

# VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

Tuesday, August 28, 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
- E. New Business:
  - 1. Public Hearing concerning the Petition for Zoning Amendment filed by Northern Builders, Inc., including i) zoning of newly annexed land, from E-3 Estate Zoning District to M-2 General Industrial Zoning District, and ii) zoning of land currently in the Village, from F-1 Farming to M-2 General Industrial Zoning District, for an 80-acre tract located on the southeast corner of Widmayer Road and Higgins Road (PIN 01-11-100-005 and 01-110100-006) in and adjacent to the Village.
  - 2. Consideration and approval of Findings of Fact and Recommendation, or in the alternative, authorizing the Chair to sign appropriate Findings of Fact and Recommendation, to the Board of Trustees regarding the Petition for Zoning Amendment identified in Agenda Item E(1) above.
- G. New Business
- H. Public Comment:
- I. Announcements: Next meeting date – TBA
- J. Adjournment

**VILLAGE OF HAMPSHIRE  
ZONING BOARD OF APPEALS**

**MINUTES**

**August 14, 2018**

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, Richard Frillman. Members absent: J. Schaul, N. Collins. Also present: Village President J. Magnussen, Village Trustees C. Klein, M. Reid, and E. Robinson, together with Village Attorney M. Schuster.

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 22, 2018, the vote was 4 aye, 0 nay. Motion passed.

Board member J. Schaul arrived.

The first order of business was the Petition of RMC Holdings, LLC for Zoning Amendment from M-1 Restricted Industrial District to M-2 General Industrial District for Lot 5 and Lot 7 in the Metrix Business Park Subdivision in the Village. The Chair convened a public hearing in regard to the Petition for Zoning Amendment at 7:04 p.m.. Ms. Linda Kost appeared for the Petitioner, and summarized the nature of the Petition, location of the lots, the identity of the proposed user, Dayton Freight, and the proposed improvements to the Subject Property, for the members of the Board. No members of the public were present to comment on the Petition. The public hearing was closed at 7:12 p.m..

On motion by H. Hoffman, seconded by W. Albert to recommend approval of the Petition for Zoning Amendment, from M-1 Restricted Industrial District to M-2 General Industrial District, for Lot 5 and Lot 7 in the Metrix Business Park Subdivision, the vote was 4 aye – 0 nay. Motion passed.

On motion by H. Hoffman, seconded by H. Schaul, to authorize the Chairman to execute and deliver on behalf of the Zoning Board of Appeals a written Findings of Fact and Recommendation, the vote was 5 aye – 0 nay. Motion passed.

The next order of business was a Petition filed by Effective Images, on behalf of Loves Travel Stops and Country Stores, Inc., to amend the variations of the Village's Community Graphics Regulations previously recommended by the Zoning Board of Appeals and approved by the Village Board of Trustees for the signage to be allowed in the Loves Development in the Village. Mr. Chad Bruner appeared for Loves, and presented the Petition, requesting a variance of the total area for the "street sign," which would now include a sign for "Speedco," and a variance of the total area allowed for wall signs, to increase the area by 37.27 sq. feet (to accommodate the "Speedco" wall sign). Bruner also explained that, whereas Loves had originally planned to contract with an outside entity for a truck repair business on the site, it had recently completed acquisition of the Speedco Company, a truck repair company, and would be

placing that business on its development. The typical Speedco sign is slightly larger than the area allowed for the other intended truck repair entity, for purposes of the street sign and the wall signs in the development.

Board member Hoffman commented that the ZBA should be aware of consistency in signage in this area of the Village. The Village Attorney reviewed some of the history of this area of the Village vis-a vis signage allowed for the truck stop businesses. Other members of the Zoning Board of Appeals asked for clarification regarding the new business, other signs planned for the development, and the relative amount of variation included in the request.

On motion by H. Hoffman, seconded by W. Albert, to recommend approval of the variations to the Community Graphics Regulations, for purposes of the total square footage of the street sign, and the total square footage of wall signs, the vote was 5 aye – 0 nay. Motion passed.

The final order of business was a presentation by Northern Builders concerning its Petition for Zoning Amendment on certain property located at the southeast corner of Higgins Road and Widmayer Road, located partially in the Village, and partially outside the Village and to be annexed. Mr. Brain Novak made a short presentation to the Board concerning the proposed Zoning Amendment and use of the property. The Petition will be the subject of a public hearing before the Zoning Board of Appeals on August 28, 2018.

On motion duly made and seconded, the meeting was adjourned at \_\_\_\_\_ p.m.

