



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, December 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 November 14, 2022
5. New Business
  - a. A Motion to approve a Concept Plan of Subdivision for the Smrt and Ludwig properties generally near the I-90 interchange as submitted by Dan Light
  - b. A Motion to approve the 2023 Regular Meeting Schedule of the Planning and Zoning Commission
  - c. A Motion to authorize the Chair to report the actions of the Commission's business 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) the day of the meeting. A link to participate will be sent to your e-mail address, including all exhibits and other documents (the packet) to be considered at the meeting.

Public Comments: The Commission will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Chair may reduce the maximum time to three (3) minutes before public comments begin if more than five (5) persons have registered to speak. Public comment is meant to allow for expression of opinion on, or for inquiry regarding, public affairs but is not meant for debate with the Commission or its members. Good order and proper decorum shall always be maintained.

Recording: Please note that all meetings held by videoconference may be recorded, and all 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

NOVEMBER 14, 2022

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:00pm by Chairman B. Mroch. Members present: Chair B. Mroch, and commissioners S. McBride, A. Neal, R. Frillman, and B. Rossetti. Absent was L. Rapach.

A motion to approve minutes from October 10, 2022 with corrections to B. Rossetti's name was made by S. McBride, seconded by A Neal, with a vote of 4 aye, 1 abstain. Motion carried.

A motion to approve minutes from October 24, 2022 with a correction to B. Rossetti's name was made by A. Neal, seconded by R. Frillman, with a vote of 5 aye, 0 nay. Motion carried.

The public hearing regarding the a Petition for Preliminary and Final Plan of Subdivision Approval for Property South of Higgins Road in Hampshire Grove Business Park was opened at 7:05pm. Nobody was present to speak.

The public hearing closed at 7:06pm.

A motion to approve the approval of a Preliminary and Final Plan of Subdivision for the Property South of Higgins Road in the Hampshire Grove Business Park as Submitted by Northern Builders Inc. with a variation to allow for a sidewalk on one side of the road (7-4-6A) was made by S. McBride, seconded by A. Neal, with a vote of 5 aye, 0 nay. Motion carried.

A motion to authorize the Chair to report the actions of the commission's business to the Village board of trustees was made by R. Frillman, seconded by S. McBride, 4 aye, 0 nay. Motion carried.

Meeting was adjourned at 7:11pm with a motion by S. McBride, seconded by A. Neal, with a vote of 4 aye, 0 nay. Motion carried.

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Richard Frillman  
PZC Secretary



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

## Agenda Supplement

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**TO:** Planning and Zoning Commission  
**FROM:** Josh Wray, Assistant to the Village Manager  
**FOR:** Planning & Zoning Commission Meeting on December 12, 2022  
**RE:** Concept Plan for Light Properties

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**Background:** Dan Light owns approximately 316 acres in the area of the I-90 interchange that he now intends to annex, zone, and subdivide to make the land more attractive to potential buyers. The subdivision necessitates a concept plan review per Village Code.

