



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, September 12, 2022 - 7:00 PM
Hampshire Village Hall - 234 S. State Street

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from July 25, 2022
5. Approval of Minutes from August 8, 2022
6. Approval of Minutes from August 22, 2022
7. New Business
 - a. A Public Hearing regarding a Petition for Variance for the property at 318 E Jackson Ave to allow for an eighteen foot (18') tall garage, exceeding the maximum allowable accessory building height of fifteen feet (15')
 - b. A Motion to recommend approval of a Variance for the property at 318 E Jackson Ave to allow for an eighteen foot (18') tall garage, exceeding the maximum allowable accessory building height of fifteen feet (15')
 - c. A Motion to recommend approval of the Downtown Special Graphics Area
 - d. A Public Hearing regarding a Petition for Text Amendment to allow the use of projecting signs in business districts in the Downtown Special Graphics Area
 - e. A Motion to recommend approval of a Text Amendment to allow the use of projecting signs in business districts in the Downtown Special Graphics Area pending the approval of such special graphics area
8. Public Comments
9. Announcements
10. Adjournment

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

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

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

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



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

Agenda Supplement

TO: Planning and Zoning Commission
FROM: Josh Wray, Assistant to the Village Manager
FOR: Planning and Zoning Commission Meeting on Sept. 12, 2022
RE: Variance for Garage at 318 E Jackson

Background: The owners of the residential property at 318 E Jackson St. currently have two deteriorating accessory structures and a gravel parking area. They would now like to replace those two structures with a new eighteen foot (18') tall garage and pave the parking area. The zoning code limits accessory buildings to a maximum height of fifteen feet (15'), and the owner would like to build it eighteen feet (18') tall to allow for more storage, stating that the house is very old and does not provide adequate storage for modern use.

Analysis: Subsection 6-14-3(F) of the Village zoning regulations provides that a variance shall be approved only in cases of "practical difficulty or particular hardship." Specifically, the Planning and Zoning Commission is to consider the following factors:

1. the physical surroundings, shape, or topography of the specific property involved bring a particular hardship upon the owner as distinguished from a mere inconvenience;
2. the conditions upon which the petition for variation is based would not be applicable generally to other property within the same district;
3. the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
5. the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
6. the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Action Needed: Consider whether the alleged difficulties rise to a hardship occasioned by the strict letter of the building height regulations and recommend accordingly.



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Zoning Review Application

Date: 7-27-2022

The Undersigned respectfully petitions the Village of Hampshire to review and consider granting the following approval(s) on the land herein described.
(check all that apply)

- Variance
- Special Use Permit
- Rezoning from _____ District to _____ District (ex. M1 to M2)
- Annexation
- Subdivision - Concept Plan Review
- Subdivision - Preliminary Plan Review
- Subdivision - Final Plan Review
- Other Site Plan: _____

PART I. APPLICANT INFORMATION

APPLICANT (Please print or type)

Name: Bernhardt van Wageningen Email: bvanwageningen@gmail.com
Address: 318 E Jackson Ave. Phone: 3315884547

CONTACT PERSON (If different from Applicant)

Name: Jeff Kamp Email: tk4njk@aol.com
Address: Sleepy Hollow Phone: 847-533-5113

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES ___ NO

If the Applicant is not the owner of the subject property, a written statement from the Owner authorizing the Applicant to file the Development Application must be attached to this application.

IS THE APPLICANT AND/OR OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

___ YES NO

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

beneficiaries of a land trust, a Disclosure Statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be verified by the Trustee and shall be attached hereto.

PART II. PROPERTY INFORMATION

Name of Development (if any): _____
Address: 318 E Jackson Street
Parcel Number(s): 01-22-379-010
Total Area (acres): 11,244 ft²
Legal Description: must be attached to this application
Fire Protection District: Hampshire
School District: 300
Library District: Hampshire
Park District: Hampshire
Township: Hampshire
Current Zoning District: Hampshire
Current Use:
Open lot ; outdoor sheds

Proposed Zoning/Variance/Use:
Build garage - Remove existing non-permanent outdoor sheds. Garage total height

Date: 8/12/2022 - 5:34 PM
Design ID: 314854804706
Estimated Price: \$13,304.96

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Des:

How to recall and purchase your design at home:



