



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, October 24, 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 October 10, 2022
5. New Business
  - a. A Public Hearing regarding a Petition for Rezoning of the property at 19N479 US Hwy 20 submitted by ECR Acquisitions
  - b. A Motion to recommend approval of a Petition for Rezoning of the property at 19N479 US Hwy 20 submitted by ECR Acquisitions
  - c. A Motion to recommend approval of a Concept Plan of Subdivision for a redesigned Planned Residential Development for the portion of Prairie Ridge north of Kelly Rd submitted by Crown Community Development
  - d. A Motion to authorize the Chair to report the actions of the Commission's business to the Village Board of Trustees
6. Public Comments
7. Announcements
8. Adjournment

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

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

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

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



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

## Agenda Supplement

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**TO:** Planning and Zoning Commission  
**FROM:** Josh Wray, Assistant to the Village Manager  
**FOR:** Planning & Zoning Commission Meeting, October 24, 2022  
**RE:** Rezoning of Arrowhead Lot 6

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**Background:** Mike Gazzola with ECR Acquisitions recently approached Village staff regarding multiple potential uses for the Arrowhead Lot 6 property off the far back end of Arrowhead Dr. and has submitted a petition for rezoning to accommodate them.

**Analysis:** The current zoning is O-M Office-Manufacturing, which is a very restrictive industrial district that also allows some business/office uses to serve as somewhat of a transitional district between commercial and industrial spaces. The different concepts for this land as presented in the packet are all related to industrial/logistics uses, including use of the property solely for a paved truck parking area, so Mr. Gazzola is seeking M-2 General Industrial zoning to accommodate all options since there is no specific user yet.

The abutting properties include the concrete plant, the currently vacant Thornton's site, a small part of the Super 8 motel's land, and vacant land that is anticipated to be industrial when annexed. In any of the three concept scenarios, M-2 zoning will require screening for all outdoor operations and storage of materials/equipment other than vehicles.

**Action Needed:** Consider recommending rezoning this property from O-M to M-2.



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

### Zoning Review Application

Date: October 4, 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 OM District to M2 District (ex. M1 to M2)\*
- Annexation
- Subdivision - Concept Plan Review
- Subdivision - Preliminary Plan Review
- Subdivision - Final Plan Review
- Other Site Plan: \_\_\_\_\_

\*requires a 15-30 day public notice period

#### PART I. APPLICANT INFORMATION

**APPLICANT** (Please print or type)

Name: ECR Acquisitions, LLC Email: mgazzola@entrecommercial.com  
Address: 3550 Salt Creek Lane, Arlington Hgts., IL. 60005 Phone: 847/310-4277

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

Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**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): Arrowhead Business Park  
Address: 19N479 US Highway 20, Hampshire, IL. 60140  
Parcel Number(s): 01-02153-006  
Total Area (acres): 7.493  
Legal Description: must be attached to this application  
Fire Protection District: Hampshire  
School District: Hampshire  
Library District: Hampshire  
Park District: Hampshire  
Township: Hampshire  
Current Zoning District: OM  
Current Use:  
Vacant Land

Proposed Zoning/Variance/Use:

M2 from OM to accommodate various industrial uses including semi truck parking, trucking/logistics office/warehouse and maintenance with parking and traditional office/warehouse with trailer staging.

Reason/Explanation for Zoning/Variance/Use:

By focusing on the various requested uses and meeting with staff, we agreed that the rezoning to M2 would be the best approach to securing a future project and provide some flexibility for use.



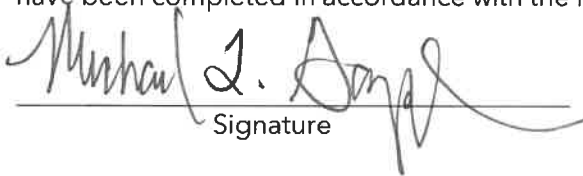
**PART III. REQUIRED DOCUMENTATION**

From chart on next page

- Signed Development Application
- Signed Developer’s Agreement (Attachment A)
- Deposit/Fee \$ 3,000.00  
(see Village Ordinances and Requirements section)
- Proof of Ownership or Option
- Legal Description of Property - Plat of Survey
- List of property owners within 250 ft with parcel numbers (Attachment B)  
(see Attachment C for an example notification letter)
- Concept Plan - see Subdivision Regulations for more information
- Preliminary Plan - see Subdivision Regulations for more information
- Final Plan - see Subdivision Regulations for more information
- Site Plan
- Landscape Plan: Preliminary or Final
- Architectural Elevations
- Petition for Annexation
- Plat of Annexation
- Soil & Water Conservation District Land Use Opinion - See Kane-DuPage SWCD webpage
- Other \_\_\_\_\_

Needed documentation may vary depending on the specific circumstances of the application. Therefore, staff may require additional documentation after initial review (e.g., fiscal impact study, endangered species report, wetland report etc.).