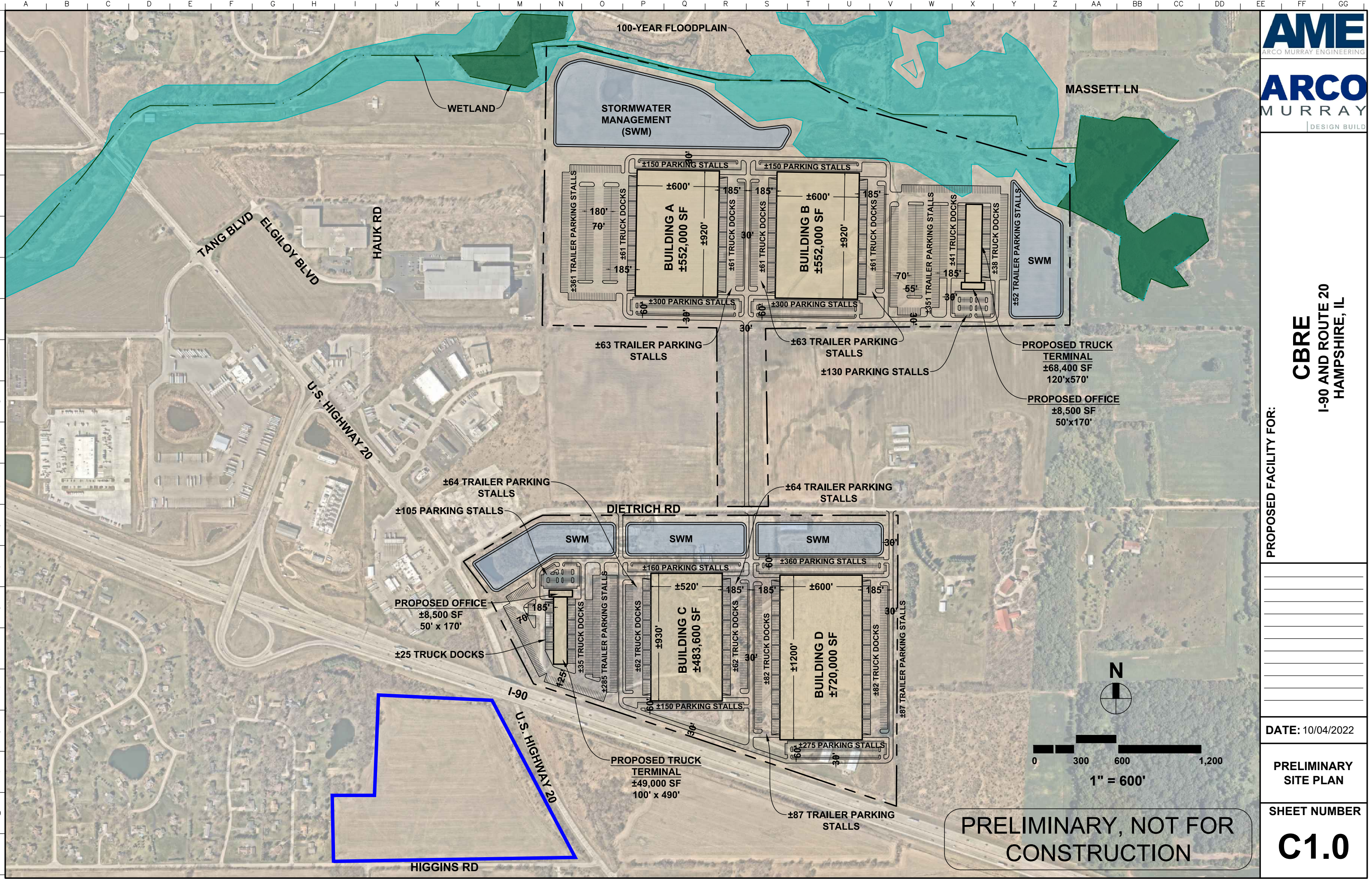
**Analysis:** The concept plan of subdivision for the 278 acres north of I-90 is included in the packet. It shows potential for 6 users. While there are no specific users planned at this time, the intention is for this land to be zoned M-3 Industrial to allow for the greatest flexibility in marketing to industrial and logistics users.

The remaining 38-acre is south of I-90 on Higgins Rd. just east of the unincorporated neighborhood property (roughly outlined in blue), and it is intended to be developed as a single site rather than subdivided for multiple users. The intended zoning will be M-2 General Industrial with certain restrictions/allowances outlined in an annexation agreement, such as allowing retail sale of commercial vehicle but prohibiting heavy traffic users due to the undesirable angle of the intersection of Higgins Rd. and US Hwy 20. Staff has also suggested, and the applicant has agreed to, including a buffer on the west side of this site between the neighborhood and the eventual user.

