



Village of Hampshire
Planning & Zoning Commission Special Meeting
Tuesday, April 12, 2022 - 7:00 PM
Hampshire Village Hall – 234 S. State Street

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from January 24, 2022
5. New Business
 - a. A Motion to approve a Concept Plan for the Subdivision of the Hampshire go Logistics Park
 - b. A Motion to authorize the Chair to report the results of agenda items 5-a to the Village Board of Trustees
6. Public Comments
7. Announcements
8. Adjournment

Attendance: By Public Act 101-0640, all public meetings and public hearings for essential governmental services may be held by video or tele conference during a public health disaster, provided there is an accommodation for the public to participate, and submit questions and comments prior to meeting. If you would like to attend this meeting by Video or Tele Conference, you must e-mail the Village Clerk with your request no later than noon (12 PM) on the day of the meeting, and a link to participate will be sent to your e-mail address the day of the meeting, including all exhibits and other documents (the packet) to be considered at the meeting.

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

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

**VILLAGE OF HAMPSHIRE
PLANNING & ZONING COMMISSION**

**MINUTES
January 24, 2022**

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:01 p.m. by Chair B. Mroch. Members present: Chair B. Mroch, and Commissioners R. Frillman, H. Hoffman, A. Neal, L. Rapach, in person; and W. Rossetti. Also present was: J. Wray.

After comment, commission voted to approved meeting minutes. Motion to approve was made by H Hoffman, seconded by A. Neal, and vote of 5 aye, 0 nay.

The first order of business was to consider a motion to approve a variance of the Community Graphics Regulations at 184 S State Street to vary the window coverage limitation in 6-12-3(Q) of the Village Code to allow for window signage that may cover up to 100% of window surface area.

Dr. Ryan Foster spoke about the lack of visibility of his business and how the graphics would allow him to comply with HIPPA laws. The board then discussed topics ranging from security and aesthetics of the building.

On motion made by R. Rapach, seconded by A. Neal, and vote of 4 aye, 2 nay. Motion carried.

The second order of business was to consider a motion to recommend the approval of the Final Plat of Neighborhood “M” of the prairie Ridge Subdivision.

Mr. Olsem was present to present to the board and answer any questions. Discussion was made by Mr. Rapach and Mr. Olsem on minor changes to the plats to be considered a common area. Mr. Wray brought up that there were some outstanding issues but the Village manager and engineers would be able to resolve said issues. Mr. Wray also stated that it is the recommendation of the staff that it is approved.

On motion made by H. Hoffman, seconded by A. Neal, and vote of 5 Aye, 0 nay. Motion carried.

The third order of business was to make a motion to authorize the Chair to report the results of the agenda items 6-a and 6-b to the Village Board of Trustees.

On motion made by A. Neal, seconded by L. Rapach, and vote of 5 Aye, 0 Nay. Motion carried.

Meeting was adjourned at 7:29pm on motion from H. Hoffman, seconded by A. Neal, and vote of 5 Aye, 0 Nay.

Respectfully submitted,

B. Mroch
Chair



Village of Hampshire

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

ZONING REVIEW APPLICATION

Date: March 17, 2022

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
- Subdivision - Concept Plan Review
- Subdivision - Preliminary Plan Review
- Subdivision - Final Plan Review
- Other Site Plan: _____

PART I. APPLICANT INFORMATION

APPLICANT (Please print or type)

Name: DQH Hampshire I, LLC Email: david@worldrichman.com
 Address: 2505 Bath Road, Elgin, IL 60124 Phone: (847) 468-8898 x228

CONTACT PERSON (If different from Applicant)

Name: John Regan, Attorney at Law Email: jregan@huckbouma.com
 Address: 2425 Royal Blvd. Elgin, IL 60123 Phone: (847) 695-2000

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

 YES X 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 X NO

If the Applicant and/or owner of the subject property is a Trustee of a land trust or beneficiaries 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

Name of Development (if any): Hampshire 90 Logistics Park

Address: 18N775 US Hwy 20 Hampshire, IL 60140

Parcel Number(s): 01-11-200-010; 01-11-200-007; 01-11-100-017

Total Area(acres): 88.59

Fire Protection District: Hampshire

School District: D300

Library District: Ella Johnson

Park District: Hampshire

Township: Hampshire

Current Zoning District: M2

Current Use:

Vacant

Proposed Zoning/Variance/Use:

Subdivision for future uses allowed in M2

**ECR ACQUISITIONS LLC
3550 Salt Creek Lane, Suite 104
Arlington Heights, Illinois 60005**

Village of Hampshire
Hampshire Village Hall
234 S. State Street
Hampshire, Illinois 60140-0457
Attn: Development Services/Planning and Zoning

Re: Approximately 84 acres along U.S. Route 20 to be known as "Hampshire 90 Logistics Park"
Parcels Nos: 01-11-100-017; 01-11-200-010; 01-11-200-007 and 01-11-200-007 (the "Property")

Dear Sir or Madam:

Please be advised that ECR Acquisitions, LLC ("Seller") has entered into a Purchase and Sale Agreement to sell the Property to DQH Hampshire I, LLC ("Buyer") which contract is subject to Buyer obtaining certain approvals for the development of improvements on the Property, including but not limited to subdivision approval, site and plan approval, engineering and permitting (collectively, "Governmental Approvals").

