



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, November 24, 2025 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. A Motion to Approve the Meeting Minutes from October 27, 2025
5. Public Comments
6. New Business
 - a. Motion to Approve 2026 Planning & Zoning Commission Meeting Schedule
 - b. Zoning District Bulk Standards & Requirements Discussion
7. Old Business
 - a. Proposed Zoning Districts Discussion
 - b. Proposed Land Uses Discussion
8. Announcements
9. Adjournment

Public Comments: The Commission will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Chairman 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 Board or its members. Good order and proper decorum shall always be maintained.

Recording: Please note that all meetings held by video conference may be recorded, and all recordings will be made public. While State Law does not require 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 Meeting
Monday, October 27, 2025 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

MEETING MINUTES

1. **Call to Order**

The Village of Hampshire Planning & Zoning Commission was called to order by Chairwoman Klein at 7:03 P.M.

2. **Pledge of Allegiance**

3. **Roll Call**

Present: Commissioners Richard Frillman, Grace Duchaj, Sharon Egger, and Bill Rossetti and Chairwoman Christine Klein

Absent: Commissioners Scott McBride and Ron Ross

Others Present: Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from October 13, 2025**

Motion: Commissioner Egger

Second: Commissioner Duchaj

Ayes: Commissioners Frillman, Duchaj, and Egger

Nays: None

Abstain: Commissioner Rossetti

Motion Approved

5. **Public Comments**

None.

6. **New Business**

a. **Case#: PZC-25-09 - Public Hearing**

Address: 45W353 US Route 20

PIN: 01-02-400-012; 01-02-300-008

Petitioner: Ian Stanciu

Owner: Light Properties, LLC

Request: Special Use per Sec. 6-9-5-D of the Hampshire Zoning Ordinance to permit a truck maintenance facility

Action: Motion to make a recommendation regarding Case# PZC-25-09

Mr. Khan presented the request being made by the Petitioner. Mr. Khan provided a background on the subject property and the annexation agreement that was approved between the property owner and the Village. Mr. Khan stated that the annexation agreement allows for outdoor parking of vehicles/trailers if screening is provided, which has to be approved by the Village Board and/or Village Engineer.

Mr. Khan stated that Village staff is recommending that the Planning & Zoning Commission recommend denial for the request primarily due to that the proposed use does not meet the intent of the Office-Restricted Manufacturing (O-M) zoning district and there is not a current route to access the area of the proposed use off of a public roadway.

The Petitioner stated the proposed use would fit well for the area as it will be only light maintenance of trucks and will all occur within an enclosed building. The Petitioner further stated that heavier maintenance occurs at another facility and would control what type of maintenance is done on the subject property by the type of employees that will be located at the subject property for the proposed use.

Mr. Khan reviewed Village staff's recommended conditions of approval if a positive recommendation is given by the Planning & Zoning Commission. The Commission agreed to add a sixth condition of approval, which is that the proposed use be limited to the area as shown in the Petitioner's site plan attached to their application.

The Commission had questions regarding the difference between light and heavy maintenance, distance between the proposed use and adjacent residential uses/structures, and screening of the proposed use.

Mr. Khan and the Petitioner provided responses/answers to those questions.

No public comments were provided prior to or during the hearing.

Chairwoman Klein requested a motion to recommend approval of the request pursuant to the six conditions of approval.

Motion: Commissioner Frillman

Second: Commissioner Duchaj

Aye: Commissioners Frillman, Rossetti, and Chairwoman Klein

Nayes: Commissioners Duchaj and Egger

Abstain: None

Motion Approved.

7. Old Business

a. Review of Proposed Zoning Districts

Mr. Khan confirmed that the Office-Research (O-R) zoning district has been eliminated from the list of proposed zoning districts and the uses previously listed for that district were rolled into the proposed M-1 and M-2 zoning districts.

The Commission also requested to clarify that the Estate District should be designated with just an "E" and the same for the Farming District with an "F."

b. Review of Proposed Land Uses

Mr. Khan and the Commission reviewed the revised land use table. The Commission agreed to separate concrete and asphalt plants and revise that concrete plants would be permitted and asphalt plants would be a special use in the respective zoning districts.

Mr. Khan stated that the next step is for Village staff to present the bulk standards and requirements for each zoning district at the next Planning & Zoning Commission meeting.

8. **Announcements**

None.

9. **Adjournment**

Motion to Adjourn

Motion: Commissioner Egger

Second: Commissioner Duchaj

Aye: Commissioners Frillman, Duchaj, Rossetti, and Egger

Nays: None

Abstain: None

Motion Approved.

Adjourned at 8:08 P.M.

Submitted: November 24, 2025

Approved:



ANNUAL SCHEDULE OF PLANNING & ZONING COMMISSION MEETING DATES FOR 2026

<u>Meeting Date</u>	<u>Meeting Time</u>	<u>Meeting Location</u>
January 12, 2026	7:00 p.m.	Village Hall
January 26, 2026	7:00 p.m.	Village Hall
February 9, 2026	7:00 p.m.	Village Hall
February 23, 2026	7:00 p.m.	Village Hall
March 9, 2026	7:00 p.m.	Village Hall
March 23, 2026	7:00 p.m.	Village Hall
April 13, 2026	7:00 p.m.	Village Hall
April 27, 2026	7:00 p.m.	Village Hall
May 11, 2026	7:00 p.m.	Village Hall
June 8, 2026	7:00 p.m.	Village Hall
June 22, 2026	7:00 p.m.	Village Hall
July 13, 2026	7:00 p.m.	Village Hall
July 27, 2026	7:00 p.m.	Village Hall
August 10, 2026	7:00 p.m.	Village Hall
August 24, 2026	7:00 p.m.	Village Hall
September 14, 2026	7:00 p.m.	Village Hall
September 28, 2026	7:00 p.m.	Village Hall
October 12, 2026	7:00 p.m.	Village Hall
October 26, 2026	7:00 p.m.	Village Hall
November 13, 2026	7:00 p.m.	Village Hall
November 23, 2026	7:00 p.m.	Village Hall
December 14, 2026	7:00 p.m.	Village Hall
December 28, 2026	7:00 p.m.	Village Hall



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

Agenda Supplement

TO:	Planning & Zoning Commission
FROM:	Mo Khan, Assistant Village Manager for Development
FOR:	Planning & Zoning Commission Meeting on November 24, 2025
RE:	Text Amendment - Zoning District Bulk Standards

Background: The Village is seeing an increase in development throughout the Village, primarily with new residential and industrial developments. Village staff have identified that consolidating certain zoning districts and identifying the purpose of each zoning district will better guide future development in the Village in a sound and orderly manner. The Planning & Zoning Commission and Village staff have held discussions on the list of proposed zoning districts to be consolidated and/or eliminated. Based on those discussions, a list of proposed zoning districts has been determined. The next step in the process is to discuss the bulk standards of each zoning district.

Analysis: Zoning bulk standards are regulations and requirements that control the physical size, shape, and placement of principal structures on a lot. Bulk standards regulate factors such as maximum height, required setbacks, lot coverage, floor area ratio to manage density and ensure principal structures fit the character of a neighborhood and meet the intent of the zoning district.

Recommendation: For the Planning & Zoning Commission to consider, discuss, and provide direction to Village staff on the proposed zoning district bulk standards.

6-6-1: ~~GENERAL PROVISIONS~~ E – Estate Residential District

A. Purpose: The purpose of the E – Estate Residential district is to provide for low-density single-family residence, farming/agriculture and other compatible uses on large, unsubdivided lots.

B. Minimum Lot Size Requirements:

1. Lot Width: 100 ft.
2. Lot Depth: 435 ft.
3. Lot Area: 43,560 square feet / 1 acre

C. Bulk Standard Requirements:

1. Lot Coverage: less than or equal to 50%
2. Floor Area Ratio: less than or equal to 0.5
3. Yard Setbacks:
 - a. Front-Yard: greater than or equal to 50 ft.
 - b. Rear-Yard: greater than or equal to 100 ft.
 - c. Side-Yard: greater than or equal to 20 ft.
 - d. Corner Side-Yard: greater than or equal to 30 ft.
4. Building Height: less than or equal to 35 ft.
5. Off-Street Parking and Loading: Off-street parking and loading facilities shall be provided as required or permitted in Chapter 6 Article XI of this code.

D. Permitted Uses: Land uses shall be permitted within the E – Estate Residential district in accordance with the provisions listed in Sec. 6-5-6 of this code.

E. Special Uses: Land uses shall be allowed by special use within the E – Estate Residential district in accordance with the provisions listed in Sec. 6-5-6 of this code.

~~A. All estates districts will comply with R-1 district requirements for side yard, front yard, rear yard, ground floor area, building and parking.~~

~~B. At no time shall a nonresidential use in an estate district be less than one acre minimum lot size~~

Sec. 6-7-1: R-1 – Large Single-Family Residence District ~~SINGLE-FAMILY RESIDENCE DISTRICT REQUIREMENTS~~

- A. Purpose: The purpose of the R-1 – Large Single-Family Residence district is to provide for low-density single-family residential developments and other compatible uses on large, subdivided lots.
- B. Minimum Lot Size Requirements:
1. Lot Width: 80 feet.
 2. Lot Depth: 120 feet.
 3. Lot Area: 12,000 square feet.
- C. Bulk Standard Requirements:
1. Lot Coverage: less than or equal to 50%
 2. Floor Area Ratio: less than or equal to 0.5
 3. Yard Setbacks:
 - a. Front-Yard: greater than or equal to 40 ft.
 - b. Rear-Yard: greater than or equal to 30 ft.
 - c. Side-Yard: greater than or equal to 10 ft.
 - d. Corner Side-Yard: greater than or equal to 20 ft.
 4. Building Height: less than or equal to 35 ft.
 5. Off-Street Parking and Loading: Off-street parking and loading facilities shall be provided as required or permitted in Chapter 6 Article XI of this code.
- D. Permitted Uses: Land uses shall be permitted within the R-1 – Large Single-Family Residence district in accordance with the provisions listed in Sec. 6-5-6 of this code.
- E. Special Uses: Land uses shall be allowed by special use within the R-1 – Large Single-Family Residence district in accordance with the provisions listed in Sec. 6-5-6 of this code.

