

# VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

Tuesday, May 22, 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 of last meeting
- E. New Business:

1. Public Hearing regarding the Petition to Amend the classification of the following properties from M-1 Restricted Industrial Zoning District to R-2 Single Family Residential Zoning District, together with consideration of recommendation to Corporate Authorities regarding the Petition:

A. Lot 14 and the West half of Lot 15 in Block 1 of the Town of Hampshire Center, in the Township of Hampshire, Kane County, Illinois

PIN: 01-22-351-009

Common Address: 228 E. Washington Avenue, Hampshire, IL 60140

B. The East 25 feet 5 inches of Lot 18 and all of Lot 19 in Block 1 in the Town of Hampshire Center, in the Village of Hampshire, Kane County, Illinois.

PIN: 01-22-351-013

Common Address: 260 E. Washington Avenue, Hampshire, IL 60140

C. Parcel One: Lot 1 and the West 1/2 of Lot 2 in Block 1 of Werthwein's Subdivision of Section 22, in the Town of Hampshire, Kane County, Illinois.

Parcel Two: Lot 23 of Block 1 of the Town of Hampshire Center as platted by Willing and Fasset, and recorded in Plat Book Number 6, Page 6, said plat is sometimes designated as Willings and Fasset's Division of the Village of Hampshire, and sometimes as the Original Town of Hampshire Center, at the Recorder's Office at Geneva, Kane County, Illinois.

PIN: 01-22-351-016; and 01-22-376-001.

Common Address: 300 E. Washington Avenue, Hampshire, IL 60140

D. The East 23 feet of Lot 2, Lots 3 and 4 and the West Half of Lot 5 in Block 1 of Werthwein's Subdivision of the Village of Hampshire, Kane County, Illinois.

PIN: 01-22-376-020

Common Address: 310 E. Washington Avenue, Hampshire, IL 60140

E. The East half of Lot 5 and 6 in Block 1 of Werthwein's Subdivision of the Village of Hampshire, in the Village of Hampshire, Kane County, Illinois.

PIN: 01-22-376-004.

Common Address: 332 E. Washington Avenue, Hampshire, IL 60140

F. Parcel 1: Lot 7 and the West 1/2 of Lot 8 in Block 1 of Werthwein's Subdivision of the Village of Hampshire, Kane County, Illinois.

PIN: 01-22-376-005.

Common Address: 352 E. Washington Avenue, Hampshire, IL 60140

G. Lots 9 and 10 and the East half of Lot 8 in Block 1 of Werthwein's Subdivision of the Village of Hampshire, Kane County, Illinois.

PIN: 01-22-376-017

Common Address: 360 E. Washington Avenue, Hampshire, IL 60140

H. Lot 11 in Block 1 of Werthwein's Subdivision of the Village of Hampshire Kane County, Illinois, and also Lot 7 in Block 1 of the Lock Factory Addition to the Village of Hampshire, Kane County, Illinois.

PIN: 0122-376-018

Common Address: 380 E. Washington Avenue, Hampshire, IL 60140

I. Lots 5 and 6 in Block 1 of Lock Factory Addition to the Village of Hampshire, in the Village of Hampshire, Kane County, Illinois.

PIN: 02-22-376-019

Common Address: 392 E. Washington Avenue, Hampshire, IL 60140

2. Public Hearing regarding the Petition to Amend of the property at the following location, from R-4 Residence Zoning District to R-2 Single Family Residential Zoning District, together with consideration of recommendation to Corporate Authorities regarding the Petition.

J. Lots 1 and 2 in Block 1 of Lock Factory Addition to Hampshire, in Village of Hampshire, Kane County, Illinois.

PIN: 01-22-376-022

Common Address: 402 E. Washington Avenue, Hampshire, IL 60140

3. Consideration and approval of Findings of Fact and Recommendation to the Corporate Authorities regarding each of the above Petitions.

- F. Old Business:
- G. Public Comment:
- H. Announcements: Next meeting date – TBD
- I. Adjournment

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that an Amended Petition for Zoning Amendment has been filed by the Village of Hampshire, with the Clerk of the Village, requesting an amendment of the zoning classification for the properties/legal descriptions/addresses in the Village listed below, "A", "I", "J" to amend the zoning classification of each such property from M-1 Restricted Industrial Zoning District to R-2 Single Family Residential District; and for the property/legal description/address listed below, "J," to amend the zoning classification from R-4 Residence Zoning District to R-2 Residence Zoning District, as follows:  
A. Lot 14 and the West half of Lot 15 in Block 1 of the Town of Hampshire Center, in the Township of Hampshire, Kane County, Illinois  
PIN: 01-22-351-009  
Common Address:  
228 E. Washington Avenue, Hampshire, IL 60140

