

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

**Meeting
Tuesday, December 22, 2020
7:00 p.m.
Hampshire Village Hall
234 South State Street**

AGENDA

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of Minutes – For meeting held August 11, 2020.
- E. New Business:
 - 1. Public Hearing for and consideration of a Petition for Re-zoning filed by Brier Hill Ventures, LLC, for certain land to be annexed to the Village, to classify said land in the M-2 General Industrial Zoning District upon annexation to the Village; together with a Petition for Special Use, filed under under §6-14-3(H) of the Village Code, to allow for operation of a re-cycling center for construction materials pursuant to §6-9-3(C) of the Village Code, all regarding certain property comprised of 18± acres and identified as parts of PIN 01-23-300-008 and PIN 01-25-100-009, located generally on the west side of Brier Hill Road, south of Allen Road, and north of IL 72,. in Hampshire Township.
 - 2. Public Hearing and consideration of a Petition for Variation filed by Hampshire Township Park District, under §6-14-3(F) of the Village Code, for the property known as Tuscany Woods Park, to vary the requirements of §6-11-2(J) of the Village Code, to allow for a temporary off-street parking area improved with gravel, instead of a compacted gravel or stone base not less than 4” thick and surfaced with an all-weather, dustless material on the premises.
 - 3. Consideration of authorizing the Chair to execute and deliver to the Village Board of Trustees appropriate Findings of Fact and Recommendation regarding Item #1 and Item #2, above.
- F. Old Business:
- G. Public Comment
- H. Announcements: Next meeting date – January 12, 2021
- I. Adjournment

The Village of Hampshire is subject to the requirements of the Americans with Disabilities Act of 1990. Any individual with a disability who plans to attend this meeting/public hearing and who may require a certain accommodation in order to allow him/her to observe and/or participate in this meeting is requested to contact the Village Clerk prior to the meeting to discuss such accommodation.

Attendance: Accommodations with adequate distancing will be made for this meeting; and members of the public in attendance will be expected to wear face coverings.

Also, video-conferencing and/or telephone conferencing may be available for the public to participate in /witness the meeting. Anyone who desires to attend by Video-Conference must notify the Village Clerk of such request by e-mail to [Lvasquez @ hampshireil.org](mailto:Lvasquez@hampshireil.org) no later than 24 hours prior to the meeting, so that a link to participate may be sent via e-mail address the day of the meeting, together with a PDF version of exhibits and other documents to be considered at the meeting.

Anyone who desires to attend by Tele-Conference must notify the Village Clerk of such request by e-mail as above or at 847-683-2181 Ext. 0, no later than 4:30 p.m. the day prior to the meeting, and a telephone number and passcode will be provided.

Anyone who desires to review the application, and/or the exhibits or other documents delivered to the ZBA, may do so on the Village's website; or, in person, by calling the Village Clerk and making appropriate arrangements no later than the day of the meeting.

Public Comment: Comments to the Zoning Board of Appeals, or questions to the applicant, may be submitted prior to the meeting or public hearing by 4:30 the day prior to the meeting date in writing addressed to the Village Clerk, and placed in the drop box at Village Hall or via e-mail to Lvasquez@hampshireil.org. Any written comments so received shall be noted in the minutes of the meeting and/or public hearing, as the case may be.

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

MINUTES August 11, 2020

A meeting of the Hampshire Zoning Board of Appeals was called to order at 7:00 p.m.. Members present: Chair C. Christensen, W. Albert, H. Hoffman, and Sec. J. Schaul in person. R. Frillman was absent. Also present were Village Manager Jay Hedges (who managed the Zoom video-conferencing and telephone conferencing programs) and Village Attorney M. Schuster (by video conference).

On motion made by H. Hoffman, seconded by W. Albert, to approve the minutes of the meeting of the Zoning Board of Appeals held on May 12, 2020, the vote to approve was unanimous. Motion passed. Mr. Hoffman expressed his gratitude for the quality of the minutes presented for review.

I. The first order of business was to consider the Petition of C. Klein for variance of the front yard setback requirement of §8-7-2(C) for the property at 219 Panama Avenue to allow for construction of a new front porch on the property.

The public hearing for these two Petitions was opened at 7:03 p.m.

The Village Attorney recited that notice of the public hearing for this petition had been published in the Daily Herald newspaper on July 21, 2020, and that a Certificate of Publication was on file with the Village Clerk.

Ms. Christine Klein appeared as Petitioner. She stated that notice had been posted on the premises as of July 15, 2020; and that she mailed notice of the Petition and owners of parcels within 250' feet of the property. She explained the proposed project for construction of a new porch, and the amount of variance required to allow for same. A diagram had been submitted to the members of the ZBA prior to the meeting. The property currently has a stoop and stairs; and it will be replaced by a new porch with overhang, and stairs. The new porch will extend into the front yard setback by approximately nine (9') feet; and the front yard will be reduced to 20.65 feet in relation to the new porch.

Board members noted that the present stoop and stairs encroach into the required front yard now.

There were no comments from the public.

The public hearing was closed at 7:09 p.m.

On motion made by W. Albert, and seconded by H. Hoffman, to recommend approval of the Petition for Variance, the vote was 4 aye and 0 nay. Motion passed.

II. The second order of business was to consider the Application for Approval of a General Variance of the Community Graphics Regulations filed by Mark Your Space for Truck Country for general variations of the Village Community Graphics Regulations, pursuant to §6-12-14(B) of the Village Code, for proposed signage at the Truck Country at 205 Metrix Drive in the Village.

Mr. Mike Sobel of Mark Your Space appeared via telephone conferencing to present the Petition to the Board. Mr. Sobel explained the signage package designed for use at the Truck Country building in the Metrix Subdivision in the Village, including variances from strict adherence to the requirements of the

Village Community Graphics Regulations and Interchange Overlay Regulations, consistent with other signage throughout the truck stop area adjacent to the I-90 interchange. The signage will include the following: two additional wall signs on the building; one free-standing highway sign of 260 s.f.; a free-standing pole sign up to 80 s.f. in area; and one internally lit directional sign 36 s.f. in area.

