions about the proposed development of the property, you are encouraged to call Mr. Jerry McCabe from my office at 847-426-6354. You will also have an opportunity to comment about the proposed development at the Hampshire Plan Commission meeting tentatively scheduled for \_\_\_\_\_ and the Zoning Board of Appeals meeting tentatively scheduled for \_\_\_\_\_. Both meetings are scheduled for \_\_\_\_\_ p.m. those nights.

Sincerely,

Veronica Berglund

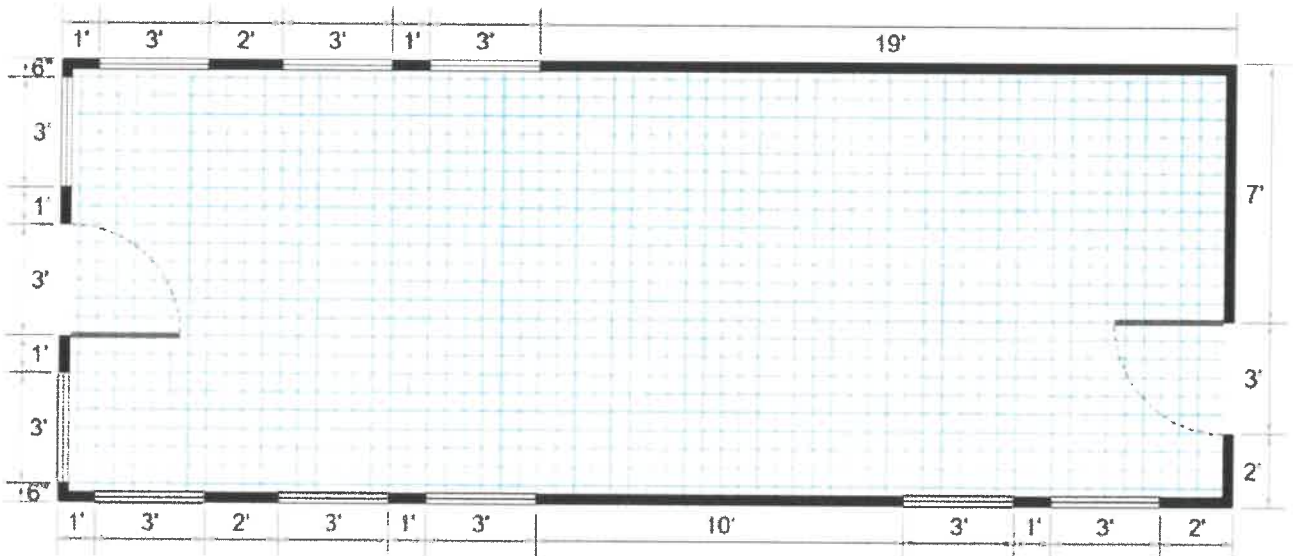
Brier Hill Ventures, LLC  
275 Sola Drive  
Gilberts, IL 60136

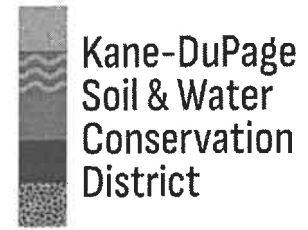
# Architectural Elevations – Sales Office



Building Design: 12x32 Garage

Model: 12x32x6 A-Frame





July 31, 2023

**Village of Hampshire**

J. Wray  
234 S State St. PO Box 457  
Hampshire, IL 60140

Re: Land Use Opinion

Application #23-054

Petitioner: Michael S. Mondus, P.E.  
9575 W. Higgins Road  
Rosemont, IL 60018

Location Address: parcel: 01-24-300-018; located at 370 S. Brier Hill Road, Hampshire, IL 60140

The application for a Land Use Opinion was sent to the Kane-DuPage Soil & Water Conservation District (KDSWCD) in compliance with Section 22.02a of the Illinois Soil and Water Conservation District Act.

According to the information received, a Land Use Opinion is NOT REQUIRED at this time for 370 S. Brier Hill Road, Hampshire, IL 60140.

If you have any questions concerning this letter, please contact the KDSWCD office at the address or phone below.

Sincerely,

**Tommy  
Purdom**

Digitally signed by Tommy  
Purdom  
Date: 2023.07.31 11:22:47 -05'00'

Tommy Purdom  
Resource Analyst

CC: Michael S Mondus, P.E.

