

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

Tuesday, April 9, 2019
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 – March 21, 2019
- E. New Business:
 - 1. Public Hearing regarding Petition of TRZ Hampshire, LLC for a zoning amendment for certain property located at 364 Keyes Avenue in the Village, from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District; and consideration and recommendation to the Board of Trustees regarding said Petition .
 - 2. Public Hearing regarding Petition of TRZ Hampshire, LLC for a variation of the yard requirements of the M-2 General Industrial Zoning District, §6-11-2, for the property at 364 Keyes Avenue, to allow for parking facilities to be located within the required front and/or side yards on the property; and consideration and recommendation to the Board of Trustees regarding said Petition.
 - 3. Public Hearing regarding Petition of TRZ Hampshire, LLC for a zoning amendment for certain property located at 46W704 Allen Road in the Village, from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District; and consideration and recommendation to the Board of Trustees regarding said Petition.
 - 4. Consideration of authorizing Chair to execute and deliver to Board of Trustees appropriate Findings of Fact and Recommendation regarding Items #1 - #3 above.
- F. Old Business:
- G. Public Comment:
- H. Announcements: Next meeting date – TBA
- I. Adjournment

BAZOS, FREEMAN, SCHUSTER & POPE LLC
Attorneys at Law

MEMORANDUM

To: Zoning Board of Appeals
From: Mark Schuster / Village Attorney
Date: April 9, 2019
Re: Stanley

Background

TRZ has filed an application for zoning amendment, together with a variation of the yard setback requirements, for certain property in the Village, as follows:

- A. Petition for Zoning Amendment @ 364 Keyes Avenue (three parcels) – from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District – to allow for construction of a new warehouse facility, with appurtenant parking.
- B. Petition for Variation @ 364 Keyes Avenue (three parcels) – to allow for parking areas to encroach into required yards (front and side).
- C. Petition for Zoning Amendment @ Allen Road (45-acre parcel) – from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District. There is no present plan for development of this parcel; but the zoning amendment would allow for future development of warehousing / distribution facility(ies) on the property. .

Notes

- 1. Warehouse facilities are not a permitted use in the M-1 Restricted Industrial Zoning District – this district is restricted to more intense industrial uses. The change to M-2 General Industrial Zoning District will allow general warehousing use of the property on Keyes Avenue, and future warehousing use of the larger parcel which fronts Allen Road.. Thee area generally to the east of this property is classified in the M-2 General Industrial Zoning District.
- 2. The variation request for the Keyes Avenue property will require that Petitioner meet the requirements of §6-114-3(f). See attached standards.
- 3. The general requirement for setback for a front and/or side yard in the M-2 General Industrial Zoning District is as follows:

§6-9-3: General Industrial District:

D. Requirements: In an M-2 Industrial District, the following requirements shall apply: ***

- 2. Yards shall be in accordance with the provisions set forth in subsection 6-9-2(D)(2) of this article governing yards in the M-1 Industrial District.

BAZOS, FREEMAN, SCHUSTER & POPE LLC
Attorneys at Law

§6-9-2: Restricted Industrial District:

2. Yards shall be provided as follows:
 - a. Front yard shall not be less than forty feet (40') in depth.
 - b. Side yards shall not be less than twenty feet (20') in width, except a side yard abutting a street shall be not less than forty feet (40') in depth.
 - c. Rear yard shall not be less than twenty feet (20') in depth, except a rear yard abutting an alley or railroad right-of-way may be reduced to ten feet (10') in depth.

§6-11-2: Off-street Parking. * * *

H. In Yards: Off-street parking spaces may be located in a yard, except a required front yard or side yard adjoining a street.

Action(s) Needed

- A. Regarding the Keyes Avenue Property:
 1. Consider the testimony and evidence presented at the public hearing regarding the zoning amendment.
 2. Consider the testimony and evidence presented at the public hearing regarding the variance of the yard /parking requirements.
- B. Regarding the Allen Road Property:
 1. Consider the testimony and evidence presented at the public hearing regarding the zoning amendment.
- C. Make a Recommendation to the Board of Trustees regarding the Keyes Avenue zoning proposal.
- D. Make a Recommendation to the Board of Trustees regarding the Keyes Avenue variation of the yard requirements (so as to allow parking facilities within the front and/or side yards).
- E. Make a Recommendation to the Board of Trustees regarding the Allen Road proposal

**Village of Hampshire
Zoning Board of Appeals**

**VARIATION STANDARDS
[§ 6-14-3(F)]**

I. Variation Standards - The ZBA shall not recommend a variation unless it shall find, based upon the evidence presented to it at the public hearing on the application for variance, the following:

- A. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and
- B. That the plight of the owner is due to unique circumstances; and
- C. The variation, if granted, will not alter the essential character of the locality.

II. Variation Standards - For the purposes of supplementing the above standards, the ZBA shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

- A. That the particular physical surroundings, shape, topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out; and
- B. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification; and
- C. That the purpose of the variation is not based exclusively upon a desire to make a greater economic return from the property; and
- D. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property; and
- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements to the neighborhood in which the property is located; and
- F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger public safety, or substantially diminish or impair

property values within the neighborhood.