Respectfully submitted,

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Joseph Schaul  
Secretary



Affidavit of Notification for Re-Zoning

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

From: Brian Novak  
Vice President  
Northern Builders, Inc.  
5060 River Road  
Schiller Park, IL 60176

Date: August 10, 2018

The undersigned, being sworn upon his oath, deposes and says that the list attached includes the names and address of all owners of property adjacent or within two hundred-fifty feet of the property referred to in a petition to re-zone from F-1 to M-2 and, further that all persons owning property which is to or contingent referred to in the petition for reclassification have been notified of the intent of the Petitioner.

The property is located at the southeast corner of the intersection of Higgins Road and Widmayer Road in Hampshire, Illinois.

The full and complete legal description is attached hereto.

Property index # property owner address are attached.

The property owners have been notified by certified mail. File copies of mailing receipts are attached.

Brian M. Novak, Vice President

Subscribed and sworn before me this  
10th day of AUGUST, 2018.

  
Notary Public



LIST OF ADJACENT PROPERTY OWNERS - NOTICES TO BE SENT FOR ANNEXATION, RE-ZONING AND SUBDIVISION OF THE 80 ACRE PARCEL LOCATED AT THE SOUTH-EAST CORNER OF HIGGINS ROAD AND WIDMAYER ROAD IN HAMPSHIRE, ILLINOIS

Within 250' of Property Index 01-11-100-006

Index Number	Property Owner	Name (from tax records)	Street Address	Town	State	Zip Code
01-02-300-011	Harris Trust & Savings Bank, Trustee TR # HTB-1464	c/o Wade B Light	104 S Wynsote Park Dr	North Barrington	Illinois	60010-6967
01-02-300-012	Harris Trust & Savings Bank, Trustee TR # HTB-1464	c/o Wade B Light	104 S Wynsote Park Dr	North Barrington	Illinois	60010-6967
01-11-127-009	Village of Hampshire	Village of Hampshire	234 S State St	Hampshire	Illinois	60140
01-11-100-014	Hummer, Wayne Tr. Co. Trustee Tr. #Lft 1745	Wayne Hummer Trust Company	7239 W Wilson Ave	Harwood Heights	Illinois	60706
01-11-127-001	Hummer, Wayne Tr. Co. Trustee Tr. #Lft 1745	Wayne Hummer Trust Company	7239 W Wilson Ave	Harwood Heights	Illinois	60706
01-11-127-002	Hummer, Wayne Tr. Co. Trustee Tr. #Lft 1745	Wayne Hummer Trust Company	7239 W Wilson Ave	Harwood Heights	Illinois	60706
01-11-127-003	Sysco Asian Foods, Inc	Sysco Asian Foods Inc. Buckhead Illinois	200 Flannigan Rd	Hampshire	Illinois	60140-8245
01-11-127-004	Village of Hampshire	Village of Hampshire	234 S State St	Hampshire	Illinois	60140
01-11-300-001	Trust #8002358312	c/o Michael Biasiello	503 W Talcot Rd	Park Ridge	Illinois	60068-5338
01-11-300-005	Biasiello, Michael J. Trust, Michael J & Gail Biasiello, Co-Trustees		503 W Talcot Rd	Park Ridge	Illinois	60068-5338

Within 250' of Property Index 01-11-100-005

Index Number	Property Owner	Name (from tax records)	Street Address	Town	State	Zip Code
01-03-476-020	Harris Trust & Savings Bank, Trustee TR # HTB-1464	c/o Wade B Light	104 S Wynsote Park Dr	North Barrington	Illinois	60010-6967
01-10-200-001	RALC Hampshire LLC		PO Box 610	Batavia	Illinois	60510
01-10-400-017		Bean, George E & Joyce	1845 Elizabeth Cir	Sycamore	Illinois	60178
01-10-400-007		Bean, David G & Linda	18N446 Widmayer Rd	Hampshire	Illinois	60140

Village of Hampshire

Case Number: \_\_\_ - \_\_\_\_\_

**LAND DEVELOPMENT APPLICATION**

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 F-1 District to M-2 District
- Special Use Permit
- Concept Plan Review
- Preliminary Plan Approval
- Final Plan Approval
- Site Plan Review

**PART I. APPLICANT INFORMATION**

**APPLICANT** (Please Print or Type)

Name: NORTHERN BUILDERS, INC

Address: 5060 RIVER ROAD  
SCHILLER PARK ILLINOIS

Phone: (847) 478-5060 Fax: (847) 478-7670

**CONTACT PERSON** (If different from Applicant)

Name: ATTN: BRIAN M. NOVAK, V.P.

Address: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

-- IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY? YES [ ] NO [X]

(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 to this Application.