Board members asked if, in general, the requests for general variation were consistent with other sign variations allowed in the area of the I-90 / US Highway 20 interchange; and whether the requested signage was larger than the Love's entrance sign. Mr. Schaul expressed his concern for design and construction safety for the free-standing highway sign.

There were no questions or comments from the public.

On motion made by H. Hoffman, and seconded by W. Albert, to recommend approval of the Petition for approval of the signage plan for the Thornton's business at 19N479 US Highway 20, including the variances detailed in the Petition, the vote was 4 aye and 0 nay. Motion passed.

III. On motion made by H. Hoffman, seconded by W. Albert, to authorize the Chairman to review, sign and deliver to the Village Clerk written Findings of Fact and Recommendation concerning Agenda Items 1 and 2, the vote was 4 aye and 0 nay. Motion passed.

The Village Manager and Assistant Village Manager briefly discussed review of the signage requirements of the Village, with a view toward modifying the regulations to address the standards which have evolved for signs in the interchange area.

V. On motion duly made and seconded, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Joseph B. Schaul Jr.

Joseph Schaul
Secretary

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Petition for Zoning Map Amendment and for Special Use has been filed with the Clerk of the Village of Hampshire by Brier Hill Ventures, LLC, to classify land to be newly annexed to the Village in the M-2 General Industrial Zoning District, and also, to allow a special use for operation of a re-cycling center for construction materials on the subject property, pursuant to 56-9-3(C) of the Hampshire Municipal Code.

The subject property is legally described as follows: That part of the Southwest Quarter of Section 24 and part of the Northwest Quarter of Section 25, Township 42 North, Range 6 East of the Third Principal Meridian, described more particularly as follows: Commencing at the Southeast corner of said Southwest Quarter of Section 24; thence South 89 degrees 21 minutes 37 seconds West (bearing based on NAD 83 Illinois State Plane Coordinate System, East Zone (2011 adjustment)), along the South line of said Southwest Quarter, 30.00 feet to the apparent west right of way line of Brier Hill Road as occupied and shown on document 2017K030623, said line being 30.00 feet West of and parallel to the east line of said Northwest Quarter of Section 25, said point also being the point of beginning; Thence South 00 degrees 09 minutes 45 seconds East along said west line, 584.10 feet to a point on the north line of Soo Line Railroad (also or formerly known as Chicago, Milwaukee, St. Paul and Pacific Railroad Company), said line being 50.00 feet north of and parallel to the centerline of said railroad as occupied; thence North 64 degrees 11 minutes 05 seconds West along said north line, 728.47 feet; thence North 00 degrees 09 minutes 45 seconds West parallel with the said east line of Section 25, 259.56 feet to a point on the north line of said Northwest Quarter; thence North 00 degrees 11 minutes 33 seconds West parallel with the said east line of Section 24, 734.58 feet; thence North 89 degrees 29 minutes 56 seconds East parallel with the north line of the Southeast Quarter of the Southwest Quarter of said Section 24, 654.88 feet to a point on said apparent west right of way line of Brier Hill Road as occupied; thence South 00 degrees 11 minutes 33 seconds East parallel with a line 30.00 feet west of and parallel to the east line of said Southwest Quarter of Section 24 and also along said apparent west line of Brier Hill Road, 733.00 feet to the point of beginning, all in Kane County, Illinois, Containing 756,763 square feet or 17.373 acres, more or less.

PIN: 01-23-300-008 and 01-25-100-009 (portions of each parcel)
Common Address: Brier Hill Road, south of Allen Road, Hampshire, Illinois 60140

A Public Hearing on the Petition for Zoning Amendment and Special Use will be conducted by the Village of Hampshire Zoning Board of Appeals on Tuesday, December 22, 2020, starting at 7:00 p.m. at the Village Hall, 234 South State Street, Hampshire Illinois. A copy of the Petition is available for review at the Village Hall during regular business hours. Due to the COVID-19 pandemic, please notify the Village Clerk in advance of a request to examine the filing. Notice to the Village Clerk may be by phone, 847-683-2181 Ext. 0, or by e-mail at lvasquez@hampshireil.org.

It is anticipated that provision will be made for members of the advisory board, and of the public, to attend the public hearing remotely. If such provision is made, anyone who desires to attend the meeting via video- or tele-conferencing must notify the Village Clerk by phone or e-mail per the information above, with his/her request, no later than 12:00 noon two days prior to the meeting date; and a link to participate will be sent to his/her e-mail address the day of the meeting. In addition, written comment on the proposal may be submitted to the Village Clerk in advance of the meeting date in writing at Village Hall, 234 S. State Street, Hampshire, or via the e-mail address above.

All interested persons will be given an opportunity to be heard.

s/ Linda Vasquez
Linda Vasquez
Village Clerk

Published In Daily Herald November 30, 2020 (4555058)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **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 11/30/2020 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Laula Baltz*
Authorized Agent

Control # 4555058

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Petition for Zoning Variance has been filed with the Clerk of the Village of Hampshire by Hampshire Township Park District, for a variance of the off-street parking requirements, §6-11-2(J), to allow for construction of a parking area at Tuscan Woods Park as a "temporary gravel lot" in lieu of constructing the lot with a compacted gravel or stone base not less than 4" thick and surfaced with an all-weather, dust-less material.