VILLAGE OF HAMPSHIRE

APPLICATION FOR CONCEPT PLAN, PRELIMINARY PLAN, ANNEXATION OR ZONING REVIEW -- CHECKLIST

Procedures and Deadlines:

1. Petitioner will file all documents and requests with the Village Clerk's office to initiate the development procedure.
2. Petitioner must submit a complete applications not less than forty-five (45) days before the initial meeting of any Village advisory body, to allow for staff review and consultation. The Village reserves the right to remove a Petitioner from the agenda for any scheduled meeting if the deadline is not met, the application is not complete, or the required fees and deposits have not been submitted.
3. Petitioner will be scheduled by the Village to have submittals reviewed by Village personnel and consultants, as necessary, and to be listed on the appropriate meeting agenda(s) upon fulfillment of submittal requirements for each. All late submittals will cause postponement to the next regularly scheduled meeting.
4. Meeting dates are subject to change. Petitioners will be notified of any meeting date changes.
5. The Plan Commission meets on the 2nd and 4th Mondays of the month.
6. The Zoning Board of Appeals meets on the 2nd and 4th Tuesday of the month.
- 7.. Petitions will be forwarded to the Village Board following recommendation from the appropriate advisory body. The Village Board meets on the 1st and 3rd Thursdays of the month.

Village Contacts:

Jeffrey R. Magnussen / Village President	847-683-2181
Brad Sanderson, P.E./ Engineering Enterprises, Inc.	630-466-9350
Mark Schuster / Village Attorney	847-742-8800
Linda Vasquez / Village Clerk	847-683-2181 Ext. 0
Lori Lyons / Village Finance Director	847-683-2181 Ext. 25

Village of Hampshire

Summary of the Development Application Review Process

The procedures, requirements and time frames for each step in the development application review process may be found in the Hampshire Subdivision Ordinance and the Hampshire Zoning Ordinance.

APPLICATION REVIEW

The Village and its consultants will review each development application and any supporting information within their respective area of expertise. This review is meant to identify initial issues pertaining to the development application that should be addressed by the Petitioner's subsequent submittals.

After Petitioner has submitted an application, Petitioner will receive notification of meeting dates for Village review (if applicable), and for required public meetings thereafter. If a public hearing is required in connection with the application, the Village will publish the required notice (at the Petitioner's cost). Petitioner is responsible for posting an appropriate notice on the premises, and may be required to mail notice (certified mail, return receipt requested) to nearby property owners.

Fees for any time spent by Village consultants reviewing your application will be deducted from the Development Deposit which must accompany the filing of your application.

The Village and its consultants are concerned with obtaining compliance with all the Village's technical requirements and identifying ways to achieve or improve upon the Village's development goals and objectives. The consultants have no authority to vary the requirements of the Subdivision Ordinance or Zoning Ordinance.

PLAN COMMISSION REVIEW

The Plan Commission is responsible for interpreting the Village's development goals and objectives and making recommendations to the Village Board concerning land use and land development in relation to the Comprehensive Plan. The Plan Commission relies upon the initial Village review, review by the Village consultants, the information provided by the applicant, and the input of the public, in determining its recommendation on each development or zoning application. The Plan Commission also reviews applications for text amendments and for special uses to make recommendations to the Zoning Board of Appeals. It is the applicant's responsibility to demonstrate that the criteria for approving or granting the requested application have been satisfied.

ZONING REVIEW

The Zoning Board of Appeals is responsible to review and make recommendations on each request to amend the zoning regulations, or to change the zoning classification of any parcel or parcels of land in the Village. The Zoning Board of Appeals also makes recommendations regarding applications for special use, or for variances. The Zoning Board of Appeals relies upon the information provided by the applicant, input from Village consultants, and input from the public in making its recommendations. It is the applicant's responsibility to demonstrate that the criteria for approving a change in the Zoning Regulations, or a change in the classification of any particular parcel, a special use, or a variance, are met.

VILLAGE BOARD REVIEW

The final decision for each development application rests with the Village Board. The Village Board may accept, reject or modify the Plan Commission / Zoning Board recommendations, as provided in the Hampshire Subdivision Ordinance and in the Zoning Ordinance.

The Village Board's action is final.

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

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: TRZ HAMPSHIRE, LLC
Address: 425 Maple Ave. Carpentersville, IL. 60110
Phone: (847) 426 - 4560 Fax: (____) _____ - _____

CONTACT PERSON (If different from Applicant)

Name: Forbes Adam
Address: 410 Ramsland St. Westby, WI. 54667
Phone: (608) 397 - 9364 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: 364 Keyes Avenue

PARCEL INDEX NUMBER(S): 1-22-362-035, 01-22-326-032, 01-22-326-033

AREA OF PARCEL (ACRES): 5 acres and 44 Acres P/N 01-22-100-039

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?** Hampshire

The subject property is located in which **LIBRARY DISTRICT?** Hampshire

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

CURRENT ZONING: M-1 Restricted Industrial District

PROPOSED ZONING / VARIANCE: Requesting a variance from Chapter 6, Article X, Section 6-11-2H of the Hampshire Zoning Ordinance to allow for off street parking in the front and side yards adjoining Keyes Ave and Industrial Drive consistent with adjacent properties.

