

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

Tuesday, March 27, 2018

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 of last meeting
- E. New Business:
 - 1. Consideration and recommendation regarding Application filed by Effective Images, Inc. on behalf of Love's Travel Stops & Country Stores, Inc. for amendment to the general variation of the Village Community Graphics Regulations pursuant to §6-12-14(B) of the Village Code, previously approved by Ordinance No. 18-05, for proposed signage at the Love's facility to be located northwesterly of the intersection of US Highway 20 and I-90 off ramp in the Village.
- F. Old Business:
- G. Public Comment:
- H. Announcements: Next meeting date – TBD
- I. Adjournment

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

Meeting
February 13, 2018

A meeting of the Village of Hampshire Zoning Board of Appeals was called to order by Chair Carl Christensen on February 13, 2018 at 7:03 p.m., at Hampshire Village Hall. Present were Chair Carl Christensen, and members William Albert, Neal Collins, Richard Frillman, Hank Hoffman, and Joseph Schaul. The Village Attorney reported that Mr. Rumoro has resigned from his position on the Zoning Board of Appeals, and there is now a vacancy in his position.

The Pledge of Allegiance was recited by all present.

Minutes of the meeting of the Zoning Board of Appeals held on January 23, 2018 was read, and on motion made by H. Hoffman, seconded by N. Collins, the minutes were approved by vote of 6 aye, 0 nay.

The ZBA next took up the matter of its deliberations on the Petition filed by Hampshire Property, LLC for a Zoning Map Amendment, to re-zone the property known as Tuscany Woods Subdivision, Unit #2 (to wit: all property in the Tuscany Woods Development lying outside of platted Unit 1), in part from R-2 Single Family Residential Zoning District, and in part from R-3 Two-Family Residential Zoning District, to Planned Residential Development Zoning District, and for approval of the proposed Preliminary Development Plan for the property.

The Village Attorney reported that the Plan Commission has recommended approval of the Petition with certain conditions. The written Findings of Fact and Recommendation of the Plan Commission, dated January 22, 2018, should have been delivered to the Zoning Board of Appeals members prior to the meeting.

Secretary Schaul read excerpts from the minutes of the meeting of the Plan Commission held on January 8, 2018, concerning review and recommendation on the Petition by the Commission.

It was reported that a transcript of the public hearing held on January 9, 2018, concerning this Petition, is on file with the Village Clerk; and that Mr. Collins has asked for and obtained a copy of that transcript, for his review prior to tonight's meeting.

Mr. Thomas Small were present for the Petitioner. He displayed a proposed, modified Preliminary Development Plan to show re-location of the duplex units to the area south of IL 72. He stated that there would be 30 single family residences added north of IL 72.

Mr. Albert asked if Romke Road would be improved by the developer in the area of the Planned Residential Development. Mr. Small said that developer would have an obligation to do that, including the west side of the intersection of Romke Road and IL 72.

Mr. Christensen stated that he could accept leaving the duplex units in their original location near Ruth Park, and that he was generally not in favor of segregating duplex units from single family

residences but thought that integrating them into single family residential neighborhoods was a better approach.

On motion by W. Albert, seconded by H. Hoffman, to recommend approval of the Petition filed by Hampshire Property, LLC for a Zoning Map Amendment, to re-zone the property known as Tuscany Woods Subdivision, Unit #2 (to wit: all property in the Tuscany Woods Development lying outside of platted Unit 1), in part from R-2 Single Family Residential Zoning District, and in part from R-3 Two-Family Residential Zoning District, to Planned Residential Development Zoning District, subject to re-locating the proposed duplex units from the area north of I 72 near Ruth Park to the area south of IL 72, the vote was 6 aye and 0 nay. Motion passed

On motion by W. Albert, seconded by H. Hoffman, to recommend approval of the proposed Preliminary Development Plan for the property, subject to re-locating the proposed duplex units from the area north of I 72 near Ruth Park to the area south of IL 72, the vote was 6 aye and 0 nay. Motion passed.

On the motion by H. Hoffman, seconded by W. Albert, to authorize the Chair to sign and deliver to the Village Clerk appropriate written Findings of Fact and Recommendation consistent with the actions of the Zoning Board of Appeals, the vote was 6 aye, 0 nay. Motion passed.

There was no public comment.

There was no other business to come before the Zoning Board of Appeals.

On motion by H. Hoffman, seconded by N. Collins, and unanimous voice vote, the meeting was adjourned at 7:37 p.m.

Respectfully submitted:

Joseph Schaul
Secretary
Zoning Board of Appeals

effective images, inc.

211 10TH ST SW - Watertown, SD 57201 – 605.753.9700

Date: March 12th, 2018

To: Hampshire Village Clerk
234 S. State Street / PO Box 457
Hampshire, IL 60140-0457

From: Kim Harmel
605-753-9700
kharmel@effective-images.net

Project: Hampshire, IL – (2) Additional Directional Signs

To whom it may concern,

Due to site plan restructuring, we are respectfully requesting approval for additional directional signage to better guide the visiting customers through the Love's Property. Please see the following supporting documents.