~~A. In an R-1 Residence District the only permitted uses are as follows:~~
~~Building mounted and building integrated Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.~~
~~Elementary, junior high and high (all nonboarding) schools.~~
~~Parks and playgrounds which are publicly owned and operated.~~
~~Single family detached dwellings.~~
~~Temporary buildings for construction purposes, for a period not to exceed one year, renewable yearly.~~
~~Accessory uses to the above permitted uses including, but not limited to, off street parking and off street loading.~~

~~B. In an R-1 Residence District the only special uses are as follows:~~
~~Art galleries and museums.~~
~~Cemeteries.~~
~~Churches.~~
~~Colleges, universities and uses accessory and incidental thereto, excluding colleges or trade schools operated for profit.~~
~~Convents, monasteries and seminaries.~~
~~Fire stations.~~

~~Golf courses, excluding commercially operated driving ranges, miniature golf courses or lighted par 3 golf courses for night play.~~

~~Growing of farm crops in the open, including truck gardens and nurseries, provided that no livestock or poultry are kept, and no offensive odors or dusts are created, and further provided that no retail sales are conducted from a store or stand erected or maintained on the premises.~~

~~Hospitals.~~

~~Libraries.~~

~~Parks and playgrounds which are privately owned and operated.~~

~~Police stations.~~

~~Wind energy systems, as defined in and subject to the restrictions set forth in chapter 5, article XVII of this Code.~~

~~C. In an R-1 Single-Family Residence District the following requirements apply:~~

- ~~1. Lot Area shall be not less than eighteen thousand (18,000) square feet.~~
- ~~2. Lot width shall be not less than one hundred twenty feet (120') at the buildable area.~~
- ~~3. Floor area ratio shall for all nonresidential permitted uses and special uses shall not exceed 0.5.~~
- ~~4. Building height for single family dwelling uses shall not exceed two and one half (2 ½) stories or thirty feet (30'), whichever is lower.~~
- ~~5. Ground floor area per dwelling shall be as follows:~~
 - ~~a. For a one-story dwelling without cellar, not less than one thousand six hundred (1,600) square feet.~~
 - ~~b. For a one-story dwelling with cellar, not less than one thousand five hundred (1,500) square feet.~~
 - ~~c. For a dwelling having more than one story, not less than one thousand (1,000) square feet.~~
- ~~6. Front yard for single family dwelling use shall be not less than forty feet (40') in depth.~~
- ~~7. Side yards for single family dwelling uses shall be as follows:~~
 - ~~a. There shall be two (2) side yards, with a combined width of not less than twenty feet (20'), and each not less than ten feet (10') in width.~~
 - ~~b. A side yard abutting a street shall not be less than twenty feet (20') wide.~~
 - ~~c. If a corner lot, subdivided and duly recorded on the effective date of this chapter, has insufficient width to provide such yard of twenty (20') and still to maintain a buildable width of forty feet (40'), including the side yard along the opposite side lot line, then the side yard abutting the street may be reduced in width by the distance necessary to maintain a buildable width of forty feet (40'), provide the side yard abutting a street is not reduced to less than twenty five percent (25%) of the width of the lot.~~
- ~~8. Rear yard for single family dwelling uses shall be not less than fifty feet (50') in depth.~~
- ~~9. Yards for nonresidential permitted uses and special uses shall be as follows:~~
 - ~~a. For buildings less than thirty feet (30') in height, the front side, and rear yards shall be as required for single family dwelling uses.~~

b. ~~For a building thirty feet (30') or more in height, each yard—front, side, and rear, as required for single-family dwellings shall be increased in width or depth by two feet (2') for each additional one foot (1') of building height over thirty feet.~~

~~10. Off-street loading for nonresidential permitted uses and special uses shall be provided in accordance with provisions set forth in article XI of this chapter.~~

~~11.1. Off-street parking shall be provided in accordance with provisions set forth in article XI of this chapter.~~

Sec. 6-7-2: R-2 – SMALL SINGLE-FAMILY RESIDENCE DISTRICT
SINGLE-FAMILY RESIDENCE DISTRICT REQUIREMENTS

- A. Purpose: The purpose of the R-2 – Small Single-Family Residence district is to provide for low- to mid-density single-family residential developments and other compatible uses on small, subdivided lots.
- B. Minimum Lot Size Requirements:
 - 1. Lot Width: 65 ft.
 - 2. Lot Depth: 100 ft.
 - 3. Lot Area: 6,500 square feet.
- C. Bulk Standard Requirements:
 - 1. Lot Coverage: less than or equal to 50%
 - 2. Floor Area Ratio: less than or equal to 0.5
 - 3. Yard Setbacks:
 - a. Front-Yard: greater than or equal to 30 ft.
 - b. Rear-Yard: greater than or equal to 20 ft.
 - c. Side-Yard: greater than or equal to 10 ft.
 - d. Corner Side Yard: greater than or equal to 15 ft.
 - 4. Building Height: less than or equal to 35 ft.
 - 5. Off-Street Parking and Loading: Off-street parking and loading facilities shall be provided as required or permitted in Chapter 6 Article XI of this code.
- D. Permitted Uses: Land uses shall be permitted within the R-2 – Small Single-Family Residence district in accordance with the provisions listed in Sec. 6-5-6 of this code.
- E. Special Uses: Land uses shall be allowed by special use within the R-2 – Small Single-Family Residence district in accordance with the provisions listed in Sec. 6-5-6 of this code.

~~A. In an R-2 Single-Family Residence District, the only permitted uses are as follows:
Uses permitted in the R-1 District, subsection 6-7-1A of this article.
Building-mounted and building-integrated Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.~~

~~B. In an R-2 Single-Family Residence District, the only special uses shall be as follows:
Special uses allowed in the R-1 Single-Family Residence District in subsection 6-7-1B of this article.
Convalescent, rest and nursing homes.
Mortuaries.
Nursery, child care.
Preschools.~~

~~C. In and R-2 Single-Family Residence District, the following requirements shall apply:
1. Lot area shall be not less than twelve thousand (12,000) square feet, except on lots record as of April 18, 1985, for which lot area shall be not less than six thousand five hundred (6,500) square feet.
2. Lot width shall be not less than one hundred feet (100') at the buildable area, except lots of record as of April 18, 1985, then not less than sixty five feet (65')~~

~~3. — Floor area ratio for nonresidential permitted uses and special uses shall not exceed 0.5.~~

~~4. — Building height for single family dwelling uses shall not exceed two and one-half (2½) stories or thirty feet, whichever is lower.~~

~~5. — Ground floor area per dwelling shall be as follows:~~

~~a. For a one-story dwelling without cellar — not less than one thousand two hundred (1,200) square feet.~~

~~b. For a one-story dwelling with cellar — not less than one thousand (1,000) square feet.~~

~~c. For a dwelling having more than one story — not less than nine hundred (900) square feet.~~

~~6. — Front yard for single family dwelling use shall be not less than thirty feet (30') in depth.~~

~~7. — Side yard for single family dwelling use shall be as follows:~~

~~a. There shall be two (2) side yards having a combined width of not less than twenty feet (20'), and neither side yard shall be less than ten feet (10') in width.~~

~~b. A side yard abutting a street shall not be less than fifteen feet (15') wide.~~

~~c. If a corner lot, subdivided and duly recorded on the effective date of this chapter, has insufficient width to provide such yard of fifteen feet (15'), and still to maintain a buildable width of forty two feet (42'), including the side yard along the opposite side lot line, then the side yard abutting the street may be reduced in width by the distance necessary to maintain a buildable width of forty two feet (42'), provide the side yard abutting the street is not reduced to less than thirty percent (30%) of the width of the lot.~~

~~8. — Rear yard for single family dwelling uses shall be not less than forty feet (40') in depth.~~

~~9. — Yards for nonresidential permitted uses and special uses shall be as follows:~~

~~a. For buildings less than thirty feet (30') in height, each yard — front, side and rear, as required for single family dwellings shall be increased in width or depth by two feet (2') for each additional one foot (1') of building height over thirty feet (30').~~

~~10. — Off street loading for nonresidential permitted uses and special uses shall be provided in accordance with provisions set forth in article XI of this chapter.~~

~~11. — Off street parking shall be provided in accordance with provisions set forth in article XI of this chapter.~~

Sec. 6-7-3: R-3 – DUPLEX/ATTACHED SINGLE-FAMILY RESIDENCE DISTRICT
~~**FAMILY RESIDENCE DISTRICT REQUIREMENTS**~~

- A. Purpose: The purpose of the R-3 – Duplex/Attached Single-Family Residence district is to provide for mid- to high-density single-family duplex/attached residential developments and other compatible uses on small, subdivided lots.
- B. Minimum Lot Size Requirements:
1. Lot Width: 50 ft.
 2. Lot Depth: 100 ft.
 3. Lot Area: 5,000 square feet.
- C. Bulk Standard Requirements:
1. Lot Coverage: less than or equal to 50%
 2. Floor Area Ratio: less than or equal to 0.5
 3. Yard Setbacks:
 - a. Front-Yard: greater than or equal to 30 ft.
 - b. Rear-Yard: less than or equal to 30 ft.
 - c. Side-Yard:
 - i. Interior Wall Side: 0 ft.
 - ii. Exterior Wall Side: greater than or equal to 10 ft.
 - d. Corner Side-Yard: greater than or equal to 12 ft.
 4. Building Height: less than or equal to 35 ft.
 5. Off-Street Parking and Loading: Off-street parking and loading facilities shall be provided as required or permitted in Chapter 6 Article XI of this code.
- D. Permitted Uses: Land uses shall be permitted within the R-3 – Duplex/Attached Single-Family Residence district in accordance with the provisions listed in Sec. 6-5-6 of this code.
- E. Special Uses: Land uses shall be allowed by special use within the R-3 – Duplex/Attached Single-Family Residence district in accordance with the provisions listed in Sec. 6-5-6 of this code.