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**PART II. PROPERTY INFORMATION**

**ADDRESS OF PROPERTY:**  
SOUTH EAST CORNER OF HIGGINS AND WIDMAYER ROADS

**PARCEL INDEX NUMBER(S):**  
01-11-100-005 AND 01-11-100-006

**AREA OF PARCEL (ACRES):**  
80 ACRES TOTAL

**LEGAL DESCRIPTION:** The full and complete legal description must be ATTACHED to this application.

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

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

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

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

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

**CURRENT ZONING:**  
PARTIALLY IN F-1 ZONING

**PROPOSED ZONING:**  
M-2 MANUFACTURING

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

**PROPOSED LAND USE:**  
M-2 MANUFACTURING

**NAME OF PROPOSED DEVELOPMENT:**  
HAMPSHIRE GROVE

**PART III. REQUIRED DOCUMENTATION**

- Land Development Application – 2 signed copies
- Application Fee (Amount) \$ \_\_\_\_\_
- Reimbursement Escrow Account Deposit (Amount) \$ \_\_\_\_\_
- Proof of Ownership (or Option to Acquire) (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 (10 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)
- Proposed Annexation Agreement (6 signed copies)
- Plat of Annexation (6 copies)
- Kane-DuPage Soil & Water Conservation District -- Land Use Opinion (1 copy)
- Fiscal Impact Study (If required by Staff -- 6 copies)
- Traffic Impact Analysis (If required by Staff -- 6 copies)
- Department of Conservation -- Endangered Species Report (1 copy)
- Army Corp. of Engineers -- Report on Wetlands (If required- 1 copy)

I, BRIAN NOVAK, 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.

AUGUST 10, 2018

Date

  
Signature of Applicant

**CLERK'S RECEIPT**

RECEIVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Village Clerk



EXHIBIT A

**Applicant's Agreement With Respect To  
Land Development Fees and Deposits**

The undersigned Applicant acknowledges that he has filed a LAND USE APPLICATION with the Village, requesting ANNEXYATION, RE-ZONING, AND SUBDIVISION

(type of action requested) and also acknowledges that the Village Code requires that he reimburse the Village for all fees incurred by the Village for any engineering, legal, consultant and other outside services in regard to this application and all matters related to the proposed development.

The Applicant agrees to be bound by the terms of the Village Code in this regard.

The Applicant is required to, and hereby does, submit a deposit to be held by the Village Finance Director for reimbursement of such fees, and acknowledges that he is required to periodically replenish the escrow account established with such deposit, in accordance with the current Village schedule for same. Said deposit shall be utilized to reimburse the Village for such expenses actually incurred. Any balance remaining after payment of all such fees shall be returned to Applicant. Any interest earned on funds on deposit shall accrue to the Village.

August 10, 2018

Date

Brian M. Novak, V.P.  
Applicant

Brian M. Novak, V.P.  
NORTHERN BUILDERS, INC.

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED  
BY VILLAGE FINANCE DIRECTOR

\_\_\_\_\_  
Village Finance Director

**ROBERT ARTHUR LAND COMPANY, LLC**

**PO BOX 610**

**BATAVIA, IL 60510**

**630-879-8703 (O)**

**630-207-8793 (M)**

August 7, 2018

Village of Hampshire  
Hampshire Village Hall  
234 South State Street  
Hampshire, IL 60140

Re: Permission to Submit Land Development Application

To Whom it May Concern,

Robert Arthur Land Company, LLC owns RALC Hampshire, LLC who owns 403 acres bounded by Higgins Road to the north, Big Timber Road to the south, Harmony Road to the east and the Hampshire Woods Business Park to the east.

Northern Builders, Inc. is the contract purchaser of 13.5 acres of the 80 acre parcel east of Widmayer Road and they have our permission to process the Land Development Application for the annexation, zoning and subdivision of the 13.5 acres.

Sincerely,

Arthur C. Zwemke  
Manager

Rahgpslda1

Overall Parcel

LEGAL DESCRIPTION:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PREPARED BY: SPACECO, INC

DATED: August 9, 2018

*SEE QUIT CLAIM DEED 2005K148825*

*PINs: 01-11-100-005*

*01-11-100-006*

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# **northern**

August 10, 2018

Insert name & address here

Dear Neighbor:

Northern Builders, Inc. has submitted an application to the Village of Hampshire for annexation, zoning and subdivision to allow Development of the 80 Acre Parcel of property located east of Widmayer Road and south of Higgins Road, in 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 Brian Novak of Northern Builders, Inc. at 847-678-5060 Extension 256.

You will also have an opportunity to comment about the proposed development at the Hampshire Zoning Board of Appeals meeting scheduled for August 28, at 7:00 p.m. at the Village of Hampshire, Village Hall located at 234 S. State Street, Hampshire, Illinois 60140.

