



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

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. A Motion to Approve the Meeting Minutes from January 22, 2024
5. New Business
 - a. Motion to Recommend Approval of 2024 Village of Hampshire Zoning Map
6. Old Business
 - a. Discussion Regarding Proposed Text Amendments to Zoning Ordinance
7. Public Comments
8. Announcements
9. Adjournment

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

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

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

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 1/22/2024 at 7:00pm.

Attendees

Attendees included were Chairman B. Mroch, and chairman L. Rapach, B. Rossetti, S. McBride, G. Duchaj, R. Frillman, and S. Egger.

Members not in attendance

All members were in attendance.

Approval of minutes

A motion to approve minutes with correction to G. Duchaj's name from 11/13/2023 was made by L. Rapach, seconded by G. Duchaj, with a vote of 5 aye, 0 nay, 1 abstain.

Unfinished business

No unfinished business.

New business

5(a) - A motion to approve the Adoption of the 2024 Planning & Zoning Commission Meeting Schedule was made by S. McBride, seconded by B. Rossetti, with a vote of 6 aye, 0 nay. Motion carried.

5(b) - Discussion was had regarding Proposed Text Amendments to the Zoning Ordinance. No vote taken as this was strictly discussion only.

Public Comments

Ms. Raffkind, Mr. Schaeffer, and Ms. Carr all spoke and asked questions regarding the discussion regarding the Proposed Text Amendments to Zoning Ordinance. Comments can be viewed online via recording.

Announcements

S. Egger is the newest chair to the Planning & Zoning commission. She was welcomed by the board.

Adjournment

A motion to adjourn the meeting at 7:45pm was made by S. McBride, seconded by B. Rossetti, 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

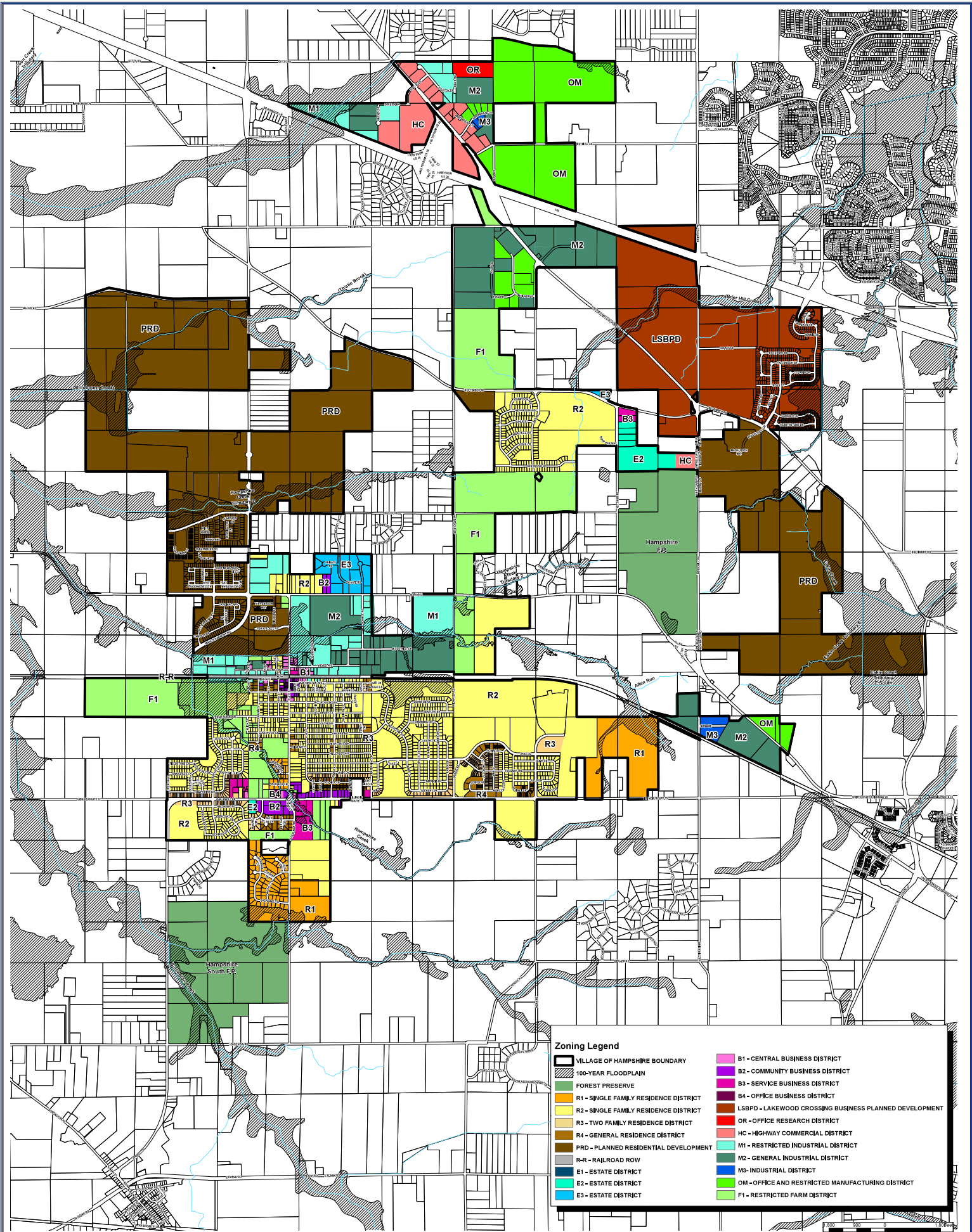
TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on February 26, 2024
RE: 2024 Village Zoning Map Adoption