~~A. — In an R-3 Residence District, the only permitted uses are as follows:~~

~~Uses permitted in the R-2 District:~~

~~Building-mounted and building-integrated Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.~~

~~Single-family semidetached dwellings.~~

~~Two-family detached dwellings~~

~~B. — In an R-3 Residence District, the only special uses are as follow:~~

~~Special uses allowed in the R-2 District~~

~~C. — In an R-3 Residence District, the following requirements shall apply:~~

~~1. — Lot area shall be as follows:~~

~~a. Not less than seven thousand five hundred (7,500) square feet for single-family detached dwellings.~~

~~b. Not less than six thousand three (6,300) square feet for each dwelling unit in a two-family detached dwellings.~~

2. ~~Lot width shall be as follows:~~
 - a. ~~Not less than eighty feet (80') at the buildable area for single family detached dwellings~~
 - b. ~~Not less than one hundred feet (100') at the buildable area for two family detached dwellings or single family semidetached dwellings.~~
3. ~~Floor area ratio for nonresidential permitted uses and special uses shall not exceed 0.5.~~
4. ~~Building height for dwelling uses shall not exceed two and one half (2 ½) stories or thirty feet (30'), whichever is lower.~~
5. ~~Ground for area per dwelling shall be as set forth in subsection 6-7-2C5 of this article, for R-2 Residence Districts.~~
6. ~~Front yard for dwelling uses shall be not less than twenty five feet (25') in depth.~~
7. ~~Side yard for dwelling uses shall be as follows:~~
 - a. ~~There shall be two (2) side yards having a combined width of not less than twenty feet (20'), and neither side yard shall be less than ten feet (10') in width.~~
 - b. ~~A side yard abutting a street shall not be less than twelve feet (12') wide.~~
 - c. ~~If a corner lot, subdivided and duly recorded on the effective date of this chapter, has insufficient width to provide such yard of twelve feet (12'), and still maintain a buildable width of thirty seven feet (37'), including the side yard along the opposite side lot line, then the side yard abutting the street may be reduced in width by the distance necessary to maintain a buildable width of thirty two feet (32'), provide the side yard abutting the street is not reduced to less than thirty percent (30%) of the width of the lot.~~
8. ~~Rear yard for dwelling uses shall be not less than thirty feet (30') in depth.~~
9. ~~Yards for nonresidential permitted uses and special uses shall be as follows:~~
 - a. ~~For buildings less than thirty feet (30') in height, the front, side and rear yards shall be as required for dwelling uses.~~
 - b. ~~For a building thirty feet (30') or more in height, each yard front, side and rear as required for dwellings shall be increased in width or depth by two feet (2') for each additional one foot (1') of building height over thirty feet (30').~~
10. ~~Off street loading for nonresidential permitted uses and special uses shall be provided in accordance with provisions set forth in article XI of this chapter.~~
11. ~~Off street parking shall be provided in accordance with provisions set forth in article XI of this chapter.~~

Sec. 6-7-4: R-4 – MULTIFAMILY RESIDENCE DISTRICT~~RESIDENCE – DISTRICT~~
REQUIREMENTS

A. Purpose: The purpose of the R-4 – Multifamily Residence district is to provide for mid- to high-density multifamily residential developments such as townhomes, rowhomes, apartments, condominiums, and other compatible uses.

B. Minimum Lot Size Requirements:

1. Townhomes, Rowhomes, and the like:

- a. Lot Width: 20 ft.
- b. Lot Depth: 55 ft.
- c. Lot Area: 1,100 square feet

2. Apartments, Condominiums, and the like:

- a. Lot Width: 200 ft.
- b. Lot Depth: 200 ft.
- c. Lot Area: 43,560 square feet/1 acre

3. Minimum lot size requirements for nonresidential uses shall be as prescribed in Sec. 6-7-4-B-2.

C. Bulk Standard Requirements:

1. Townhomes, Rowhomes, and the like:

- a. Lot Coverage: less than or equal to 75%
- b. Floor Area Ratio: less than or equal to 0.75
- c. Yard Setbacks:
 - i. Front-Yard: greater than or equal to 10 ft.
 - ii. Rear-Yard: greater than or equal to 15 ft.
 - iii. Side-Yard:
 - a. Interior Wall: 0 ft.
 - b. Exterior Wall: greater than or equal to 5 ft.
 - iv. Corner Side-Yard: greater than or equal to 10 ft.
- d. Building Height: less than or equal to 35 ft.

2. Apartments, Condominiums, and the like:

- a. Lot Coverage: less than or equal to 75%
- b. Floor Area Ratio: less than or equal to 0.75
- c. Yard Setbacks:
 - i. Front-Yard: greater than or equal to 30 ft.
 - ii. Rear-Yard: greater than or equal to 30 ft.
 - iii. Side-Yard: greater than or equal to 30 ft.
 - iv. Corner Side-Yard: greater than or equal to 45 ft.
- d. Building Height: less than or equal to 65 ft.

3. Off-street parking and loading facilities shall be provided as required or permitted in Chapter 6 Article XI of this code.

D. Permitted Uses: Land uses shall be permitted within the R-4 – Multifamily Residence district in accordance with the provisions listed in Sec. 6-5-6 of this code.

E. Special Uses: Land uses shall be allowed by special use within the R-4 – Multifamily Residence district in accordance with the provisions listed in Sec. 6-5-6 of this code.

A. In an R-4 Residence District, the only permitted uses are as follows:

- ~~— Uses permitted in the R-3 District.~~
- ~~— Building mounted and building integrated Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.~~
- ~~— Libraries.~~
- ~~— Multiple family dwellings having not more than six (6) units.~~
- ~~— Single family attached dwellings~~

~~B. In an R-4 Residence District, the only special uses are as follows:~~

- ~~— Special uses allowed in the R-3 District, except libraries.~~
- ~~— Institutions for the care of the aged and for children.~~
- ~~— Multiple family dwellings having more than six (6) units per building.~~
- ~~— Municipally operated health centers.~~
- ~~— Private boarding schools.~~
- ~~— Rooming houses.~~
- ~~— Sanatoriums and nursing homes, so long as not for the care of feeble minded or insane persons.~~

~~C. In an R-4 Residence District, the following requirements shall apply:~~

~~1. Lot area shall be as follows:~~

- ~~a. For single family detached dwellings, not less than ten thousand (10,000) square feet.~~
- ~~b. For two family detached dwellings, not less than five thousand (5,000) square feet per unit.~~
- ~~c. For single family semidetached and attached dwellings, as follows:~~

— Type — of Dwelling Unit	— Minimum Lot Area Per Dwelling Unit In Square Feet	
— Single Family	— Semidetached	— Attached
— 4 bedroom and over	— 6,000	— 5,000
— 3 bedroom	— 5,500	— 4,500
— Less than 3 bedroom	— 5,000	— 4,000

~~d. For multiple family dwellings, as follows:~~

— Type of Dwelling Unit	— Minimum Lot Area Per Dwelling Unit In Square Feet
— 4 bedroom and over	— 5,000
— 3 bedroom	— 4,600
— Less than 3 bedroom	— 4,300
— 1 bedroom and efficiency	— 4,000

~~e. Notwithstanding any other provisions of this subsection C1, for lots of record in the village as of April 18, 1985, lot area shall be not less than sixty five percent (65%) of the lot area otherwise prescribed herein.~~

~~2. Lot width shall be as follows:~~

- ~~a. Not less than eighty feet (80') for single family detached dwellings.~~
- ~~b. Not less than one hundred feet (100') for two family detached, single family semidetached and attached dwellings, and multiple family dwellings.~~

~~3. — Floor area ratio for nonresidential permitted uses and special uses shall not exceed 0.5~~

~~4. — Building height for dwelling uses shall be as follows:~~

~~a. As in subsection 6-7-1C4 of this article for single family detached, semidetached, or attached dwellings and two-family detached dwellings~~

~~b. Not more than three (3) stories or thirty five feet (35'), whichever is lower, for multiple-family dwellings.~~

~~c. As allowed by special use, but in no case to exceed floor area ratio of 0.5.~~

~~5. — Front yard dwelling uses shall not be less than thirty feet (30') in depth.~~

~~6. — Side yard for dwelling uses shall be as follows:~~

~~a. Two (2) side yard having a combined width of not less than twenty feet (20'), with each side yard not less than ten feet (10') in width.~~

~~b. A side yard abutting a street shall not be less than fifteen feet (15') in width.~~

~~c. If a corner lot, subdivided and duly recorded on the effective date of this chapter, has insufficient width to provide such yard of fifteen feet (15'), and still to maintain a buildable width of thirty two feet (32'), including the side yard along the opposite side lot line, then the side yard abutting the street may be reduced by the distance necessary to maintain a buildable width of thirty two feet (32'), provided such side yard is not reduced to less than thirty percent (30%) of the width of the lot.~~

~~7. — Rear yard for dwelling uses shall be not less than thirty feet (30') in depth.~~

~~8. — Yards for nonresidential permitted uses and special uses shall be the same as required for dwelling uses for buildings less than thirty five feet (35') in height in residential districts.~~

~~9. — Off street loading shall be provided in accordance with provisions set forth in article XI of this chapter.~~

~~10. — Off street parking shall be provided in accordance with provisions set forth in article XI of this chapter.~~

~~D. — In an R-4 residence district, conversions of existing residential buildings shall be governed by the following:~~

~~1. — The quotient secured by dividing the floor area of dwelling units on a lot by the number of dwelling units on such lot shall not be less than six hundred (600) square feet.~~

~~2. — No existing residential use shall be so converted as to conflict with, or further conflict with, the requirements in subsection D1 of this section.~~

~~3. — Where applicable, an efficiency dwelling unit or a lodging room may be considered seventy five hundredths (0.75) dwelling unit in determining compliance with subsection D1 of this section.~~

6-8-2: B-1 – ~~NEIGHBORHOOD COMMERCIAL~~CENTRAL BUSINESS DISTRICT

A. Purpose: The purpose of the B-1 – Neighborhood Business district is to provide and accommodate for retail, specialty shops, business and professional offices, restaurants, and civic uses characteristic of a traditional downtown area.