Seller authorizes Buyer to make application to the Village of Hampshire for the Governmental Approvals, which Governmental Approvals will not be binding on the Property until the closing on the acquisition of the Property by Buyer.

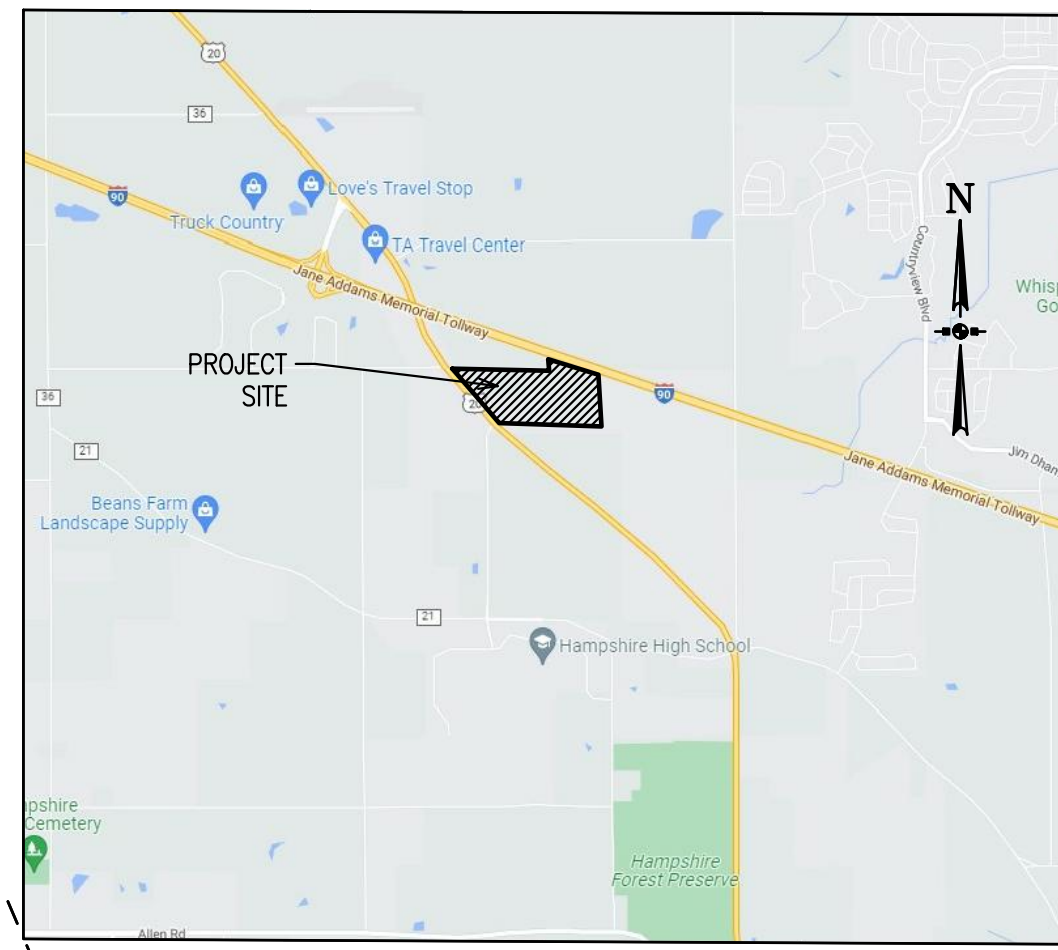
Please let me know if you have any questions regarding this matter.