Sincerely,



Kim Harmel
Project Coordinator

LOVE'S SIGN PACKAGE - HAMPSHIRE, IL

		SIGN SQ. FT.
HI-RISE SIGN:	100' OAH	
	10' 6" x 18' Love's & Heart	162.83
	6' x 18' Arby's	114.00
	11' x 41' 6" Price Sign (89" Numerals)	456.50
	5' x 18' Tenant Panel	90.00
	5' x 18' Tenant Panel	90.00
	5' x 18' Tenant Panel	90.00
	TOTAL HI-RISE SQUARE FEET:	1003.33
STREET SIGN:	25' OAH	
	13' 4" x 10' Loves / Price Sign / Arby's	133.33
	TOTAL STREET SIGN SQUARE FEET:	133.33
BUILDING SIGNS:		
FRONT ELEVATION:	71½" Heart / 63" Love's	153.92
	4' x 5' Echo Heart	20.00
	48" x 53" Arby's hat logo	17.66
	1' 6¾" x 7' Panaflex Love's & Heart	10.94
	TOTAL FRONT ELEVATION SQUARE FEET:	202.52
LEFT ELEVATION:	2' 3-1/16" X 8' 5½" Arby's letters	25.78
	TOTAL SIDE 1 ELEVATION SQUARE FEET:	25.78
REAR ELEVATION:	1' 6¾" x 7' Panaflex Love's & Heart	10.94
	TOTAL REAR ELEVATION SQUARE FEET:	10.94
	TOTAL BUILDING SIGN SQUARE FEET:	239.24
TRUCK TIRE CARE SIGNS:		
ELEVATION #1:	6' 4" x 5' 4½" Love's Truck Tire Care	34.05
	1' x 3' ½" Customer Entrance	3.04
	2' x 6' ½" Michelin	12.08
	2' x 6' ½" BF Goodrich	12.08
	2' x 6' ½" Yokohama	12.08
	2' x 6' ½" Bridgestone	12.08
	2' x 6' ½" Continental	12.08
	2' x 6' ½" Goodyear	12.08
	2' x 6' ½" Firestone	12.08
	TOTAL ELEVATION #1 SQUARE FEET:	121.65
ELEVATION #2:	6' 4" x 5' 4½" Love's Truck Tire Care	34.05
	2' x 6' ½" Michelin	12.08
	2' x 6' ½" BF Goodrich	12.08
	2' x 6' ½" Yokohama	12.08
	2' x 6' ½" Bridgestone	12.08
	2' x 6' ½" Continental	12.08
	2' x 6' ½" Goodyear	12.08
	2' x 6' ½" Firestone	12.08
	TOTAL ELEVATION #2 SQUARE FEET:	118.61
	TOTAL TRUCK TIRE CARE BUILDING SIGN SQUARE FEET:	240.26
FUEL CANOPIES:		
GAS CANOPY:	2' 3½" x 10' 2½" North Elevation	23.39
	2' 3½" x 10' 2½" East Elevation	23.39
	2' 3½" x 10' 2½" South Elevation	23.39
	2' 3½" x 10' 2½" West Elevation	23.39
DIESEL CANOPY:	2' 3½" x 10' 2½" North Elevation	23.39
	2' 3½" x 10' 2½" East Elevation	23.39
	2' 3½" x 10' 2½" South Elevation	23.39
	2' 3½" x 10' 2½" West Elevation	23.39
	TOTAL SQUARE FEET FUEL CANOPY LOGO:	187.12
DIRECTIONAL SIGNS:		
	4' x 8' Love's Directional	32.00
	4' x 8' Love's Directional	32.00
	1' 3" x 3' 1" Arby's Directional	3.90
	1' 3" x 3' 1" Arby's Directional	3.90
	TOTAL DIRECTIONAL SQUARE FEET:	71.80
CAT SCALE SIGN:		
	5' 4½" x 20' Cat Scale Sign	107.50
	2' x 3' Cat Scale Sign	6.00
	TOTAL CAT SCALE SQUARE FEET:	113.50
	TOTAL SQUARE FOOTAGE:	1988.58

New:

DIRECTIONAL SIGNS:		
	4' x 8' Love's Directional	32.00
	4' x 8' Love's Directional	32.00
	1' 3" x 3' 1" Arby's Directional	3.90
	1' 3" x 3' 1" Arby's Directional	3.90
	TOTAL DIRECTIONAL SQUARE FEET:	71.80



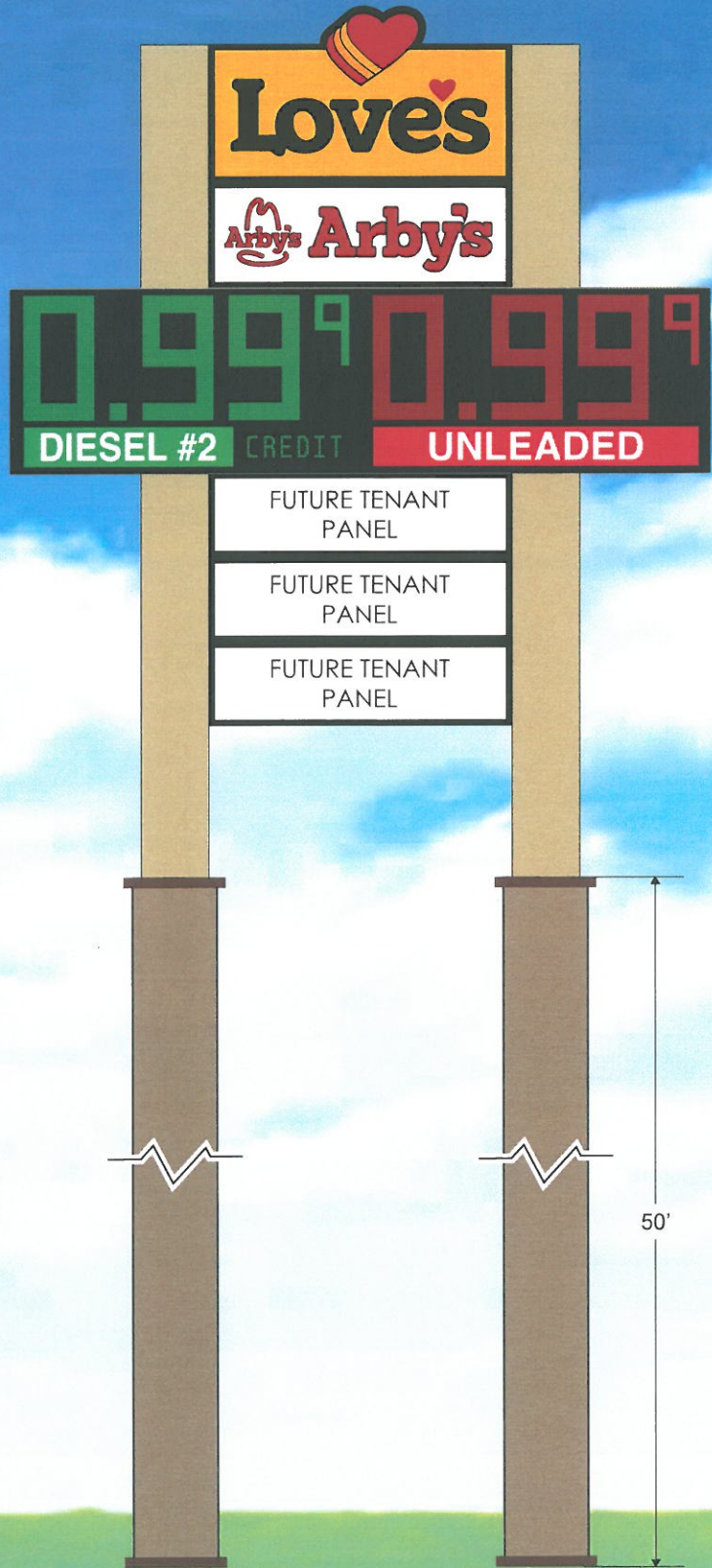
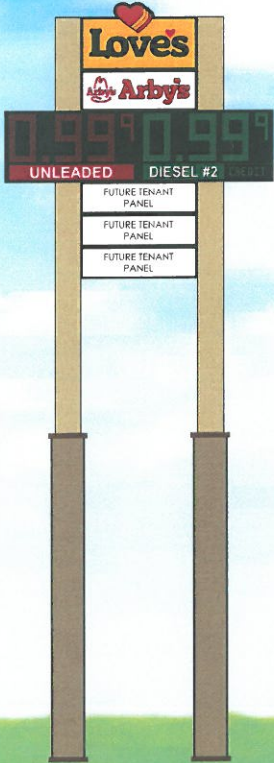
DATE:	REVISION #:
*10/7/16	REV1 (1/29/18) JW
DRAWN BY:	REV2 (2/15/18) JW
CB	REV3 (2/21/18) JW
	REV4 (3/7/18) JW

