

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

Tuesday, August 14, 2018

7:00 p.m.

Hampshire Village Hall

234 South State Street

AGENDA

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of Minutes
- E. New Business:
 - 1. Public Hearing concerning the Petition filed by RMC Holdings Hampshire LLC for Zoning Amendment, from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District and relating to Lot 5 and Lot 7 in the Metrix Industrial Park Subdivision in the Village, being a portion of the property annexed to the Village by Loves Travel Stops & Country Stores in January 2018, said property being located south of US Highway 20 and northwest of the I-90 on-off ramp in the Village.
 - 2. Consideration and approval of Findings of Fact and Recommendation, or in the alternative, authorizing the Chair to sign appropriate Findings of Fact and Recommendation, to the Board of Trustees regarding the Petition for Zoning Amendment identified in Agenda Item E(1) above.
 - 3. Consideration and recommendation regarding the Application filed by Effective Images, Inc. on behalf of Love's Travel Stops & Country Stores, Inc. for Amendment to the Variations of the Village Community Graphics Regulations pursuant to §6-12-14(B) of the Village Code previously approved by Village Ordinance No. 18-05, and Ordinance No. 18-15, for proposed signage at the Love's facility to be located south of US Highway 20 and northwest of the I-90 on-off ramp in the Village.
 - 4. Consideration and approval of Findings of Fact and Recommendation, or in the alternative, authorizing the Chair to sign appropriate Findings of Fact and Recommendation, to the Board of Trustees regarding the Petition for Sign Variance identified in Agenda Item E(3) above.

5. Presentation by Northern Builders, Inc. regarding application for zoning amendment to be filed for property on Widmayer Road (PIN 01-11-100-005, 006) for M-2 General Industrial Zoning District (after annexation); and asking for public hearing date to be set.

G. New Business

H. Public Comment:

I. Announcements: Next meeting date – TBA

J. Adjournment

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

MINUTES

June 26, 2018

A meeting of the Hampshire Zoning Board of Appeals was called to order at 7:01 p.m. Members present: Chair C. Christensen, Neal Collins, Hank Hoffman, Richard Frillman, and Joseph Schaul. Members absent: Bill Albert. Village Mayor Jeff Magnussen and Village Attorney and Dave Schmidt of RMC Holdings were also present.

The Pledge of Allegiance was said by all in attendance.

Minutes from June 12th meeting were read by Mr. Schaul and presented for approval. Minutes were approved without correction.

New Business:

Motion to open Public Hearing by Mr. Hoffman with second by Mr. Frillman: Motion approved, all Ayes. P.H. opened at 7:07pm

The Village Attorney stated that the public notice was posted and sent out for the consideration of Petition for Zoning Map Amendment filed by RMC Holdings LLC regarding rezoning subject property classified M-1 Restricted Industrial Zoning District, to HC- Highway Commercial Zoning District pursuant to Hampshire Municipal Code, for the following described property:

Lot 2 of the proposed Metrix Industrial Park Subdivision of the Village of Hampshire, being a part of Loves Crossing (lot 2) Subdivision in the Village of Hampshire, Kane County, Illinois, as described in petition. The zoning amendment is proposed to support the retail use for the property in lieu of an industrial use and would be an extension of the HC- Highway Commercial zoning in the area; and reference may be had to the various materials submitted by Loves Travel Shops and Country Stores Inc., in support of the original zoning for said property, together with the preliminary plat of subdivision for the Metrix Industrial Park Subdivision on file with the Village Clerk.

Question were asked and answered of Mr. Schmidt and Attorney.

Motion to close PH was made by Mr. Hoffman seconded by Mr. Frillman. Motion approved, all Ayes. P.H. opened at 7:18pm

Motion to approve Petition for Zoning Map Amendment filed by RMC Holdings LLC regarding rezoning subject property classified M-1 Restricted Industrial Zoning District, to HC- Highway Commercial Zoning District pursuant to Hampshire Municipal Code, for the following described property:

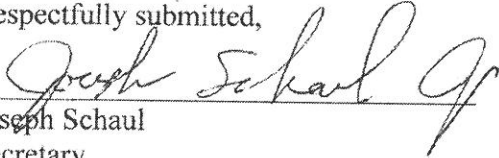
Lot 2 of the proposed Metrix Industrial Park Subdivision of the Village of Hampshire, being a part of Loves Crossing (lot 2) Subdivision in the Village of Hampshire, Kane County, Illinois made by Mr. Schaul, seconded by Mr. Collin. Roll Vote:

Richard Frillman, Aye Joseph Schaul, Aye Neal Collins, Aye Hank Hoffman, Aye
Carl Christensen, Aye Motion passed.