I, Michael L. Gazzola, hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Hampshire ordinances.

  
 \_\_\_\_\_  
 Signature

October 1, 2022  
 \_\_\_\_\_  
 Date

## CONSENT AND DISCLOSURE

THE UNDERSIGNED, being the current owner of record of the 7.492 acre property located at 19N479 US Highway 20 in the Village of Hampshire, Kane County, Illinois, as legally described on the attached Exhibit "A" (the "Subject Property"), hereby consents to the filing, by ECR Acquisitions, LLC, and the Village's determination of rezoning from OM - Office and Restricted Manufacturing District in the Village of Hampshire to M2 General Industrial District to allow for the development of future industrial and logistical uses on the Subject Property.

Ripple Creek Investors of Chicago, LLC, an Illinois  
limited liability company

By: Rafael Caballero  
Rafael Caballero  
Managing Director

Attachments:

"A" Legal Description of Property

**Attachment B - Affidavit of Notification**  
**Affidavit of Notification to Neighboring Property Owners**

To: Village of Hampshire 234 S. State Street Hampshire, IL 60140

From: ECR Acquisitions, LLC

Date: October 1, 2022

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred-fifty (250') feet of the property referred to in the Petition.

The property is located at Arrowhead Business Park, Lot 6, 19N 479 US Route 20, Hampshire, IL. 60140

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
<u>01-02-153-006</u>	<u>Ripple Creek Investments of Chicago, LLC</u>	<u>P.O. Box 144, La Fox, IL. 60147</u>
<u>01-02-100-013</u>	<u>NNN Hampshire LLC</u>	<u>2600 James Thornton Way, Louisville, KY, 40245</u>
<u>01-020100-005</u>	<u>Agree Convenience No. 1 LLC</u>	<u>70 E. Long Lake Road, Bloomfield Hills, MI 48304</u>
<u>01-02-100-006</u>	<u>Dynasty Trust, Michael R. Smrt, Trustee</u>	<u>4N11 Route 59 #671, Bartlett, IL. 60103</u>
<u>01-02-153-004</u>	<u>Super Mix Concrete LLC,</u>	<u>5435 Bull Valley Road, #130, McHenry, IL. 60050</u>
<u>01-02-153-005</u>	<u>Super Mix Concrete LLC,</u>	<u>5435 Bull Valley Road, #130, McHenry, IL. 60050</u>
<u>01-02-153-007</u>	<u>Super Mix Concrete LLC,</u>	<u>5435 Bull Valley Road, #130, McHenry, IL. 60050</u>
<u>01-02-153-009</u>	<u>Shree Vishnu Inc.</u>	<u>7515 Arcadia Street, Morton Grove, IL. 60053</u>
<u>01-02-153-001</u>	<u>Wendy's Properties LLC</u>	<u>1 Dave Thomas Blvd., Dublin, OH 43017</u>

Attached additional sheets, if necessary.

By:

Michael L. Gazzola  
Name

  
Signature

**Affidavit of Notification to Neighboring Property Owners**  
**Additional Owners Sheet – Arrowhead Business Park, Lot 6**

<b>PROPERTY INDEX #</b>	<b>PROPERTY OWNER</b>	<b>ADDRESS</b>
01-02-153-017	Harris Trust & Savings Bank TR HTB 1464	104 S. Wynstone Park Drive Barrington, IL. 60010
01-02-300-008	Harris Trust & Savings Bank TR HTB 1464	104 S. Wynstone Park Drive Barrington, IL. 60010
01-02-152-004	JC Enterprise Properties LLC	46W320 Kelly Road Hampshire, IL. 60140
01-02-152-005	JC Enterprise Properties LLC	46W320 Kelly Road Hampshire, IL. 60140
01-02-152-006	JC Enterprise Properties LLC	150 Arrowhead Drive Hampshire, IL. 60140
01-02-152-003	Trust 1, Joe Montemayor	P.O. Box 5845 Elgin, IL. 60121



Road Runner

McDonald's

Interstate Gateway M-6

Mentor Rd

Super 8 by Wyndham Hampshire IL

Wendy's

50

**GREMLEY & BIEDERMANN**

A Division of  
**PLCS Corporation**

Land in Illinois  
**PROFESSIONAL LAND SURVEYORS**

4400 NORTH ELSTON STREET, CHICAGO, IL 60630  
TELEPHONE: (773) 488-9142 FAX: (773) 488-9143

**ALTA / NSPS Land Title Survey**

LOT 4 OF ARROWHEAD BUSINESS PARK BEING A SUBDIVISION IN PART OF THE  
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, PART OF THE  
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 2 AND PART OF THE  
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 3, ALL IN  
TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO  
THE PLAT THEREOF RECORDED MAY 3, 2004 AS DOCUMENT NO. 2200032300, IN THE  
VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

CONTAINING 228,890 SQUARE FEET OR 7.462 ACRES MORE OR LESS.