B. Minimum Lot Size Requirements:

1. Lot Width: 30 ft.
2. Lot Depth: 80 ft.
3. Lot Area: 2,400 square feet

C. Bulk Standard Requirements:

1. Lot Coverage: less than or equal to 100%
2. Floor Area Ratio: less than or equal to 3.0
3. Yard Setbacks:
 - a. Front-Yard: 0 ft.
 - b. Rear-Yard: greater than or equal to 20 ft.
 - c. Side-Yard: 0 ft.
 - d. Corner Side-Yard: greater than or equal to 5 ft.

4. Building Height: less than or equal to 40 ft.

5. Off-Street Parking and Loading: Off-street parking and loading facilities shall be provided as required or permitted in Chapter 6 Article XI of this code, subject to the following exemptions:

- a. For each use, there shall be an exemption for the first ten (10) parking spaces as required except for residential uses.
- b. For retail and office uses, the first two thousand five hundred (2,500) square feet of floor area on the first floor, and the first three thousand five hundred (3,500) square feet of floor area on any other floor of an existing building, shall be excluded from the floor area of such use in calculating the parking requirement.
- c. For restaurant uses with on-site consumption, the first two thousand (2,000) square feet of floor area on the first floor, and the first two thousand five hundred (2,500) square feet of floor area on any other floor of an existing building, shall be excluded from the floor area of such use in calculating the parking requirement under this section.
- d. For residential uses, one (1) parking space shall be required per each dwelling unit and shall be provided on the property.
- e. Any use which cannot provide the required parking on-site or within three hundred feet (300') from said use, shall contribute two thousand dollars (\$2,000) for each required parking space not provided to a special fund created by the Village for the purpose of maintaining and improving existing public parking and of acquiring and constructing new parking facilities.

D. Permitted Uses: Land uses shall be permitted within the B-1 – Neighborhood Business district in accordance with the provisions listed in Sec. 6-5-6 of this code.

E. Special Use: Land uses shall be allowed by special use within the B-1 – Neighborhood Business district in accordance with the provisions listed in Sec. 6-5-6 of this code.

~~A. General Purpose: The zoning regulations for this zoning district shall recognize the historic significance, spatial layout, and yard and parking limitations of the original Central Business District and immediately surrounding adjacent areas in the Village of Hampshire.~~

~~B. Permitted Uses: In a B-1 Business District, the following permitted uses shall be allowed:~~

- ~~— Art galleries, museums and other semipublic, indoor exhibition uses; but not including auction rooms.~~
- ~~— Building mounted and building integrated Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.~~
- ~~— Catering establishments.~~
- ~~— Dwelling units or lodging rooms may be permitted above the ground floor (i.e., on the 2nd or higher floor) on any parcel on which is located a permitted or allowed special use.~~
- ~~— Said dwelling unit shall be on the second floor of the building, or higher floor.~~
- ~~— Yards shall be provided in accordance with the requirements for the B-1 Central Business District.~~
- ~~— Dwelling units or lodging rooms shall not otherwise be permitted.~~
- ~~— Establishments for educational services, including trade schools, dancing, music and singing schools, and daycare centers.~~
- ~~— Establishments for machinery and appliance repair and for retail gasoline sales, including automotive repair.~~
- ~~— Establishments for personal services, including hairstyling, clothes cleaning, and shoe repair.~~
- ~~— Facilities for indoor entertainment and recreation, including theater, bowling alley, pool hall, rollerskating rinks, and private clubs, including game rooms or amusement centers.~~
- ~~— Frozen food shops, including locker rental in conjunction therewith.~~
- ~~— Meat markets, including markets for the sale of meat and meat products to restaurants, hotels, clubs and other similar establishments when conducted as part of the retail business on the premises.~~
- ~~— Microbreweries (for retail sales only, no wholesale sales).~~
- ~~— Nursery schools.~~
- ~~— Offices for commercial services, including advertising, radio, TV, newspapers, interior decorating, and printing.~~
- ~~— Offices for professional use, including doctor, attorney, insurance, financial establishments and real estate, but expressly excluding massage therapy establishments.~~
- ~~— Parks and playgrounds which are publicly owned and operated.~~
- ~~— Restaurants and taverns, including brew pubs.~~
- ~~— Stores for retail sales of household goods, garden supplies, sporting goods, and personal products, including food, drugs, alcoholic beverages, clothing, furniture, appliances, hardware, gifts, specialty and hobby items and books; and of office supplies.~~
- ~~— Accessory uses to the above permitted uses.~~

~~C. Special Uses: In the B-1 Business District, the following special uses shall be allowed:~~

- ~~— Firearm and gun stores.~~
- ~~— Massage therapy establishments.~~
- ~~— Messenger services.~~

- ~~—Planned developments on a tract of land not more than five (5) acres, nor less than two and one half (2 1/2) acres in the area.~~
- ~~—Public utility and public service uses, including fire stations, police stations, electric substations, telephone exchanges, and transit and transportation facilities.~~
- ~~—Senior citizen housing and retirement homes.~~
- ~~—Wind energy systems, as defined in and subject to the restrictions set forth in chapter 5, article XVII of this Code.~~

~~—~~
D. Requirements: In a B-1 Business, the following requirements shall apply:

- ~~1. Floor area ratio shall not exceed 1.0~~
- ~~2. Front yards shall not be required, unless any adjacent lot has a front yard established, in which case the front yard shall not be less than the average depth of the front yards of such adjacent lots.~~
- ~~3. Side yards shall not be required, unless any adjacent lot has a side yard established, in which case the side yard shall be not less than the average depth of the side yards of such adjacent lots.~~
- ~~4. Rear yard shall be not less than twenty feet (20') in depth.~~
- ~~5. Building height shall be not more than forty feet (40') or three (3) levels, not including a basement, whichever is less.~~

~~—~~
E. Off-Street Parking: In a B-1 Central Business District, off street parking shall be governed by the following regulations:

- ~~1. For any use in said district except residential uses, one parking space shall be required for each two hundred (200) square feet of floor area, subject to the following exemptions:~~
 - ~~a. For each use, there shall be an exemption for the first ten (10) parking spaces otherwise required under this section.~~
 - ~~b. For retail stores and facilities providing personal and commercial services, the first two thousand five hundred (2,500) square feet of the floor area on the first floor, and the first three thousand five hundred (3,500) square feet of floor area on any other floor, shall be excluded from the floor area of such use in calculating the parking requirements under this section.~~
 - ~~c. For businesses and professional offices, the first one thousand five hundred (1,500) square feet of floor area on the first floor, and the first three thousand (3,000) square feet of floor area on any other floor of an existing building, shall be excluded from the floor area of such use in calculating the parking requirement under this section.~~
 - ~~d. For any establishment providing for the sale and consumption on the premises of food and refreshment, the first two thousand (2,000) square feet of floor area on the first floor, and first two thousand five hundred (2,500) square feet of floor area on any other floor of an existing building, shall be excluded from the floor area of such use in calculating the parking requirement under this section.~~
 - ~~e. For educational services, the first two thousand (2,000) square feet of floor area on the first floor, and the first two thousand five hundred (2,500) square feet of floor area on any other floor of an existing building, shall be excluded from the floor area of such use in calculating the parking requirement under this section.~~
- ~~2. For any residential use, one and one half (1 1/2) parking spaces shall be required per single-family unit, and shall be provided on the property.~~

3. ~~Upon the construction or erection of any new building, or a substantial alteration, remodeling, or addition to an existing building, or any change in the permitted use of an existing building, or any change in an existing off street parking space, there shall be provided such off street parking space as is required by the regulations set forth in this section.~~

4. ~~F. All uses shall provide parking in accordance with the terms of this chapter; however, in the event any use cannot provide the required parking spaces on site, or (except for residential uses) within three hundred feet (300') from said use, the owners of such use shall contribute two thousand dollars (\$2,000.00) for each required parking space not provided, to a special fund created by the Village for the purpose of maintaining and improving existing public parking, and of acquiring and constructing new parking facilities, in the B-1 Central Business District.~~

6-8-3: B-2 – ~~CORRIDOR COMMERCIAL COMMUNITY BUSINESS~~ DISTRICT

- A. Purpose: The purpose of the B-2 – Corridor Commercial district is to provide and accommodate retail and services uses that are consumed by a larger population. This district is located along major roadways, such as IL-72, US-20, and Allen Rd.
- B. Minimum Lot Size Requirements:
1. Lot Width: 200 ft.
 2. Lot Depth: 150 ft.
 3. Lot Area: 43,560 square feet /1 acre
- C. Bulk Standard Requirements:
1. Lot Coverage: less than or equal to 80%
 2. Floor Area Ratio: less than or equal to 0.8
 3. Yard Setbacks:
 - a. Front-Yard: greater than or equal to 30 ft.
 - b. Rear-Yard: greater than or equal to 40 ft.
 - c. Side-Yard: greater than or equal to 30 ft.
 - d. Corner Side-Yard: greater than or equal to 40 ft.
 4. Building Height: less than or equal to 40 ft.
 5. Off-Street Parking and Loading: Off-street parking and loading facilities shall be provided as required or permitted in Chapter 6 Article XI of this code.
- D. Permitted Uses: Land uses shall be permitted within the B-2 – Corridor Commercial district in accordance with the provisions listed in Sec. 6-5-6 of this code.
- E. Special Uses: Land uses shall be allowed by special use in the B-2 – Corridor Commercial district in accordance with the provisions listed in Sec. 6-5-6- of this code.