RECOMMENDED LAND USE: Industrial and Warehouse Distribution (from future land use plan dated 7/1/04)
(As described in the Hampshire Comprehensive Plan)

PROPOSED LAND USE: Industrial and Warehouse Distributiou consistent with future land use plan

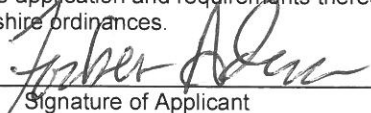
NAME OF PROPOSED DEVELOPMENT: TRZ Multi Tenant Warehousing

Type text here

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, Forbes Adam, 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.



Signature of Applicant

3/15/19

Date

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.**

Village of Hampshire HEARING SCHEDULE

VILLAGE REVIEW

The Village shall arrange a meeting of appropriate personnel and consultants as needed.

The Village Board of Trustees meets two times each month, generally on the 1st and 3rd Thursdays. The current schedule of meetings is available from the Village Clerk. .

PLAN COMMISSION SCHEDULE

The Plan Commission meets on the 2nd and 4th Mondays of the month at 7:00 p.m. at Village Hall. All **complete** Plan Commission submittals must be received not less than **10 days in advance** of the scheduled meeting. The Village reserves the right to reject incomplete submittals and reschedule Plan Commission items accordingly.

ZONING BOARD OF APPEALS SCHEDULE:

The Zoning Board of Appeals meets on the 2nd and 4th Tuesdays of the month at 7:00 p.m. at Village Hall. All complete submittals to the Zoning Board of Appeals must be received not less than **10 days in advance** of the scheduled meeting. The Village reserves the right to reject incomplete submittals and reschedule Plan Commission items accordingly.

REQUIRED DOCUMENTATION FOR DEVELOPMENT PETITIONS

	CONCEPT PLAN	SITE PLAN REVIEW	ANNEXATION	SUBDIVISION – PRELIMINARY	SUBDIVISION – FINAL	SPECIAL USE PERMIT	ZONING TEXT AMENDMENT	RE-ZONING	VARIANCE
Application	X	X							
Application Fee & Deposit									
Proof of Ownership			X	X		X	X	X	X
Legal Description - Plat of Survey									
Certified Mailing Receipts and List of Property Owners				X		X	X	X	X
Tree Preservation and Removal Plan									
Site Analysis									
Site Plan/Preliminary Plan						X	X	X	X
Landscape Plan						X	X	X	X
Preliminary Plan						X	X	X	X
Architectural Elevations						X	X	X	X
Final Plat of Sub.					X				
Final Engineering Plans					X				
Petition for Annexation					X				
Annexation Agreement			X						
Plat of Annexation			X						
Soil Conservation Land Use Opinion			X						
*Fiscal Impact Study				X					
*Traffic Impact Analysis									
*Dept. of Conservation Report									

* If Required by Staff

DO NOT RETURN THIS TO THE VILLAGE - FOR YOUR USE IN DRAFTING LETTERS

Every applicant for rezoning, special use and planned unit development, is required to notify adjoining property owners of his/her intent to develop property in the Village of Hampshire. Applicants should provide the adjoining property owners with a brief description of the proposed development and a copy of the development plan to help adjoining property Owners better understand what is being proposed in their neighborhood (On Applicant's Letterhead)

EXAMPLE OF NOTIFICATION / INFORMATION LETTER

Dear Neighbor:

(Applicant Name) has submitted an application to the Village of Hampshire for (type of application) to allow (describe project, use of land, number of units, etc.) on the property located at _____ . 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 (contact for the Applicant) at (Contact's telephone number). You will also have an opportunity to comment about the proposed development at the Hampshire Plan Commission/Zoning Board of Appeals meeting scheduled for ((Date of Plan Commission/Zoning Board of Appeals meeting / public hearing) at 7:00 p.m.

Sincerely,

(Applicant)

VILLAGE OF HAMPSHIRE
AFFIDAVIT OF NOTIFICATION
FOR REZONING, OR SPECIAL USE PERMIT

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

From:

Date:

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred-fifty (250') feet of the property referred to in the Petition _____, and further, that all persons owning property which is contiguous to the property described in said Petition have been notified of the intent of the Petitioner(s).

The property is located at _____.

A legal description of the property is attached hereto.

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

NOTIFY BY CERTIFIED MAIL- COPIES

Attached additional sheets, if necessary.

By: _____

Subscribed and sworn before me this _____
day of _____ *20* _____.