The property is legally described as follows:
A parcel of land, being part of the South Half of Section 23 and part of the Northeast Quarter of Section 26, Township 42 North, Range 6 East of the Third Principal Meridian, in Kane County, Illinois, more particularly described as follows:

Commencing 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 1,999.68 feet; thence North 89 degrees 45 minutes 10 seconds East 50.90 feet; thence South 54 degrees 00 minutes 47 seconds East 86.47 feet; thence South 71 degrees 57 minutes 14 seconds East 86.08 feet; thence North 88 degrees 28 minutes 50 seconds East 136.53 feet; thence North 71 degrees 14 minutes 17 seconds East 118.17 feet; thence North 68 degrees 59 minutes 44 seconds East 203.19 feet; thence North 22 degrees 41 minutes 38 seconds West 138.14 feet; thence Northeasterly along the arc of a curve concave to the Northwest, having a radius of 183.00 feet, having a chord bearing of North 55 degrees 06 minutes 13 seconds East, a distance of 77.95 feet to a Point of Tangency; thence North 42 degrees 54 minutes 05 seconds East 200.20 feet; thence South 47 degrees 05 minutes 55 seconds East 120.00 feet; thence South 42 degrees 54 minutes 05 seconds West 31.14 feet; thence South 16 degrees 05 minutes 36 seconds East 134.00 feet; thence South 50 degrees 08 minutes 23 seconds East 120.00 feet; thence North 86 degrees 27 minutes 30 seconds East 120.00 feet; thence North 57 degrees 43 minutes 51 seconds East 214.08 feet; thence North 89 degrees 52 minutes 21 seconds East 540.58 feet; thence South 25 degrees 55 minutes 58 seconds East 70.93 feet; thence South 35 degrees 00 minutes 31 seconds East 65.47 feet; thence South 44 degrees 10 minutes 57 seconds East 72.40 feet; thence South 64 degrees 52 minutes 47 seconds East 64.36 feet; thence South 66 degrees 28 minutes 08 seconds East 73.75 feet; thence South 76 degrees 39 minutes 16 seconds East 57.43 feet; thence South 79 degrees 26 minutes 36 seconds East 100.20 feet; thence South 62 degrees 07 minutes 17 seconds East 92.1 feet; thence South 59 degrees 22 minutes 53 seconds East 344.42 feet; thence Northeasterly along the arc of a curve concave to the Southeast, the center of which bears South 82 degrees 17 minutes 21 seconds East from the last described point, having a radius of 465.00 feet, having a chord bearing of North 42 degrees 12 minutes 05 seconds East, a distance of 559.84 feet to the Place of Beginning; [and] Thence North 17 degrees 22 minutes 40 seconds West 8.60 feet to a Point of Curvature; thence Northwesterly along the arc of a curve concave to the Southwest, having a radius of 285.00 feet, having a chord bearing of North 34 degrees 54 minutes 28 seconds West, a distance of 173.17 feet to a Point of Reverse Curvature; thence Northwesterly along the arc of a curve concave to the Northeast, having a radius of 417.00 feet, having a chord bearing of North 32 degrees 17 minutes 33 seconds West, a distance of 293.24 feet to a Point of Tangency; thence North 12 degrees 08 minutes 49 seconds West 795.59 feet; thence North 77 degrees 51 minutes 11 seconds East 51.00 feet; thence North 12 degrees 08 minutes 49 seconds West 125.00 feet; thence North 77 degrees 51 minutes 11 seconds East 139.00 feet; thence South 12 degrees 08 minutes 49 seconds East 120.00 feet; thence North 77 degrees 51 minutes 11 seconds East 87.12 feet; thence North 78 degrees 22 minutes 13 seconds East 12.59 feet; thence North 82 degrees 47 minutes 44 seconds East 95.00 feet; thence South 89 degrees 23 minutes 22 seconds East 95.00 feet; thence South 82 degrees 44 minutes 51 seconds East 100.00 feet; thence North 04 degrees 05 minutes 00 seconds East 120.22 feet; thence Southeasterly along the arc of a curve concave to the North, the center of which bears North 06 degrees 41 minutes 52 seconds East from the last described point, having a radius of 883.00 feet, having a chord bearing of South 86 degrees 47 minutes 21 seconds East, a distance of 107.48 feet to a Point of Tangency; thence North 89 degrees 43 minutes 26 seconds East 7.62 feet to the Easterly line of the Pipeline Easement granted to ANR Pipeline Company (formerly Michigan Wisconsin Pipeline Company) according to document number 90K10272, and document numbers 629184, 807867, and 1120073; thence South 04 degrees 05 minutes 00 seconds West along said Easterly line of the Pipeline Easement a distance of 1,417.19 feet; thence West along the arc of a curve concave to the North, the center of which bears North 16 degrees 19 minutes 56 seconds West from the last described point, having a radius of 385.00 feet having a chord bearing of South 81 degrees 43 minutes 57 seconds West, a distance of 108.38 feet to a Point of Tangency; thence South 89 degrees 47 minutes 51 seconds West 409.15 feet to a Point of Curvature; thence Southwesterly along the arc of a curve concave to the Southeast, having a radius of 465.00 feet, having a chord bearing of South 83 degrees 14 minutes 41 seconds West a distance of 106.36 feet to the Place of Beginning; said parcel of land herein described contains 28.361 acres, more or less, in the Village of Hampshire, Kane County, Illinois.

PIN: 01-23-400-008; 01-23-300-007 and 01-26-200-008
Common Address: Romke Road, Hampshire, Illinois 60140
A Public Hearing on the Petition for Zoning Variance will be conducted by the Village of Hampshire Zoning Board of Appeals at its meeting to be held on Tuesday, December 22, 2020, starting at 7:00 p.m. at the Village Hall, 234 South State Street, Hampshire Illinois. A copy of the Petition is available for review at the Village Hall during regular business hours. Due to the COVID-19 pandemic, please notify the Village Clerk in advance of a request to examine the filing. Notice to the Village Clerk may be by phone, 847-683-2181 Ext. 0, or by e-mail at lvasquez@hampshireil.org. It is anticipated that provision will be made for members of the advisory board and the public to attend the public hearing remotely. If such provision is made, anyone who desires to attend the meeting via video- or tele-conferencing must notify the Village Clerk by phone or e-mail per the information above, with his/her request, no later than 12:00 noon two days prior to the meeting date; and a link to participate will be sent to his/her e-mail address the day of the meeting. In addition, written comment on the proposal may be submitted to the Village Clerk in advance of the meeting date at Village Hall, 234 S. State Street, Hampshire, or via the e-mail address above.
All interested persons will be given an opportunity to be heard.