~~A. — General Provisions: In a B-2 Community Business District, the following shall apply:~~

~~1. — Dwelling units or lodging rooms may be permitted above the ground floor (i.e., on the 2nd or higher floor) on any parcel on which is otherwise located a permitted or allowed special use.~~

~~a. Said dwelling unit shall be on the second floor of the building or higher floor.~~

~~b. Yards shall be provided in accordance with the requirements for R-4 General Residence Districts.~~

~~2. — Dwelling units or lodging rooms shall not otherwise be permitted.~~

~~B. — Permitted Uses: In a B-2 Business District, the following permitted uses shall be allowed:~~

~~All uses permitted in the B-1 District, pursuant to subsection 6-8-2B of this article.~~
~~Antique shops.~~

~~Bakeries which employ not more than eight (8) persons and where not more than fifty percent (50%) of the floor area is devoted to processing.~~

~~Banks and financial institutions.~~

~~Bicycle stores for sales, rental or repair.~~

~~Building-mounted and building-integrated Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.~~

~~Camera and photographic supply stores.~~

~~Carpet and rug stores.~~

~~China and glassware stores.~~

~~Coin and philatelic stores.~~

~~Currency exchanges.~~

~~Custom dressmaking.~~

~~Department stores.~~

~~Dry goods stores.~~

~~Flower shops and conservatories.~~

~~Furrier shops, including the incidental storage and conditioning of furs.~~

~~Hotels, including dining and meeting rooms, provided that business uses, other than those which are commonly incidental to a hotel business, shall not occupy space fronting on a hotel hall or lobby.~~

~~Laboratories for medical, dental research or testing purposes.~~

~~Laundries of an automatic self service or hand wash type, which employ not more than two (2) persons in addition to one owner or manager, and use laundry machines which shall not exceed ten (10) pounds' capacity.~~

~~Loan offices.~~

~~Locksmith shops.~~

~~Mail order service stores.~~

~~Physical culture and health services, gymnasiums, reducing salons, and public baths.~~

~~Post Offices.~~

~~Sewing machine sales and services—household machines only.~~

~~Wholesale establishments, provided that merchandise shall be limited to samples only.~~

~~Accessory uses to the above permitted uses.~~

~~C.——Special Uses: In a B-2 Community Business District, the following special uses shall be allowed:~~

~~All special uses allowed in the B-1 District, excluding those which are otherwise permitted uses in the B-2 District under subsection B of this section.~~

~~Adult use cannabis craft grower facility, when combined with an adult use cannabis dispensing facility, as allowed by law and subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~Adult use cannabis dispensing facility, subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~Automobile accessory stores.~~

~~Churches, convents, monasteries, theological schools, rectories and parish houses.~~

~~Dispensaries for medical cannabis, subject to the following restrictions:~~

~~1.——No medical cannabis dispensing organization shall be located within one thousand feet (1,000') of any of the following uses, whether or not located within the Village:~~

~~a. Any public or private preschool, or any elementary or secondary school;~~

~~b. Any publicly or privately operated daycare center, daycare home, group daycare home or part day childcare facility; and~~

~~c. Any residential zoning district, or any residential use.~~

~~Provided, for purposes of this use, distances shall be measured in a straight line, without regard to intervening structures, from the nearest point of the building in~~

~~which the proposed or existing medical cannabis dispensary is established to the nearest property line of a use or zoning district.~~

~~_____ Health centers.~~

~~Municipal water filtration plants, pumping stations, reservoirs, and sewage treatment plants.~~

~~Parking lots and storage garages for motor vehicles under one and one half (1 1/2) tons' capacity only.~~

~~Planned development on a tract of land not less than two and one half (2 1/2) acres in area.~~

~~_____ Public libraries.~~

~~_____ Radio and television towers.~~

~~_____ Recreational buildings and community centers.~~

~~D. Requirements: In a B-2 Business District, the following requirements shall apply:~~

~~1. Floor area ratio shall not exceed 1.8.~~

~~2. Front yard shall be not less than ten feet (10') in depth.~~

~~3. Side yards shall be as follows:~~

~~a. Where a side lot line coincides with a side lot line in an adjacent residence district, a side yard shall be provided on the B-2 Business District premises in accordance with the requirements under this chapter for the residential use on the adjacent residential lot.~~

~~b. A side yard adjoining a street shall be not less than ten feet (10') in width.~~

~~c. A side yard shall otherwise be not less than five feet (5').~~

~~4. Rear yard shall be not less than twenty feet (20') in depth.~~

~~5. Off street loading shall be provided in accordance with provisions set forth in article XI of this chapter.~~

~~6. Off street parking shall be provided in accordance with provisions set forth in article XI of this chapter.~~

Sec. 6-8-4: B-3 – ~~AUTO-ORIENTED COMMERCIAL SERVICE BUSINESS~~ DISTRICT

A. Purpose: The purpose of the B-3 – Auto-Oriented Commercial district is to provide and accommodate auto-oriented uses.

B. Minimum Lot Size Requirements:

1. Lot Width: 200 ft.
2. Lot Depth: 150 ft.
3. Lot Area: 43,560 square feet/1 acre

C. Bulk Standard Requirements:

1. Lot Coverage: less than or equal to 80%
2. Floor Area Ratio: less than or equal to 0.8
3. Yard Setbacks:
 - a. Front-Yard: greater than or equal to 30 ft.
 - b. Rear-Yard: greater than or equal to 20 ft.
 - c. Side-Yard: greater than or equal to 30 ft.
 - d. Corner Side-Yard: greater than or equal to 40 ft.
4. Building Height: less than or equal to 20 ft.
5. Off-Street Parking and Loading: Off-street parking and loading facilities shall be provided as required or permitted in Chapter 6 Article XI of this code.

D. Permitted Uses: Land uses shall be permitted within the B-3 – Auto-Oriented Commercial district in accordance with the provisions listed in Sec. 6-5-6 of this code.

E. Special Use: Land uses shall be allowed by special use in the B-3 – Auto-Oriented Commercial district in accordance with the provisions listed in Sec. 6-5-6 of this code.

~~A. General Conditions: In a B-3 Service Business District, the following general conditions shall apply:~~

- ~~1. Each business establishment is restricted to not more than five thousand (5,000) square feet of floor area.~~
- ~~2. Dwelling units or lodging rooms may be permitted above the ground floor (i.e., on the 2nd or higher floor) on any parcel on which is otherwise located a permitted or allowed special use.~~
 - ~~a. Said dwelling unit shall be on the second floor of the building or higher floor.~~
 - ~~b. Yards shall be provided in accordance with the requirements for R-4 General Residence Districts.~~
- ~~3. Dwelling units or lodging rooms shall not otherwise be permitted.~~

~~B. Permitted Uses: IN a B-3 Business District, the only permitted uses shall be as follows:~~

~~All uses permitted in the B-2 Business District.~~

~~Auction rooms.~~

~~Automobile accessory stores.~~

~~Automobile body repair shops.~~

~~Automobile parking lots for retail sales.~~

~~Automobile vehicle sales lots and other outdoor sales lots.~~

~~Building material stores for retail sale, with accessory outside storage, provided outside storage does not exceed sixteen feet (16') in height.~~

~~Building-mounted and building-integrated Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.~~

~~Caskets and casket supplies.~~

~~Contractor and construction offices.~~

~~Employment agencies.~~

~~Exterminating shops.~~

~~Feed stores.~~

~~Fire stations.~~

~~Greenhouses.~~

~~Job-printing shops using presses having beds of not more than fourteen inches (14") and twenty inches (20").~~

~~Libraries.~~

~~Machinery and equipment shop for retail sales, provided:~~

~~1. No service, repair or reconditioning shall be performed therein; and~~

~~2. Storage of all machinery shall be within enclosed buildings.~~

~~Mail order houses.~~

~~Motels.~~

~~Orthopedic and medical appliance stores for retail sales and rental, provided no assembly or manufacture of such articles shall be performed therein.~~

~~Pet shops.~~

~~Plumbing showrooms and shops.~~

~~Police stations.~~

~~Private clubs and meeting halls.~~

~~Public garages.~~

~~Recording studios.~~

~~Restaurants, including restaurants providing live entertainment and dancing.~~

~~Retail dry-cleaning establishments which employ not more than five (5) persons, and equipment used for dry-cleaning purposes not to exceed one unit of thirty (30) pounds' capacity.~~

~~Secondhand stores and rummage shops.~~

~~Telephone exchanges, microwave relay towers, telephone transmission equipment buildings and electric distribution centers.~~

~~Accessory uses to the above permitted uses.~~

~~C. Special Uses: In a B-3 Service Business District, the following special uses shall be allowed:~~

~~All special uses allowed in the B-2 District, excluding those which are otherwise permitted uses in the B-3 District under subsection B of this section.~~

~~Animal hospitals.~~

~~Automobile laundries.~~

~~Automobile service stations.~~

~~Dispensaries for medical cannabis, subject to the following restrictions:~~

~~1. No medical cannabis dispensing organization shall be located within one thousand feet (1,000') of any of the following uses, whether or not located within the Village:~~

~~—— a. Any public or private preschool, or any elementary or secondary school;~~

~~b. Any publicly or privately operated daycare center, daycare home, group daycare home or part-day childcare facility; and~~

~~— c. Any residential zoning district, or any residential use.
Provided, for purposes of this use, distances shall be measured in a straight line, without regard to intervening structures, from the nearest point of the building in which the proposed or existing medical cannabis dispensary is established to the nearest property line of a use or zoning district.~~

~~Dog kennels.~~

~~Outdoor amusement establishments, including golf driving ranges, miniature golf courses, par 3 golf courses, kiddie parks, and other similar amusement centers.~~

~~Stadiums and other such places of amusement.~~

~~Storage sheds.~~

~~Taxidermist shops.~~

~~Other service business uses, including coin operated dry cleaning establishments.~~

~~D. Requirements: In a B-3 Service Business District, the following requirements shall apply:~~

~~1. Floor area ratio shall not exceed 1.8~~

~~2. All yards shall be as provided for a in a B-2 District, under subsection 6-8-3 D of this article.~~

~~3. Off street loading shall be provided in accordance with provisions set forth in article XI of this chapter.~~

~~4.1. Off street parking shall be provided in accordance with provisions set forth in article XI of this chapter.~~

6-8-7: HC HIGHWAY COMMERCIAL DISTRICT

A. Purpose: The purpose of the HC – Highway Corridor Commercial district is to provide and accommodate motorist-oriented uses near and along the Interstate 90 interchange.

