

# VILLAGE OF HAMPSHIRE PLAN COMMISSION

**SEPTEMBER 10, 2018**

## AGENDA

CALL TO ORDER:

TIME: 7:00 PM

PLEDGE OF ALLEGIANCE.

ROLL CALL / ESTABLISH QUORUM.

MINUTES: Review and approve minutes from meeting of previous meeting.

NEW BUSINESS:

1. Consideration of Concept Plan for development of certain property to be designated Hampshire Grove Subdivision, located at the southeast corner (80 acres) of Higgins Road and Widmayer Road, pursuant to §7-2-2 of the Village Code.
2. Consideration of Amendment to Final Plat for Prairie Ridge Community, Neighborhood O in the Village, to add two additional lots for territory removed from floodplain, pursuant to §7-2-4 of the Village Code.

OLD BUSINESS: None.

PUBLIC COMMENT: All persons wishing to make public comment must sign in prior to the start of the meeting. Time shall be limited to a maximum of five (5) minutes for each speaker and not more than thirty (30) minutes total.

NEXT MEETING DATE: TBD

ADJOURNMENT.

# HAMPSHIRE PLANNING COMMISSION

## MEETING MINUTES

**Date:** June 25,2018

**Call to Order:** The meeting was called to order by Chairman Bill Robinson at the  
Hampshire Village Hall 7:00PM.

**Roll Call:** Present- Bill Robinson, Bill Rosseti, Ken Swanson and Tim Wetzel and  
Bryan Mroch. Absent-0, Vacancies-2

**Treasurer's report:** No report.

**Approval of Minutes:** The minutes of the meeting of March 26,2018 were  
approved as read. Motion by Bill Rosseti, 2<sup>nd</sup> by Tim Wetzel. Motion carried by  
unanimous voice vote. 5 ayes, 0-nayes.

**Guests:** Linda Kost and Dave Schmidt from Realty Metrix Commercial.

**Old Business:** None

**New Business :**

1. Consideration of Final Plans, including the Preliminary and Final Plats of Subdivision for Metrix Industrial Park Subdivision located on a portion of the property previously annexed to the village for Love's Travel Stops & Country Store.  
Mr. Schmidt stated that a Truck Sales Center is being planned for Lot-2 of the subdivision ,located on the Southeast corner of the development, and that there could be a freight terminal interested in locating in the development. After a brief discussion a motion was made by Bill Rossetti to recommend approval of the Final Plan and the Preliminary and Final Plats of Subdivision for Metrix Industrial Park Subdivision subject to their compliance with all recommendations and specifications contained in the letter from

Engineering Enterprises Inc. dated June 22,2018. The motion was 2<sup>nd</sup> by Tim Wetzel. The commissioners voted by voice as follows:

Tim Wetzel—Aye

Bill Rosseti--- Aye

Bryan Mroch—Aye

Ken Swanson—Aye

Bill Robinson—Aye

Motion carried by unanimous vote.

**Adjournment:** There being no further business the meeting was adjourned at 7:28 PM. Motion by Tim Wetzel, 2<sup>nd</sup> by Bill Rossetti.

Motion carried by voice vote. 5-aye, 0-nay.

**Next Meeting:** TBD

Respectfully submitted,

Kenneth Swanson

Secretary/ Plan Commission



August 30, 2018

**Village of Hampshire  
Plan Commission**  
234 S. State Street  
Hampshire, IL 60140

Re: Concept Plan Submittal  
Hampshire Grove Business Park / PetAg Project  
Hampshire, Illinois

Dear Plan Commission Members:

Northern Builders, Inc. formally requests the Plan Commission review and consideration for the approval of the Concept Plan Submittal for the PetAg project located on approximately 14.7 acres immediately west of the Hampshire Woods Business Park.

We are simultaneously asking for the Plan Commissions to review and consider our Preliminary Plan, submitted concurrent to this Concept Plan but under a separate transmittal.