LOVE'S HI-RISE ~ HAMPSHIRE, IL

OVERALL HEIGHT: 100'	TOTAL SQ. FT.: 1003.33
10' 6" X 18' LOVE'S & HEART = 162.83 SQ. FT.	
6' X 18' ARBY'S = 114 SQ. FT.	
11' X 41' 6" PRICE SIGN = 456.5 SQ. FT.	
- 89" NUMERALS ON PRICE SIGN	
5' X 18' FUTURE TENANT PANEL = 90 SQ. FT.	
5' X 18' FUTURE TENANT PANEL = 90 SQ. FT.	
5' X 18' FUTURE TENANT PANEL = 90 SQ. FT.	

57' 6" FROM BOTTOM OF FUTURE TENANT PANEL TO GRADE
DIESEL INSTALLED TOWARDS INTERSTATE / HIGHWAY

SIDE B
* NOT TO SCALE



LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:
HAMPSHIRE, IL	10/7/16	EI41610-0701	1 (2/13/18) JW	3/32" = 1'	CB

effective
images, inc.
PHONE: 605.753.9700

LOVE'S STREET SIGN ~ HAMPSHIRE, IL

OVERALL HEIGHT: 25'

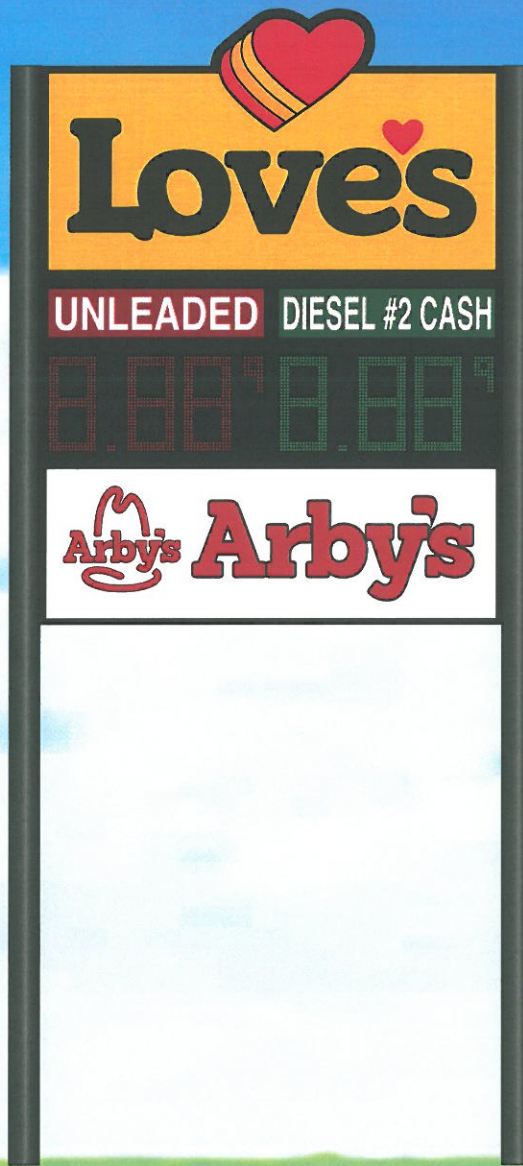
TOTAL SQ. FT.: 133.33

13' 4" X 10' LOVE'S / PRICE SIGN / ARBY'S

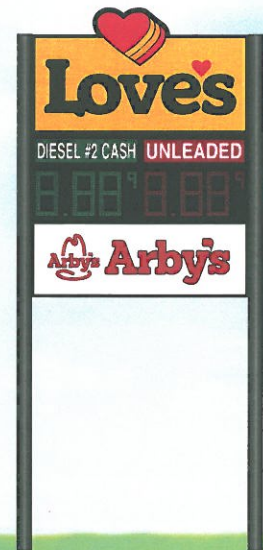
- 24" NUMERALS ON PRICE SIGN

11' 8" FROM BOTTOM OF ARBY'S TO GRADE

UNLEADED INSTALLED TOWARDS ROAD



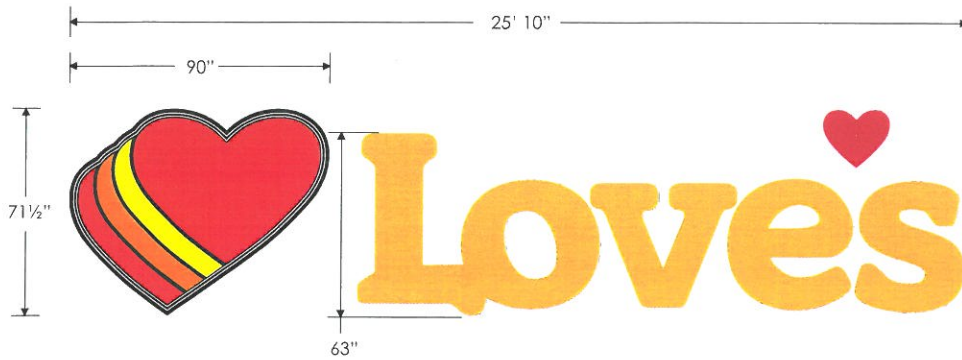
SIDE B
(NOT TO SCALE)



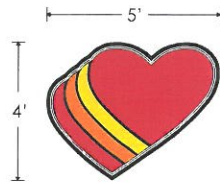
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HAMPSHIRE, IL	10/7/16	EI41610-0702	2 (3/7/18) JW	1/4" = 1'	CB

effective
images_{inc.}
PHONE: 605.753.9700

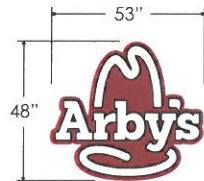
LOVE'S BUILDING SIGNS



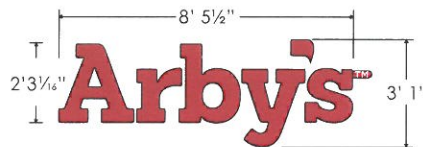
Qty (1) Front elevation
above Main Entrance
LED Illuminated
(153.92 Sq. ft.)



Qty (1) Front elevation
LED Illuminated
(20 Sq. ft. /sign)




Qty (1) Front elevation
LED Illuminated
(17.66 Sq. ft.)



Qty (1) Left elevation
LED Illuminated
(26.08 Sq. ft.)



Qty (1) Front elevation
Qty (1) Rear elevation
Panaflex Logo
(10.94 Sq. ft.)

LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
HAMPSHIRE, IL	10/7/16	EI41610-0703	1 (2/13/18) JW	3/16" = 1'	CB	

LOVE'S TIRE SHOP SIGNS