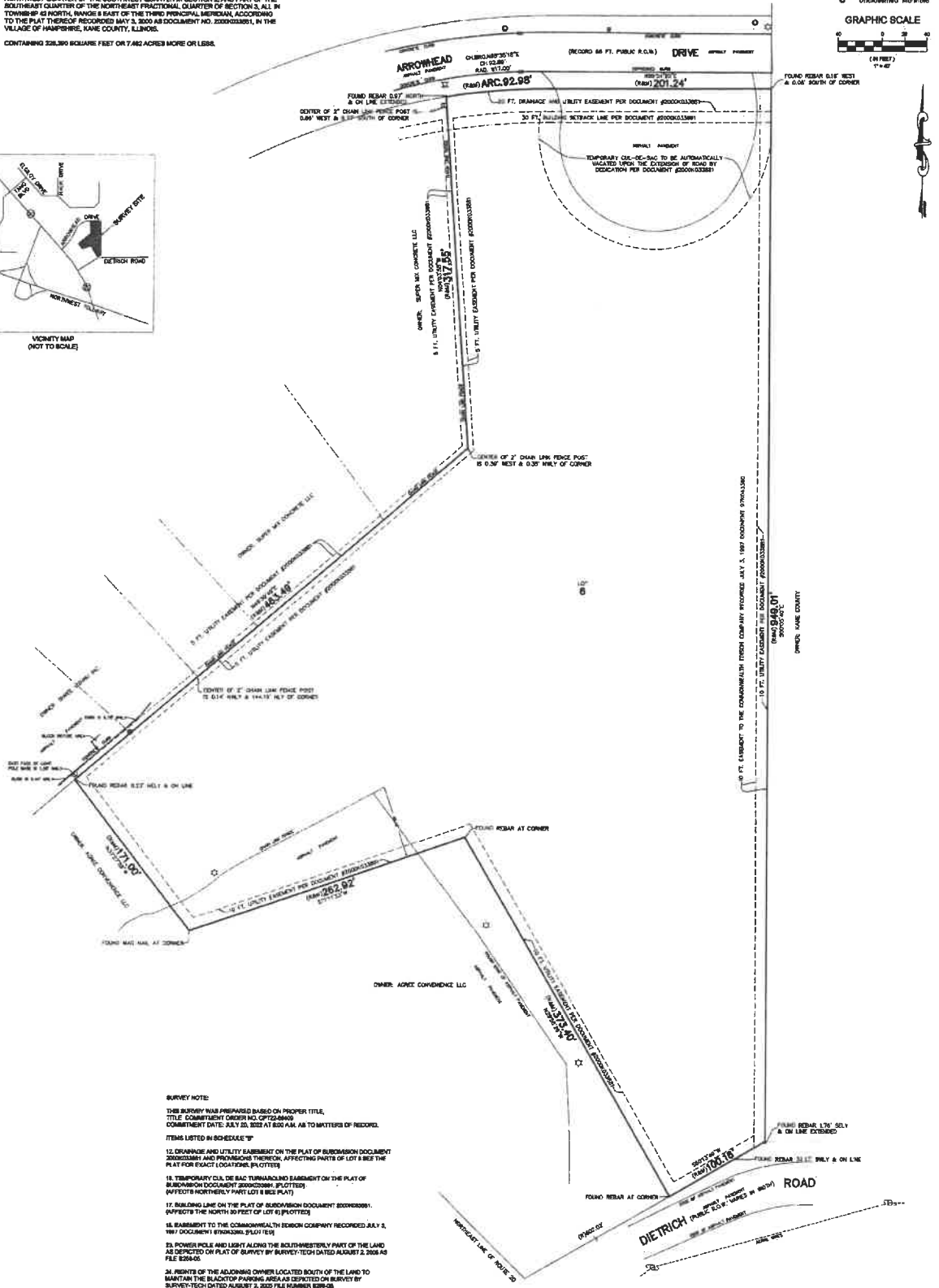
**LEGEND**

- Storm CB
- Storm Inlet
- ⊕ Water Fire Hydrant
- ⊖ Telephone Pedestal
- ⊕ Utility Pole
- ⊕ Electric Light Pole
- ⊕ Sign Post
- Unidentified Mark/ole

**GRAPHIC SCALE**



**VICINITY MAP**  
(NOT TO SCALE)



**SURVEY NOTE:**

THIS SURVEY WAS PREPARED BASED ON PROPER TITLE, TITLE COMMITMENT ORDER NO. 07726460, COMMITMENT DATE: JULY 23, 2022 AT 8:00 A.M. AS TO MATTERS OF RECORD.