VILLAGE OF HAMPSHIRE VILLAGE ORDINANCE & REQUIREMENTS

Proposed developments in the Village of Hampshire are reviewed based on the Village's development ordinances, including the following:

- Zoning Ordinance
- Subdivision Ordinance and Standard Specifications
- Stormwater Ordinance
- Soil Erosion and Sediment Control Ordinance
- Floodplain Ordinance

It is strongly recommended that, before preparing submittal requirements and plans, you review these documents or have your professional consultants review them. Each of the above documents is available at the Village Hall.

SECTION I – OBLIGATION OF APPLICANT

It is the obligation of the Developer or Owner to pay all administrative, professional consulting and public hearing expenses, including court reporter fees, incurred by the Village in processing and acting upon petitions or requests for land development or expansion. The deposit for those fees and expenses as hereinafter set forth is intended to insure to the Village that adequate funds will be available to the Village to pay those fees and expenses, but the deposit required is based upon an estimate only of what those fees may be and by making the deposit the applicant is not relieved of the obligation to pay those fees in full if in fact those fees and expenses exceed the deposit amount.

SECTION II – DEPOSIT FOR FEES AND EXPENSES TO BE PAID TO THE VILLAGE FOR CONSIDERATION OF ZONING SUBDIVISION AND/OR ANNEXATION AGREEMENT PETITIONS

SECTION 2.01 ZONING REQUEST

At the time an application for a zoning change is presented to the Village and prior to any action thereon, funds shall be deposited with the Village of Hampshire in accordance with the following schedule:

- a) Variations to the Zoning Ordinance- \$500.00

In case of a variation requested for a single lot platted before this ordinance was adopted, the \$500.00 deposit will be the maximum paid by the lot owner notwithstanding the provisions contained in Section 5 of this ordinance.

- b) Appeal of a Decision of the Zoning Administrator \$500.00

In case of an appeal of a decision of the Zoning Administrator for a single lot platted before this ordinance was adopted, the \$500.00 deposit will be the maximum paid by the lot owner notwithstanding the provisions in Section 5 of this ordinance.

- c) Rezoning or Zoning Amendment- \$1,000.00
- d) Special Use Permit (not as part of Planned Unit Development) - \$1,000.00
- e) Special Use/Planned Unit Development - \$1,000.00

SECTION 2.02 SUBDIVISION PLATS

At the time a request to subdivide or re-subdivide lands is presented to the Village, and prior to any action thereon, funds shall be deposited with the Village in accordance with the following schedule which relates to the size of the proposed subdivision or re-subdivision:

- a) One (1) acre or any fraction thereof- \$1,000.00.
- b) In excess of one (1) acre but not over ten (10) acres \$2,500.00.
- c) In excess of ten (10) acres but not over thirty-five (35) - \$5,000.00.
- d) In excess of thirty-five (35) acres - \$10,000.00.

If a Subdivision Plat requires a zoning amendment, variation, special use permit pursuant to the provisions of the Hampshire Zoning Ordinance, the sum deposited shall be in accordance with this Section rather than the provisions contained within Section 2.01.

SECTION 2.03 ANNEXATION; ANNEXATION AGREEMENTS

At the time a request for annexation or annexation agreement is presented to the Village and prior to any action thereon, funds shall be deposited with the Village in accordance with the following schedule relating to the size of the proposed annexation:

- a) One (1) acre or any fraction thereof- \$1,000.00.
- b) In excess of one (1) acre but not over ten (10) acres \$2,500.00.
- c) In excess of ten (10) acres but not over thirty-five (35) acres- \$5,000.00.
- d) In excess of thirty-five (35) acres- \$10,000.00.

If petition for annexation or annexation agreement requires a zoning amendment, variation, special use permit pursuant to the provisions of the Hampshire Zoning Ordinance, the sum deposited shall be in accordance with Section 2.01. However, the deposit provisions of this Section 2.03 shall be applied to a petition which requires a zoning amendment, variation, special permit or planned unit development zoning when the deposit would exceed \$1,000.00 pursuant to the deposit calculations in the Section.

SECTION 2.04 SUBDIVISION AND ANNEXATION

If an application is presented to the Village for both annexation and subdivision, then in lieu of the fee schedule in Section 2.03 above, and at the time such application is presented to the Village and prior to any action thereon, funds shall be deposited with the Village in accordance with the following schedule relating to the size of the land to be annexed and subdivide, or annexed and proposed for a planned unit development.

- a) One (1) acre or any fraction thereof- \$1,000.00.
- b) In excess of one (1) acre but not over ten (10) acres \$2,500.00.
- c) In excess of ten (10) acres but not over thirty-five (35) acres- \$5,000.00.
- d) In excess of thirty-five (35) acres- \$10,000.00.

SECTION 2.05 SITE DEVELOPMENT

At the time of application for Site Plan approval and prior to any action thereon, funds shall be deposited with the Village of Hampshire in accordance with the following schedule:

- a) One (1) acre or any fraction thereof- \$1,000.00.
- b) In excess of one (1) acre but not over ten (10) acres \$2,500.00.
- c) In excess of ten (10) acres but not over thirty-five (35) acres- \$5,000.00.
- d) In excess of thirty-five (35) acres- \$10,000.00.