The PetAg property is part of an 80 acre parcel that is currently in the process of gaining the Village's approval for both zoning and annexation; that process is well under way.

We have included all the required information for a complete Concept Plan submittal. We ask for your review, consideration and respectfully request your approval and your positive recommendation that it be presented to the Village Board for their approval.

Thank you again for your consideration

Very truly yours,

A handwritten signature in black ink, appearing to read "Brian M. Novak". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brian M. Novak, Vice President

Cc: Matthew Grusecki, Sr. Vice President

**NORTHERN BUILDERS, INC.**  
5060 River Road  
Schiller Park • Illinois • 60176-1076  
847/678-5060 • FAX: 847/678-7670  
www.northernbuilders.com

SINCE 1927

DEVELOPMENT  
CONSTRUCTION  
LEASING & MANAGEMENT



August 30, 2018

PetAg Project  
Concept Plan Submittal

Concept Plan Narrative

Concept Plan

Sketch Plan prepared by SpaceCo Inc., dated August 24, 2018, Sheet 1 of 1

The concept plan includes a layout of the proposed PetAg project on a site located just west of the existing Hampshire Woods Business Park. The access to the PetAg project is achieved by constructing a new road from the existing Flannigan Road to the site. The road construction is considered a part of the PetAg project.

Existing Conditions

The site is currently farmland. There are no improvements located on the site. Utilities will be extended from the existing utilities located in Flannigan Drive and will be brought to the site as part of the road construction work.

Location Map

Location Map (Site Plan) prepared by Harris Architects, 1 sheet, dated August 27, 2018

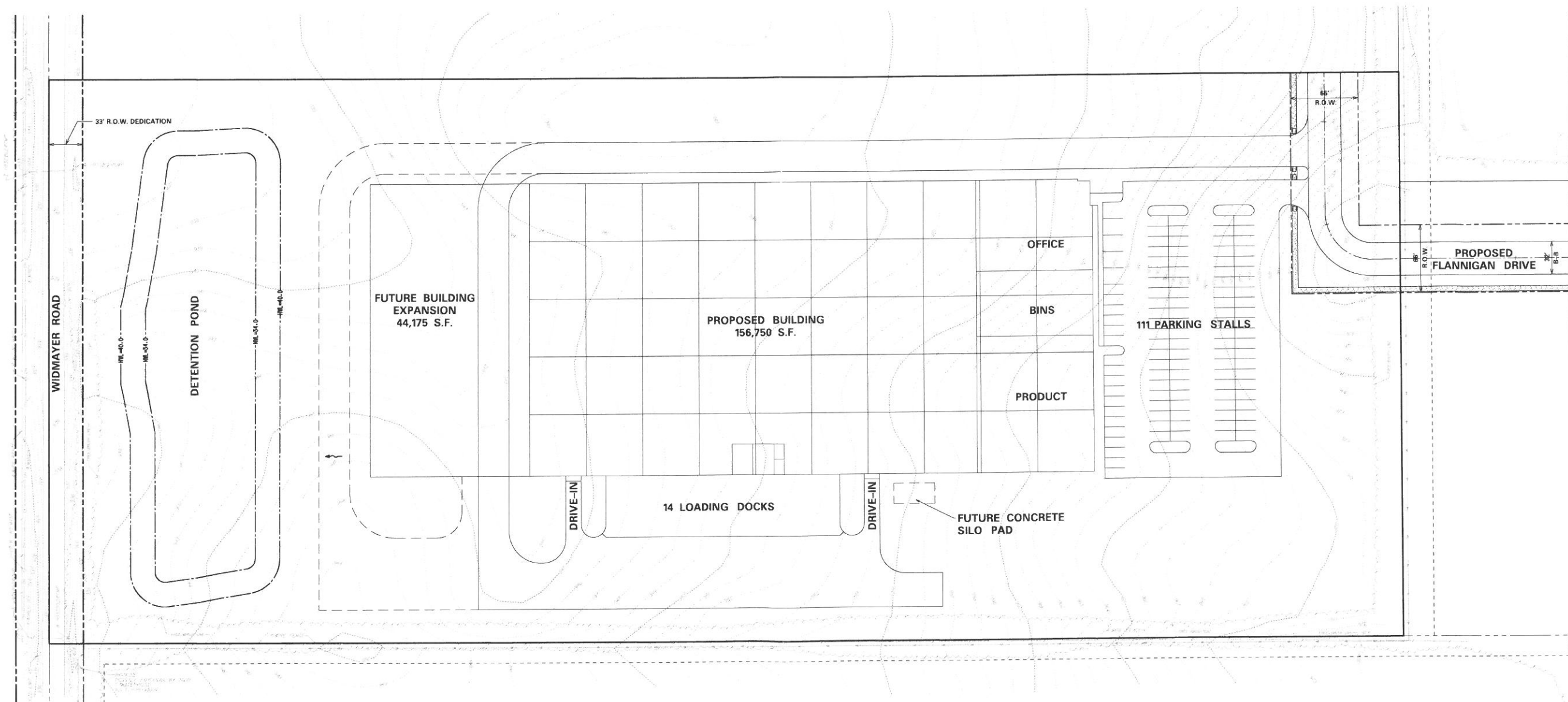
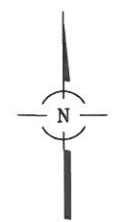
The location map indicates the current area of Hampshire Woods and its immediate surrounding area. It indicates the proposed road and PetAg project.