ITEMS LISTED IN SCHEDULE "B"

12. DRAINAGE AND UTILITY EASEMENT ON THE PLAT OF SUBDIVISION DOCUMENT 2200032300 AND PROMISING THEREON, AFFECTING PARTS OF LOT 4 BEING THE PLAT FOR EXACT LOCATIONS IN LOT 4.

13. TEMPORARY CIVIL DEBARMENT EASEMENT ON THE PLAT OF SUBDIVISION DOCUMENT 2200032300, (PLOTTED) AFFECTS NORTHERLY PART LOT 4 BEING PLAT.

17. BOUNDING LINE ON THE PLAT OF SUBDIVISION DOCUMENT 2200032300, AFFECTS THE NORTH 30 FEET OF LOT 4 (PLOTTED)

18. AGREEMENT TO THE COMMONWEALTH HEALTH EQUIPMENT COMPANY RECORDED JULY 3, 2019 DOCUMENT # 2200032300

23. POWER POLE AND LIGHT ALONG THE SOUTHWESTERLY PART OF THE LAND AS DEPICTED ON PLAT OF SURVEY BY SURVEY TECH DATED AUGUST 2, 2008 AS FILE 22004.

24. REMAINS OF THE ADJOINING OWNER LOCATED SOUTH OF THE LAND TO MAINTAIN THE BLACKTOP PARKING AREA AS DEPICTED ON SURVEY BY SURVEY TECH DATED AUGUST 2, 2008 FILE NUMBER 22004.

ALL REMAINING ITEMS ARE NOT A MATTER OF SURVEY.

**SURVEY NOTE:**

PROPERTY APPLIES IN "OTHER AREAS" ZONE X, AS FAR AS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP KANE COUNTY, ILLINOIS, MAP NO. 170800000L, EFFECTIVE DATE: JUNE 02, 2015.

REGARDING TABLE A ITEM 26, ITEM 11 IS INCLUDED AS TO OBSERVED EVIDENCE OF UNDERGROUND UTILITIES.

REGARDING TABLE A ITEM 16 THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.

REGARDING TABLE A ITEM 17 WE HAVE NO INFORMATION ABOUT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR RESIDUAL CONSTRUCTION OR REPAIRS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 11, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 1, 2022.

DATE OF PLAT: SEPTEMBER 14, 2022.

BY: *Robert G. Biedermann*

ROBERT G. BIEDERMANN  
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2822

CREATED BY: EAPLAN, BUREAU PROJECT & SERIALS UNIT	APPROVED BY: GLENN J. BIEDERMANN	DATE: 09/14/2022
<b>GREMLEY &amp; BIEDERMANN</b>		
PLCS Corporation Land in Illinois PROFESSIONAL LAND SURVEYORS		
4400 North Elston Street, Chicago, IL 60630 Telephone: (773) 488-9142 Fax: (773) 488-9143		
ORDER NO: <b>2022-30474-001</b>	DATE: SEPTEMBER 14, 2022	SHEET NO: 1 OF 1