SECTION 2.06 ADMINISTRATIVE FEE

The developer shall pay an administrative fee to the Village of ten (10) dollars per invoice.

SECTION 2.07 ADDITIONAL COSTS

The Developer shall pay all publication expenses and public hearing expenses, including court reporter fees.

SECTION 2.08 DEPOSIT AMOUNTS

The deposit amounts set forth herein shall be deposited in an escrow account maintained by the Village Treasurer. Interest on the account shall accrue to the Village of Hampshire.

SECTION 3 - INSPECTION AT DEVELOPER'S EXPENSE

- A. All public and private improvements proposed to be constructed shall be inspected during the course of construction by the Village Engineer or a duly designated deputy.
- B. During the course of construction of the improvements, the Developer shall be required to notify the Village Engineer forty-eight (48) hours before the inspection of all utilities.
- C. The Developer shall pay the cost of all inspection and testing services, in accord with a the schedule of fees established from time to time, based on current rates and standard engineering practice.

SECTION 4 - AGREEMENT TO PAY VILLAGE FEES IN FULL

Developers shall execute and file with the Village Clerk the "Developer's Agreement with Respect to Land Development Fees and Deposits."

SECTION 5 - AGREEMENT TO PAY EXPENSES

Invoices for professional services received on behalf of the applicant shall be submitted to the applicant on a timely basis and paid within 20 days of the date thereof.

SECTION 6 - OTHER FEES

This ordinance does not affect the amount of nor the manner of payment of other Village fees, such as building permit fees, connection fees, and the like.

SECTION 9 - BUILDING PERMITS

In the event that any invoices are then outstanding and unpaid, any request for a building permit shall not be acted upon, and no building permit shall be issued, until payment has been received by the Village.

VILLAGE OF HAMPSHIRE

AFFIDAVIT OF NOTIFICATION
FOR REZONING, OR SPECIAL USE PERMIT

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

From: Stanley Machining

Date: 3/20/19

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 to Rezone and Variance, and further, that all persons owning property which is contiguous to the property described in said Petition have been notified of the intent of the Petitioner(s).

The property is located at 364 Hayes, 44 Acres - State/Allan/Zowel Roads

A legal description of the property is attached hereto.

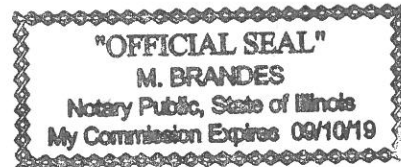
PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
<u>SEE ATTACHED</u>		

NOTIFY BY CERTIFIED MAIL- COPIES

Attached additional sheets, if necessary.

By: Forker Adam

Subscribed and sworn before me this 20th day of MARCH 2019.
M. Brandes



PARCEL	ADDRESS	PIN	OWNER
1	200 STANLEY DRIVE HAMPSHIRE, ILLINOIS 60140	01-22-301-018	TRZ HAMPSHIRE LLC, 425 MAPLE AVE CARPENTERSVILLE, IL, 60110
2	NO ADDRESS LISTED HAMPSHIRE, ILLINOIS 60140	01-22-301-001	KARTHEISER, LOIS DCLRN OF TRUST, L KARTHEISER & M JEDLOVEC, CO- TRUSTEES 2S283 LOST MEADOWS LN WARRENVILLE, IL, 60555-2211
3	NO ADDRESS LISTED HAMPSHIRE, ILLINOIS 60140	01-22-100-012	TRZASKA, KAREN 230 OTIS RD BARRINGTON, IL, 60010-5124
4	46W928 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-006	FREDERICK, WILLIAM & CAIN, JUDITH ANN & ENARI, DONALD S 46W928 ALLEN RD HAMPSHIRE, IL, 60140-9701
5	46W862 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-007	CAIN, JOHN T 520 CREEKSIDE DR GENEVA, IL, 60134-2670
6	46W836 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-008	PFÄFFINGER, C L & M B REVOC LIVING TR # 100, CURTIS & MARILEE PFÄFFINGER, CO-TRUSTEES 46W786 ALLEN RD HAMPSHIRE, IL, 60140-9721
7	46W812 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-009	PFÄFFINGER, C L & M B REVOC LIVING TR # 100, CURTIS & MARILEE PFÄFFINGER, CO-TRUSTEES 46W786 ALLEN RD
8	46W786 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-010	PFÄFFINGER, C L & M B REVOC LIVING TR # 100, CURTIS & MARILEE PFÄFFINGER, CO-TRUSTEES 46W786 ALLEN RD
9	46W770 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-011	PFÄFFINGER, C L & M B REVOC LIV TR # 100, C L & M B PFÄFFINGER, CO- TRUSTEES 46W786 ALLEN RD HAMPSHIRE, IL, 60140-9721
10	46W704 ALLEN ROAD HAMPSHIRE, IL 60140	01-22-100-040	PFÄFFINGER, C L & M B REVOC LIVING TR # 100, CURTIS & MARILEE PFÄFFINGER, CO-TRUSTEES 46W786 ALLEN RD HAMPSHIRE, IL, 60140-9721
11	NO ADDRESS ALLEN RD HAMPSHIRE, IL 60140	01-22-100-031	PFÄFFINGER, DAVID 207 RED HAWK RD HAMPSHIRE, IL, 60140
12	NO ADDRESS ALLEN RD HAMPSHIRE, IL 60140	01-22-100-033	PFÄFFINGER, DAVID 207 RED HAWK RD HAMPSHIRE, IL, 60140
13	46W627 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-013	GOFF, VICTORIA L & VAN ACKER, PATRICIA M 15N009 SHIREWOOD FARM RD HAMPSHIRE, IL, 60140-6134
14	46W605 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-014	GOFF, VICTORIA L & VAN ACKER, PATRICIA M 15N009 SHIREWOOD FARM RD HAMPSHIRE, IL, 60140-6134
15	NO ADDRESS HAMPSHIRE, IL 60140	01-22-100-019	HAMPSHIRE FIRE PROTECTION DISTRICT, FIRE CHIEF PO BOX 245 HAMPSHIRE, IL, 60140-0245
16	NO ADDRESS HAMPSHIRE, IL 60140	01-22-100-018	FIRST AMERICAN BANK, % LAND TRUST DEPT 218 WEST MAIN ST DUNDEE, IL, 60118
17	105 ROWELL RD HAMPSHIRE, IL 60140	01-22-326-031	THA PROPERTIES LLC, C/O MR KEVIN R GRANT 105 N ROWELL RD HAMPSHIRE, IL, 60140
18	120 ROWELL RD HAMPSHIRE, IL 60140	01-22-326-029	SCHECK, DAVID L TR, TRUSTEE, AMERICAN PRECISION ASSEMBLYS INC 120 ROWELL RD
19	118 ROWELL RD HAMPSHIRE, IL 60140	01-22-326-030	OLD SECOND NATIONAL BANK OF AURORA TRUST, RICHARD E HANSEN 1253 WOLFF AVE ELGIN, IL, 601235185
20	200 INDUSTRIAL DR HAMPSHIRE, IL, 60140	01-22-326-036	NCI PROPERTIES LLC, 200 INDUSTRIAL DR HAMPSHIRE, IL, 60140