6' 4" x 5' 4-1/2" Truck Tire Care
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(34.05 sq. ft. / sign)



2' x 6' 1/2" Bridgestone Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)



2' x 6' 1/2" Firestone Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)



2' x 6' 1/2" Michelin Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)



1' x 3' 1/2" Customer Entrance
Qty (1) 1st elevation
Fluorescent Illumination
(3.04 sq. ft)



2' x 6' 1/2" BFGoodrich Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)



2' x 6' 1/2" Yokohama Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)



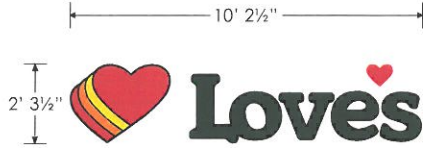
2' x 6' 1/2" Continental Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
Fluorescent Illumination
(12.08 sq. ft / sign)



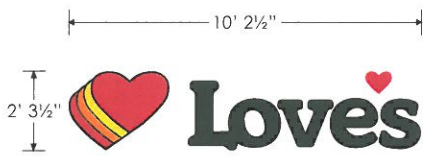
2' x 6' 1/2" Good Year Sign
Qty (1) 1st elevation
Qty (1) 2nd elevation
LED Illumination
(12.08 sq. ft / sign)

LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:
HAMPSHIRE, IL	10/7/16	EI41610-0704	0	3/8" = 1'	CB

LOVE'S FUEL CANOPY SIGNS



Qty (4) Gas Canopy
(23.39 Sq. ft./sign)

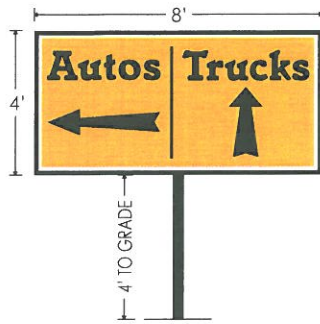


Qty (4) Diesel Canopy
(23.39 Sq. ft./sign)

LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:
HAMPSHIRE, IL	10/7/16	EI41610-0705	0	3/16" = 1'	CB

LOVE'S DIRECTIONAL SIGNS

NORTH SIDE



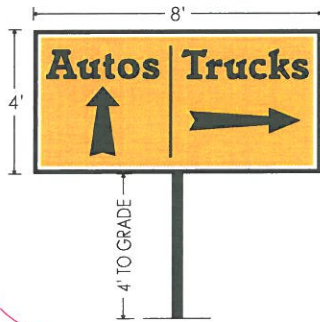
SOUTH SIDE



Directional Sign #1
at Public Street A Entrance
(copy may vary)
LED Illuminated
(32 sq. ft.)

Additional:

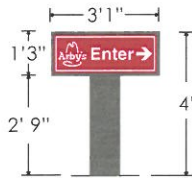
WEST SIDE



EAST SIDE

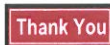
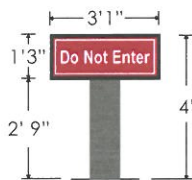


Directional Sign #2
at Public Street B Entrance
(copy may vary)
LED Illuminated
(32 sq. ft.)



Directional Sign #3
at Drive-Thru Entrance
(copy may vary)
LED Illuminated
(3.9 sq. ft.)