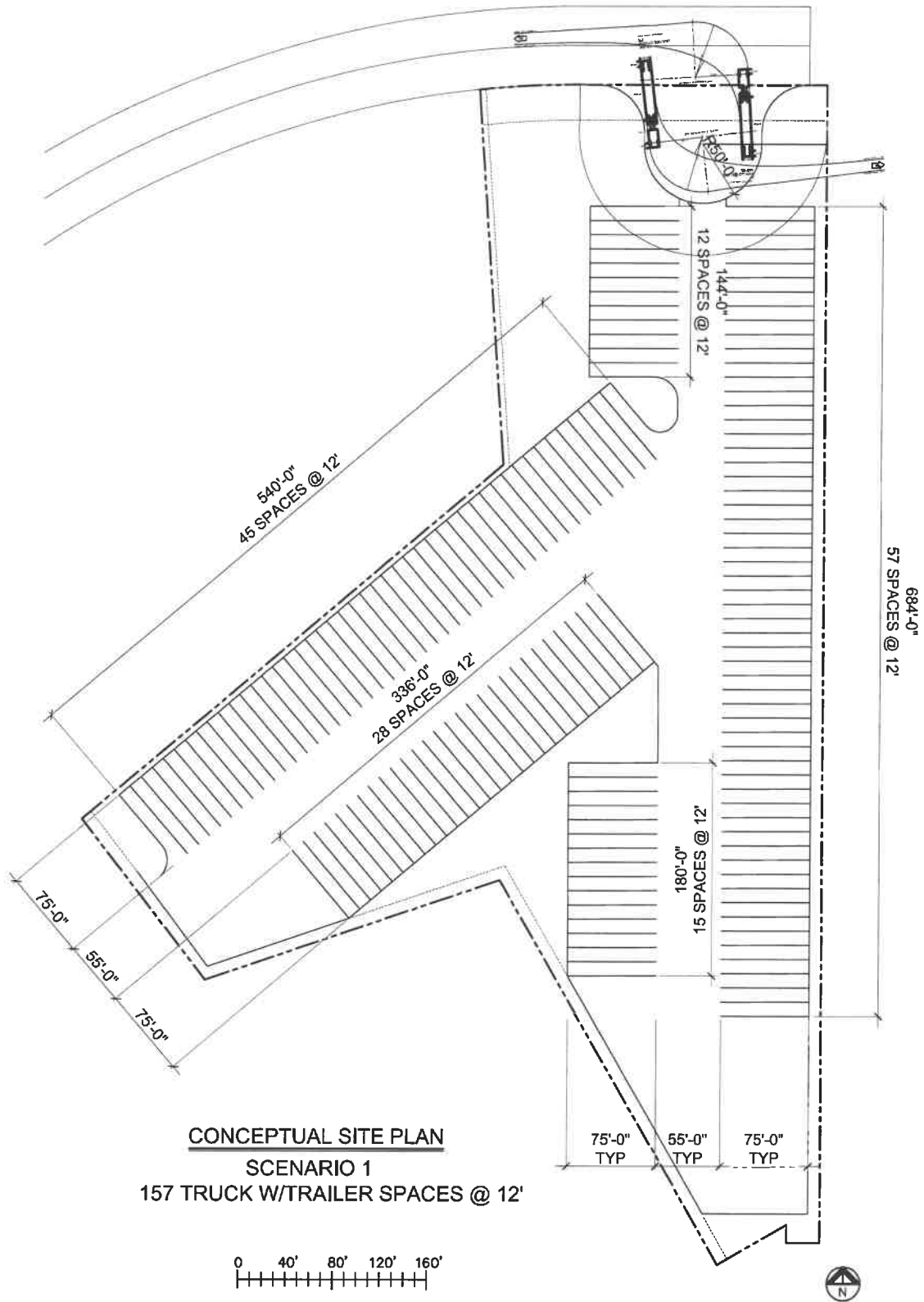




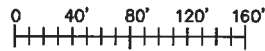