PARCEL ADDRESS	PIN	OWNER
1 200 STANLEY DRIVE HAMPSPHIRE, ILLINOIS 60140	01-22-301-018	TRZ HAMPSHIRE LLC, 425 MAPLE AVE CARPENTERSVILLE, IL, 60110
2 NO ADDRESS LISTED HAMPSPHIRE, ILLINOIS 60140	01-22-301-001	KARTHEISER, LOIS DCLRN OF TRUST, L KARTHEISER & M JEDLOVEC, CO-TRUSTEES 2S283 LOST MEADOWS LN WARRENVILLE, IL, 60555-2211
3 NO ADDRESS LISTED HAMPSPHIRE, ILLINOIS 60140	01-22-100-012	TRZASKA, KAREN 230 OTIS RD BARRINGTON, IL, 60010-5124
4 46W928 ALLEN RD HAMPSPHIRE, IL 60140	01-22-100-006	FREDERICK, WILLIAM & CAIN, JUDITH ANN & ENARI, DONALD S 46W928 ALLEN RD HAMPSPHIRE, IL, 60140-9701
5 46W862 ALLEN RD HAMPSPHIRE, IL 60140	01-22-100-007	CAIN, JOHN T 520 CREEKSIDE DR GENEVA, IL, 60134-2670
6 46W836 ALLEN RD HAMPSPHIRE, IL 60140	01-22-100-008	PFAFFINGER, C L & M B REVOC LIVING TR # 100, CURTIS & MARILEE PFAFFINGER, CO- TRUSTEES 46W786 ALLEN RD HAMPSPHIRE, IL, 60140-9721

7	46W812 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-009	PFAFFINGER, C L & M B REVOC LIVING TR # 100, CURTIS & MARILEE PFAFFINGER, CO- TRUSTEES 46W786 ALLEN RD HAMPSHIRE, IL, 60140-9721
8	46W786 ALLEN RD HAMPSHIRE, IL 60140	01-22-100- 010	PFAFFINGER, C L & M B REVOC LIVING TR # 100, CURTIS & MARILEE PFAFFINGER, CO- TRUSTEES 46W786 ALLEN RD HAMPSHIRE, IL, 60140-9721
9	46W770 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-011	PFAFFINGER, C L & M B REVOC LIV TR # 100, C L & M B PFAFFINGER, CO-TRUSTEES 46W786 ALLEN RD HAMPSHIRE, IL, 60140-9721
10	46W704 ALLEN ROAD HAMPSHIRE, IL 60140	01-22-100-04C	PFAFFINGER, C L & M B REVOC LIVING TR # 100, CURTIS & MARILEE PFAFFINGER, CO- TRUSTEES 46W786 ALLEN RD HAMPSHIRE, IL, 60140-9721
11	NO ADDRESS ALLEN RD HAMPSHIRE, IL	01-22-100-031	PFAFFINGER, DAVID 207 RED HAWK RD HAMPSHIRE, IL, 60140
12	NO ADDRESS ALLEN RD HAMPSHIRE, IL	01-22-100-033	PFAFFINGER, DAVID 207 RED HAWK RD HAMPSHIRE, IL, 60140