RECEIVED JUL 24 2023



# Land Use Opinion Report (LUO) Application

**Petitioner:** Michael S. Mondus, P.E.  
**Contact person:** Michael S. Mondus, P.E.  
**Address:** 9575 W. Higgins Road  
**City, State, Zip:** Rosemont, IL  
**Phone Number:** 847-696-4060  
**Email:** mmondus@spacecoinc.com

**Owner:** Brier Hill Ventures, LLC  
**Address:** 270 N. State Street, P.O. Box 729  
**City, State, Zip:** Hampshire, IL 60140  
**Phone Number:** 847-220-8264  
**Email:** jerry@mwcompanies.com

Please select: How would you like to receive a copy of the LUO Report? Email  Mail

### Site Location

**Address:** 370 S. Brier Hill Rd.  
**City, State, Zip:** Hampshire, IL 60140  
**Township(s)** 42 **N Range(s)** 6 **E Section(s)** 24  
**Parcel Index Number(s):** 01-24-300-018

### Type of Request

- Change in Zoning from \_\_\_\_\_ to \_\_\_\_\_
- Subdivision or Planned Unit Development (PUD)
- Variance (Please describe fully on a separate sheet)
- Special Use Permit (Please describe on separate sheet)

### Site Information

**Permitting Unit of Government:** Kane County, Village of Hampshire **Hearing Date:** TBD  
**Project Name:** Midwest Hampshire Development **Total Acres:** 17.479 **Aera of Disturbance:** 5.834  
**Current Use of Site:** Light Industrial **Proposed Use:** Light Industrial

### Proposed Improvements (Check all that apply)

- Dwellings with Basements
- Parking Lots
- Commercial Buildings
- Common Open Space
- Dwellings without Basements
- Roads and Streets
- Utility Structures
- Other \_\_\_\_\_

### Stormwater Treatment

- Drainage Ditches or Swales
- Dry Detention Basins
- No Detention Facilities Proposed
- Storm Sewers
- Wet Detention Basins
- Other \_\_\_\_\_

### Water Supply

- Individual Wells
- Community Water

### Wastewater Treatment

- Septic System
- Other \_\_\_\_\_
- Sewers

**Required: Include One Copy of Each of the Following (Processing will not begin until all items are received)**  
**MAIL TO: 2315 DEAN ST. SUITE 100, ST. CHARLES, IL 60175**

- Application (completed and signed)
- Fee (according to fee schedule on back)
- Make Checks payable to Kane-DuPage Soil and Water Conservation District
- Plat of Survey showing legal description, legal measurments
- Site Plan/Drawings showing lots, storm water detention areas, open areas, streets etc.
- Project Narrative with additional details on the proposed use, including total area of ground disturbance
- Location Map (if not on maps above) include distances from major roadways or tax parcel numbers

### If Available- Not Required:

Any applicable surveys including wetland deliniation, detailed soil survey, topographic survey etc.

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

**Petitioner or Authorized Agent**  **Date** 07/19/2023

### FOR OFFICE USE ONLY

**LUO #** 23-054 **Natural Resource Review Letter** \_\_\_\_\_ **Date Initially rec'd** 7/25/23 **Date all rec'd** 7/25/23  
**Date Due** \_\_\_\_\_ **Fee Due \$** N/A **Refund Due** \_\_\_\_\_ **Check #** \_\_\_\_\_

The opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin. Effective July 1, 2020

*Check not deposited, LUO performed in 2020  
 20-084, no report needed at this time*