Background: State statute requires each municipality to publish or adopt the municipality's zoning map by March 31st of every year. Village staff have updated the zoning map to reflect annexation and associated zoning of properties that were incorporated into the Village in 2023.

Recommendation: For the Planning & Zoning Commission to recommend approval of the adoption of the 2024 Village of Hampshire Zoning Map.

Exhibits:

1. Village of Hampshire - 2024 Zoning Map



Zoning Legend

- VILLAGE OF HAMPSHIRE BOUNDARY
- 100-YEAR FLOODPLAIN
- FOREST PRESERVE
- R1 - SINGLE FAMILY RESIDENCE DISTRICT
- R2 - SINGLE FAMILY RESIDENCE DISTRICT
- R3 - TWO FAMILY RESIDENCE DISTRICT
- R4 - GENERAL RESIDENCE DISTRICT
- PRD - PLANNED RESIDENTIAL DEVELOPMENT
- R-R - RAILROAD ROW
- E1 - ESTATE DISTRICT
- E2 - ESTATE DISTRICT
- E3 - ESTATE DISTRICT
- B1 - CENTRAL BUSINESS DISTRICT
- B2 - COMMUNITY BUSINESS DISTRICT
- B3 - SERVICE BUSINESS DISTRICT
- B4 - OFFICE BUSINESS DISTRICT
- LSBDP - LAKEWOOD CROSSING BUSINESS PLANNED DEVELOPMENT
- OR - OFFICE RESEARCH DISTRICT
- HC - HIGHWAY COMMERCIAL DISTRICT
- M1 - RESTRICTED INDUSTRIAL DISTRICT
- M2 - GENERAL INDUSTRIAL DISTRICT
- M3 - INDUSTRIAL DISTRICT
- OM - OFFICE AND RESTRICTED MANUFACTURING DISTRICT
- F1 - RESTRICTED FARM DISTRICT



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 52 Wheeler Road
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 www.eelweb.com



Village of Hampshire
 234 South State Street
 P.O. Box 457
 Hampshire, IL 60140-0457
 www.hampshire.org

DATE: FEBRUARY 2024
 PROJECT NO.: H43001
 BY: [Signature]
 PATH: [Path]
 FILE: [File]

2024 ZONING MAP

VILLAGE OVERALL ZONING MAP





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

Agenda Supplement

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on January 22, 2024
RE: Text/Map Amendment - Zoning District Consolidation

Background: The Village is seeing an increase in development throughout the Village, primarily with new residential and industrial developments. Village staff have identified that consolidating certain zoning districts and identifying the purpose of each zoning district will better guide future development in the Village in a sound and orderly manner.

Analysis: The Village currently has twenty-one (21) zoning districts, of which three (3) of the districts have no properties zoned for. Additionally, none of the twenty-one (21) zoning districts have established purposes.