Motion made by Neal Collins, seconded by, Richard Frillman, to authorize the Chair to review and sign appropriate Findings of Fact and Recommendation as to each of the decisions made at this meeting. Roll Vote: Joseph Schaul, Aye Neal Collins, Aye Hank Hoffman, Aye
Carl Christensen, Aye Richard Frillman, Aye Motion passed.

On motion duly made and seconded, the meeting was adjourned at 7:24 p.m.

Respectfully submitted,



Joseph Schaul
Secretary

July 24th, 2018

President & Board of Trustees
Village of Hampshire
234 S. State Street
Hampshire, IL 60140

Re: RMC Holding Hampshire LLC – Zoning Change Request – Lots 5 & 7

Dear Zoning Board Members,

Attached please find for your review and consideration the following documents supporting our Zoning Change Request from M-1 Industrial Zoning to M-2 for Dayton Freight trucking terminal.

1. Legal Description of the Property
2. Final Plat for Lots 5 & 7
3. Site plan for Lots 5 & 7
4. Photograph of a prototype of Dayton Freight Facility

Additionally, Love's Truck and Travel Stop has previously submitted for Lot 2:

5. Land Use Opinion Study,
6. Letters to: Historic Preservation Agency, Natural Resource, Army Corp of Engineers, Dept of Resources & Endangered Species, Regulated Waters, Ecological Compliance Assessment Tools, Hydrologic Engineering Center,
7. Traffic Studies,
8. Wetlands Report,
9. Master Detention Plan and Engineering,
10. Drainage Tile Plan,
11. Annexation Agreement

We look forward to meeting with you later in the month.

Sincerely,



Linda Kost
lkost@realtymetrix.com
847-910-8820



Dave Schmidt
dschmidt@realtymetrix.com
847-404-3851

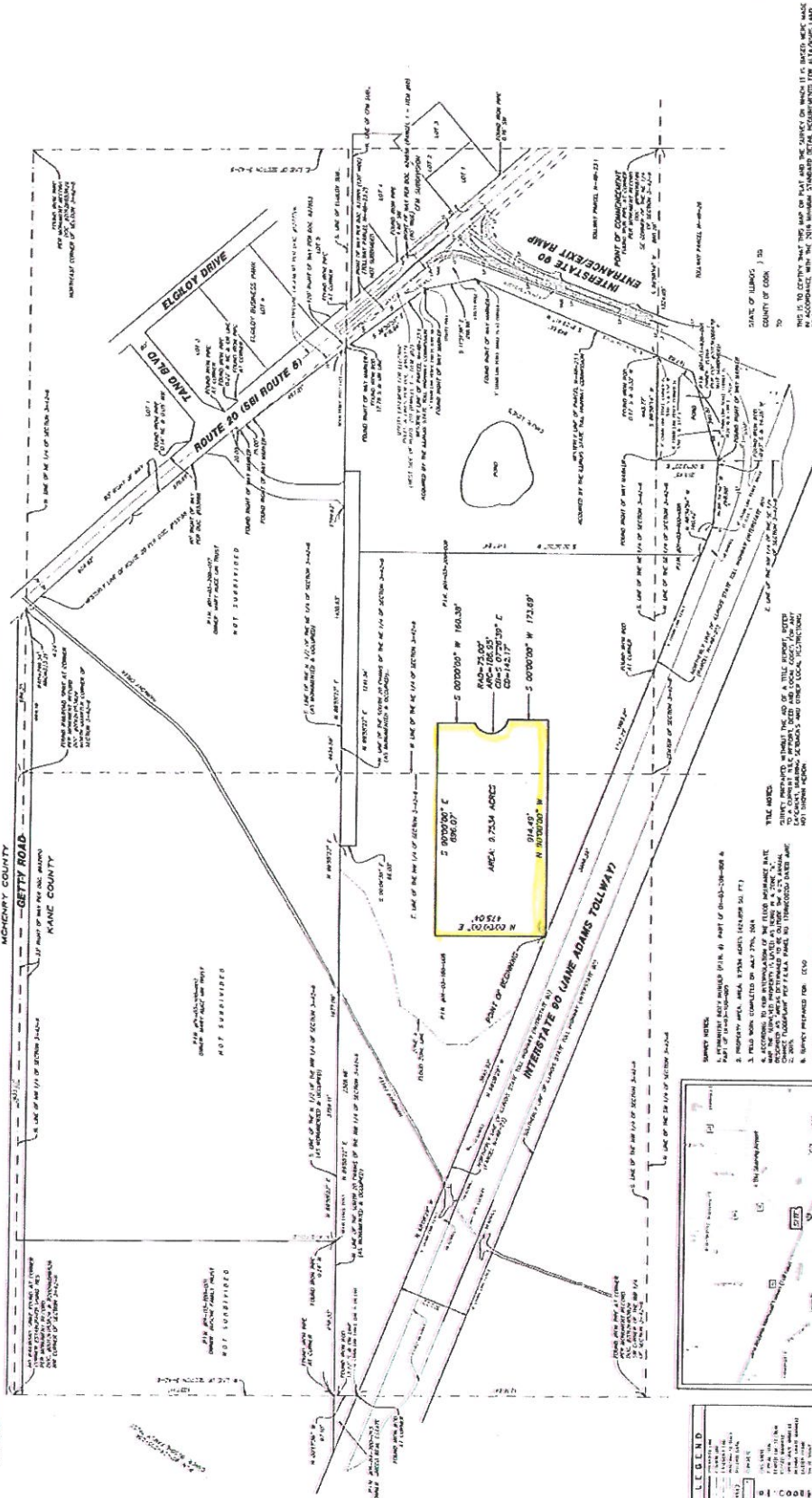
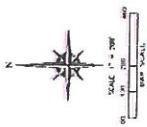
LOT 5 PROPERTY DESCRIPTION (METES & BOUNDS DESCRIPTION)