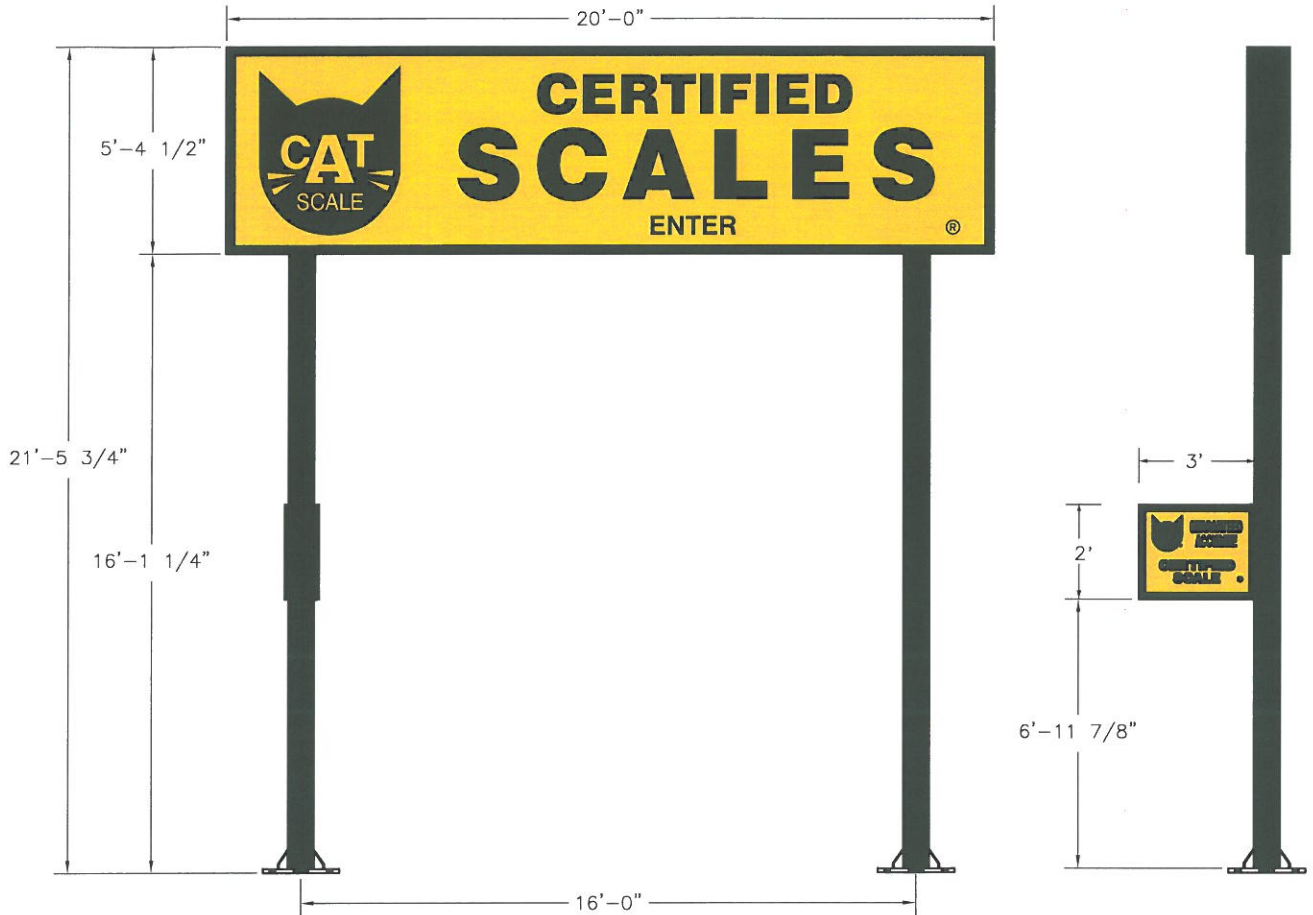
Additional:



Directional Sign #4
at Drive-Thru Exit
(copy may vary)
LED Illuminated
(3.9 sq. ft.)

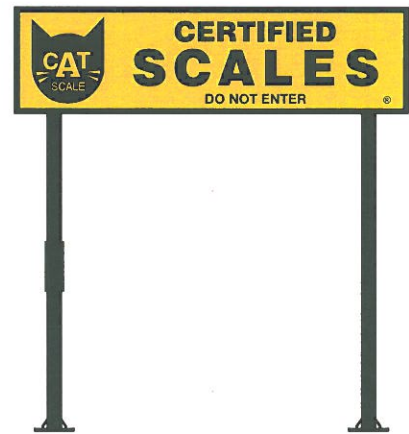
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HAMPSHIRE, IL	10/7/16	EI41610-0706	1 (2/15/18) JW	3/16" = 1'	CB

CAT SCALE SIGNAGE



FRONT VIEW


END VIEW



BACK VIEW

Qty (1) 5' 4 1/2" x 20' Cat Scale Sign
(107 SQ. FT.)

Qty (1) 2' x 3" Cat Scale Sign
(6 SQ. FT.)

LOCATION:	DATE:	DRAWING #:	REVISION #:	DRAWN BY:	 PHONE: 605.753.9700
HAMPSHIRE, IL	10/7/16	EI41610-0707	0	CB	

US 20 & 190
Travel Stops
Love's
HAMPSHIRE, IL

PROJECT NUMBER: 03-16-2003

STATIONING: 0+00 TO 0+100

DATE: 03/16/03

DESIGNED BY: [Redacted]

CHECKED BY: [Redacted]

DATE: 03/16/03

SCALE: 1" = 40'

NEW TRAVEL STOP
STORE NO. ###

US 20 & 190
 HAMPSHIRE, IL

PROJECT NUMBER: 03-16-2003

STATIONING: 0+00 TO 0+100

DATE: 03/16/03

DESIGNED BY: [Redacted]

CHECKED BY: [Redacted]

DATE: 03/16/03

SCALE: 1" = 40'