Village staff opines that twenty-one (21) zoning districts is exorbitant. Village staff desires to consolidate certain zoning districts and establish purposes for each. The table below provides Village staff's recommendation on the consolidated district and general purpose of each district:

Existing Zoning District	New Zoning District	General Purpose
E-1, E-2, E-3, F-1	E	Estate-like Residential (extremely large single lots)
R-1	No Change	Large-Single Family Residence Lots
R-2	No Change	Small-Single Family Residence Lots
R-3	No Change	Duplex/Attached Single-Family Residence Lots
R-4	No Change	Multifamily Lots (Townhomes, Apartments, Condos, etc.)
B-1, B-2	B-1	Neighborhood Commercial
B-3	B-2	Corridor Commercial
B-4	B-3	Auto-Oriented Commercial (Gas Stations, Car Sales, Car Repairs, etc.)
HC	HC	Highway Corridor Commercial
M-1, O-M	M-1	Limited/Light Industrial/Manufacturing
M-2, M-3	M-2	Heavy Industrial/Manufacturing

Existing Zoning District	New Zoning District	General Purpose
O-R	No Change	Office-Research Campus
Rural Residential	Eliminate	
Rural Business	Eliminate	
Recreational	Eliminate	

The following are the proposed purposes of each the proposed zoning district designation that would be incorporated and codified within the Village’s Municipal Code if approved.

E: The purpose of the E - Estate district is to provide for low-density single-family residence, farming/agriculture and other compatible uses on large, unsubdivided lots.

R-1: The purpose of the R-1 - Large-Single Family Residence district is to provide for low-density single-family residential developments and other compatible uses on large, subdivided lots.

R-2: The purpose of the R-2 - Small-Single Family Residence district is to provide for low- to mid-density single-family residential developments and other compatible uses on small, subdivided lots.

R-3: The purpose of the R-3 - Duplex/Attached Single-Family Residence district is to provide for mid- to high-density single-family duplex/attached residential developments and other compatible uses on small, subdivided lots.

R-4: The purpose of the R-4 - Multifamily Residence district is to provide for mid- to high-density multifamily residential developments such as townhomes, rowhomes, apartments, condominiums and other compatible uses.

B-1: The purpose of the B-1 - Neighborhood Commercial district is to provide and accommodate retail, specialty shops, business and professional offices, restaurants, and civic uses characteristic of a traditional downtown area.

B-2: The purpose of the B-2 - Corridor Commercial district is to provide and accommodate retail and services uses that are consumed by a larger population. This district is located along major roadways, such as IL-72, US-20, and Allen Rd.

B-3: The purpose of the B-3 - Auto-Oriented Commercial district is to provide and accommodate auto-oriented uses.

HC: The purpose of the HC - Highway Corridor Commercial district is to provide and accommodate motorist-oriented uses near and along the Interstate 90 interchange.

M-1: The purpose of the M-1 - Limited Industrial-Manufacturing district is to provide and accommodate low-intensity industrial, manufacturing, warehousing, and research facilities with minimal impacts on neighboring properties.