**NORTHERN BUILDERS, INC.**

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NO.	DATE	REMARKS

NO.	DATE	REMARKS

**CONCEPT SITE PLAN**

**PET-AG AT HAMPSHIRE GROVE BUSINESS PARK**  
HAMPSHIRE, ILLINOIS

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

9575 W. Higgins Road, Suite 200  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065



**SPACECO INC.**

FILENAME:  
10366C-SITE

DATE:  
08/28/18

JOB NO.  
10366

SHEET  
**C-SITE**  
1 OF 1



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

CONCEPTUAL PLAN FOR:  
**HAMPSHIRE GROVE  
 BUSINESS PARK**  
 HAMPSHIRE, ILLINOIS

**SITE PLAN**  
 218337.KJB 8-26-2016



# FINAL PLAT OF SUBDIVISION FOR PRAIRIE RIDGE - NEIGHBORHOOD 0 FIRST ADDITION

BEING A PART OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY: **VILLAGE OF HAMPSHIRE**

PRINT NAME: **VILLAGE OF HAMPSHIRE**

ADDRESS: **234 S. STATE STREET**

CITY/TOWNSHIP/STATE: **HAMPSHIRE ILL. 60140**

**NOTES**

ALL LOTS WITHIN THIS SUBDIVISION ARE INCORPORATED INTO THE VILLAGE OF HAMPSHIRE SPECIAL SERVICE AREA. A 5' WIDE SIDE SETBACK SHALL BE MAINTAINED BY ALL LOT OWNERS AND PROVIDERS UNLESS OTHERWISE NOTED. ALL MEASUREMENTS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOW ALSO CURVES ARE ARE DIMENSIONS ENCLOSED BY ( ) ARE RECORD DATA. ALL DIMENSIONS ARE MEASURED OR MEASURED OTHERWISE NOTED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

PROVIDERS SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR ANY CONSTRUCTION ASSOCIATED WITH THIS RECORDING.

U.E. - UNDEVELOPED PUBLIC UTILITY EASEMENT. PROVIDER SHALL OBTAIN NECESSARY PERMITS AND SHALL MAINTAIN THE UTILITY EASEMENT.

V.E. - VILLAGE EASEMENT. PROVIDER SHALL OBTAIN NECESSARY PERMITS AND SHALL MAINTAIN THE UTILITY EASEMENT.