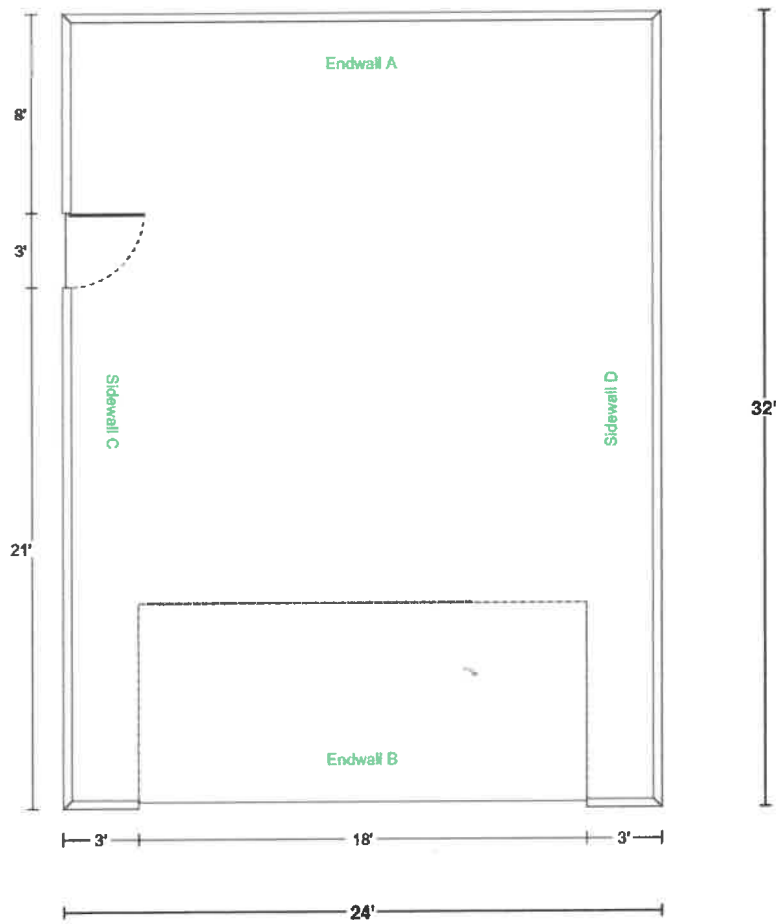
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 314854804706
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 314854804706 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

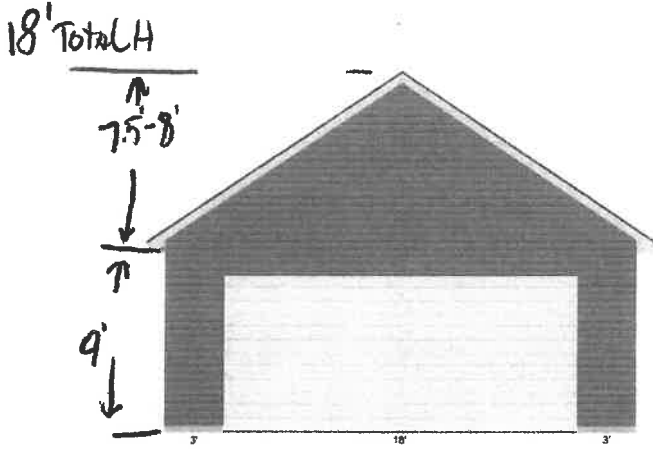
Garage Image



Dimensions

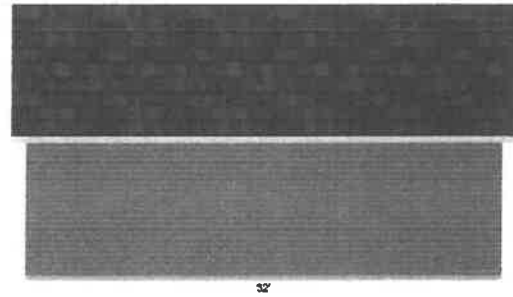
Wall Configurations

*Illustration may not depict all options selected.