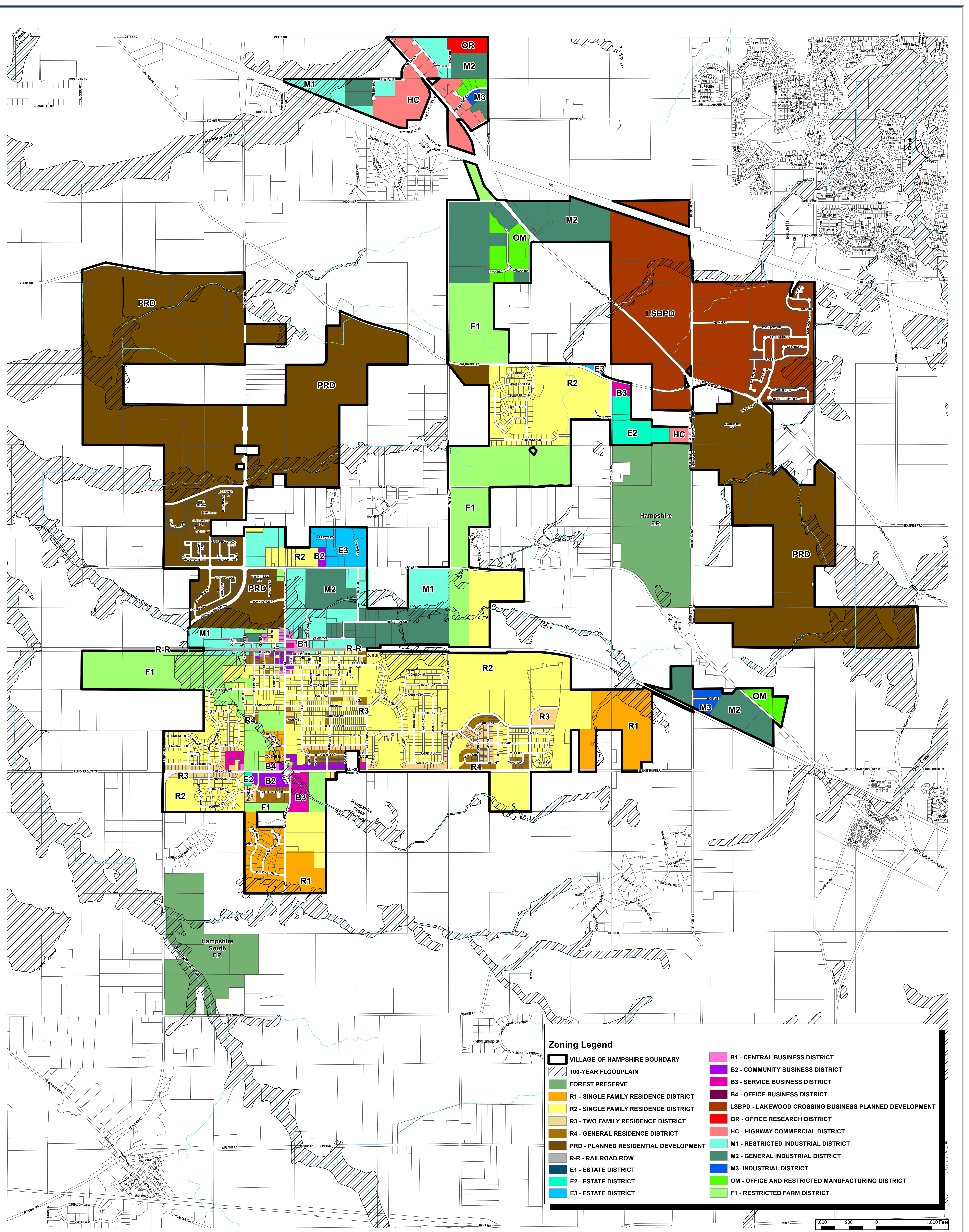
M-2: The purpose of the M-2 - Heavy Industrial-Manufacturing district is to provide and accommodate high-intensity industrial, manufacturing, warehousing, and research facilities with the potential for impacts on neighboring properties.

O-R: The purpose of the O-R - Office Research district is to provide and accommodate high density offices and research developments on large lots with minimal impacts on neighboring properties.

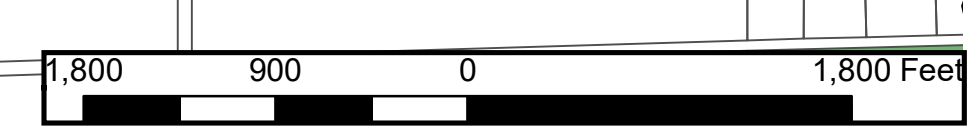
Recommendation: For the Planning & Zoning Commission to consider, discuss, and provide direction to Village staff on the proposed zoning consolidation and purposes.

Exhibits:

1. Village of Hampshire - Zoning Map
2. Village of Itasca - Zoning Map

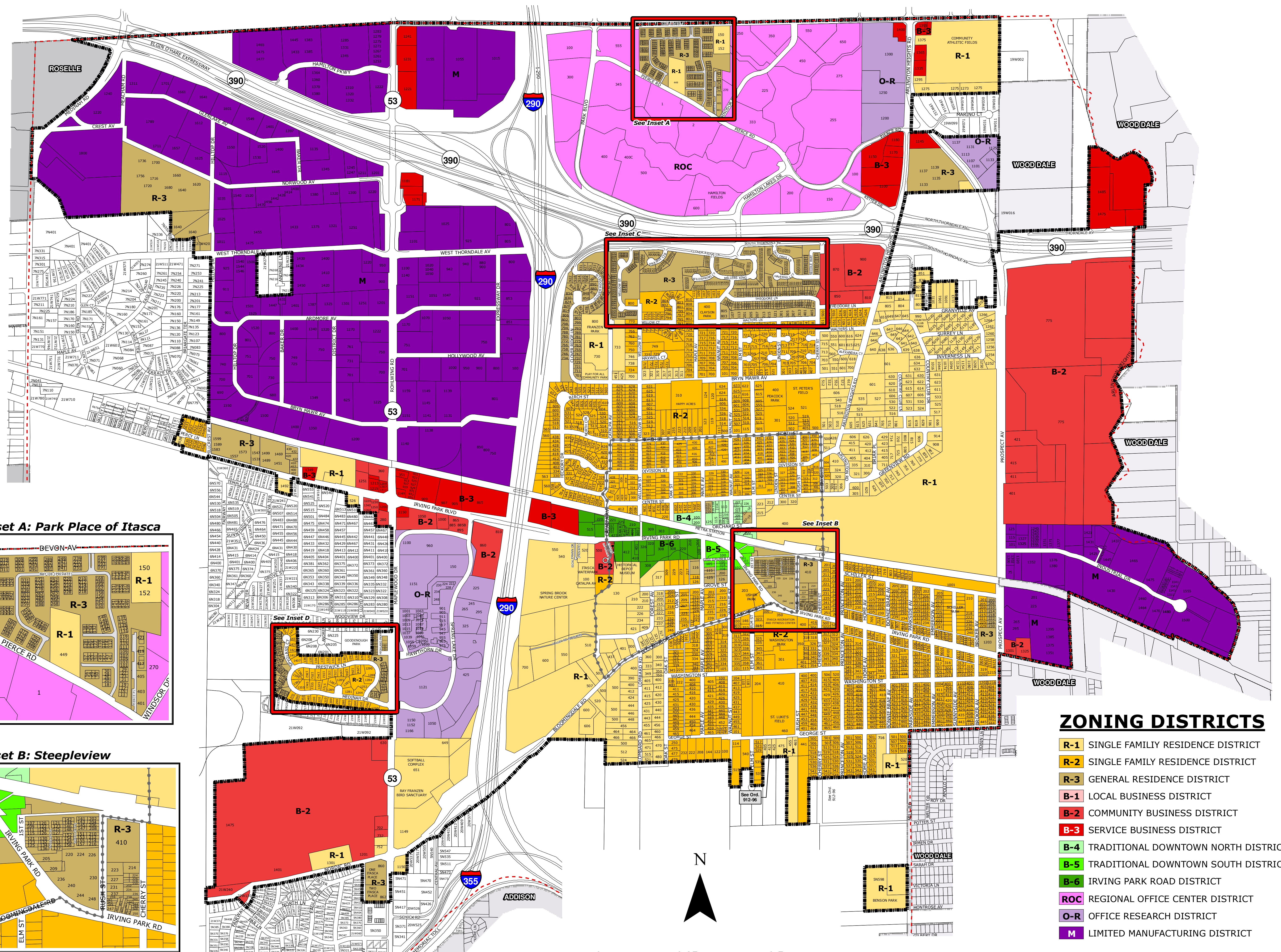


Zoning Legend	
	VILLAGE OF HAMPSHIRE BOUNDARY
	100-YEAR FLOODPLAIN
	FOREST PRESERVE
	R1 - SINGLE FAMILY RESIDENCE DISTRICT
	R2 - SINGLE FAMILY RESIDENCE DISTRICT
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	OR - OFFICE RESEARCH DISTRICT
	HC - HIGHWAY COMMERCIAL DISTRICT
	M1 - RESTRICTED INDUSTRIAL DISTRICT
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	F1 - RESTRICTED FARM DISTRICT