KEYED NOTES	DETAIL
1. AUTO ISLANDS AND CANOPY	RE: SPA-2
2. TRUCK PARKING SPACES AND RAMP	RE: SPA-4
3. 12" WIDE PAINTED PARKING STRIPES (TYP.)	RE: SPA-5A
4. YARD BUILDING	RE: SPA-6
5. 12" WIDE PAINTED PARKING STRIPES (TYP.)	RE: SPA-5A
6. PAINTED 'N' LETTERING	RE: SPA-5F
7. LOADING RAMP	RE: SPA-5E
8. FUEL UNDERGROUND STORAGE TANKS	RE: SPA-5G
9. 8' x 16' PARKING SPACES	RE: SPA-5H
10. 12" WIDE PAINTED PARKING STRIPES (TYP.)	RE: SPA-5I
11. OIL WATER SEPARATOR	RE: SPA-1
12. COMPACTOR ENCLOSURE	RE: SPA-3D
13. TRUCK ISLANDS AND CANOPY	RE: SPA-3
14. PAINTED DIRECTIONAL TRAFFIC ARROW (YELLOW) (TYP.)	RE: SPA-4C
15. 12" WIDE PAINTED PULL-UP STRIPES (WHITE)	RE: SPA-4E
16. TRUCK SCALE BY OWNER	RE: SPA-3G
17. LP GAS TANK PAD	RE: SPA-4A
18. 12" WIDE PAINTED PULL-UP STRIPES (WHITE)	RE: SPA-4B
19. RYLOPP AIR WATER ISLAND	RE: SPA-5A
20. 12" WIDE PAINTED PULL-UP STRIPES (WHITE)	RE: SPA-5B
21. 12" WIDE PAINTED PULL-UP STRIPES (WHITE)	RE: SPA-5C
22. TRUCK FENCING	RE: SPA-4F
23. COLORED CONCRETE TO BE SOLOMON COLORS, INC. FINISHING SYSTEMS COLOR M411 TERRA COTTA	RE: SPA-3.1
24. TIRE PASS	RE: SPA-3.1
25. PRE-MANUFACTURED O.C.B. AND CANOPY	RE: SPA-4
26. PRE-MANUFACTURED MENU BOARD	RE: SPA-5B
27. ARB'S DIRECTIONAL SIGN	RE: SPA-3G
28. ARB'S DIRECTIONAL SIGN	RE: SPA-3H

KEYED NOTES

1. HIGH RISE SIGN BY OWNER

2. STREET SIGN BY OWNER

3. 4' x 8' DIRECTIONAL

4. WEST SIDE

5. EAST SIDE

6. THANK YOU

KEYED NOTES

1. HIGH RISE SIGN BY OWNER

2. STREET SIGN BY OWNER

3. 4' x 8' DIRECTIONAL

4. WEST SIDE

5. EAST SIDE

6. THANK YOU

KEYED NOTES

1. HIGH RISE SIGN BY OWNER

2. STREET SIGN BY OWNER

3. 4' x 8' DIRECTIONAL

4. WEST SIDE

5. EAST SIDE

6. THANK YOU

KEYED NOTES

1. HIGH RISE SIGN BY OWNER

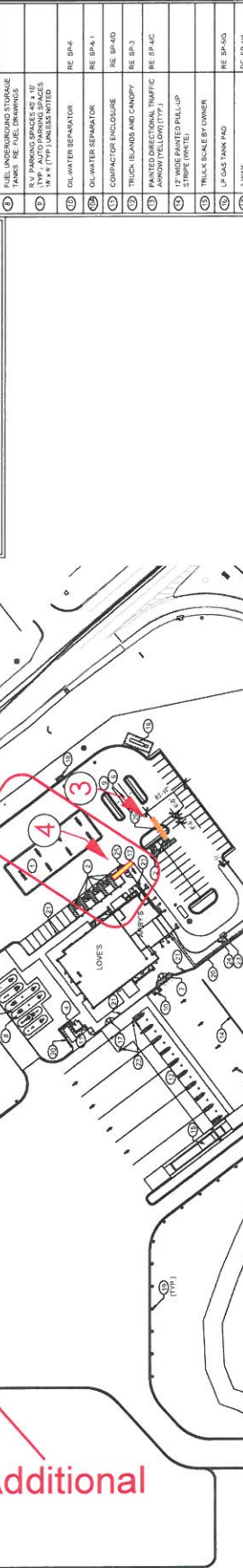
2. STREET SIGN BY OWNER

3. 4' x 8' DIRECTIONAL

4. WEST SIDE

5. EAST SIDE

6. THANK YOU



NOTES

1. ALL IMPROVEMENTS ARE PARALLEL OR PERPENDICULAR TO SOUTH PROPERTY LINE

2. THE OWNER'S CONTRACTOR SHALL INSTALL THE FOLLOWING SIGNS AND FOUNDATIONS: HIGH RISE SIGN, STREET SIGN, LOVE'S DIRECTIONAL SIGN, BUILDING INDICATED SIGNS, THE ELECTRIC CONDUIT SHALL BE BY THE G.C.

3. REFER TO ALL DRAWINGS FOR PARKING TYPES.

4. ALL SIGNAGE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

5. PARKING LOT STRIPES COLOR SHALL BE YELLOW UNLESS NOTED OTHERWISE. TRUCK PULL-UP STRIPES COLOR SHALL BE WHITE.

6. ALL PAINTED PARKING LOT SIGNAGE/STRIPES SHALL BE VERIFIED WITH LOVE'S FIELD CONSTRUCTION MANAGER PRIOR TO INSTALLATION.

7. TOTAL AREA OF PROPERTY: 28.941 ACRES.

A SITE PLAN
 SCALE: 1" = 40'

ARCHITECTURAL
SITE PLAN

SHEET
SP-1



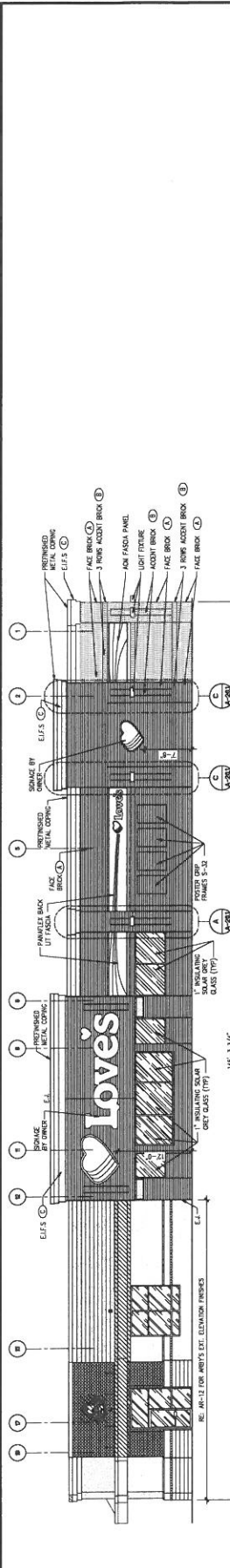
US 20 & 190
HAMPSHIRE, IL
PROJECT NUMBER: 03-16-2005