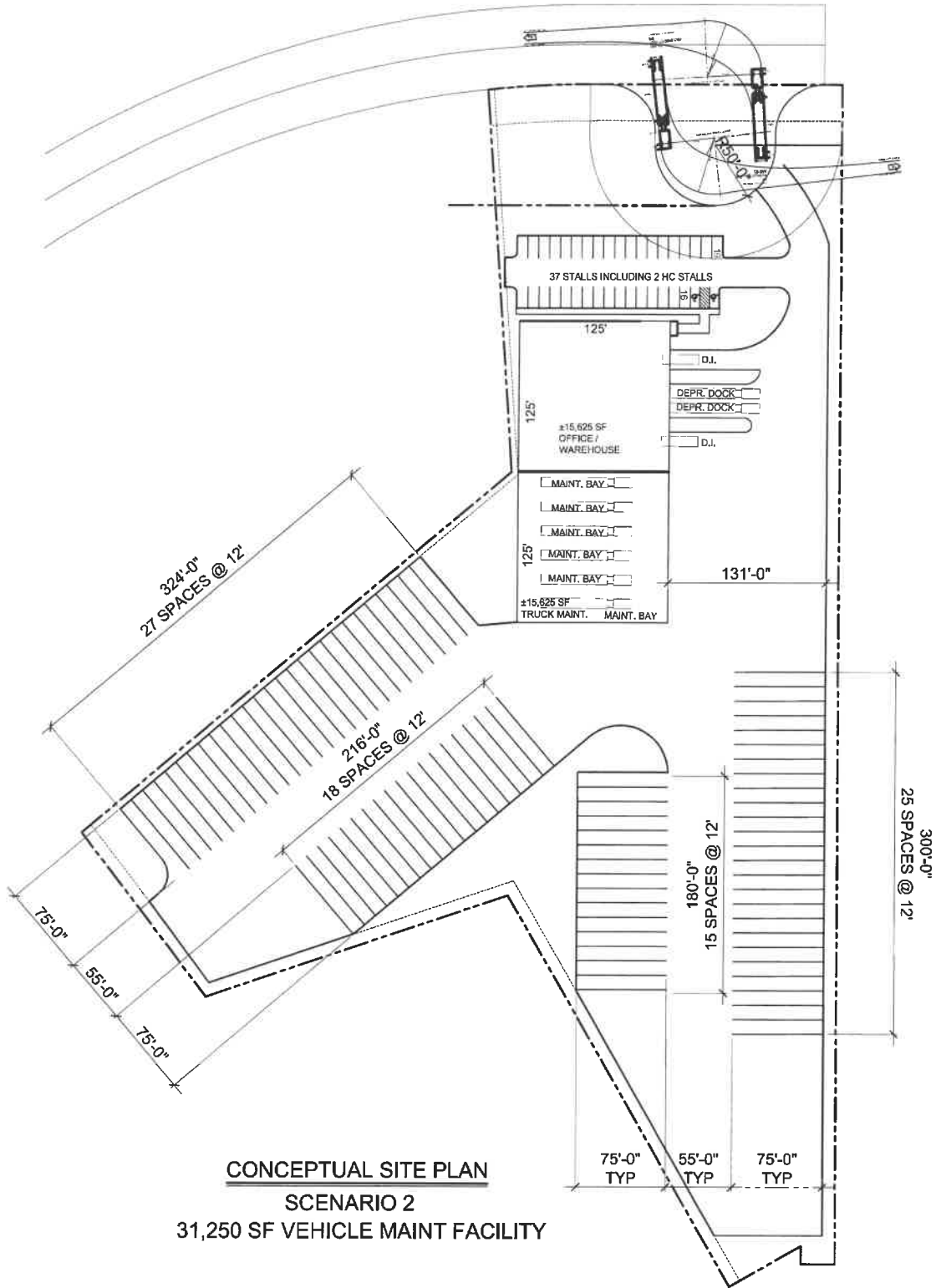
**CONCEPTUAL SITE PLAN**  
**SCENARIO 1**  
**157 TRUCK W/TRAILER SPACES @ 12'**