Very truly yours,

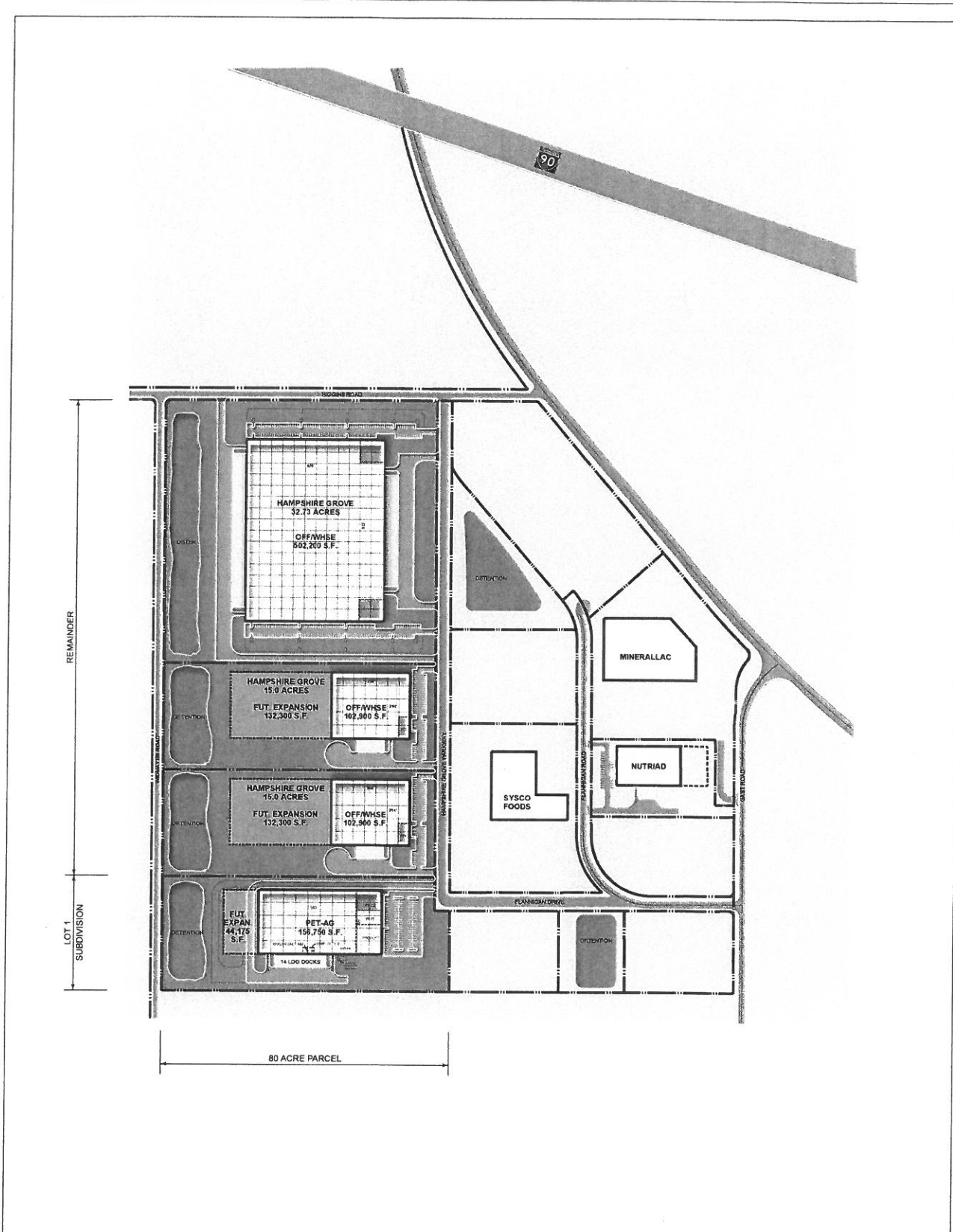
Brian M. Novak, Vice President

**NORTHERN BUILDERS, INC.**

5060 River Road  
Schiller Park • Illinois • 60176-1076  
847/678-5060 • FAX: 847/678-7670  
[www.northernbuilders.com](http://www.northernbuilders.com)

SINCE 1927

DEVELOPMENT  
CONSTRUCTION  
LEASING & MANAGEMENT



SITE AREA (±80.00 AC.) ±3,484,800 S.F.

CONCEPTUAL MASTER PLAN FOR:  
**HAMPSHIRE GROVE**  
 HAMPSHIRE, ILLINOIS

**SITE PLAN**

218337 KJB 8-7-2018 0' 100' 200' 400' 800'