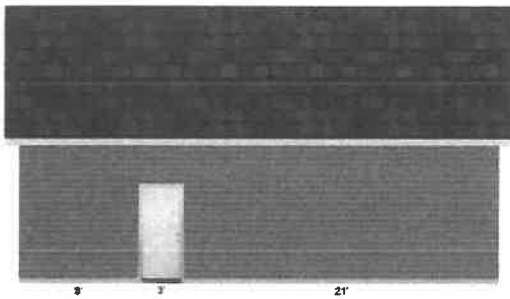


ENDWALL B East

Ideal Door®; Commercial 18' x 8' White Insulated Garage Door

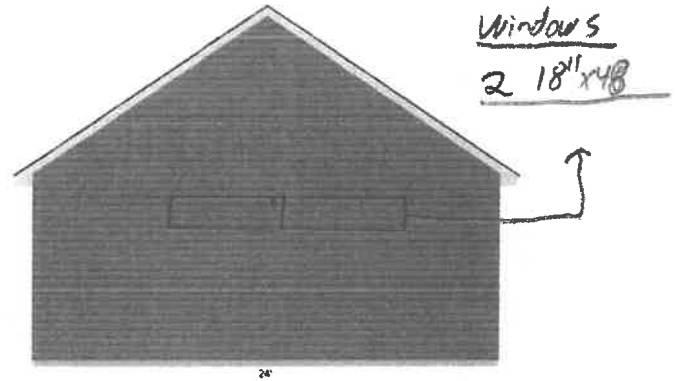


SIDEWALL D North



SIDEWALL C South

Mastercraft®; 36"W x 80"H Primed Steel 6-Panel



ENDWALL A

West

For other design systems search "Design & Buy" on Menards.com
*Some items like wainscot, gutter, gable accents, are not displayed if selected.

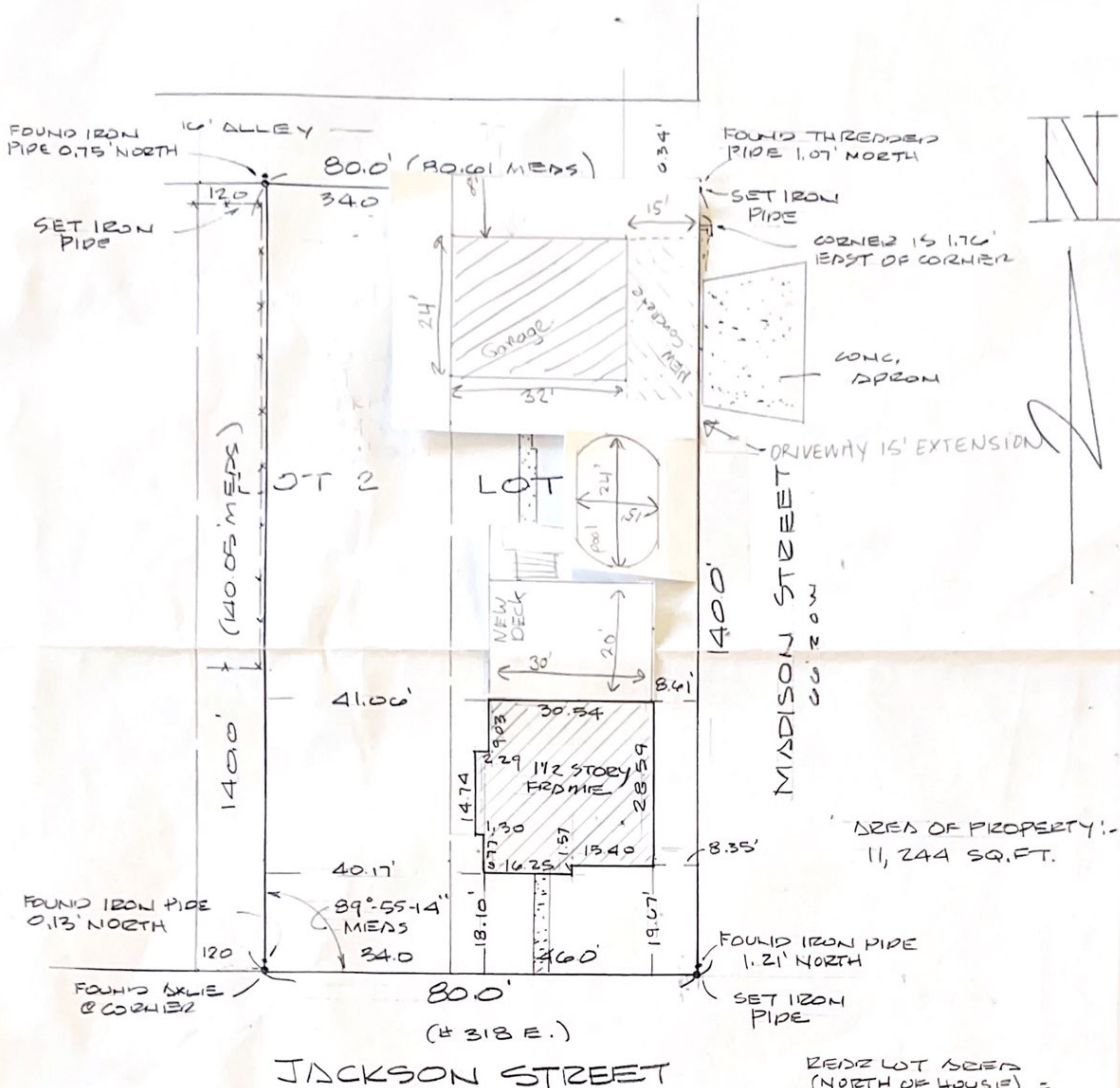
ALAN J. COULSON, P.C.