Very truly yours,

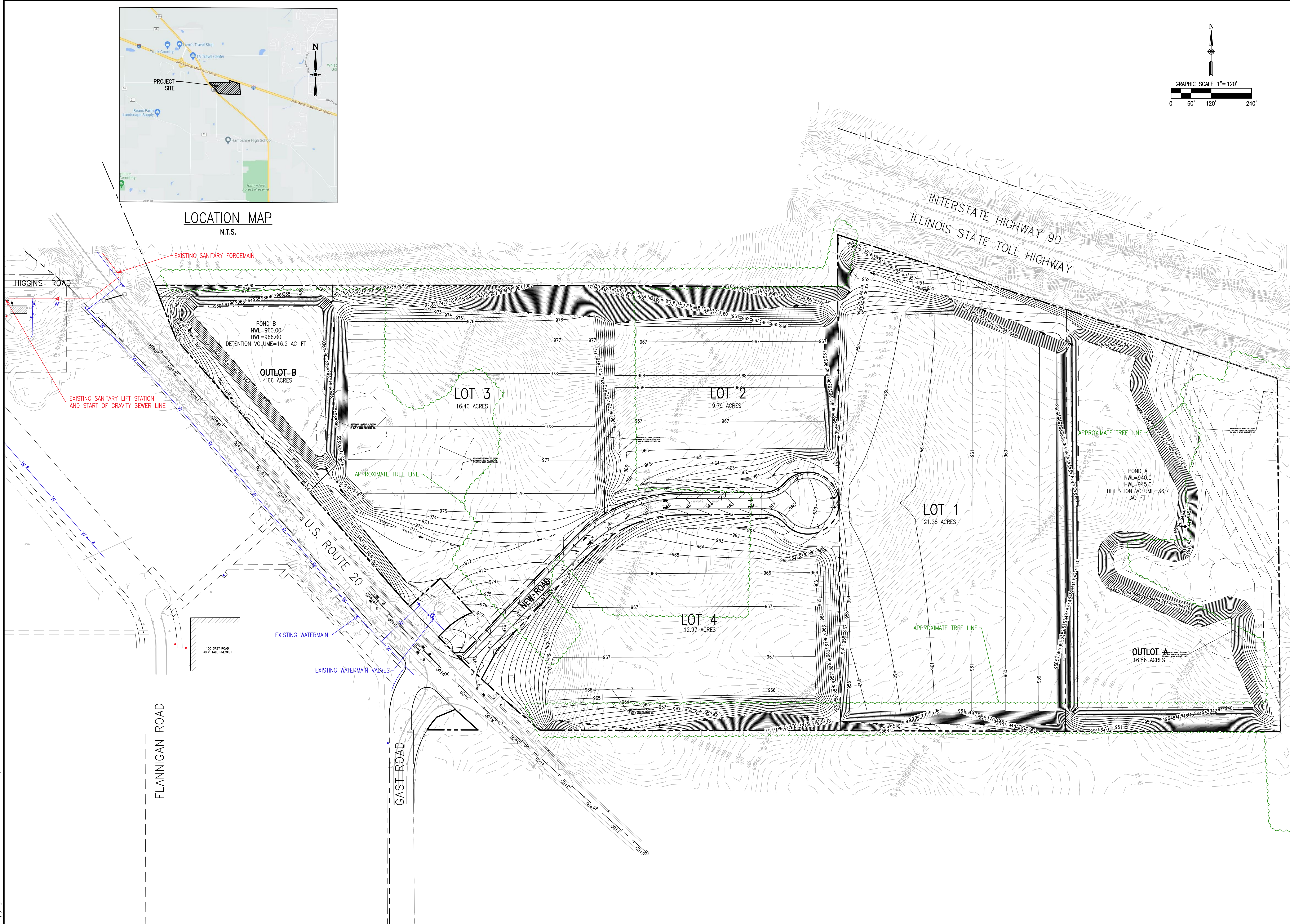
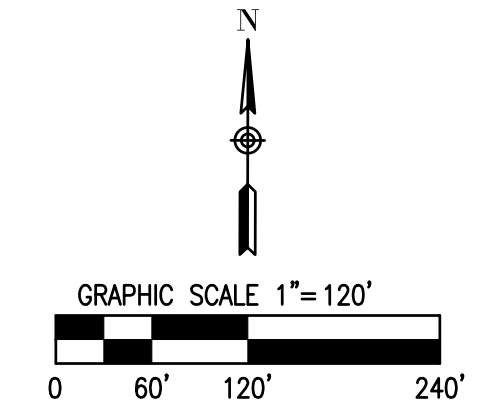
ECR Acquisitions, LLC

By: 
Name: Daniel Benassi, Manager

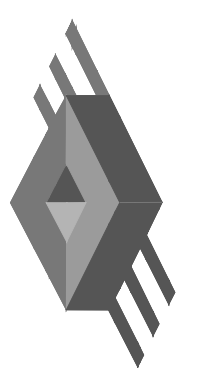
cc: DQH Hampshire I, LLC



LOCATION MAP
N.T.S.



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CONCEPT PLAN		CONCEPT PLAN		03/21/22	
HAMPSHIRE 90 LOGISTICS PARK		HAMPSHIRE 90 LOGISTICS PARK		Description	
INDUSTRIAL EQUITY PARTNERS		INDUSTRIAL EQUITY PARTNERS		1	
HAMPSHIRE, ILLINOIS		HAMPSHIRE, ILLINOIS		No.	
JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com				B298m 1"=120' CP-1	