B. Minimum Lot Size Requirements:

1. Lot Width: 75 ft.
2. Lot Depth: 125 ft.
3. Lot Area: 10,000 square feet.

C. Bulk Standard Requirements:

1. Lot Coverage: less than or equal to 90%
2. Floor Area Ratio: less than or equal to 1.8
3. Yard Setbacks:
 - a. Front-Yard: greater than or equal to 40 ft.
 - b. Rear-Yard: greater than or equal to 30 ft.
 - c. Side-Yard: greater than or equal to 10 ft.
 - d. Corner Side-Yard: greater than or equal to 20 ft.
4. Building Height: less than or equal to 35 ft.
5. Off-Street Parking and Loading: Off-street parking and loading facilities shall be provided as required or permitted in Chapter 6 Article XI of this code.

D. Permitted Uses: Land uses shall be permitted within the HC – Highway Commercial district in accordance with the provisions listed in Sec. 6-5-6 of this code.

E. Special Use: Land uses shall be allowed by special use in the HC – Highway Commercial district in accordance with the provisions listed in Sec. 6-5-6 of this code.

~~A. Purpose: The purpose of the HC Highway Commercial District is to provide for limited commercial uses which are oriented to the automobile and truck traffic at prominent locations in the vicinity of the Interstate I-90 and Route 20 interchange area. The regulations of this district are intended to provide for highway oriented retail and service establishments which offer a wide range of goods and services in locations which abut or front, and have access to, either directly or via frontage roads, heavily traveled major arterial roadways.~~

~~B. Land Use Regulations:~~

- ~~1. General Standards: General Standards: Uses permitted in the HC District are subject to the following standards:~~
 - ~~a. Enclosed Buildings: All business activity and servicing shall take place within completely enclosed buildings unless otherwise specified. All storage of property, except of motor vehicles in operable conditions, shall be in completely enclosed buildings or structures.~~
 - ~~b. Accessory Uses: Outdoor accessory uses may be permitted by the Village Board in conformance with following requirements:~~
 - ~~i. The permitted outdoor accessory use shall be for the purpose of direct retail sales only, not for storage;~~
 - ~~ii. The area of the permitted outdoor accessory use may not exceed ten percent (10%) of the indoor gross floor area of the related principal use on the same premises.~~

- ~~c. Off Street Loading And Parking: Off street loading and parking facilities for the storage of motor vehicles may be unenclosed throughout the HC District. Such unenclosed areas shall be effectively screened by a solid wall or fence (including solid entrance and exit gates) not less than six feet (6') nor more than eight feet (8') in height, or a landscaped buffer planted to effectively screen all parking and loading areas.~~

~~C. Permitted Uses: In a Highway Commercial District, the following permitted uses shall be allowed:~~

~~Automobile and truck sales.~~

- ~~—Automobile parts and accessory stores.~~
- ~~—Bakeries, which employ not more than eight (8) persons and where not more than fifty percent (50%) of the floor area is devoted to processing.~~
- ~~—Banks, savings and loans and similar financial institutions.~~
- ~~—Brew pubs.~~
- ~~—Building mounted and building integrated Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.~~
- ~~—Bus passenger stations, not including bus terminal parking lots.~~
- ~~—Business machine sales and service.~~
- ~~—Computer and data processing stores.~~
- ~~—Convenience food stores.~~
- ~~—Currency exchanges.~~
- ~~—Employment agencies.~~
- ~~—Establishments for machinery and appliance repair.~~
- ~~—Feed stores.~~
- ~~—Gasoline sales—retail, including vehicle repair.~~
- ~~—General retail, with a minimum of seventy five percent (75%) of the gross floor area devoted to direct retail sales.~~
- ~~—Greenhouses, retail.~~
- ~~—Health and recreation clubs.~~
- ~~—Hotels and motels, including dining and meeting rooms.~~
- ~~—Kennels and animal hospitals.~~
- ~~—Microbreweries.~~
- ~~—Public park.~~
- ~~—Public utility and service uses, including:~~
 - ~~—Electric substations and distribution centers.~~
 - ~~—Fire stations.~~
 - ~~—Municipal water filtration plants, pumping stations, reservoirs and sewage treatment plants.~~
 - ~~—Police stations.~~
 - ~~—Telephone exchanges, microwave relay towers and telephone transmission equipment buildings.~~
- ~~—Restaurant: fast food.~~
- ~~—Restaurants, with cocktail lounges as an accessory use.~~

~~D. Special Uses: In a Highway Commercial District, the following special uses shall be allowed:~~

~~Adult-use cannabis craft grower facility, when combined with an adult-use cannabis dispensing facility, as allowed by law and subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~—Adult-use cannabis dispensing facility, subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~—Automobile laundries.~~

~~—Automobile service stations, including retail gasoline sales and vehicle repair.~~

~~—Automobile/truck stops.~~

~~—Blueprinting, photostating, printing and photocopying.~~

~~—Building materials sales and storage.~~

~~—Daycare center.~~

~~—Dispensaries for medical cannabis, subject to the following restrictions:~~

~~—1. No medical cannabis dispensing organization shall be located within one thousand feet (1,000') of any of the following uses, whether or not located within the Village:~~

~~—a. Any public or private preschool, or any elementary or secondary school;~~

~~—b. Any publicly or privately operated daycare center, daycare home, group daycare home or part-day childcare facility; and~~

~~—c. Any residential zoning district, or any residential use.~~

~~—Provided, for purposes of this use, distances shall be measured in a straight line, without regard to intervening structures, from the nearest point of the building in which the proposed or existing medical cannabis dispensary is established to the nearest property line of a use or zoning district.~~

~~—Dry cleaning establishments.~~

~~—Outdoor amusement establishments, including golf driving ranges, miniature golf courses, kiddie parks and other similar amusement centers.~~

~~—Post Offices, including distribution centers.~~

~~—Wind energy systems, as defined in and subject to the restrictions set forth in chapter 5, article XVII of this Code.~~

~~E. Prohibited Uses: In a Highway Commercial District, the following uses shall be prohibited:~~

~~—Cartage and express facilities.~~

~~—Chemical processing and production.~~

~~—Dental and medical clinics.~~

~~—Mail order houses.~~

~~—Manufacturing facilities.~~

~~—Personnel training center.~~

~~—Professional offices.~~

~~—Radio, television and recording studios.~~

~~—Research laboratories and facilities.~~

~~—Trailer coaches or mobile homes and mobile home parks.~~

~~—Warehousing, storage and distribution facilities.~~

~~—Woodworking and wood products.~~

~~F. Lot Area, Yard and Bulk Requirements:~~

~~1. Minimum Lot Area: 10,000 square feet~~

~~2. Minimum lot width: 75 feet~~

~~3. Minimum lot depth: 125 feet~~

~~4. Minimum front yard setback:~~

- ~~a. Adjacent to an arterial road: 40 feet~~
 - ~~b. Adjacent to internal or collector road: 25 feet~~
- ~~5. Minimum rear yard setback:~~
 - ~~a. Adjacent to an arterial road: 40 feet~~
 - ~~b. Adjacent to an internal or collector road: 10 feet~~
 - ~~c. Abutting an adjoining property: 10 feet~~
- ~~6. Minimum side yard setback: 10 feet each side~~
- ~~7. Minimum corner side yard setback: The requirement for a corner side yard shall be the same as the requirements for a front yard~~
- ~~8. Minimum yard abutting a residential or agricultural district: 20 feet~~
- ~~9. Maximum building lot coverage (principal and accessory buildings): 50 percent~~
- ~~10. Maximum building and parking impervious surface coverage: 90 percent~~
- ~~11. Floor Area ratio: 1.8~~
- ~~12. Height of principal use: 3 stories, or 35 feet, whichever is greater~~
- ~~13. Height of accessory use: 1 story, or 15 feet, whichever is greater~~
- ~~G. Off Street Parking and Loading Requirements:~~
 - ~~1. Off Street Parking And Loading: Off street parking and loading requirements shall be provided in accordance with provisions set forth in article XI of this chapter.~~
 - ~~2. Location of Off Street Parking Areas:~~
 - ~~a. Required off street parking spaces shall not be located in the first ten feet (10') of the front yard.~~
 - b.a. ~~Parking is prohibited in the required rear and side yards of lots in the RB District.~~

Sec. 6-9-2: M-1 – LIMITED INDUSTRIAL-MANUFACTURING DISTRICT ~~RESTRICTED~~
~~INDUSTRIAL DISTRICT REQUIREMENTS:~~

- A. Purpose: The purpose of the M-1 – Limited Industrial-Manufacturing district is to provide and accommodate low-intensity industrial, manufacturing, warehousing, and research facilities with minimal impacts on neighboring properties.
- B. Minimum Lot Size Requirements:
 - 1. Lot Width: 225 ft.
 - 2. Lot Depth: 125 ft.
 - 3. Lot Area: 87,120 square feet/ 2 acres
- C. Bulk Standard Requirements:
 - 1. Lot Coverage: less than or equal to 80%
 - 2. Floor Area Ratio: less than or equal to 0.8
 - 3. Yard Setbacks:
 - a. Front-Yard Setback: greater than or equal to 40 ft.
 - b. Rear-Yard Setback: greater than or equal to 20 ft.
 - c. Side-Yard Setback: greater than or equal to 25 ft.
 - d. Corner Side-Yard Setback: greater than or equal to 40 ft.
 - 4. Building Height: less than or equal to 60 ft.
 - 5. Off-Street Parking and Loading: Off-street parking and loading facilities shall be provided as required or permitted in Chapter 6 Article XI of this code.
- D. Permitted Uses: Land uses shall be permitted within the M-1 Limited Industrial-Manufacturing district in accordance with the provisions listed in Sec. 6-5-6 of this code.
- E. Special Uses: Land uses shall be allowed by special use in the M-1 Limited Industrial/Manufacturing district in accordance with the provisions listed in Sec. 6-5-6 of this code.