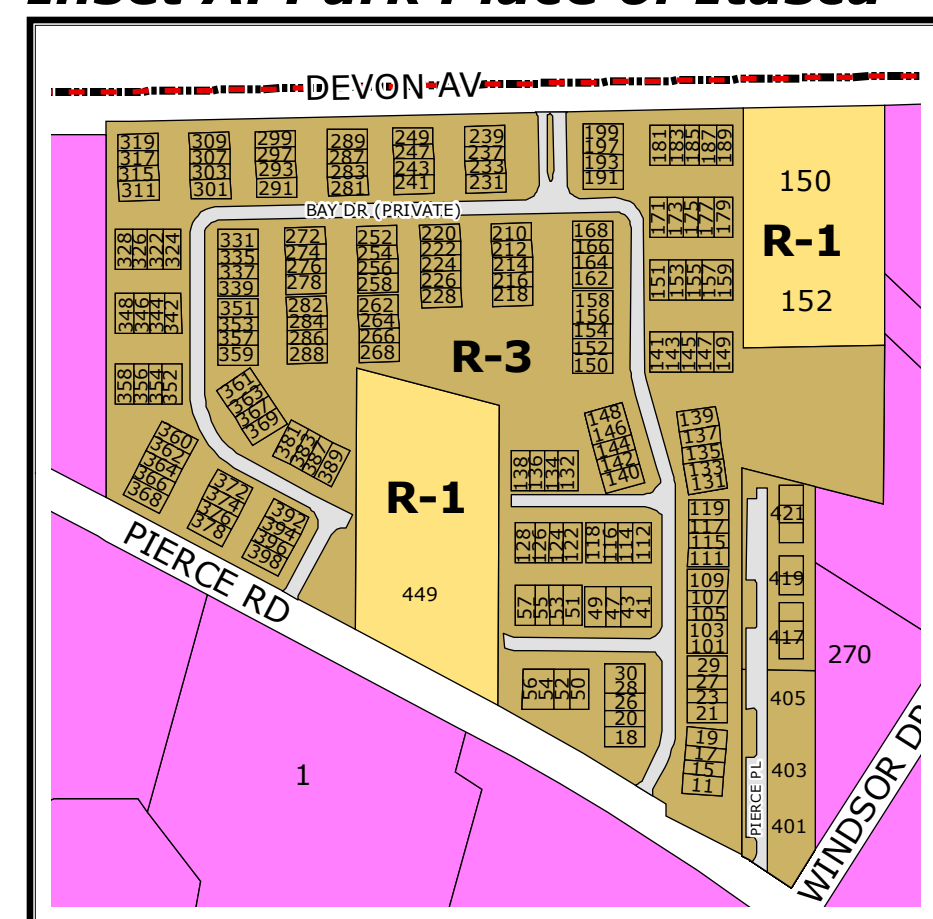


VILLAGE OF ITASCA, ILLINOIS

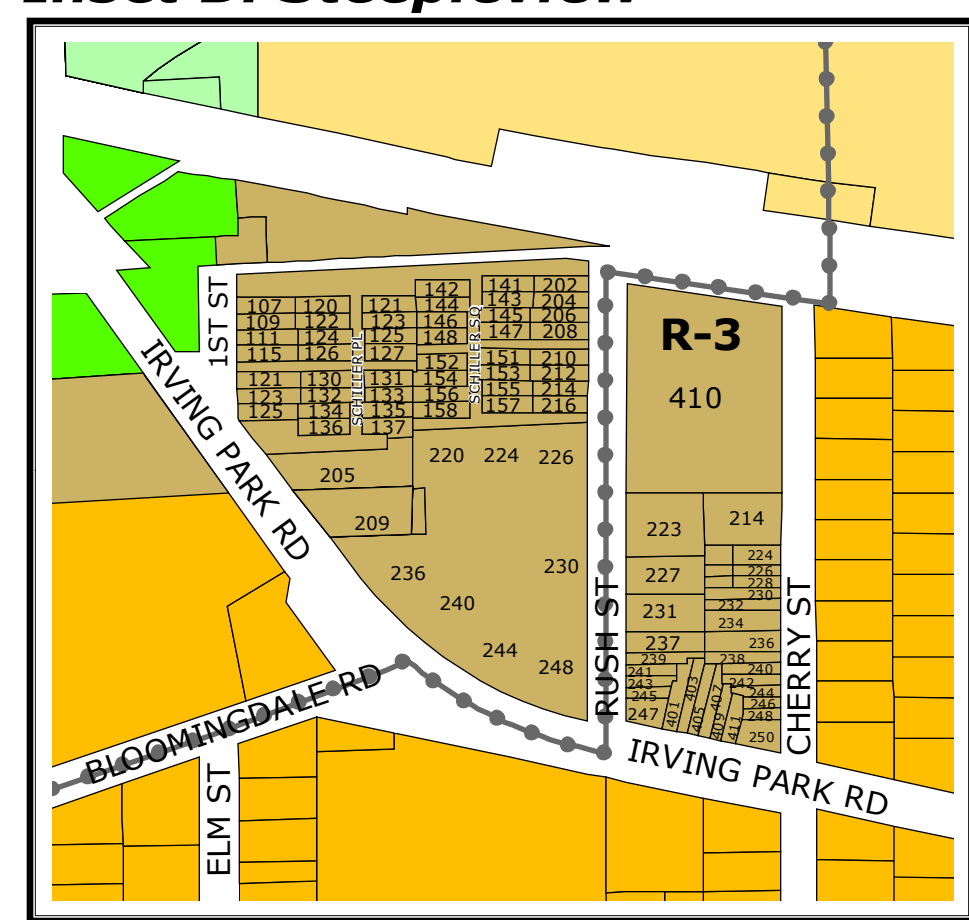
2022 OFFICIAL ZONING MAP



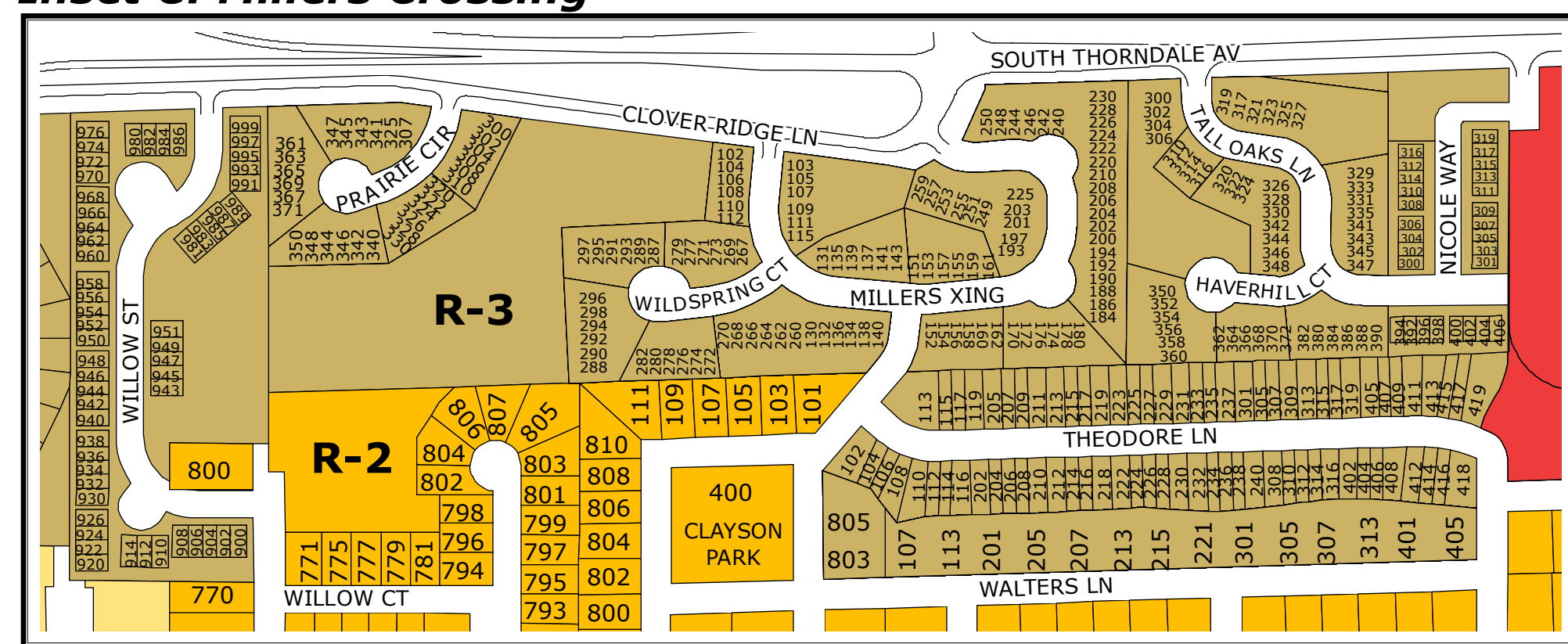
Inset A: Park Place of Itasca



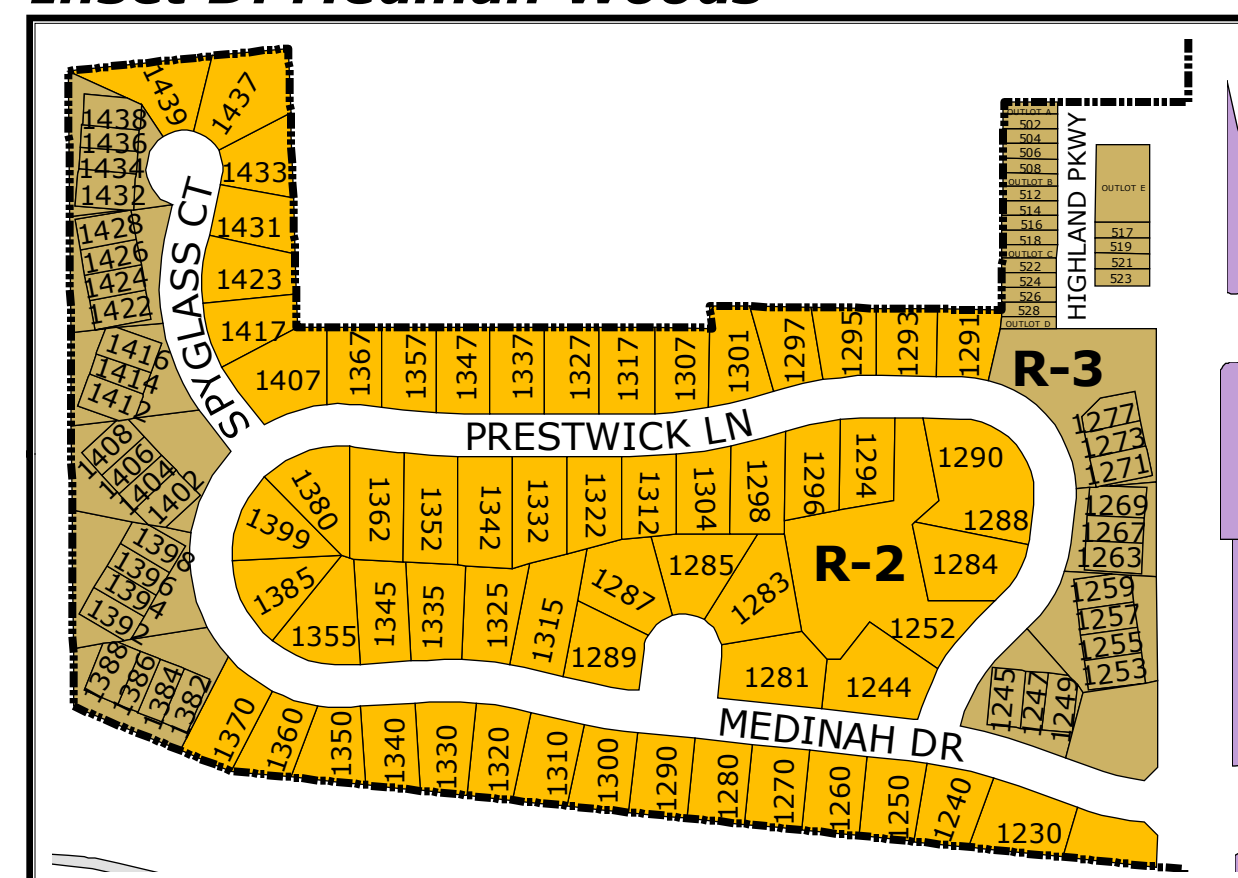
Inset B: Steepleview



Inset C: Millers Crossing



Inset D: Medinah Woods

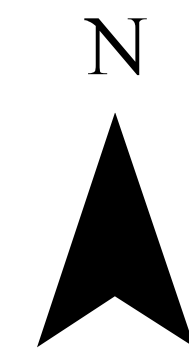
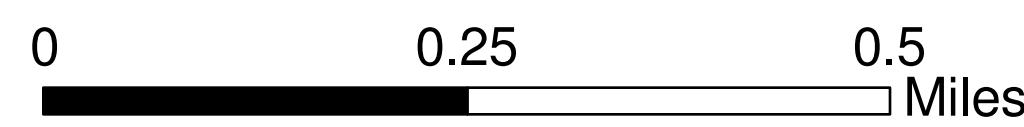


