



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, August 22, 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 June 13, 2022
5. Approval of Minutes from July 25, 2022
6. Approval of Minutes from August 8, 2022
7. New Business
 - a. A Public Hearing regarding a Text Amendment to add "automobile/truck stops" as a permitted use in the HC Highway Commercial Zoning District and to add a definition of "automobile/truck stops" to the zoning regulations
 - b. A Motion to recommend approval of a Text Amendment adding "automobile/truck stops" as a permitted use in the HC Highway Commercial Zoning District and adding a definition of "automobile/truck stops" to the zoning regulations
 - c. A Public Hearing regarding a Text Amendment to amend the Interchange Overlay District regulations relating to sign requirements in an underlying HC Highway Commercial Zoning District
 - d. A Motion to recommend approval of a Text Amendment amending the Interchange Overlay District regulations relating to sign requirements in an underlying HC Highway Commercial Zoning District
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.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that two Petitions for Zoning Text Amendment has been filed with the Hampshire Village Clerk, to amend the Village Zoning Regulations as follows:

1. To amend the regulations governing the HC Highway Commercial Zoning District, a) to delete from §6-8-7(C), "automobile/truck stops" as a special use in the HC Highway Commercial Zoning District; b) to add to §6-7-8(B), "automobile/truck stops" as a permitted use in the HC Highway Commercial Zoning District; and c) to add in §6-2-2 a new supporting definition for the term "automobile/truck stop."
2. To amend the provisions governing the Interchange Overlay District, § 6-16-4(B)(2), to amend the allowable surface area of any wall sign to be permitted on a building; and to amend the total signage area allowed for wall signs on each frontage of a building.

A Public Hearing on each Petition will be held by the Village of Hampshire Planning & Zoning Commission at its regularly scheduled meeting on Monday, August 22, 2022 commencing at 7:00 p.m. at the Hampshire Village Hall, 234 South State Street, Hampshire, Illinois.

A copy of each Petition is available for public review at the Village Hall during regular business hours.

It is anticipated also that a link for on-line participation in the meeting via video conferencing, and/or an opportunity to participate in the meeting via telephonic link will be available from the office of the Village Clerk for any person desiring to attend the public hearing remotely. Please contact the Village Clerk for information. In addition, written comment on the proposal may be submitted to the Village Clerk in advance of the meeting date in writing at Village Hall, 234 S. State Street, Hampshire, or by e-mail to lvasquez@hampshireil.org. All interested persons will be given an opportunity to be heard.

s/ Linda Vasquez

Linda Vasquez, Village Clerk

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CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Fox Valley

Daily Herald

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

Algonquin, Aurora, Barrington Hills, Batavia, Burlington,
Carpentersville, East Dundee, Elburn, Elgin, Geneva, Gilberts,
Hampshire, Huntley, Lake in the Hills, Maple Park, Montgomery,
North Aurora, Saint Charles, Sleepy Hollow, South Elgin, St Charles,
Sugar Grove, Wasco, Wayne, West Dundee

County(ies) of Kane

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

I further certify that the Fox Valley DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/04/2022 in said Fox Valley DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY 
Designee of the Publisher and Officer of the Daily Herald

Control # 4586568

**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, Hampshire Municipal Code of 1985, as amended,

- a) delete from §6-8-7(C) of the Village Zoning Regulations the listing “automobile/truck stops” as a special use in the HC Highway Commercial Zoning District
- b) add to §6-7-8(B) of the Village Zoning Regulations “automobile/truck stops” as a permitted use in the HC Highway Commercial Zoning District
- c). add to §6-2-2 of the Village Zoning Regulations a new definition for the term “automobile/truck stop” as follows:

An establishment engaged primarily in providing for fueling and/or charging of automobiles and tractor trucks or similar heavy commercial vehicles. An automobile/truck stop establishment may also include accessory uses incidental to the primary operation of the automobile/truck stop, including but not limited to convenience stores, restaurants and food services, service and repair stations, vehicle accessory and equipment sales, automobile/truck laundries, video gaming terminals, and amenities for truck drives such as showers, rest areas, and overnight accommodations. Over-the-road trucks shall be allowed to stop at an automobile/truck stop and park overnight, or for any other period in which the operator of the truck takes mandatory down-time or other rest time, or sleeps, to enable the operator to return to service.

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

Dated: August 1, 2022.

Respectfully submitted



Jay 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, Hampshire Municipal Code of 1985, as amended, as follows:

a) Amend §6-16-4(B)(2) of the Interchange Overlay District Regulations, relating to sign requirements in an underlying HC Highway Commercial Zoning District, as follows:

i) Relating to the number of wall signs to be permitted, §6-16-4(B)(2)(a), allowing:

- One wall sign per retail, office or other user in a building, on each elevation of said building fronting a public street; and
- One additional wall sign per each such street frontage.

ii) Relating to the area of signage, §6-16-4(B)(2)(b), allowing:

- The total area of wall signs allowed on each street frontage of a building shall be ten percent (10%) of the total building frontage area facing each street.
- The total allowable sign surface area of any single wall sign on any building shall be computed at three (3) times the lineal front footage of the building face having a street frontage exposure, or the following maximum area requirements, whichever is less:
 - One hundred fifty (150) square feet maximum, where the building is set back less than two hundred feet (200');
 - Two hundred forty (240) square feet maximum, where the building is set back two hundred feet (200') or more, but less than four hundred feet (400');
 - Four hundred eighty (480) square feet maximum, where the building is set back four hundred feet (400') or more.”

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

Dated: August 1, 2022.

Respectfully submitted



Jay Hedges
Zoning Administrator