S.P.E. - SIDEWALK PLANTING EASEMENT. PROVIDER SHALL OBTAIN NECESSARY PERMITS AND SHALL MAINTAIN THE UTILITY EASEMENT.

B.L. - BUILDING SETBACK LINE.

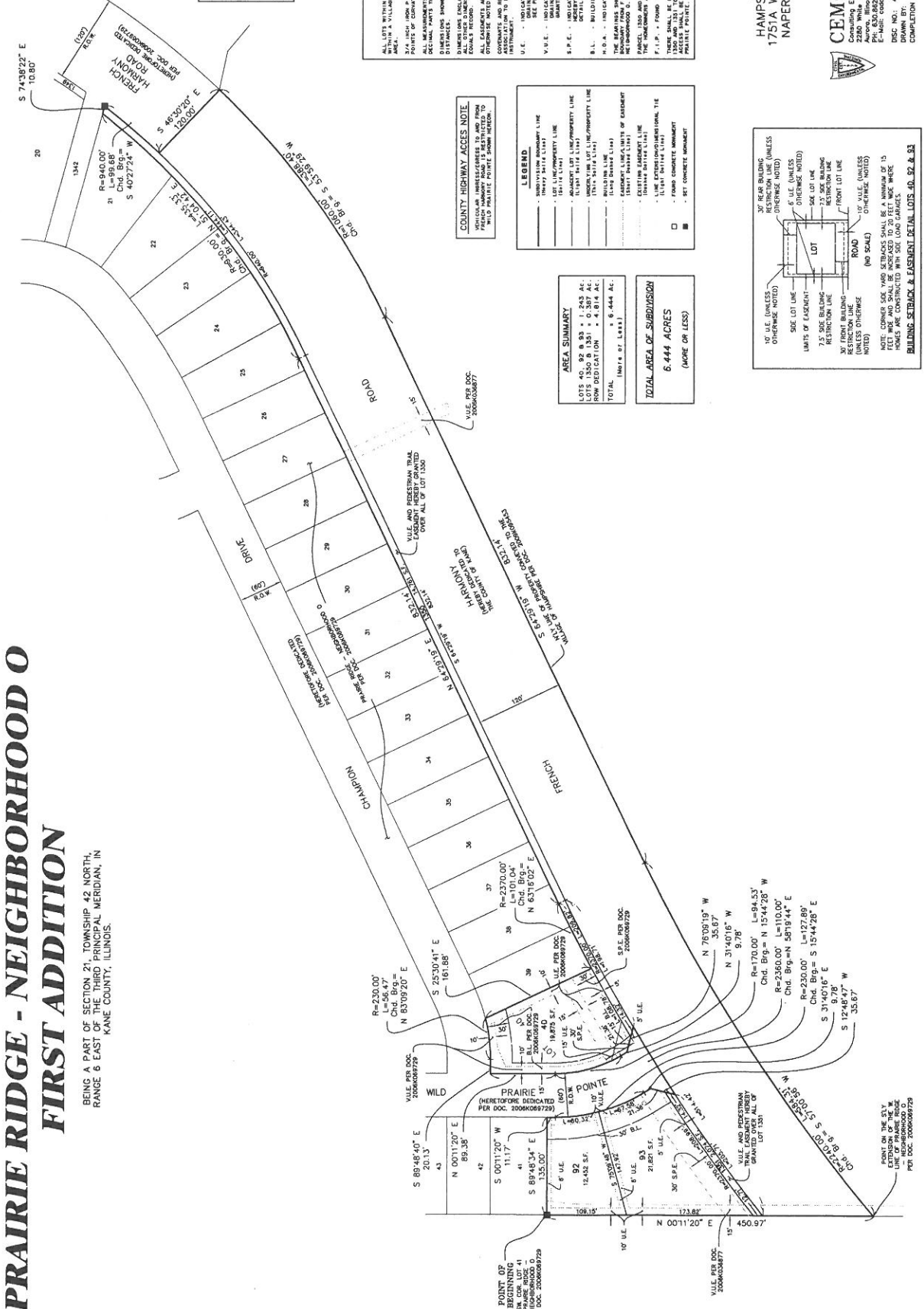
H.O.A. - HOME OWNERS ASSOCIATION. THE BEARINGS SHOWN ARE BASED UPON RECORD INFORMATION. THE FINAL PLAT OF PRAIRIE RIDGE - NEIGHBORHOOD 0 SHALL BE MAINTAINED BY PARCEL 1300 AND 1301 ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