ZONING DISTRICTS

- R-1** SINGLE FAMILY RESIDENCE DISTRICT
- R-2** SINGLE FAMILY RESIDENCE DISTRICT
- R-3** GENERAL RESIDENCE DISTRICT
- B-1** LOCAL BUSINESS DISTRICT
- B-2** COMMUNITY BUSINESS DISTRICT
- B-3** SERVICE BUSINESS DISTRICT
- B-4** TRADITIONAL DOWNTOWN NORTH DISTRICT
- B-5** TRADITIONAL DOWNTOWN SOUTH DISTRICT
- B-6** IRVING PARK ROAD DISTRICT
- ROC** REGIONAL OFFICE CENTER DISTRICT
- O-R** OFFICE RESEARCH DISTRICT
- M** LIMITED MANUFACTURING DISTRICT

LEGEND

- ULTIMATE PLANNING AREA LIMITS
- VILLAGE LIMITS
- PARCEL
- INSET
- HISTORIC DISTRICT
- PRIVATE ROADS



OFFICIAL ZONING MAP OF ITASCA, IL

Approved: President Jeffrey Pruy

Attest: Jodi Condi, Village Clerk

ORDINANCE: 2009-22

DATE: March 2022

AMMENDED:



Village of Itasca
550 W. Irving Park Rd.
Itasca, IL 60143
630.773.0835
www.itasca.com