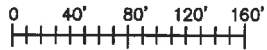
A+M ARCHITECTS, L.L.C.  
 385 Glen Farm Lane  
 Lake Zurich, Illinois 60047  
 TEL: 847.726.9517

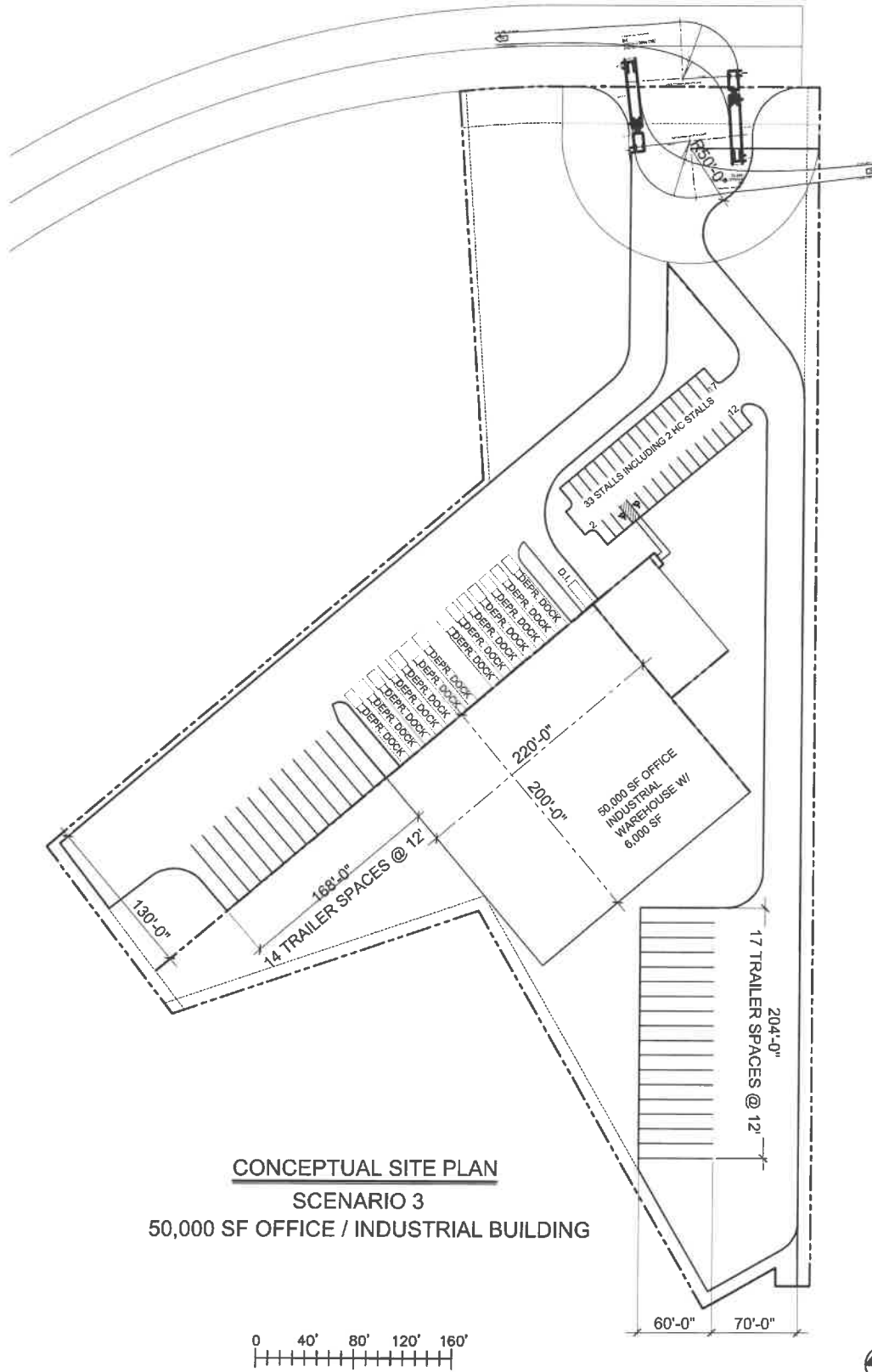
**US ROUTE 20 TRUCK MAINTENANCE FACILITY**  
**MCHENRY COUNTY, ILLINOIS**

Date: 09/06/22  
 Dwg: 22-117  
 Drawn by: AA  
 © 2022 A+M Architects

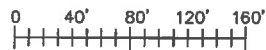


**CONCEPTUAL SITE PLAN**  
**SCENARIO 2**  
**31,250 SF VEHICLE MAINT FACILITY**





**CONCEPTUAL SITE PLAN**  
**SCENARIO 3**  
**50,000 SF OFFICE / INDUSTRIAL BUILDING**



**A+M ARCHITECTS, LLC**  
 365 Glen Farm Lane  
 Lake Zurich, Illinois 60047  
 TEL: 847.726.9517

**US ROUTE 20 TRUCK MAINTENANCE FACILITY**  
**MCHENRY COUNTY, ILLINOIS**

Date: 09/06/22  
 Dwg: 22-117  
 Drawn by: AA  
 © 2022 A+M Architects



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Phone: 847-683-2181      www.hampshireil.org

## Agenda Supplement

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**TO:** Planning and Zoning Commission  
**FROM:** Josh Wray, Assistant to the Village Manager  
**FOR:** Planning & Zoning Commission Meeting, October 24, 2022  
**RE:** Concept Plan of Subdivision for Prairie Ridge

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**Background:** Crown Community Development recently approached the Village regarding a new design concept for the remainder of Prairie Ridge north of Kelly Rd. The idea was informally presented to the Village Board at its meeting on October 20, 2022, and Crown has officially submitted a petition for resubdivision, starting with a concept plan.

**Analysis:** The concept plan shows approximately a 50% increase in housing units from ~1,290 in the original plan to 1,930 in the new concept. A major purpose for the redesign is to include different sizes of single-family homes, townhome neighborhoods, age-restricted neighborhoods (55+), and build-to-rent single-family and townhomes. This change will diversify the Village's housing stock and will add significant permit/development fee revenue.

The next step in this process will be for the Village Board to formally accept the concept plan after receiving the Planning and Zoning Commission's recommendation. Crown will then complete preliminary engineering/plat and a new development agreement before returning to the Planning and Zoning Commission for a public hearing and to the Village Board for approval, planned for early spring. Crown will then have entitlement for the project and may proceed with final engineering/plat approval individually for each neighborhood as they have been doing the last several years. For each neighborhood, the Planning and Zoning Commission and Village Board will see the final plans to ensure substantial compliance with the preliminary plan.

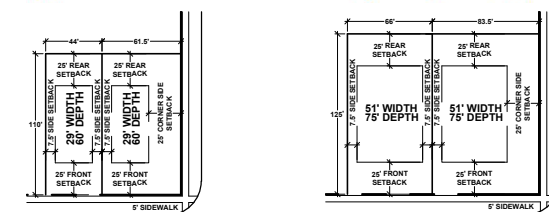
**Recommendation:** Staff recommends approval of the concept plan of subdivision as presented.