F.P. - FENCED PERIMETER. PROVIDER SHALL MAINTAIN A FENCED PERIMETER AROUND THE ENTIRE LOT.

10' U.E. - 10' UTILITY EASEMENT. PROVIDER SHALL MAINTAIN A 10' UTILITY EASEMENT AROUND THE ENTIRE LOT.

30' R.E. - 30' REAR BUILDING SETBACK LINE. PROVIDER SHALL MAINTAIN A 30' REAR BUILDING SETBACK LINE AROUND THE ENTIRE LOT.

10' S.E. - 10' SIDEWALK PLANTING EASEMENT. PROVIDER SHALL MAINTAIN A 10' SIDEWALK PLANTING EASEMENT AROUND THE ENTIRE LOT.



**COUNTY HIGHWAY ACCESS NOTE**

THE HIGHWAY ACCESS SHALL BE MAINTAINED BY THE PROVIDER UNLESS OTHERWISE NOTED.

**LEGEND**

- 30' REAR BUILDING SETBACK LINE (UNLESS OTHERWISE NOTED)
- 10' UTILITY EASEMENT (UNLESS OTHERWISE NOTED)
- 10' SIDEWALK PLANTING EASEMENT (UNLESS OTHERWISE NOTED)
- 10' FRONT LOT LINE
- 7.5' SIDE BUILDING SETBACK LINE (UNLESS OTHERWISE NOTED)
- 10' FENCED PERIMETER (UNLESS OTHERWISE NOTED)
- 10' U.E. (UNLESS OTHERWISE NOTED)
- 10' S.P.E. (UNLESS OTHERWISE NOTED)
- 10' V.E. (UNLESS OTHERWISE NOTED)
- 10' R.E. (UNLESS OTHERWISE NOTED)
- 10' B.L. (UNLESS OTHERWISE NOTED)
- 10' H.O.A. (UNLESS OTHERWISE NOTED)
- 10' F.P. (UNLESS OTHERWISE NOTED)
- 10' C.P.M. (UNLESS OTHERWISE NOTED)
- 10' C.C.M. (UNLESS OTHERWISE NOTED)

**AREA SUMMARY**

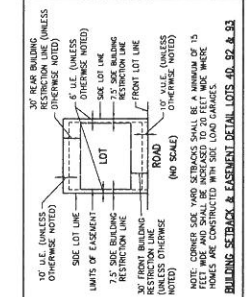
LOTS 40, 82 & 83 = 1.243 AC.

LOTS 1300 & 1301 = 0.367 AC.

TOTAL = 1.610 AC.

**TOTAL AREA OF SUBDIVISION**

6.444 ACRES (MORE OR LESS)



PREPARED FOR: **HAMPSHIRE WEST LLC**  
1751A WEST DIEHL ROAD  
NAPERVILLE, IL 60563

PREPARED BY: **CEMCON, Ltd**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Grove, Suite 100  
Naperville, IL 60563  
Phone: 630.882.2100 Fax: 630.882.2159  
E-Mail: ccm@cemcon.com Website: www.cemcon.com