PROFESSIONAL LAND SURVEYORS

Plat of Survey

OF PROPERTY DESCRIBED AS:

Lot 1 and 2 (except the Westerly 12 feet) in Block 4 of Lock Factory Addition to Village of Hampshire, in the Village of Hampshire, Kane County, Illinois.



FIELD WORK COMPLETED SEPT. 17, 2013

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Professional Design Firm
Land Surveying Corporation
License No. 184-002863

Scale: 1" = 20'
Ordered: B. VonWageningen
Owner: _____
Page: 1-22F
Drawn: [Signature]
Job: A58, 130SL
City: Hampshire

STATE OF ILLINOIS
COUNTY OF KANE ss SEPT. 18, 2013

I hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

[Signature]

Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDER-GROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

THIS SURVEY IS VALID ONLY
WITH EMBOSSED SEAL

I hereby certify that I have surveyed the above described premises according to the official record, and that the above plat correctly represents said survey.

[Signature]

CHARLES J. HILL, P.L.S. NO. 2700 LICENSE EXP. 11/30/2014

ALAN J. COULSON, P.C.
PROFESSIONAL LAND SURVEYORS
645 S. 8th St. (Rte 31) West Dundee, IL 60118
Phone: (847)-426-2911 Fax: (847)-426-8074
E-Mail: SIRVAYR@AOL.COM

Compare the description on this plat with deed. Refer to title for easements and buildings lines.

August 18, 2022

Explanation for seeking a variance

We are seeking a variance to extend the height of our proposed garage from 15' to 18'. Our home was built in approximately 1892 and does not have space that allows for storage for a family of five. Our basement is really more of a cellar. The cellar has approximately 20 square feet that we can use for small items, however, if anything is left on the floor it does get damp and mold grows. Additionally, the footprint of the livable space has closets only in the three bedrooms, there are no other storage spaces inside the home. We have lived here for ten years and have placed two movable storage sheds in our backyard. This has helped with our storage, however, there is no existing garage on our property. We would like to remove the two storage sheds and build a garage that includes storage in the loft area. This would allow us to streamline the location of our belongings, and provide covered parking on our lot. Thank you for your consideration of our request.

Sincerely,

Bernhardt and Lisa van Wageningen



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Agenda Supplement

TO: **Planning and Zoning Commission**
FROM: **Josh Wray, Assistant to the Village Manager**
FOR: **Planning and Zoning Commission Meeting on Sept. 12, 2022**
RE: **Projecting Signs**

Background: A new business on Washington Avenue has inquired about installing a business sign that projects off the side of the building. The current community graphics regulations do not allow any wall sign to project more than 12" from the wall.

Analysis: Several communities in Kane County, including St. Charles, Geneva, and Batavia, allow for projecting signs, usually just in a "downtown" area. These signs are often thought to enhance the character of a walkable commercial area. The Business Development Commission and Beautification Subcommittee members agreed that projecting signs with appropriate requirements would be welcome downtown.

To restrict the use of projecting signs to downtown, the Village would establish a special graphics area that defines a specific geographic area. A petition to create the Downtown Special Graphics Area is attached. It references the attached text amendment that include several requirements for projecting signs. Components of these requirements the BDC specifically discussed include the restrictions on the graphics, disallowing changeable copy, and disallowing internal illumination.

Action Needed: Consider recommending approval of the Downtown Special Graphics Area and the attached text amendment allowing projecting signs with certain regulations.

**PETITION
FOR ZONING TEXT AMENDMENT**

TO: President and Board of Trustees
Village of Hampshire, Kane County, Illinois

1. Please consider this request for creation of a Special Graphics Area in the Village, pursuant to § 6-12-14(C) of the Hampshire Municipal Code, for the following defined area and purposes:

A. Downtown Special Graphics Area

1. Purpose. The purpose of the Downtown Special Graphics Area is to identify those parts of the Village in which projecting signs shall be allowed.

2. Area. The area to be encompassed for the Downtown Special Graphics Area, inclusive of the intersections of the streets listed, is as follows:

- a. State Street from Allen Road to Jackson Avenue
- b. Washington Avenue from State Street to Elm Street
- c. Jefferson Avenue from Park Street to Elm Street
- d. Rinn Avenue from Park Street to State Street

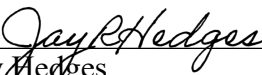
3. Projecting Signs. Projecting signs shall be allowed on any building within the Downtown Special Graphics Area, subject to the terms and provisions of the Village Zoning Regulations, Ch. 12: Community Graphics, including but not limited to the following sections thereof which will regulate the design features, dimensions, and locations of projecting signs in the Area:

- §6-12-4(A)(6)
- §6-12-4(G)
- §6-12-6(B)(13)
- §6-12-7(D)(1)

2. Please schedule a public hearing for consideration of this proposal before the Village Planning & Zoning Commission, for recommendation, and before the Village Board of Trustees for approval, as soon as practicable.