s/ Linda Vasquez
Linda Vasquez
Village Clerk

Published in Daily Herald November 30, 2020 (4555059)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette
County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **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 11/30/2020 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Linda Vasquez*
Authorized Agent

Control # 4555059



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

DEVELOPMENT APPLICATION

Case Number: _____

Date Filed: _____

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
- Concept Plan Review
- Preliminary Plan Review
- Final Plan Review
- Other Site Plan Review

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: Brier Hill Ventures, LLC Email: jerry@mwcompanies.com

Address: 275 Sola Drive Gilberts, IL 60136

Phone: 847-426-6354 Fax: 847-426-0146

CONTACT PERSON (If different from Applicant)

Name: Michael Mondus - SPACECO, Inc. Email: mmondus@spacecoinc.com

Address: 9575 West Higgins Road, Rosemont, IL 60018

Phone: 847-696-4060 Fax: 847-696-4065

*** 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 beneficiary(ies) 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

Address: 16N220 Brier Hill Rd.

Parcel Number(s): Parts of both 01-23-300-008 and 01-25-100-009

Total Area (acres): +/-18.0 Acres

Legal Description: must be attached to this application

The property is located in which FIRE PROTECTION DISTRICT? Hampshire Fire District

The property is located in which PARK DISTRICT? Hampshire Park District

The property is located in which SCHOOL DISTRICT? Dundee School District 300

The property is located in which LIBRARY DISTRICT? Ella Johnson Library

The property is located in which TOWNSHIP ROAD DISTRICT? Hampshire Township Road District

Current Zoning: Village of Hampshire M-2 General Industrial District and Kane County F - Farming

Proposed Zoning/Variance:

Village of Hampshire M-2 - General Industrial District and
Special Use to operate a recycling center on the property.

Recommended Land Use: Construction and Demolition Material Recycling Center

(As described in the Hampshire Comprehensive Plan)

Proposed Land Use: Estate Residential

Name of Proposed Development: Midwest Companies

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

The undersigned Developer acknowledges that he/she has filed a DEVELOPMENT APPLICATION with the Village, requesting Annexation and Special Use Approval
(type of action(s) requested)

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 deposit, to be held by the Village to secure reimbursement of such fees, in accordance with the current schedule of deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of such 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.


Signature

11/17/2020
Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK


Village Clerk's Signature

\$ 2,000.00
Amount

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

October 23, 2020

To Whom It May Concern:

Steve Berglund and Company has my permission to pursue an annexation agreement with the city of Hampshire.

Sincerely,



Jane Tegtman

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

From: Steve Berglund

Date: November 17, 2020

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 16N220 Brier Hill Road, Hampshire, IL 60140.

<u>Property Index No.</u>	<u>Property Owner</u>	<u>Address</u>
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	948 Scottsdale Drive, Pingree Grove, IL 60140
01-25-100-010	Norlin Group LLC, Raymond Norlin	205 Jamestowne Rd, Sleepy Hollow, IL 60118

NOTIFY BY CERTIFIED MAIL- COPIES

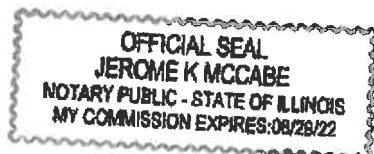
By:

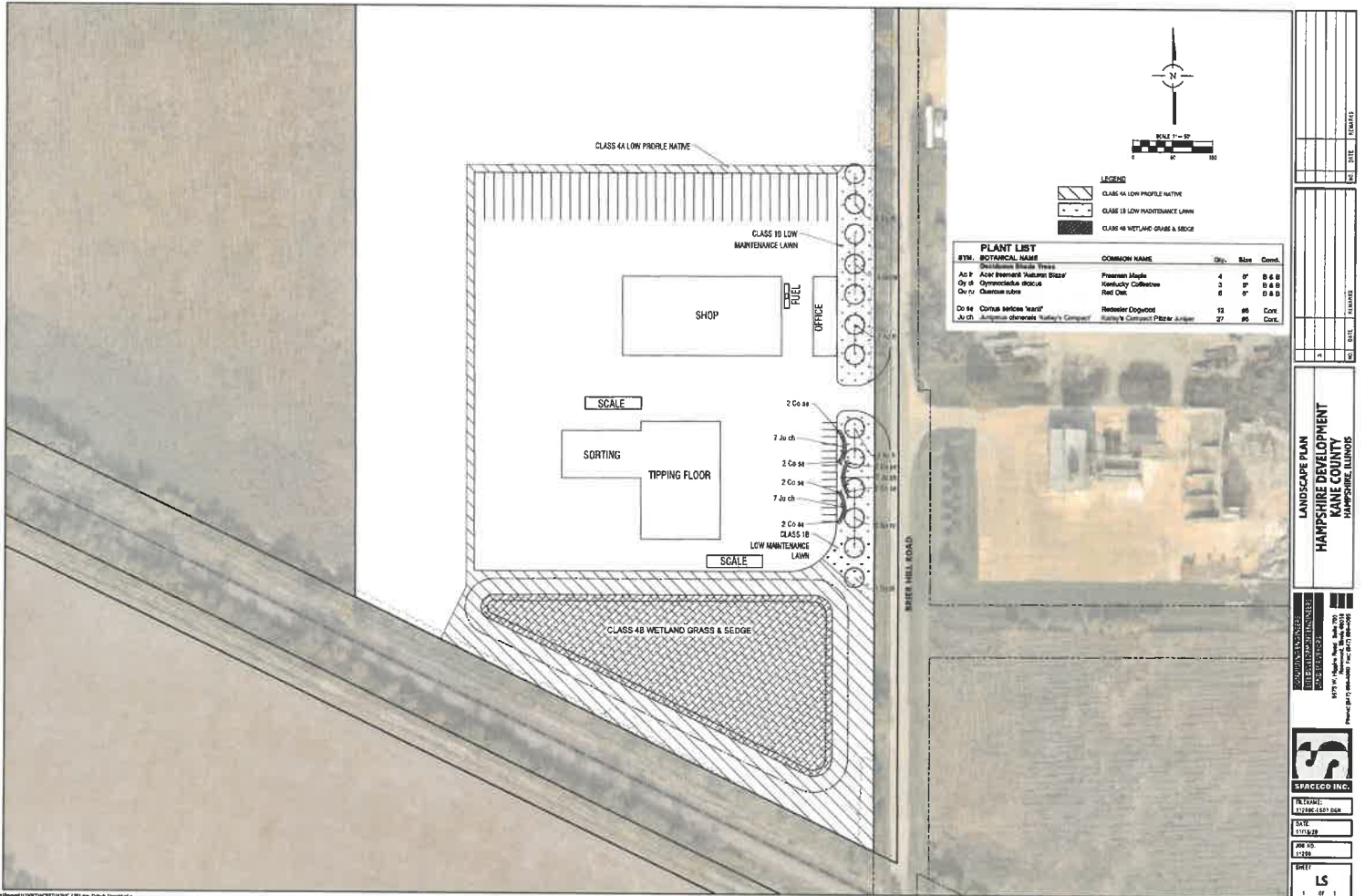

Steve Berglund

Subscribed and sworn before me this

18TH day of November 2020.





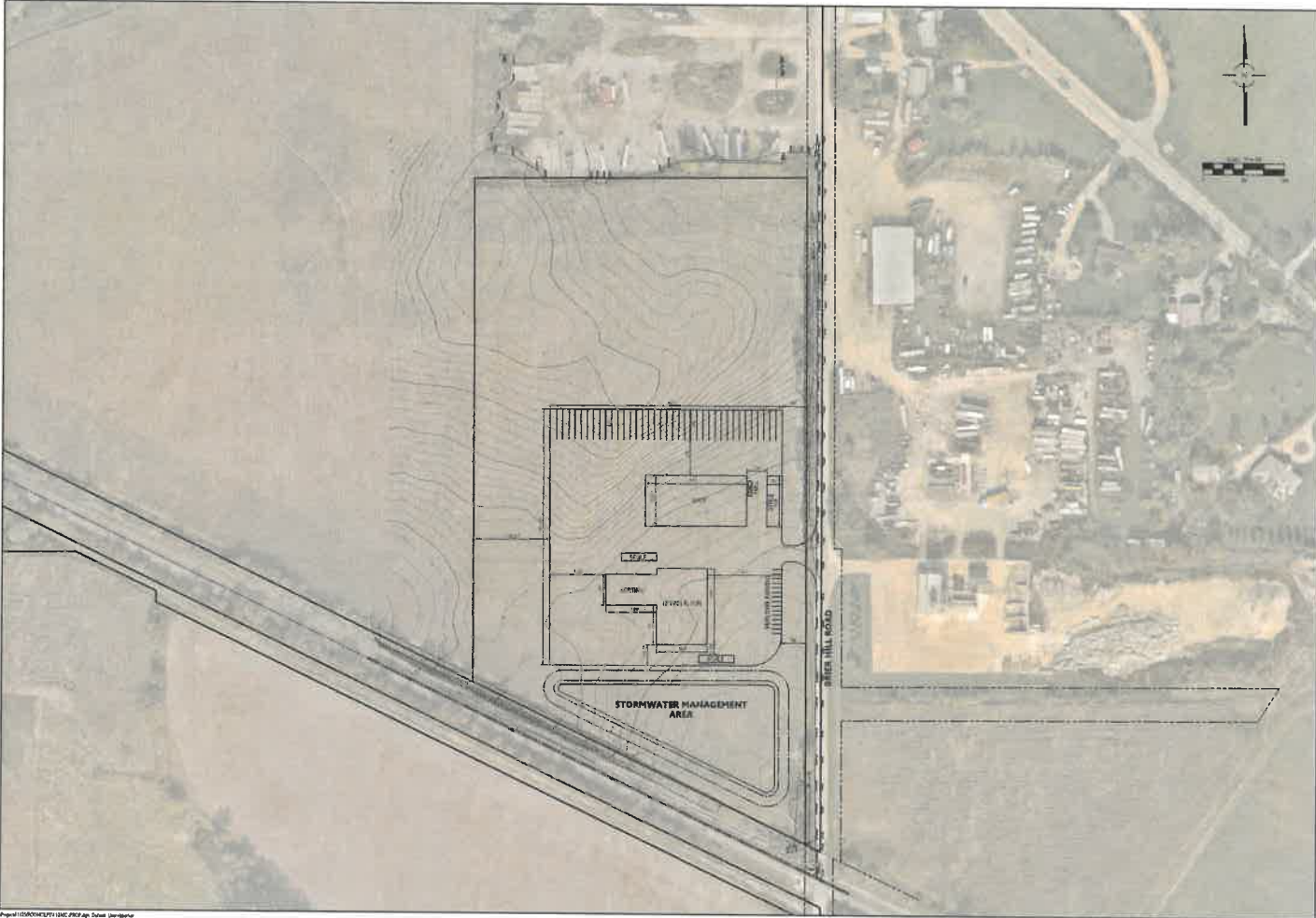


PLANT LIST

SYM.	BOTANICAL NAME	COMMON NAME	Qty.	Size	Comd.
Ac 8	<i>Asplenium Platyneuron</i>	Fraxinus Maple	4	12"	D & B
Gy 8	<i>Gymnocladia dioica</i>	Kentucky Coffee-tree	3	8"	D & B
Qu 2	<i>Quercus rubra</i>	Red Oak	6	8"	D & B
Co 14	<i>Cornus americana</i>	Redstart Dogwood	12	86"	Cont.
Al 23	<i>Amelanchier canadensis</i>	Shiny Yellow-flowered Plantain	27	86"	Cont.