DWG NO.: 458216 FILE NAME: PLAT-0-FRST ADD  
DATE: 10/11/16 1D: BK / PLOT NO: N/A  
COMPLETION DATE: 4-17-2016 JOB NO: 465-216

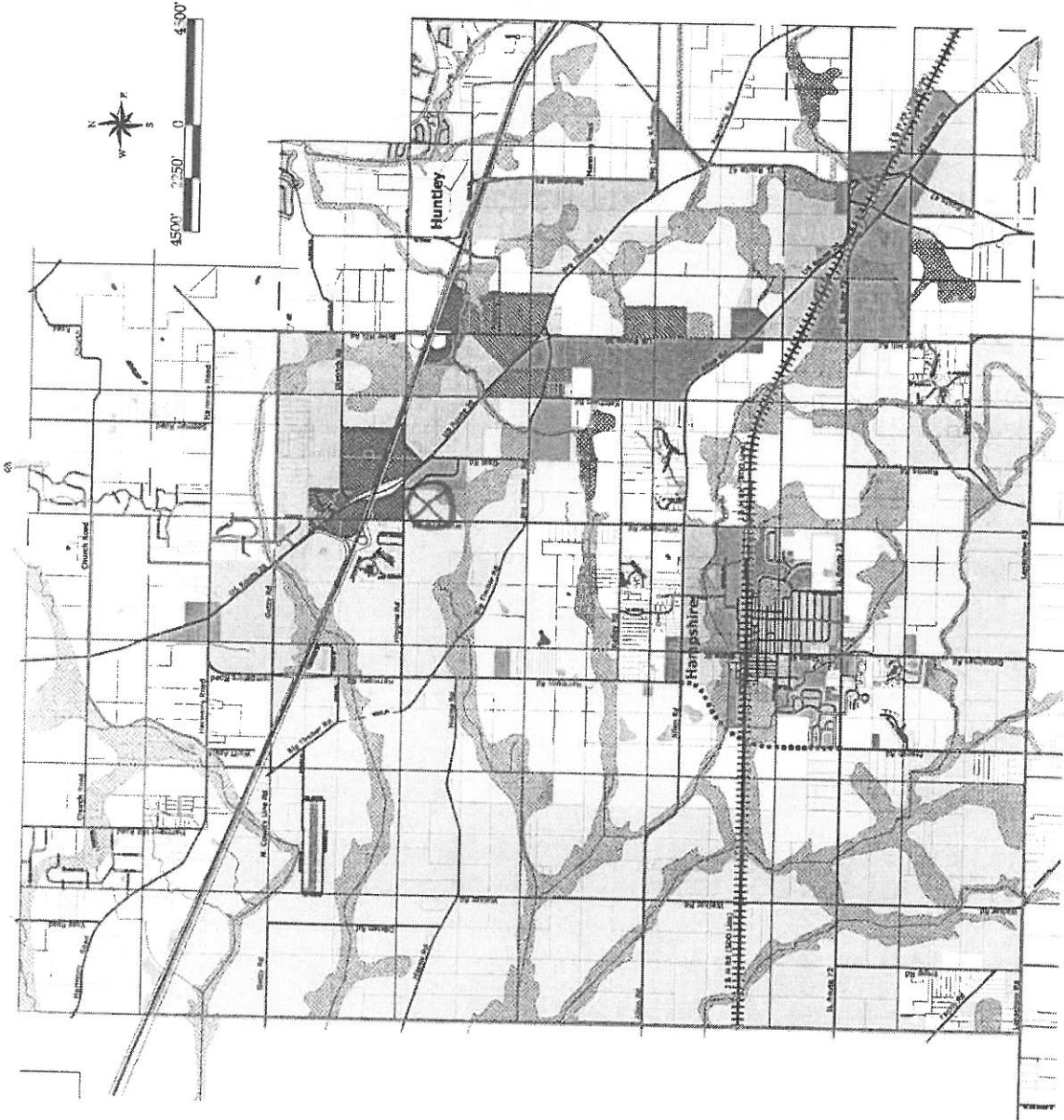
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# Village of Hampshire