B. The East 25 feet 5 inches of Lot 18 and all of Lot 19 in Block 1 in the Town of Hampshire Center, in the Village of Hampshire, Kane County, Illinois.  
PIN: 01-22-351-013  
Common Address:  
260 E. Washington Avenue, Hampshire, IL 60140

C. Parcel One: Lot 1 and the West 1/2 of Lot 2 in Block 1 of Werthwein's Subdivision of Section 22, in the Town of Hampshire, Kane County, Illinois. Parcel Two: Lot 23 of Block 1 of the Town of Hampshire Center as platted by Willing and Fosset, and recorded in Plat Book Number 6, Page 6, said plot is sometimes designated as Willings and Fosset's Division of the Village of Hampshire, and sometimes as the Original Town of Hampshire Center, at the Recorder's Office at Geneva, Kane County, Illinois.  
PIN: 01-22-351-016; and 01-22-376-001  
Common Address:  
300 E. Washington Avenue, Hampshire, IL 60140

D. The East 23 feet of Lot 2, Lots 3 and 4 and the West Half of Lot 5 in Block 1 of Werthwein's Subdivision of the Village of Hampshire, Kane County, Illinois.  
PIN: 01-22-376-020  
Common Address:  
310 E. Washington Avenue, Hampshire, IL 60140

E. The East half of Lot 5 and Lot 6 in Block 1 of Werthwein's Subdivision of the Village of Hampshire, in the Village of Hampshire, Kane County, Illinois.  
PIN: 01-22-376-004  
Common Address:  
332 E. Washington Avenue, Hampshire, IL 60140

F. Lot 7 and the West 1/2 of Lot 8 in Block 1 of Werthwein's Subdivision of the Village of Hampshire, Kane County, Illinois.  
PIN: 01-22-376-005  
Common Address:  
352 E. Washington Avenue, Hampshire, IL 60140

G. Lots 9 and 10 and the East half of Lot 8 in Block 1 of Werthwein's Subdivision of the Village of Hampshire, Kane County, Illinois.  
PIN: 01-22-376-017  
Common Address:  
360 E. Washington Avenue, Hampshire, IL 60140

H. Lot 11 in Block 1 of Werthwein's Subdivision of the Village of Hampshire Kane County, Illinois, and also Lot 7 in Block 1 of the Lock Factory Addition to the Village of Hampshire, Kane County, Illinois.  
PIN: 01-22-376-018  
Common Address:  
380 E. Washington Avenue, Hampshire, IL 60140

I. Lots 5 and 6 in Block 1 of Lock Factory Addition to the Village of Hampshire, in the Village of Hampshire, Kane County, Illinois.  
PIN: 02-22-376-019  
Common Address:  
392 E. Washington Avenue, Hampshire, IL 60140

J. Lots 1 and 2 in Block 1 of Lock Factory Addition to Hampshire, in Village of Hampshire, Kane County, Illinois.  
PIN: 01-22-376-022  
Common Address:  
402 E. Washington Avenue, Hampshire, IL 60140

A Public Hearing on this Amended Petition will be held by the Village of Hampshire Zoning Board of Appeals on Tuesday, May 22, 2018 commencing at 7:00 p.m. at the Village Hall, 234 South State Avenue, Hampshire Illinois. All persons present will be given an opportunity to be heard and to question the Petitioner about the Amended Petition. A copy of the Amended Petition for Zoning Amendment is available for review at the Village Hall during regular business hours.

s/ Linda Vasquez  
Village Clerk

Published in Daily Herald April 25, 2018 (4498830)

# CERTIFICATE OF PUBLICATION

**Paddock Publications, Inc.**

## Fox Valley Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin and has been circulated daily in the Village(s) of:

Aurora, Batavia, Burlington, Carpentersville, East Dundee, Elgin,  
Elburn, Geneva, Gilberts, Hampshire, Montgomery, North Aurora,  
Sleepy Hollow, Saint Charles, South Elgin, Sugar Grove, Wayne,  
West Dundee

County(ies) of Kane

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Fox Valley DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published April 25, 2018 in said Fox Valley DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY Laurel Baltz  
Designee of the Publisher and Officer of the Daily Herald

Control # 4498830

**AMENDED PETITION  
FOR ZONING AMENDMENT**

TO: VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS

1. Please consider the following request for zoning amendment, in accordance with the provisions of the Village Zoning Regulations, Hampshire Municipal Code of 1985, as amended, Chapter 6: Zoning Regulations, Section 6-14-3(G), to wit:

To amend the classification of the properties described on the attached Exhibit A through Exhibit I, incorporated herein by this reference, from M-1 Restricted Industrial Zoning District to R-2 Single Family Residential Zoning District.