PROJECT: HAMPSHIRE DEVELOPMENT
 LOCATION: KANE COUNTY, ILLINOIS
 DATE: 11/13/18
 DRAWN BY: LS
 CHECKED BY: LS
 SCALE: 1" = 30'
 SHEET: 1 OF 1

HP\p00113470\HCF\18202 LS11.dwg 11/13/2018 11:28:18 AM



NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

**CONCEPT SITE PLAN
HAMPSHIRE DEVELOPMENT
KANE COUNTY
HAMPSHIRE, ILLINOIS**

DESIGNER:
SPEER ENGINEERING, INC.
1001 N. Highways Road, Suite 200
P.O. Box 1000, Hampshire, IL 61854



PROJECT:
HAMPSHIRE DEVELOPMENT

DATE:
11/15/2011

SCALE:
AS SHOWN

SHEET:
C-SP
1 OF 1

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Village of Hampshire
Land Development Application

Case Number: _____
Date Filed: _____

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)

- Annexation *
- Rezoning from _____ District to _____ District
- Special Use Permit
- Variance
- Concept Plan
- Preliminary Plan
- Final Plan
- Site Plan Review

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: HAMPSHIRE TOWNSHIP PARK DISTRICT
Address: 390 SOUTH AVE. PO BOX 953
HAMPSHIRE, IL 60140
Phone: (847) 483-2490 Fax: (847) 483-1741

CONTACT PERSON (If different from Applicant)

Name: LAURA SCHRAW
Address: _____
Phone: (____) _____ - _____ Fax: (____) _____ - _____

-- 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 Land Development Application must be attached to this application)

-- IS THE APPLICANT AND/OR OWNER A TRUSTEE OR A 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 beneficiary(ies) 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).

* Attach an original copy of a Petition for Annexation, 65 ILCS 5/7-8-1 et seq. to this Application.

Land Development Application

PART II. PROPERTY INFORMATION

ADDRESS OF PROPERTY: 13163 ROMKE RD.

PARCEL INDEX NUMBER(S): 01-26-200-008

AREA OF PARCEL (ACRES): 9.96

LEGAL DESCRIPTION: A legal description must be attached to this application.

The subject property is located in which **FIRE PROTECTION DISTRICT?** HAMPSHIRE

The subject property is located in which **PARK DISTRICT?** HAMPSHIRE

The subject property is located in which **SCHOOL DISTRICT?** D300

The subject property is located in which **LIBRARY DISTRICT?** ELLA JOHNSON

The subject property is located in which **TOWNSHIP ROAD DISTRICT?** HAMPSHIRE

CURRENT ZONING: ASPHALT LOT

PROPOSED ZONING / VARIANCE: TEMPORARY GRAVEL LOT

RECOMMENDED LAND USE: PARK
(As described in the Hampshire Comprehensive Plan)

PROPOSED LAND USE: PARK

NAME OF PROPOSED DEVELOPMENT: PARK AT TUSCANY WOODS

PART III. REQUIRED DOCUMENTATION

- Two signed copies of the Land Development Application.
- Application Fee (Amount) \$_____ and Deposit (Amount) \$_____
- Proof of Ownership or Option (1 copy)
- Legal Description of Property /Plat of Survey (1 copy)
- List of property owners within 250 feet with parcel numbers (See enclosed sample letter)
- Preliminary Plan (____ folded full size copies)
- Landscape Plan: Preliminary OR Final (____ folded full size copies)
- Site Plan (6 copies)
- Architectural Elevations (2 full size, ____ folded reduced size copies)
- Final Plat of Subdivision (____ folded full size copies)
- Final Engineering Plans (____ copies signed and sealed)
- Petition for Annexation (2 copies)
- Annexation Agreement (6 signed copies)
- Plat of Annexation (6 copies)
- Fiscal Impact Study (If required by Staff- 6 copies)
- Traffic Impact Analysis (If required by Staff- 6 copies)
- Soil Conservation District Land Use Opinion (1 copy)
- Department of Conservation Endangered Species Report (1 copy)
- Army Corp. of Engineers Report on Wetlands (If required- 1 copy)

I, LAURA SCHRAW, 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.

Laura Schraw
Signature of Applicant

8/21/20
Date

QUIT CLAIM DEED



2017K049602

SANDY WEGMAN
RECORDER - KANE COUNTY, IL
RECORDED: 9/21/2017 01:08 PM
REC FEE: 48.00

PAGES: 5

The GRANTOR, Village of Hampshire, an Illinois Municipal Corporation, in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid, CONVEYS and QUIT CLAIMS to the GRANTEE, Hampshire Park District, an Illinois Park District, the following described Real Estate situated in the County of Kane, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION
Exhibit "A"

PIN: 01-26-200-008; 01-23-300-007; 01-23-400-008

Address: Park parcel on Romke Road, Hampshire, Illinois 60140
1363 Romke Road

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Clerk, this 1 day of September, 2017.



VILLAGE OF HAMPSHIRE,
an Illinois Municipal Corporation,

By: Jeffrey R. Magnus
Village President

ATTEST: [Signature]
Village Clerk

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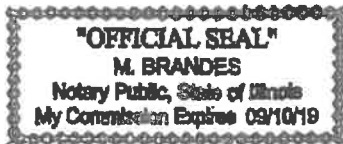
STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JEFFREY R. MAGNUSSEN, is personally known to me to be the President of the Village of Hampshire and LINDA VASQUEZ, is personally known to me to be the Clerk of the Village of Hampshire, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Clerk, they signed and delivered the said instrument as President and Clerk of said Village of Hampshire, and caused the corporate seal of the Village to be affixed thereto, pursuant to authority given by the Electors of said government, as their free and voluntary act, and as the free and voluntary act and deed of the Village, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1ST day of SEPT, 2017.