Dated: August 30, 2022.

Respectfully submitted



Jay R. Hedges
Zoning Administrator

**PETITION
FOR ZONING TEXT AMENDMENT**

TO: President and Board of Trustees
Village of Hampshire, Kane County, Illinois

1. Please consider this request for amendment of the existing Village Zoning Regulations, Community Graphics, Hampshire Municipal Code of 1985, as amended, as follows:

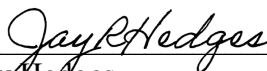
- a) Amend §6-12-2(D), to remove from the list of prohibited signs, “projecting signs”;
- b) Amend §6-12-4(A)(6), to add to the list of permitted signs, “projecting signs”;
- c) Amend § 6-12-4(G), to add certain regulations governing “projecting signs”; and
- d) Amend §6-12-6(B)(13), to add to the list of permitted signs in Business Districts, “projecting signs”;
- e) Amend §6-12-7(D)(1), to add to the construction and maintenance provisions for community graphics, certain provisions governing “projecting signs.”
- f) Amend §6-2-2, to modify the definition of “projecting signs.”

2. The amended definition, and proposed regulations to be added under sub-paragraph (c) above, are attached hereto and incorporated herein by this reference.

3. Please schedule a public hearing for consideration of this proposal before the Village Planning & Zoning Commission, as soon as practicable.

Dated: September 6, 2022.

Respectfully submitted



Jay Hedges
Zoning Administrator

§ 6-2-2: DEFINITION

SIGN: Any object, device, display or structure (or part thereof) which is used to advertise, identify ... or attract attention to a ...business [including] ... every projecting sign.

Projecting Sign: A "projecting sign" is a sign supported by a building (or other structure) which projects over any street, sidewalk, alley (or any public or easement) more than twelve (12"0 inches from the face of the building, structure or supporting wall including any such sign attached to the wall of a building in which the face of the sign in not parallel to such wall.

§ 6-12-4(G): Projecting Signs

1. Projecting signs shall be permitted only in the Downtown Special Graphics Area, defined as those properties fronting on the following streets, inclusive of the intersections:
 - a. State Street from Allen Road to Jackson Avenue
 - b. Washington Avenue from State Street to Elm Street
 - c. Jefferson Avenue from Park Street to Elm Street
 - d. Rinn Avenue from Park Street to State Street
2. No more than one (1) projecting sign shall be permitted per building face, subject to the following requirements:
 - a. No projecting sign or sign-mounting structure shall extend above the height of the building face.
 - b. When placed partly or wholly above a public right-of-way or sidewalk, or a private walkway, no part of any projecting sign or sign-mounting structure shall be less than seven feet four inches (7'4") above the adjacent ground surface.
 - c. No projecting sign or sign-mounting structure may project more than five feet (5') from the building face; provided, the farthest projecting point of any projecting sign shall be set back not less than four feet (4') from any adjacent curb, street, alley, driveway, or parking space measured perpendicularly from such farthest projecting point to the adjacent ground surface of any such curb, street, alley, driveway, or parking space.
 - d. No projecting sign shall exceed ten (10) square feet in surface area.
 - e. If the projecting sign is enclosed by a box or any other material serving to contain the sign, said box or other material shall be included when calculating the total area of the graphic.
3. No projecting sign shall be internally illuminated.
4. A projecting sign shall include only the following as part of the graphic design:
 - a. Business name
 - b. Business owner name
 - c. Business logo
 - d. Year of establishment (e.g., "Established 1990")

Projecting Signs / Draft Text

5. No projecting sign shall include changeable copy of any kind.
6. Projecting signs and sign-mounting structures shall be safely and securely attached to the building face, as determined by the Village's building official.
7. No projecting sign shall in any way obstruct any major architectural feature of the building to which it is attached, such as a door, exit, or window.

§ 6-12-7: Construction and Maintenance, Generally. * * *

D. All signs shall meet the following requirements for illumination:

1. Gooseneck reflectors and lights shall be permitted in freestanding signs, wall signs, and projecting signs; provided, however, that any lights shall be concentrated only on the sign, and be prevented from causing any glare on or striking the street or nearby property.