2004 Comprehensive Plan Update

## Future Land Use Figure III-2



### Land Use Classifications

- Estate Residential (0.24 to 0.80 units/ac)
- Large Lot Residential (0.80 to 1.25 units/ac)
- Low-Density Residential (1.25 to 2.0 units/ac)
- Med. Density Residential (2.0 to 4.0 units/ac)
- Med. Density Residential (4.0 to 7.0 units/ac)
- Institutional
- Regional Commercial
- Community Commercial Center
- Interchange Commercial
- Office
- Business Park
- Industrial and Warehouse Distribution
- Municipal/Governmental
- Parks/Recreation
- Forest Preserve/Open Space
- Stormwater Retention and Ponds
- Agriculture (Predominantly Prime Farmland)
- Agribusiness

### Transportation

- Railroads
- French Road Connector

### Other

- Parcel Lines
- Adjacent Communities
- Planning Area
- Streams
- Greenway
- Wetlands

## Village of Hampshire Comprehensive Plan Excerpts

### Future Land Use, 42-Square Mile Planning Area

Figure III-2 – “Future Land Use Map,” shows the desired intensity of land use planned for Hampshire, based on need and input received by the Planning Advisory Committee and Village residents. Table III-2, Future Land Use quantifies land uses recommended for future development and Table III-3, Comparison of Existing and Future Land Use illustrates how the balance of land uses would change from existing conditions if the land use plan is implemented according to recommendations in this document.

These tables confirm that Hampshire will retain open space and single-family homes as primary land uses at the ultimate build-out of the community. The increased opportunities for business development, new employment, and creation of open space networks that are presented in this plan address the needs and potentials for this community, identified at the onset of the planning process. (See Community Assessment, Chapter I and Planning Factors, Chapter II.)

Recommendations for future land uses that are presented on Figure III-2 were developed in order to:

- Maintain agriculture and estate residential as viable land uses in the planning area as Hampshire grows.
- Provide a diversity of lot sizes, but keep large lot and estate residential as the predominant residential land use.
- Preserve the natural resources that exist today.
- Creatively find ways to maximize and protect open space as the community develops.
- Preserve rural character, to the extent possible.
- Take advantage of the **economic development potentials afforded by I-90** as identified in the sub-area plan.
- Keep the downtown free of non-destination-oriented traffic.
- Provide tax-generating land uses to reduce the tax burden on residents as the area grows.

### Future Land Use Recommendations:

The following summarizes some of the key components and recommendations presented on Figure III-2, Future Land Use Map. Chapter IV provides recommendations for transportation improvements and linkages that will be required to serve the type, intensity and pattern of planned land uses. Chapter V includes land use and development policies related to future land use and Chapter VI addresses implementation of the plan, pursuant to the recommendations of these chapters.

This plan does not “zone” land uses. Instead, it provides a **blueprint for future development patterns** and identifies a way to achieve the vision identified for Hampshire during the planning process. It is expected that many factors will affect decision-making when planning for the future. **There may be times when land use decisions deviate from the goals, objectives and recommendations in this document.** When that occurs, **the Zoning Board of Appeals will review the map amendment** at a public hearing and base its recommendations for change on such factors as the existing uses in the area surrounding the property in question; the trend of development in the vicinity of the property in question; and the objectives of the adopted land use plan.