Notary Public

Commission expires 9-10- 2019



EXEMPT under provisions of Paragraph B
of Section 4 of the Real Estate Transfer Tax Act.

Buyer/Seller or Representative

Dated: 9/1/2017

This Instrument was Prepared by /
Return to:

Mark Schuster
Bazos, Freeman, Schuster & Braithwaite, LLC
1250 Larkin Avenue #100
Elgin, IL 60123

Send Subsequent Tax Bills to: pd

grantee's address

Hampshire Park District
390 South Avenue
Hampshire, Illinois 60140



Sandy Wegman
 Kane County Recorder
 719 S. Batavia Ave., Bldg. C
 Geneva IL, 60134
 Phone: 630-232-5935
 Fax: 630-232-5945

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
 COUNTY OF KANE)^{SS}

Laura Schraw, being duly sworn on oath,
 states that affiant resides at 390 South Ave., Hampshire, IL 60140

And further states that: (please check the appropriate box)

- A. That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
 B. That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 18th day of September 2017

Patricia L Prill
 Signature of Notary Public



Laura Schraw
 Signature of Affiant

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EXHIBIT "A"

A Parcel of Land, being part of the South Half of Section 23 and part of the Northeast Quarter of Section 26, Township 42 North, Range 6 East of the Third Principal Meridian, in Kane County, Illinois, more particularly described as follows:

Commencing 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 1,999.68 feet; thence North 89 degrees 45 minutes 10 seconds East 50.90 feet; thence South 54 degrees 00 minutes 47 seconds East 86.47 feet; thence South 71 degrees 57 minutes 14 seconds East 86.08 feet; thence North 88 degrees 28 minutes 50 seconds East 136.53 feet; thence North 71 degrees 14 minutes 17 seconds East 118.17 feet; thence North 68 degrees 59 minutes 44 seconds East 203.19 feet; thence North 22 degrees 41 minutes 38 seconds West 138.14 feet; thence Northeasterly along the arc of a curve concave to the Northwest, having a radius of 183.00 feet, having a chord bearing of North 55 degrees 06 minutes 13 seconds East, a distance of 77.95 feet to a Point of Tangency; thence North 42 degrees 54 minutes 05 seconds East 100.20 feet; thence South 47 degrees 05 minutes 55 seconds East 120.00 feet; thence South 42 degrees 54 minutes 05 seconds West 31.14 feet; thence South 16 degrees 05 minutes 36 seconds East 134.00 feet; thence South 50 degrees 08 minutes 23 seconds East 120.00 feet; thence North 86 degrees 27 minutes 30 seconds East 120.00 feet; thence North 57 degrees 43 minutes 51 seconds East 114.08 feet; thence North 89 degrees 52 minutes 21 seconds East 540.58 feet; thence South 25 degrees 55 minutes 58 seconds East 70.93 feet; thence South 35 degrees 00 minutes 31 seconds East 65.47 feet; thence South 44 degrees 10 minutes 57 seconds East 72.40 feet; thence South 64 degrees 52 minutes 47 seconds East 64.36 feet; thence South 66 degrees 28 minutes 08 seconds East 73.75 feet; thence South 76 degrees 39 minutes 16 seconds East 57.43 feet; thence South 79 degrees 26 minutes 36 seconds East 100.20 feet; thence South 62 degrees 07 minutes 17 seconds East 92.11 feet; thence South 59 degrees 22 minutes 53 seconds East 344.42 feet; thence Northeasterly along the arc of a curve concave to the Southeast, the center of which bears South 82 degrees 17 minutes 21 seconds East from the last described point, having a radius of 465.00 feet, having a chord bearing of North 42 degrees 42 minutes 05 seconds East, a distance of 559.84 feet to the Place of Beginning;

Thence North 17 degrees 23 minutes 46 seconds West 8.60 feet to a Point of Curvature; thence Northwesterly along the arc of a curve concave to the Southwest, having a radius of 283.00 feet, having a chord bearing of North 34 degrees 54 minutes 28 seconds West, a distance of 173.17 feet to a Point of Reverse Curvature; thence Northwesterly along the arc of a curve concave to the Northeast, having a radius of 417.00 feet, having a chord bearing of North 32 degrees 17 minutes 33 seconds West, a distance of 293.24 feet to a Point of Tangency; thence North 12 degrees 08 minutes 49 seconds West 795.59 feet; thence North 77 degrees 51 minutes 11 seconds East 510.00 feet; thence North 12 degrees 08 minutes 49 seconds West 125.00 feet; thence North 77 degrees 51 minutes 11 seconds East 139.00 feet; thence South 12 degrees 08 minutes 49 seconds East 120.00 feet; thence North 77 degrees 51 minutes 11 seconds East 87.12 feet; thence North 78 degrees 22 minutes 13 seconds East 12.59 feet; thence North 82 degrees 47 minutes 44 seconds East 95.00 feet; thence South 89 degrees 23 minutes 22 seconds East 95.00 feet; thence South 82 degrees 44 minutes 51 seconds East 100.56 feet; thence North 04 degrees 05 minutes 00 seconds East 120.22 feet; thence Southeasterly along the arc of a curve concave to the North, the center of which bears North 06 degrees 41 minutes 52 seconds East from the last described point, having a radius of 883.00 feet, having a chord bearing of South 86 degrees 47

minutes 21 seconds East, a distance of 107.48 feet to a Point of Tangency; thence North 89 degrees 43 minutes 26 seconds East 7.62 feet to the Easterly line of the Pipeline Easement granted to ANR Pipeline Company (formerly Michigan Wisconsin Pipeline Company) according to document number 90K10272, and document numbers 629184, 807867, and 1120073; thence South 04 degrees 05 minutes 00 seconds West along said Easterly line of the Pipeline Easement a distance of 1,417.19 feet; thence Westerly along the arc of a curve concave to the North, the center of which bears North 16 degrees 19 minutes 56 seconds West from the last described point, having a radius of 385.00 feet having a chord bearing of South 81 degrees 43 minutes 57 seconds West, a distance of 108.38 feet to a Point of Tangency; thence South 89 degrees 47 minutes 51 seconds West 409.15 feet to a Point of Curvature; thence Southwesterly along the arc of a curve concave to the Southeast, having a radius of 465.00 feet, having a chord bearing of South 83 degrees 14 minutes 41 seconds West a distance of 106.36 feet to the Place of Beginning; said parcel of land herein described contains 28.361 acres, more or less, in the Village of Hampshire, Kane County, Illinois.