~~A. General Restrictions:~~

- ~~1. The M-1 restricted industrial district is designed to provide an environment suitable for industrial activities that do not create nuisances or hazards, or that require a pleasant, hazard and nuisance free environment.~~
- ~~2. Uses allowed in the M-1 district are subject to the following conditions:~~
 - ~~a. All businesses, servicing, or processing functions, except off street parking and off street loading, shall be conducted within completely enclosed buildings, unless otherwise indicated hereinafter.~~
 - ~~b. All storage of property, except motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened by a solid wall or fence (including solid entrance and exit gates) not less than six feet (6') in height.~~

~~B. Permitted Uses: In an M-1 Industrial District, the following uses shall be permitted:~~

~~Accessory uses, incidental to and on the same lot as the principal use.~~

~~Bedding assembly.~~

~~Bicycle manufacture.~~

~~Bottling companies.~~

~~Brew pubs.~~

~~Building materials sales and storage (wholesale).~~

~~Building-mounted and building-integrated Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.~~

~~Ice sales and production.~~

~~Laundries/linen uniform supply.~~

~~Leather product assembly.~~

~~Light machinery production of appliances, business machines, and the like.~~

~~Lithographing, copying, blueprinting, and commercial art.~~

~~Mail order houses.~~

~~Musical, technical, and precision instrument manufacture excluding the use of nuclear material.~~

~~Parking lots, other than accessory lots, subject to the provisions of article XI of this chapter.~~

~~Parks and playgrounds incidental to the principal use.~~

~~Postal distribution facilities.~~

~~Printing and publishing.~~

~~Recreation buildings and uses incidental to the principal use.~~

~~Restaurants~~

~~Sporting goods manufacture.~~

~~Tattoo parlors, and body piercing establishments, subject to the following restrictions:~~

- ~~1. Licensing: Any tattoo parlor, or body piercing establishment, and all employees and agents related thereto, shall conform to and satisfy all applicable State of Illinois and any other governmental licensing requirements.~~
- ~~2. Distancing Requirements: Any tattoo parlor or body piercing establishment shall be located not less than one thousand feet (1,000') from a residence district; and in addition not less than one thousand feet (1,000') from any existing residence dwelling, daycare establishment, public park or playground, and any school or place of worship. For purposes of this subsection, distance shall be measured in a straight line from the boundary line of the lot on which the use is located or is to be located, to the nearest applicable zoning district boundary line, or to the lot line of any existing residence dwelling, daycare establishment, public park or playground, or school, or place of worship, as the case may be.~~

~~Trade schools~~

~~Wearing apparel manufacture~~

~~Woodworking~~

~~C. Special Uses: In the M-1 Restricted Industrial District, the only special uses shall be as follows:~~

~~Adult use cannabis craft grower facility, subject to the provisions of §§ 4-26-1 et seq. of the Village Code. When combined with an adult use cannabis dispensing facility and/or an adult use cannabis processing facility, as allowed by law and subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~— Adult use cannabis cultivation center facility, subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~— Adult use cannabis dispensing facility, subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~— Adult use cannabis infuser facility, subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~— Adult use cannabis processing facility, subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~— Adult use cannabis transporting facility, subject to the provisions of §§ 4-26-1 et. seq. of the Village Code.~~

~~— Animal crematory.~~

~~— Collection containers for secondhand items.~~

~~— Dispensaries for medical cannabis, subject to the following restrictions:~~

~~— 1. No medical cannabis dispensing organization shall be located within one thousand feet (1,000') of any of the following uses, whether or not located within the Village:~~

~~— a. Any public or private preschool, or any elementary or secondary school;~~

~~— b. Any publicly or privately operated daycare center, daycare home, group daycare home or part day childcare facility; and~~

~~— c. Any residential zoning district, or any residential use.~~

~~— Provided, for purposes of this use, distances shall be measured in a straight line, without regard to intervening structures, from the nearest point of the building in which the proposed or existing medical cannabis dispensary is established to the nearest property line of a use or zoning district.~~

~~— Ground mounted Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.~~

~~— Microbreweries.~~

~~— Planned developments.~~

~~— Public utility and service uses, including:~~

~~— Electric substations and distribution centers.~~

~~— Municipal water filtration plants, pumping stations, reservoirs, and sewage treatment plants.~~

~~— Radio and television stations and towers.~~

~~— Railroad rights-of-way.~~

~~— Telephone exchanges, microwave towers, and telephone transmission equipment buildings.~~

~~— Transit and public transportation facilities including shelters, terminals, parking areas, and service buildings relating thereto.~~

~~— Recycling centers.~~

~~— Stadiums, auditoriums, and arenas (indoor or outdoor).~~

~~— Wind energy systems, as defined in and subject to the restrictions set forth in chapter 5, article XVII of this Code.~~

~~— Other manufacturing, processing, and storage uses determined by the Planning and Zoning Commission to be of the same general character as the uses permitted in this section, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, glare, or heat.~~

~~D. General Requirements: In an M-1 Industrial District, the following general requirements shall also apply:~~

~~1. Floor Area Ratio shall not exceed 0.8~~

~~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 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.~~

3. ~~Off street loading shall be provided in accordance with provisions set forth in article XI of this chapter.~~

4. 1. ~~Off street parking shall be provided in accordance with provisions set forth in article XI of this chapter.~~

SEC. 6-9-3: M-2 – HEAVY INDUSTRIAL-MANUFACTURING DISTRICT~~GENERAL INDUSTRIAL DISTRICT REQUIREMENTS:~~

- A. Purpose: The purpose of the M-2 – Heavy Industrial-Manufacturing district is to provide and accommodate high-intensity industrial, manufacturing, warehousing, and research facilities with the potential for impacts on neighboring properties.
- B. Minimum Lot Size Requirements:
 - 1. Lot Width: 225 ft.
 - 2. Lot Depth: 124 ft.
 - 3. Lot Area: 87,120 square feet/ 2 acres
- C. Bulk Standard Requirements:
 - 1. Lot Coverage: less than or equal to 80%
 - 2. Floor Area Ratio: less than or equal to 0.8
 - 3. Yard Setbacks:
 - a. Front-Yard Setback: greater than or equal to 40 ft.
 - b. Rear-Yard Setback: greater than or equal to 20 ft.
 - c. Side-Yard Setback: greater than or equal to 25 ft.
 - d. Corner Side-Yard Setback: greater than or equal to 40 ft.
 - 4. Building Height: less than or equal to 60 ft.
 - 5. Off-Street Parking and Loading: Off-street parking and loading facilities shall be provided as required or permitted in Chapter 6 Article XI of this code.
- D. Permitted Uses: Land uses shall be permitted within the M-2 Heavy Industrial-Manufacturing district in accordance with the provisions listed in Sec. 6-5-6 of this code.
- E. Special Uses: Land uses shall be allowed by special use in the M-2 Heavy Industrial-Manufacturing district in accordance with the provisions listed in Sec. 6-5-6 of this code.

~~A. General Provisions:~~

- ~~1. The M-2 General Industrial District is designed to accommodate those industrial activities which may produce mild nuisances or hazards in areas that are relatively remote from residential developments.~~
- ~~2. All uses allowed in the M-2 District are subject to the following conditions:~~
 - ~~a. Dwelling units and lodging rooms are not permitted.~~
 - ~~b. All business, servicing, or processing except of motor vehicles in operable condition shall be within completely enclosed buildings.~~
 - ~~c. All storage except of motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened by a solid wall or fence (including solid entrance and exit gates) not less than six feet (6') nor more than eight feet (8') in height.~~

~~B. Permitted Uses: In an M-2 Industrial District, the following uses shall be permitted:~~

~~Any use permitted in the M-1 District.~~

~~Adult entertainment establishment, subject to the following conditions:~~

- ~~1. Distancing Requirements: Any adult entertainment establishment shall be located not less than one thousand feet (1,000') from a highway commercial, office/manufacturing, business district, or residence district; and not less than one thousand feet (1,000') from any existing residence dwelling, daycare service, public park, school, place of worship or playground.~~

- ~~2.—Dispersion: An adult entertainment establishment shall not be located less than one thousand feet (1,000') from another "adult entertainment establishment".~~
- ~~3.—Measurement: For purposes of subsection 1 of this use, distance shall be measured in a straight line from the lot boundary line of the lot on which is located the adult entertainment establishment to the nearest applicable zoning district boundary line, or to the lot boundary line of any existing residence dwelling, daycare service, public park, school, place of worship or playground, as the case may be; and for purposes of subsection 2 of this use, the distance shall be measured at the shortest interval, measured from lot boundary line to lot boundary line, between the two (2) lots on which an adult entertainment establishment is located.~~