THAT PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE INTERSTATE 90 (NORTHERN ILLINOIS TOLL HIGHWAY), DESCRIBED AS FOLLOWS: COMMENCING AT A IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, FOR A DISTANCE OF 1324.05 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST ALONG SAID LINE, 265.45 FEET TO A POINT ON THE NORTHERLY LINE OF INTERSTATE 90; THENCE NORTH 86 DEGREES 34 MINUTES 54 SECONDS WEST ALONG SAID NORTHERLY LINE, 288.88 FEET; THENCE NORTH 68 DEGREES 08 MINUTES 28 SECONDS WEST ALONG SAID NORTHERLY LINE, 1883.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.04 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 896.07 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 160.38 FEET; THENCE SOUTHEASTERLY 186.95 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; (CHORD BEARS SOUTH 07 DEGREES 26 MINUTES 39 SECONDS EAST, 142.17 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 173.69 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 914.49 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS

CONTAINING 9.7534 ACRES

ALTA / NSPS LAND TITLE SURVEY

THIS SURVEY (HEREIN) IS A PRELIMINARY SURVEY. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF CARE AND TO THE ACCURACY OF THE SURVEY DATA. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY DATA OR THE RESULTS OF THE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF CARE AND TO THE ACCURACY OF THE SURVEY DATA. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY DATA OR THE RESULTS OF THE SURVEY.



LEGEND

- 1. BOUNDARY
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- 50. EASEMENT

LOCATION MAP

NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF CARE AND TO THE ACCURACY OF THE SURVEY DATA.
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WT GROUP
 2110 W. WISCONSIN AVENUE
 SUITE 200
 MILWAUKEE, WI 53233
 (414) 333-1100
 www.wtgroup.com