13	46W627 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-013	GOFF, VICTORIA L & VAN ACKER, PATRICIA M 15N009 SHIREWOOD FARM RD HAMPSHIRE, IL, 60140-6134
14	46W605 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-014	GOFF, VICTORIA L & VAN ACKER, PATRICIA M 15N009 SHIREWOOD FARM RD HAMPSHIRE, IL, 60140-6134
15	NO ADDRESS HAMPSHIRE, IL 60140	01-22-100-015	HAMPSHIRE FIRE PROTECTION DISTRICT, FIRE CHIEF PO BOX 245 HAMPSHIRE, IL, 60140-0245
16	NO ADDRESS HAMPSHIRE, IL 60140	01-22-100-018	FIRST AMERICAN BANK, % LAND TRUST DEPT 218 WEST MAIN ST DUNDEE, IL, 60118
17	105 ROWELL RD HAMPSHIRE, IL 60140	01-22-326-031	THA PROPERTIES LLC, C/O MR KEVIN R GRANT 105 N ROWELL RD HAMPSHIRE, IL, 60140
18	120 ROWELL RD HAMPSHIRE, IL 60140	01-22-326-025	SCHECK, DAVID L TR, TRUSTEE, AMERICAN PRECISION ASSEMBLEYS INC 120 ROWELL RD

19	118 ROWELL RD HAMPSHIRE, IL 60140	01-22-326-03C	OLD SECOND NATIONAL BANK OF AURORA TRUST, RICHARD E HANSEN 1253 WOLFF AVE ELGIN, IL, 601235185
20	200 INDUSTRIAL DR HAMPSHIRE, IL, 60140	01-22-326-03E	NCI PROPERTIES LLC, 200 INDUSTRIAL DR HAMPSHIRE, IL, 60140

Harney, Scott
216 Morgan St.
Elgin, IL 60123-3906

Dear Neighbor:

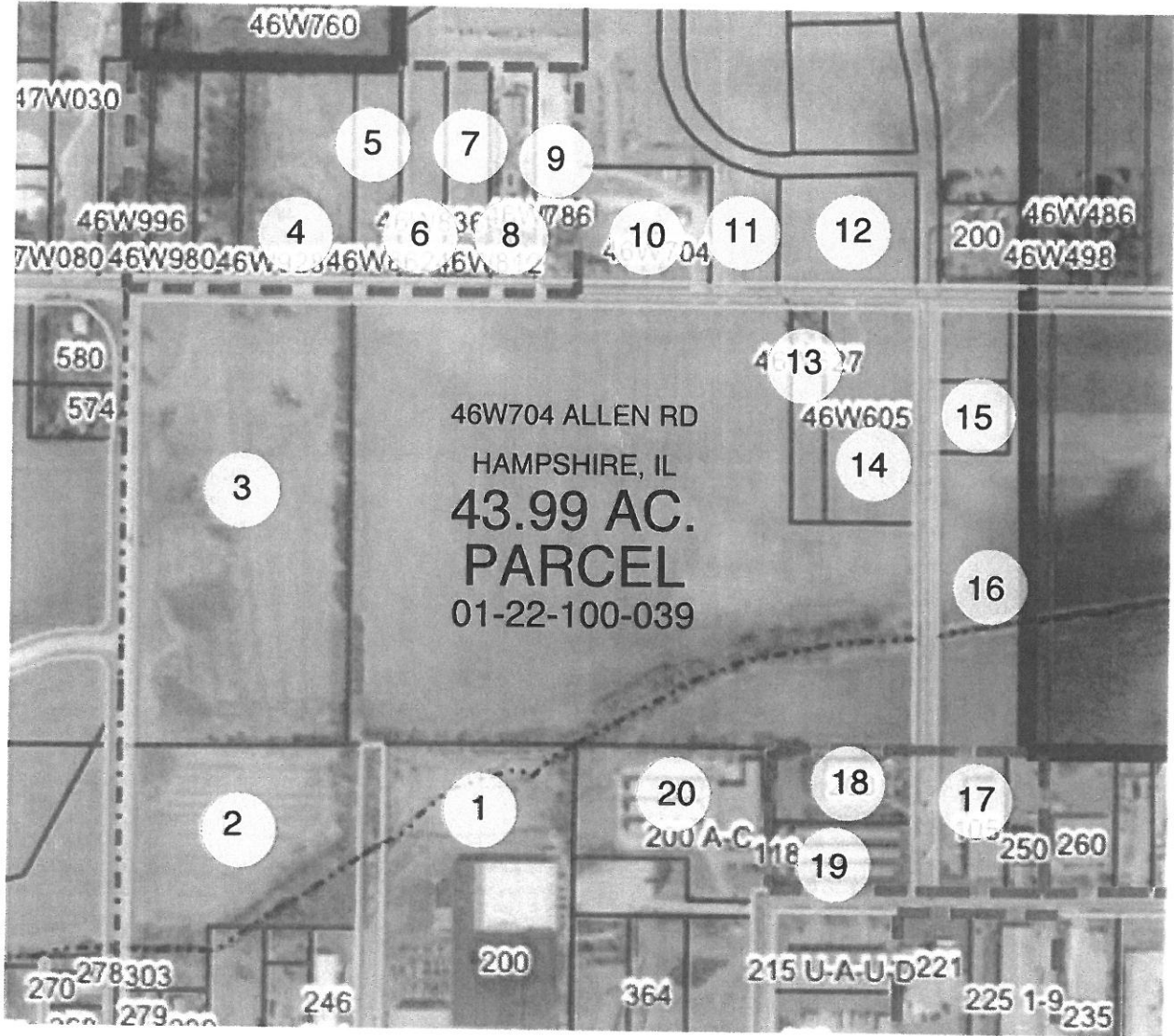
TRZ Hampshire, LLC has submitted an application to the Village of Hampshire for a petition for variance requesting a Variance from Chapter 6, Article XI, Section 6-11-2H of the Hampshire Zoning Ordinance to allow for off-street parking in the front and side yards adjoining Keyes Avenue and Industrial Drive consistent with adjacent properties. The property is located at 364 Keyes Avenue Hampshire Il and 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 Forbes Adam, General Contractor and Owner's Representative at 608-397-9364. You will also have an opportunity to comment about the proposed development at the Hampshire Plan Commission/Zoning Board of Appeals meeting scheduled for April 9th at 7:00 p.m.