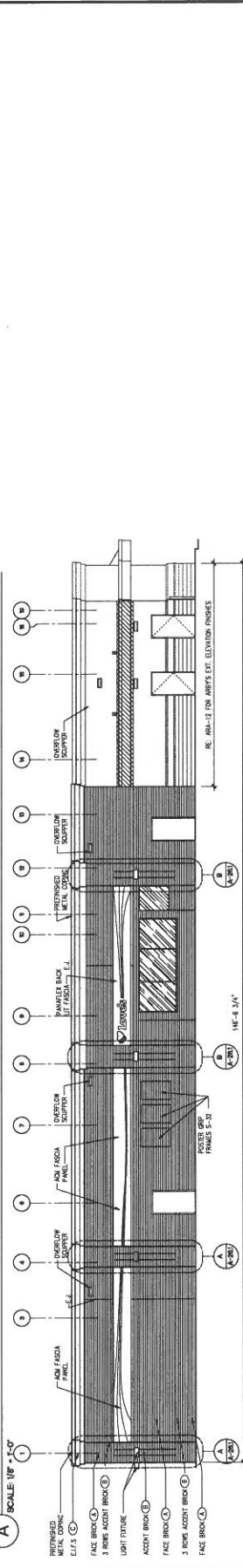
NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

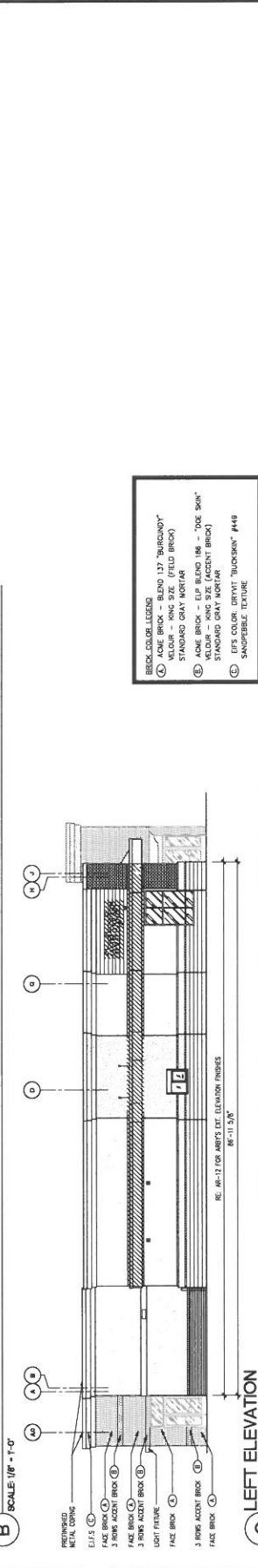
US 20 & 190
HAMPSHIRE, IL
PROJECT NUMBER: 03-16-2005



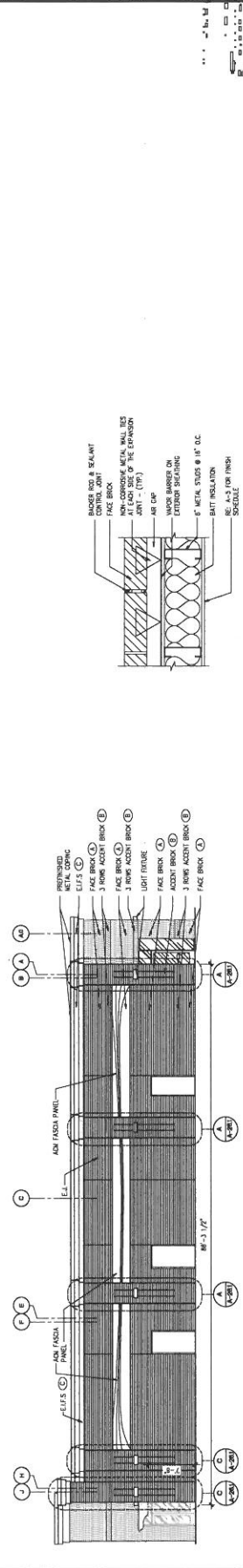
A FRONT ELEVATION
SCALE 1/8" = 1'-0"



B REAR ELEVATION
SCALE 1/8" = 1'-0"



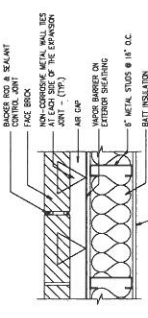
C LEFT ELEVATION
SCALE 1/8" = 1'-0"



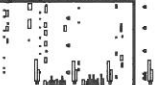
D RIGHT ELEVATION
SCALE 1/8" = 1'-0"

BRICK COLOR LEGEND

(A)	ACE BRICK - BLEND 137 "BURROUNDY" FIELD BRICK
(B)	ACE BRICK - BLEND 186 - "DSE SKIN" STANDARD GRAY MORTAR
(C)	ACE BRICK - EFF SIZE (ACCENT BRICK)
(D)	ACE BRICK - KING SIZE (ACCENT BRICK)
(E)	EFFS COLOR: DRYWIT "BUCKSKIN" #449 SNAPPABLE TEXTURE



E BRICK EXP. JOINT
SCALE 1/2" = 1'-0"