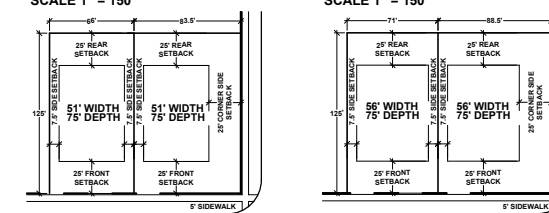


# SITE DATA

LAND USE	UNITS	AREA (AC.)	% OF SITE	
<b>NEIGHBORHOOD-A</b>				
ACTIVE ADULT (66'w x 125'd TYP.)	113	32.2	3.36%	
<b>NEIGHBORHOOD-B</b>				
SINGLE-FAMILY (71'w x 125'd TYP.)	162	52	5.43%	
<b>NEIGHBORHOOD-C</b>				
SINGLE-FAMILY (66'w x 125'd TYP.)	98	27	2.82%	
<b>NEIGHBORHOOD-D</b>				
REAR-LOADED TOWNHOMES	55	5.1	0.53%	
FRONT-LOADED TOWNHOMES	106	11.9	1.24%	
<b>NEIGHBORHOOD-E</b>				
REAR-LOADED TOWNHOMES	30	2.3	0.24%	
FRONT-LOADED TOWNHOMES	48	5.8	0.61%	
<b>NEIGHBORHOOD-F</b>				
REAR-LOADED TOWNHOMES	264	24.1	2.52%	
<b>NEIGHBORHOOD-G</b>				
SINGLE-FAMILY (71'w x 125'd TYP.)	121	36.7	3.83%	
<b>NEIGHBORHOOD-H</b>				
SINGLE-FAMILY (44'w x 110'd TYP.)	165	23.1	2.41%	
<b>NEIGHBORHOOD-I</b>				
SINGLE-FAMILY (66'w x 125'd TYP.)	126	37.9	3.96%	
<b>NEIGHBORHOOD-J</b>				
SINGLE-FAMILY (44'w x 110'd TYP.)	74	12.4	1.29%	
<b>NEIGHBORHOOD-T</b>				
SINGLE-FAMILY (71'w x 125'd TYP.)	71	19.5	2.04%	
<b>NEIGHBORHOOD-U</b>				
ACTIVE ADULT (66'w x 125'd TYP.)	46	12.5	1.30%	
<b>NEIGHBORHOOD-V</b>				
SINGLE-FAMILY (71'w x 125'd TYP.)	81	23.9	2.49%	
<b>NEIGHBORHOOD-W</b>				
SINGLE-FAMILY (66'w x 125'd TYP.)	121	33	3.44%	
<b>NEIGHBORHOOD-X</b>				
REAR-LOADED TOWNHOMES	60	4.1	0.43%	
FRONT-LOADED TOWNHOMES	70	9.2	0.96%	
<b>NEIGHBORHOOD-Y</b>				
ACTIVE ADULT (66'w x 125'd TYP.)	88	25.4	2.65%	
<b>NEIGHBORHOOD-Z</b>				
SINGLE-FAMILY (66'w x 125'd TYP.)	79	24.6	2.57%	
FUTURE COMMUNITY PARK #1	-	41.7	4.35%	
FUTURE COMMUNITY PARK #2	-	30.5	3.18%	
FUTURE SCHOOL SITE	-	11	1.15%	
MUNICIPAL SITE	-	1.8	0.19%	
MAIN BOULEVARDS R.O.W.	-	25.3	2.64%	
HARMONY ROAD R.O.W.	-	12	1.25%	
KELLEY ROAD 40' 1/2 R.O.W.	-	2.4	0.25%	
BIG TIMBER ROAD 60' 1/2 R.O.W.	-	3.3	0.34%	
MELMS ROAD 60' 1/2 R.O.W.	-	5.8	0.61%	
UTILITY EASEMENTS	-	17.2	1.80%	
DETENTION / PARK / OPEN SPACE	-	384.5	40.13%	
<b>TOTAL</b>		1930	958.2	100.00%

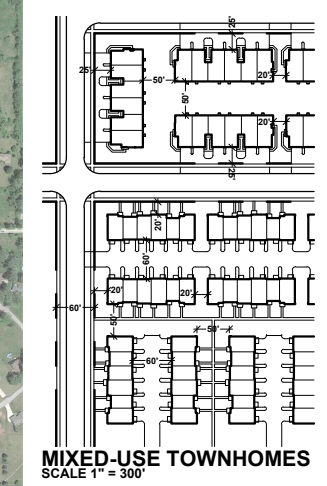


**RENTAL UNITS (44'w x 110'd TYP.)**  
SCALE 1" = 150'



**SINGLE-FAMILY (66'w x 125'd TYP.)**  
SCALE 1" = 150'

**SINGLE-FAMILY (71'w x 125'd TYP.)**  
SCALE 1" = 150'



**MIXED-USE TOWNHOMES**  
SCALE 1" = 300'



# CONCEPT PLAN HAMPSHIRE, ILLINOIS

10/18/2022



L:\Projects\CRN2103 Acad\CRN2103\_106\_01CP.dwg





COMMUNITY PARKS	72.2 AC.
NEIGHBORHOOD OPEN SPACE	41.6 AC.
NATURALIZED BMP/DETENTION	83.3 AC.
EXISTING FLOOD PLAIN	163.2 AC.
TOTAL OPEN SPACE	384.5 AC. (40.1% of Site)
TRAIL LENGTH	7.0 Miles

# AMENITY CORRIDOR PLAN

## HAMPSHIRE, ILLINOIS

10/18/2022



**GRWA**  
**GARY R. WEBER ASSOCIATES, INC.**  
 LAND PLANNING  
 ECOLOGICAL CONSULTING  
 LANDSCAPE ARCHITECTURE  
 WWW.GRWAINC.COM

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