Sincerely,

A handwritten signature in cursive script that reads "Forbes Adam". The signature is written in black ink and includes a horizontal line at the end.

H2 Construction, Inc.
c/o Forbes Adam, Applicant and General Contractor
Village of Hampshire 11 Land Development Application Updated Nov. 2018



PROPERTIES LOCATED WITHIN 250 FT OF 46W704 ALLEN ROAD PROPERTY

LEGAL DESCRIPTION – 01-22-100-039 (44-ACRE NORTH PARCEL)

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; AND THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, (SPECIFICALLY EXCLUDING THAT PORTION OF THE SUBJECT PROPERTY LOCATED NORTH OF THE CENTERLINE OF ALLEN ROAD) MORE OR LESS, ALL IN SECTION 22, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE NORTH ALONG THE EAST LINE THEREOF 1320.0 FEET MORE OR LESS, TO A POINT MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 594.91 FEET TO A POINT MARKING THE NORTHWEST CORNER OF THE CRAMSEY PROPERTY FOR A PLACE OF BEGINNING; THENCE SOUTH AT AN ANGLE OF 90 DEGREES 2 MINUTES, TURNED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE WEST LINE OF THE SAID CRAMSEY PROPERTY 660.0 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE CRAMSEY PROPERTY; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE CRAMSEY PROPERTY TO A POINT ON THE SAID NORTH LINE OF THE AFORESAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, SAID POINT BEING 100.00 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST ALONG THE SAID NORTH LINE 100.00 FEET TO THE PLACE OF BEGINNING) IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION (KEYES ROAD AND INDUSTRIAL DRIVE):

01-22-326-032

01-22-326-035

01-22-326-033

PARCEL 1:

That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter, thence North along the West line of the Northeast Quarter of said Southwest Quarter, 390 feet for the point of beginning; thence North along said West line 446.35 feet; thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter, 170.73 feet; thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter, 446.35 feet; thence West parallel with the South line of the Northeast Quarter of said Southwest Quarter, 170.73 feet to the point of beginning, in the Village of Hampshire, Kane County, Illinois.

PARCEL 2:

That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter, thence North along the West line of the Northeast Quarter of the Southwest Quarter, 390 feet; thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter, 170.73 feet to the point of beginning; thence North parallel with the West line of the Northeast Quarter of said Southwest Quarter, 446.35 feet; thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter, 170.73 feet; thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter, 446.35 feet; thence West parallel with the South line of the Northeast Quarter of the Southwest Quarter, 170.73 feet to the point of beginning, in the Village of Hampshire, Kane County, Illinois.

PARCEL 3:

That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter, thence Northerly along the West line of the Northeast Quarter of said Southwest Quarter, 836.35 feet; thence Easterly parallel with the North line of Keyes Avenue, 341.46 feet for the point of beginning; thence continuing Easterly parallel with the North line of Keyes Avenue, 195.20 feet to the West line of Keyes Drive; thence Southerly along said West line, 446.35 feet to the North line of Keyes Avenue; thence Westerly along said North line, 195.20 feet; thence Northerly parallel with the West line of Keyes Drive and parallel with the West line of the Northeast Quarter of the Southwest Quarter of said Section 22, a distance of 446.35 feet to the point of beginning, in the Township of Hampshire, Kane County, Illinois.