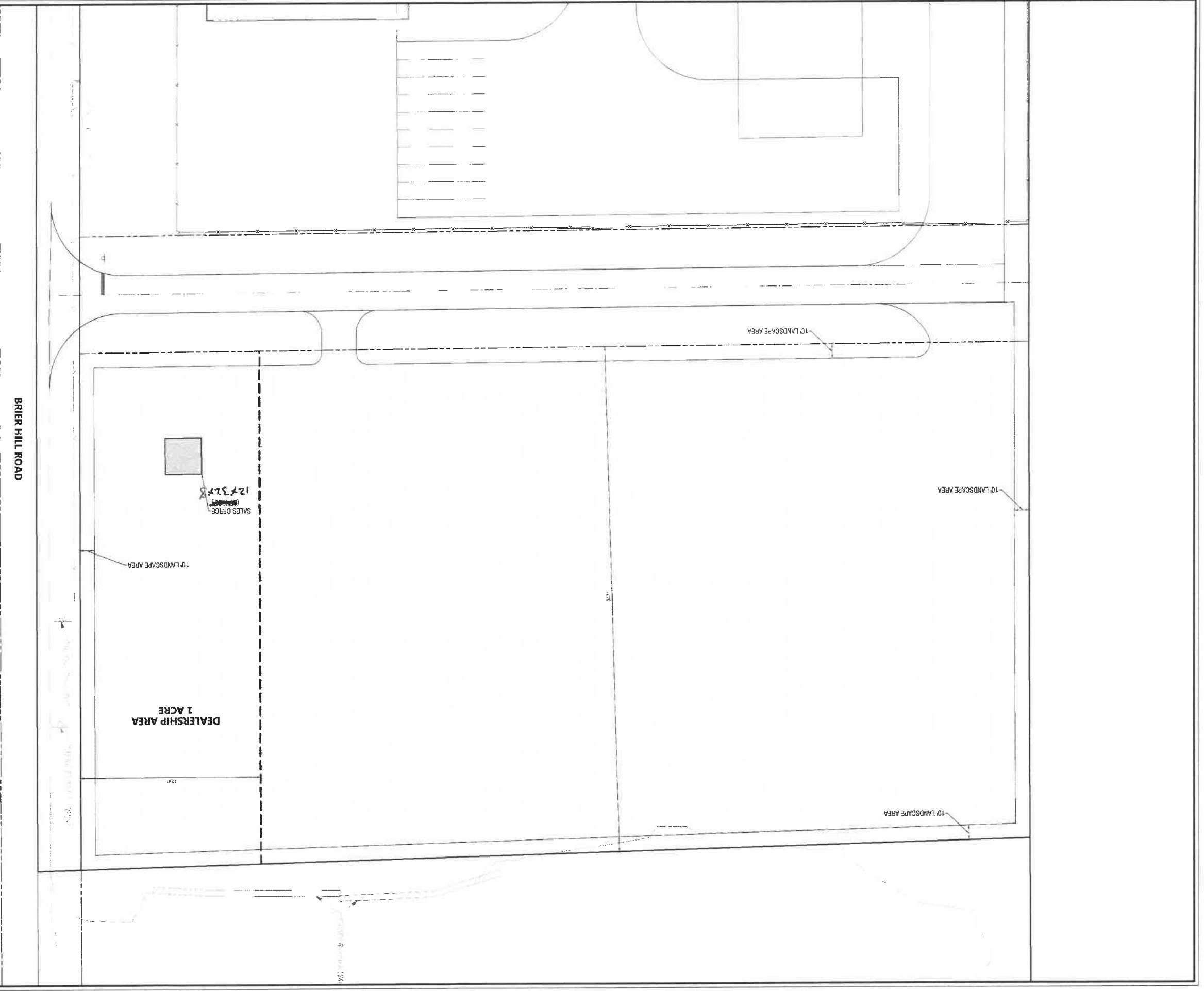
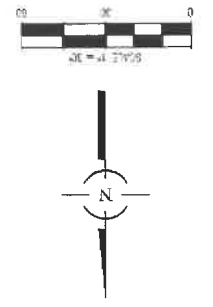
SHEET: C-SP  
 JOB NO: 11250.03  
 DATE: 07/11/23  
 FILE NAME: 11250.CSISTE-PLAN  
**SPACECO INC.**

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**  
 6675 W. Highway Road, Suite 200  
 Rosemont, Illinois 60018  
 Phone: (630) 694-0000 Fax: (630) 694-0005

**CONCEPT SITE PLAN**  
**MIDWEST HAMPSHIRE DEVELOPMENT**  
 HAMPSHIRE, ILLINOIS

NO.	DATE	REMARKS
2	08/28/23	PER OWNER
1	07/13/23	PER OWNER

NO.	DATE	REMARKS

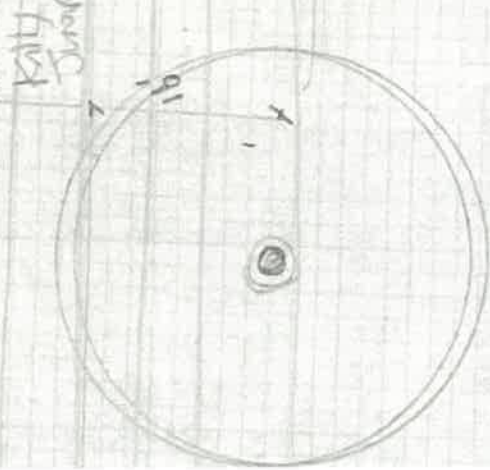




PRIZE HILL ROAD →

9' 1/2

has point cone swirl



millions

Heat point

FRASEE SUMM

ROAD CROSS

TRAILER  
Sales

Landscape Plan

7  
N/A