EXTERIOR ELEVATIONS

A-26



HARRISON FRENCH
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 Chicago, IL 60606
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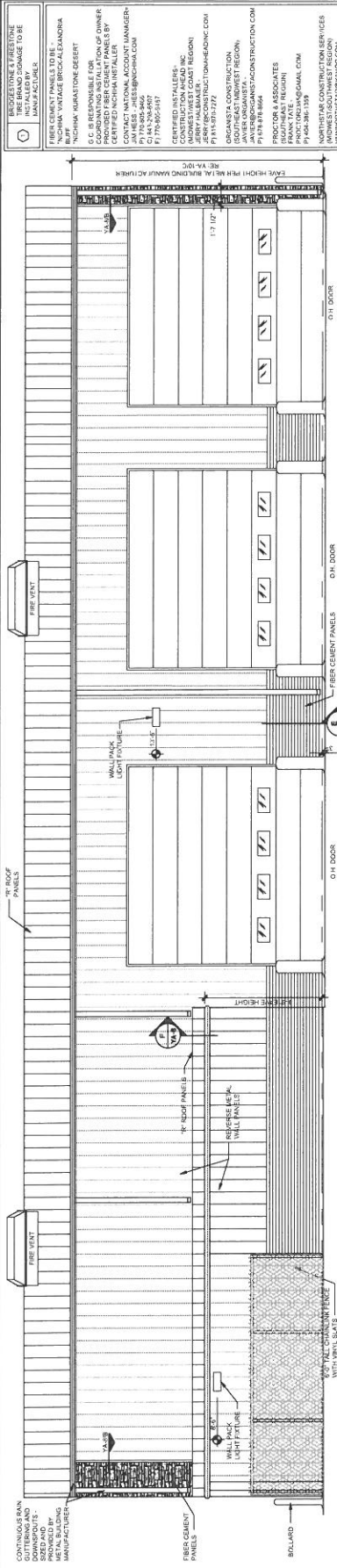
PROJECT NUMBER: 03-16-2005
NEW TRAVEL STOP
STORE NO. ##
Travel Stops
HAMPSHIRE, IL
US 20 & 180

LEGEND

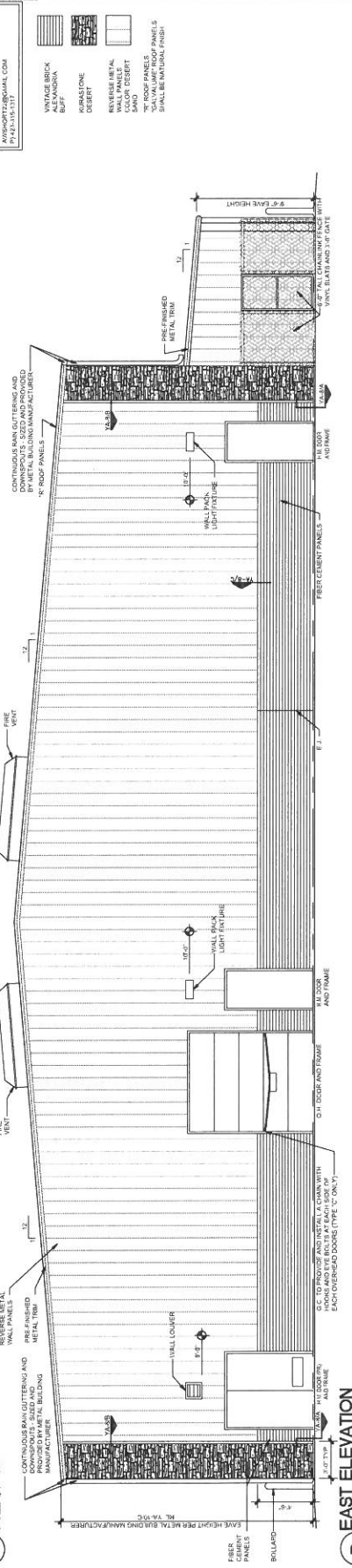
- VINTAGE BRICK
- IRONSTONE DESERT
- REVERSE METAL WALL PANELS
- "R" ROOF PANELS
- "R" ROOF PANELS OF PAINTS SHALL BE NATIONAL FINISH

SPRINK	NO.	DATE

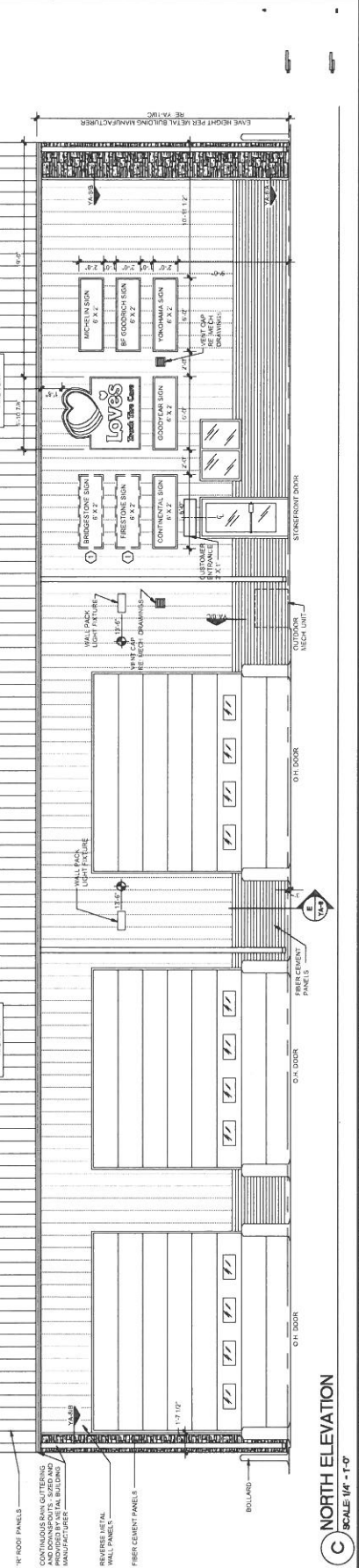
EXTERIOR ELEVATIONS
YA-5



A SOUTH ELEVATION
SCALE 1/4" = 1'-0"



B EAST ELEVATION
SCALE 1/4" = 1'-0"



C NORTH ELEVATION
SCALE 1/4" = 1'-0"