The next stage for this development will be for the applicant to present the concept plan of subdivision to the Village Board. They will then work to receive engineering approval before returning to the Planning and Zoning Commission for a public hearing and recommendation for plat approval and zoning.

**Action Needed:** Consider approval of the concept plan of subdivision with comments or suggested changes.





**PROPOSED FACILITY FOR:**

**CBRE**

**I-90 AND ROUTE 20**

**HAMPSHIRE, IL**

PROPOSED FACILITY FOR:

DATE: 10/04/2022

PRELIMINARY  
SITE PLAN

SHEET NUMBER

**C1.0**

**PRELIMINARY, NOT FOR  
CONSTRUCTION**





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

### Zoning Review Application

Date: October 10, 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 N/A District to M2 District (ex. M1 to M2)\*
- Annexation
- Subdivision - Concept Plan Review
- Subdivision - Preliminary Plan Review
- Subdivision - Final Plan Review
- Other Site Plan: \_\_\_\_\_

\*requires a 15-30 day public notice period

#### PART I. APPLICANT INFORMATION

**APPLICANT** (Please print or type)

Name: Daniel Light Email: lightfarms@aol.com  
Address: 104 S. Wynstone Park Drive North Barrington, IL. 60010 Phone: 847-381-9080

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

Name: Ernie Pirron Email: ernie@lbandersen.com  
Address: 104 S. Wynstone Park Drive North Barrington, IL. 60010 Phone: 847-381-9080

**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 Development Application must be attached to this application.

**IS THE APPLICANT AND/OR OWNER A TRUSTEE/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

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): Smrt Property  
Address: South of Dietrich Road / North of I-90; and NW corner at US Hwy 20 and Higgins Road  
Parcel Number(s): 01-02-300-011, 01-03-476-020, 01-02-300-008, 01-02-300-017, 01-02-400-012  
Total Area (acres): 152 Acres  
Legal Description: must be attached to this application  
Fire Protection District: Hampshire  
School District: District 300  
Library District: Ella Johnson Library  
Park District: Hampshire  
Township: Hampshire  
Current Zoning District: n/a

Current Use:

Farm land - 0021, 01-02-300-011, 01-02-300-017, 01-03-476-020 Home site Dwelling - 0011, 01-02-300-008, 01-02-400-012
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Proposed Zoning/Variance/Use:

M2, Logistics, Warehousing
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Reason/Explanation for Zoning/Variance/Use:

Annexing to Village
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**PART II. PROPERTY INFORMATION**

Name of Development (if any): Ludwig Property  
Address: North of Dietrich Road in Hampshire Township (Kane Co.) and Coral Township  
Parcel Number(s): 17-35-300-015, 17-35-400-011, 01-02-200-001, 01-02-100-002, 01-02-200-004  
Total Area (acres): 164 Acres  
Legal Description: must be attached to this application  
Fire Protection District: Hampshire  
School District: District 300  
Library District: Ella Johnson Library  
Park District: Hampshire  
Township: Hampshire  
Current Zoning District: n/a

Current Use:

Farm land - 0021

Proposed Zoning/Variance/Use:

M2, Logistics, Warehousing

Reason/Explanation for Zoning/Variance/Use:

Annexing to Village



EMBRACE OPPORTUNITY  
HONOR TRADITION

**PLANNING & ZONING COMMISSION**  
**MEETING SCHEDULE FOR**  
**2023**

<b>MONTH</b>	<b>DAY</b>	<b>MONTH</b>	<b>DAY</b>
January	9	January	23
February	13	February	27
March	13	March	27
April	10	April	24
May	8	May	22
June	12	June	26
July	10	July	24
August	14	August	28
September	11	September	25
October	9	October	23
November	13	November	27
December	11		

**NOTE: ALL MEETINGS ARE ON THE 2<sup>ND</sup> & 4<sup>TH</sup>**  
**MONDAY AND START AT 7:00 PM IN THE**  
**VILLAGE HALL BOARD ROOM**  
**234 S. STATE STREET, HAMPSHIRE, IL**