M:\HAMP\Legal Park District(1).doc

Unofficial

EXHIBIT A

**Developer's Agreement with Respect To
Land Development Fees and Deposits**

The undersigned Developer acknowledges that he/she has filed a LAND USE APPLICATION with the Village, requesting _____

(type of action(s) requested)

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 deposit, to be held by the Village to secure reimbursement of such fees, in accordance with the current schedule of deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of such 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.

Date

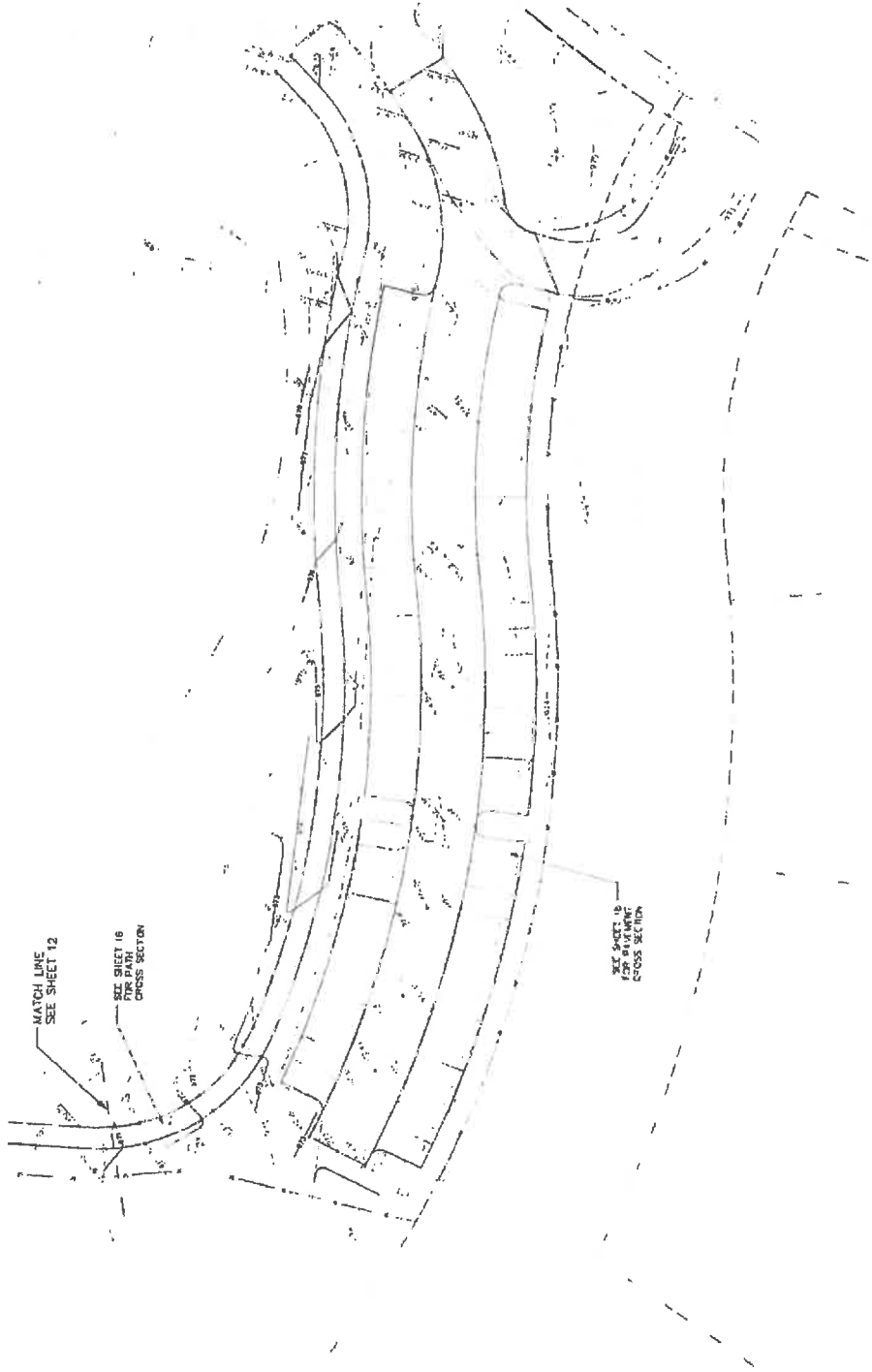
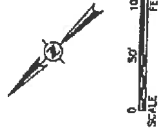
Developer

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

\$ _____
Amount

VILLAGE CLERK

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



<p>Engineering Enterprises, Inc. 22 W. Park Road 625-113700 / www.eeinc.com</p>	<p>HAMPSHIRE TOWNSHIP PARK DISTRICT 300 SOUTH AIGNE P.O. BOX 953 HAMPSHIRE, IL 60140-0953</p>	<p>DATE: FEBRUARY, 2020 PROJECT NO: P01904 FILE: P01904-011</p>	<p>TUSCANY WOODS PARK IMPROVEMENTS</p>	<p>PARKING FACILITY AND PATH GRADING PLAN</p>	<p>11 16</p>