2. Please also consider the following request for zoning amendment, in accordance with the provisions of the Village Zoning Regulations, Hampshire Municipal Code of 1985, as amended, Chapter 6: Zoning Regulations, Section 6-14-3(G), to wit:

To amend the classification of the property described on the attached Exhibit J, incorporated herein by this reference, from R-4 Residence Zoning District to R-2 Single Family Residential Zoning District.

3. Each of said properties is presently improved with a single family residence.

4. Please schedule this Petition for a public hearing before the Zoning Board of Appeals at the earliest possible date, and forward the recommendation of the Zoning Board of Appeals to the Village Board of Trustees thereafter.

Submitted: April 24, 2018.

  
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Jeffrey R. Magnussen  
Village President

**EXHIBIT A**

Lot 14 and the West half of Lot 15 in Block 1 of the Town of Hampshire Center, in  
the Township of Hampshire, Kane County, Illinois

PIN: 01-22-351-009

Common Address: 228 E. Washington Avenue, Hampshire, IL 60140

OWNER: John Thompson  
Dare Thompson

**EXHIBIT B**

The East 25 feet 5 inches of Lot 18 and all of Lot 19 in Block 1 in the Town of Hampshire Center, in the Village of Hampshire, Kane County, Illinois.

PIN: 01-22-351-013

Common Address: 260 E. Washington Avenue, Hampshire, IL 60140

OWNER: Tucker Todd

## EXHIBIT C

Parcel One: Lot 1 and the West 1/2 of Lot 2 in Block 1 of Werthwein's Subdivision of Section 22, in the Town of Hampshire, Kane County, Illinois.

Parcel Two: Lot 23 of Block 1 of the Town of Hampshire Center as platted by Willing and Fasset, and recorded in Plat Book Number 6, Page 6, said plat is sometimes designated as Willings and Fasset's Division of the Village of Hampshire, and sometimes as the Original Town of Hampshire Center, at the Recorder's Office at Geneva, Kane County, Illinois.

PIN: 01-22-351-016; and 01-22-376-001.

Common Address: 300 E. Washington Avenue, Hampshire, IL 60140

OWNER: Dale Sester  
Nancy Sester

**EXHIBIT D**

The East 23 feet of Lot 2, Lots 3 and 4 and the West Half of Lot 5 in Block 1 of Werthwein's Subdivision of the Village of Hampshire, Kane County, Illinois.

PIN: 01-22-376-020

Common Address: 310 E. Washington Avenue, Hampshire, IL 60140

OWNER: Manuel Morales, Jr.



**EXHIBIT E**

The East half of Lot 5 and 6 in Block 1 of Werthewin's Subdivision of the Village of Hampshire, in the Village of Hampshire, Kane County, Illinois.

PIN: 01-22-376-004.

Common Address: 332 E. Washington Avenue, Hampshire, IL 60140

OWNER: Mary P. Miller and John E. Miller  
Declaration of Trust, dated December 9, 2016,

Mary P. Miller, Trustee  
John E. Miller, Trustee

**EXHIBIT F**

Parcel 1: Lot 7 and the West 1/2 of Lot 8 in Block 1 of Werthwein's Subdivision of the Village of Hampshire, Kane County, Illinois.

PIN: 01-22-376-005

Common Address: 332 E. Washington Avenue, Hampshire, IL 60140

OWNER: Mary P. Miller and John E. Miller  
Declaration of Trust, dated December 9, 2016,

Mary P. Miller, Trustee  
John E. Miller, Trustee

**EXHIBIT G**

Lots 9 and 10 and the East half of Lot 8 in Block 1 of Werthwein's Subdivision of the Village of Hampshire, Kane County, Illinois.

PIN: 01-22-376-017

Common Address: 360 E. Washington Avenue, Hampshire, IL 60140

OWNER: Marvlyn A. Seyller

Celestine M. Seyller

## EXHIBIT H

Lot 11 in Block 1 of Werthwein's Subdivision of the Village of Hampshire Kane County, Illinois, and also Lot 7 in Block 1 of the Lock Factory Addition to the Village of Hampshire, Kane County, Illinois.

PIN: 0122-376-018

Common Address: 380 E. Washington Avenue, Hampshire, IL 60140

OWNER: Paul D. Pellegrini, Sr.  
Gertrud Pellegrini

**EXHIBIT I**

Lots 5 and 6 in Block 1 of Lock Factory Addition to the Village of Hampshire, in the Village of Hampshire, Kane County, Illinois.

PIN: 02-22-376-019

Common Address: 392 E. Washington Avenue, Hampshire, IL 60140

OWNER: Joshua G. Morgan

**EXHIBIT J**

Lots 1 and 2 in Block 1 of Lock Factory Addition to Hampshire, in Village of Hampshire, Kane County, Illinois.

PIN: 01-22-376-022

Common Address: 402 E. Washington Avenue, Hampshire, IL 60140

OWNER: Juan Luna