~~Bakeries, wholesale manufacture.~~

~~Brew pubs.~~

~~Brooms and brush manufacture.~~

~~Building mounted and building integrated Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.~~

~~Cartage and express facilities.~~

~~Cloth products manufacture.~~

~~Electropolishing.~~

~~Greenhouses for wholesale.~~

~~Internal combustion engine assembly.~~

~~Machine shop.~~

~~Metal stamping.~~

~~Motor vehicle body repair, painting, and engine rebuilding shops.~~

~~Multifaceted contractor's yards of all types.~~

~~Parks and playgrounds incidental to the principal use.~~

~~Physical and recreational sports centers, including sports and recreation instruction.~~

~~Plastic fabrication.~~

~~Recreation buildings incidental to the principal use.~~

~~Restaurants.~~

~~Tattoo parlors, and body piercing establishments, subject to the following restrictions:~~

~~1.—Licensing: Any tattoo parlor, or body piercing establishment, and all employees and agents related thereto, shall conform to and satisfy all applicable State of Illinois and any other governmental licensing requirements.~~

~~2.—Distancing Requirements: Any tattoo parlor or body piercing establishment shall be located not less than one thousand feet (1,000') from a residence district; and in addition not less than one thousand feet (1,000') from any existing residence dwelling, daycare establishment, public park or playground, and any school or place of worship. For purposes of this subsection, distance shall be measured in a straight line from the boundary line of the lot on which the use is located or is to be located, to the nearest applicable zoning district boundary line, or to the lot line of any existing residence dwelling, daycare service, public park or playground, or school, or place of worship, as the case may be.~~

~~Warehousing, storage, and distribution facilities.~~

~~Wood products manufacture.~~

~~C.—Special Uses: In an M-2 Industrial District, the following special uses shall be allowed:~~

~~Any use allowed as a special use in the M-1 District, unless already permitted in subsection B of this section.~~

~~Adult use cannabis craft grower facility, subject to the provisions of §§ 4-26-1 et seq. of the Village Code. When combined with an adult use cannabis dispensing facility and/or an adult use cannabis processing facility, as allowed by law and subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~Adult use cannabis cultivation center facility, subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~1. Adult use cannabis dispensing facility, subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~2. Adult use cannabis infuser facility, subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~3. Adult use cannabis processing facility, subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~Adult use cannabis transporting facility, subject to the provisions of §§ 4-26-1 et seq. of the Village Code.~~

~~Dispensaries for medical cannabis, subject to the following restrictions:~~

~~1. No medical cannabis dispensing organization shall be located within one thousand feet (1,000') of any of the following uses, whether or not located within the Village:~~

~~a. Any public or private preschool, or any elementary or secondary school;~~

~~b. Any publicly or privately operated daycare center, daycare home, group daycare home or part day childcare facility; and~~

~~c. Any residential zoning district, or any residential use.~~

~~Provided, for purposes of this use, distances shall be measured in a straight line, without regard to intervening structures, from the nearest point of the building in which the proposed or existing medical cannabis dispensary is established to the nearest property line of a use or zoning district.~~

~~Graphite products production.~~

~~Ground mounted Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.~~

~~Kennels and animal hospitals.~~

~~Microbreweries.~~

~~Orthopedic and medical appliance manufacture.~~

~~Planned developments, industrial (M-1, M-2, O-M).~~

~~Rope, cord, twine, and canvas manufacture.~~

~~Other manufacturing, processing, and storage uses determined by the Planning and Zoning Commission to be of the same general character as the uses permitted in this section, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, glare, or heat.~~

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

~~1. Floor area ratio shall not exceed 1.5.~~

~~2. Yards shall be in accordance with the provisions set forth in subsection 6-9-2D2 of this article governing yards in the M-1 Industrial District.~~

~~3. Off street loading shall be in accordance with provisions set forth in article XI of this chapter.~~

4.1. ~~Off street parking shall be in accordance with provisions set forth in article XI of this chapter.~~

6-10-1: ~~F-1 Restricted~~ Farming District

A. Purpose: The purpose of the F – Farming district is to provide for low-density single-family residence, farming/agriculture, and other similar uses on large, unsubdivided lots.

B. Minimum Lot Size Requirements:

1. Lot Width: 100 ft.
2. Lot Depth: 435 ft.
3. Lot Area: 43,560 square feet / 1 acre

C. Bulk Standard Requirements:

1. Lot Coverage: Less than or equal to 50%
2. Floor Area Ratio: less than or equal to 0.5
3. Yard Setbacks:
 - a. Front-Yard: greater than or equal to 50 ft.
 - b. Rear-Yard: greater than or equal to 100 ft.
 - c. Side-Yard: greater than or equal to 20 ft.
 - d. Corner Side-Yard: greater than or equal to 30 ft.
4. Building Height: less than or equal to 35 ft.
5. Off-Street Parking and Loading Requirements: Off-street parking and loading facilities shall be provided as required or permitted in Chapter 6 Article XI of this code.

D. Permitted Uses: Land uses shall be permitted within the F – Farming district in accordance with the provisions listed in Sec. 6-5-6 of this code.

E. Special Uses: Land uses shall be permitted within the F – Farming district in accordance with the provisions listed in Sec. 6-5-6 of this code.

~~A. In an F-1 Restricted Farming District, the only permitted uses shall be as follows:~~

- ~~— 1. Those uses existing at the time of rezoning, annexing, or the adoption of this Chapter.~~
- ~~— 2. There shall not be an increase in stock by head count, and any stock use terminated for more than ninety (90) days will not be allowed to resume in the future unless an application for a special use is heard by the Planning & Zoning Commission and approved by the Village Board of Trustees.~~
- ~~— 3. Lot or parcel areas, yard widths and depths, ground floor area, height and bulk requirements will be no less than R-1 District minimums.~~

~~B. Special Uses: Any permitted use currently allowed in the estate districts. (1985 Code; amd. Ord. 21-15, 4-15-2021)~~



Village of Hampshire
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Agenda Supplement

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on November 24, 2025
RE: Text/Map Amendment - Zoning Districts

Background: The Village is seeing an increase in development throughout the Village, primarily with new residential and industrial developments. Village staff have identified that consolidating certain zoning districts and identifying the purpose of each zoning district will better guide future development in the Village in a sound and orderly manner.

Analysis: The Village currently has twenty-one (21) zoning districts, of which three (3) of the districts have no properties zoned for.

Village staff opines that twenty-one (21) zoning districts is exorbitant. Village staff desires to consolidate certain zoning districts and establish purposes for each. The table below provides Village staff's recommendation on the consolidated district and general purpose of each district:

Existing Zoning District	New Zoning District	General Purpose
E-1, E-2, E-3	E	Estate-like Residential (extremely large single lots)
F-1	F	Farming and Agriculture
R-1	No Change	Large-Single Family Residence Lots
R-2	No Change	Small-Single Family Residence Lots
R-3	No Change	Duplex/Attached Single-Family Residence Lots
R-4	No Change	Multifamily Lots (Townhomes, Apartments, Condos, etc.)
B-1, B-2	B-1	Neighborhood Commercial
B-3	B-2	Corridor Commercial
B-4	B-3	Auto-Oriented Commercial (Gas Stations, Car Sales, Car Repairs, etc.)
HC	No Change	Highway Corridor Commercial
M-1, O-M	M-1	Limited/Light Industrial/Manufacturing
M-2, M-3	M-2	Heavy Industrial/Manufacturing

Existing Zoning District	New Zoning District	General Purpose
O-R	Eliminate	
Rural Residential	Eliminate	
Rural Business	Eliminate	
Recreational	Eliminate	

The following are the proposed purposes of each the proposed zoning district designation that would be incorporated and codified within the Village's Municipal Code if approved.

E: The purpose of the E - Estate district is to provide for low-density single-family residence and other compatible uses on large, unsubdivided lots.

F: The purpose of the F - Farming district is to provide for low-density single-family residence, farming/agriculture and similar uses on large, unsubdivided lots.

R-1: The purpose of the R-1 - Large-Single Family Residence district is to provide for low-density single-family residential developments and other compatible uses on large, subdivided lots.

R-2: The purpose of the R-2 - Small-Single Family Residence district is to provide for low- to mid-density single-family residential developments and other compatible uses on small, subdivided lots.

R-3: The purpose of the R-3 - Duplex/Attached Single-Family Residence district is to provide for mid- to high-density single-family duplex/attached residential developments and other compatible uses on small, subdivided lots.

R-4: The purpose of the R-4 - Multifamily Residence district is to provide for mid- to high-density multifamily residential developments such as townhomes, rowhomes, apartments, condominiums, and other compatible uses.

B-1: The purpose of the B-1 - Neighborhood Commercial district is to provide and accommodate retail, specialty shops, business and professional offices, restaurants, and civic uses characteristic of a traditional downtown area.

B-2: The purpose of the B-2 - Corridor Commercial district is to provide and accommodate retail and services uses that are consumed by a larger population. This district is located along major roadways, such as IL-72, US-20, and Allen Rd.

B-3: The purpose of the B-3 - Auto-Oriented Commercial district is to provide and accommodate auto-oriented uses.

HC: The purpose of the HC - Highway Corridor Commercial district is to provide and accommodate motorist-oriented uses near and along the Interstate 90 interchange.

M-1: The purpose of the M-1 - Limited Industrial-Manufacturing district is to provide and accommodate low-intensity industrial, manufacturing, warehousing, and research facilities with minimal impacts on neighboring properties.

M-2: The purpose of the M-2 - Heavy Industrial-Manufacturing district is to provide and accommodate high-intensity industrial, manufacturing, warehousing, and research facilities with the potential for impacts on neighboring properties.

Recommendation: For the Planning & Zoning Commission to consider, discuss, and provide direction to Village staff on the proposed zoning consolidation and purposes.