## Rural Character and Open Space:

Nearly 45% of the total land uses illustrated on the future land use map are in uses that contribute to rural character. These include:

- Agriculture – Almost 40% of the total land use in Hampshire’s planning area has been retained in its existing agricultural land use. The majority of these acres are in the west and south edges of the planning area and between Big Timber Road and I-90, west of Gast Road (see Figure III-2, Future Land Use Map). However, it is expected that much more land will remain in agricultural use over the next 10 to 20 years than is identified on the future land use map and table. **This 2004 Comprehensive Land Use Plan was developed to be long-term and shows a land pattern that is not expected to be achieved for at least 30 years.** The length of time that a farm remains in agriculture depends upon a variety of factors, including economic viability of family farms; ownership changes; and outside pressure for development. As properties pass from one generation to the next, they frequently are viewed as having economic development potential, often providing retirement income. **This, coupled with the pressure for developing land in Kane County (particularly land that has access from the interstate) will continue to foster changes from agricultural to residential and business uses over time.**
- Forest Preserve/Open Space – The land use map shows the existing forest preserve as well as potential expansions to the north and south of the existing preserve (see Figure III-2,

### Chapter III, Future Land Use (Future Land Use Map).

This expansion is consistent with that previously envisioned by the Forest Preserve District. Other areas of open space illustrated on the plan include areas that have poor soils and are unbuildable. These areas have been identified as being unsuitable for development. (See Figure II-3, Parks Recreation and Open Space in Chapter II.)

The Future Land Use Map and table do not show the full extent to which open space will shape Hampshire as it grows. This is because the Village Board proposes to require 40% or more of a subdivision over 20 acres to be set aside as permanent open space. If all new subdivisions depicted at densities identified for large lot and low-density residential development were 20 acres or more in size, then nearly 2,500 additional acres of open space would be provided. This alone would add another 9% to this land use classification. This percent will increase again if Hampshire chooses to promote conservation subdivisions, and require 50% or more of a project’s total acres to be permanently maintained as open space (see Chapter V, Land Use and Development Policies).

### **Sub-area Plan (For US 20 and I-90 corridor):**

Hampshire recognizes that there has been a shift from traditional manufacturing jobs to more office, research and service businesses and that the I-90 corridor offers the opportunity to capitalize on these trends. The I-90 corridor through Kane County already has experienced large office and research facilities such as Matsuhita, Motorola and First Card in Elgin and Sears and Ameritech headquarters in Hoffman Estates.

Hampshire’s recent opening of Elgiloy Specialty Metals plant, Polifilm America, the 147-acre Hampshire Woods Business Park and the proposed 670-acre mixed-use Brier Hill Crossings are evidence of such trends. These developments have been stimulated by the County’s low taxes, lower land prices and convenient access from major transportation routes.

To establish a framework for land development along the urbanizing I-90 corridor, a sub-area of the Comprehensive Plan was created. This allowed Hampshire to concentrate planning efforts in one of its most viable locations for economic development. This sub-area can be roughly defined by a mile wide corridor along U.S. Route 20 from the Northwest Tollway to Starks. It encompasses the existing interchange near U.S. Route 20, a potential second interchange at I-90 and Brier Hill Road, the Hampshire Forest Preserve, Allen's Corners and Starks, consistent with the Comprehensive Plan of the Village of Huntley. (See Figure III-1, Sub Area Plan, above and next page.)

Planning goals that were created for this area include:

**Expand the community's economic base** through annexation and continued development of the I-90 corridor and Starks areas.

Promote workforce housing near business uses to take advantage of the proximity to employment, thereby reducing commuting time, and to attract businesses by providing a strong labor supply.

Require new residential and non-residential development to meet Hampshire's high standards with respect to architectural and site design and environmental sensitivity.

Restrict development within floodplains, wetlands, steep slopes and wooded areas.

Create a system of greenways that protect these resources and provide opportunities for recreational development and trails that tie into the forest preserve and other destination uses.

Construct roadways and develop a hierarchy of streets to move traffic through the subarea safely and efficiently, minimizing traffic-related impacts to Hampshire and its residents.

Limit the number of access points to arterial streets.

Work with Kane County to develop an inter-modal transportation system along the I & M Railroad (west of Hampshire's current boundaries) that reduces congestion, adds to the available travel options, increases personal mobility, and enhances the quality of life.