ALTA / NSPS
 LAND TITLE SURVEY

LOUISIANA CROSSING
 HAMPSHIRE PROPERTY (LOT 5)
 HAMPSHIRE RE. ILLINOIS

NO.	DATE	ISSUE
1	05/26/18	PRELIMINARY FOR REVIEW

WT GROUP
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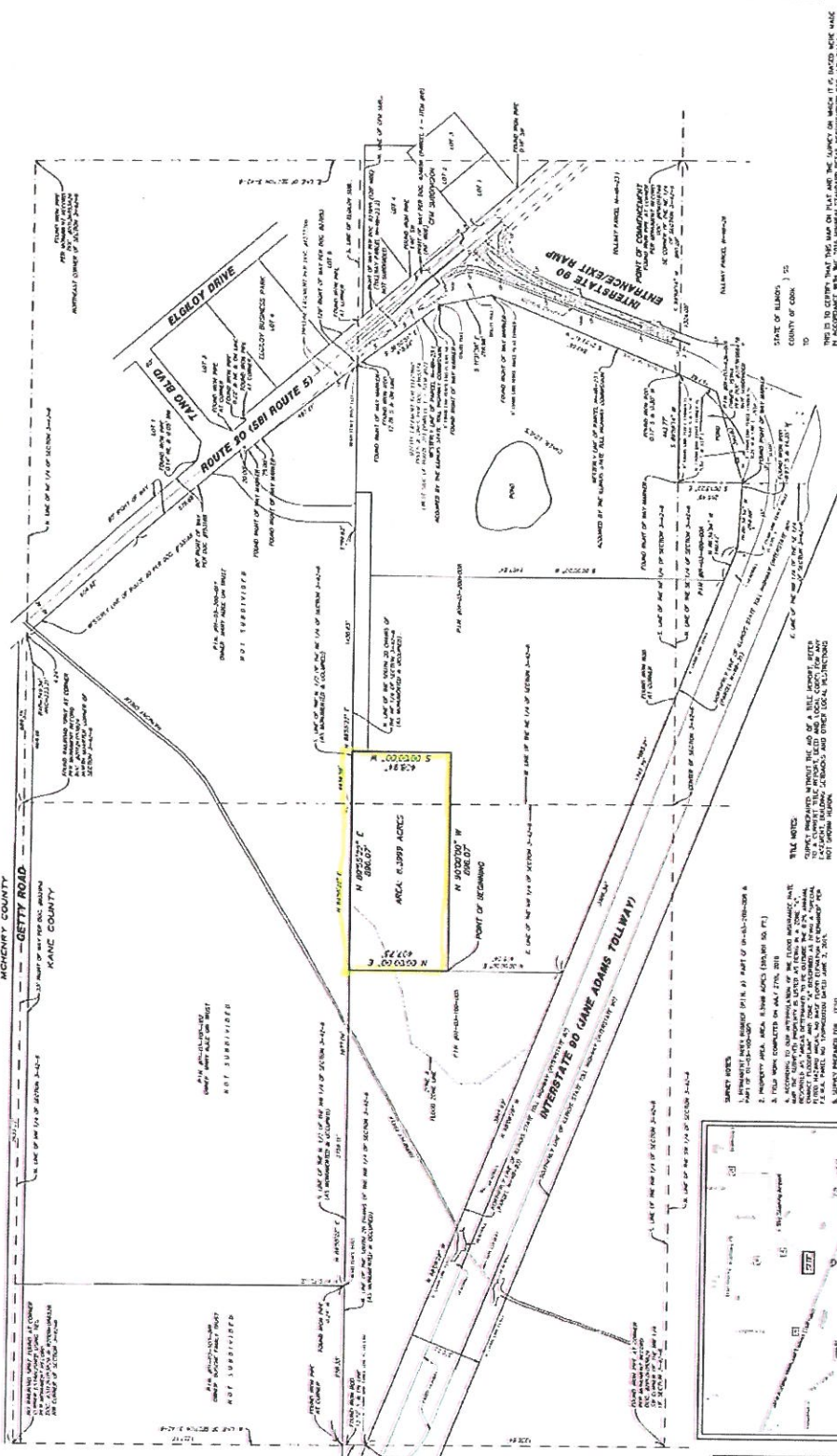
LOT 7 PROPERTY DESCRIPTION (METES & BOUNDS DESCRIPTION)

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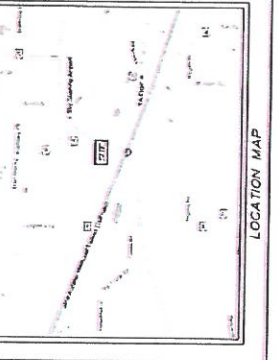
CONTAINING 8.3999 ACRES

ALTA / NSPS LAND TITLE SURVEY

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSOURI CONSTITUTION AND THE MISSOURI LAND SURVEYING ACT, CHAPTER 175, R.S.M.O. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING, MISSOURI. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSOURI CONSTITUTION AND THE MISSOURI LAND SURVEYING ACT, CHAPTER 175, R.S.M.O. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING, MISSOURI.



THE NOTES:
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LEGEND

1	Surveyed Property
2	Unsurveyed Property
3	Right of Way
4	Water
5	Other

STATE OF MISSOURI
 COUNTY OF COCA
 DAY OF _____ 2018

PRELIMINARY FOR REVIEW 6/26/18
 FRANK L. BURGESS, P.L.L.C. SURVEYOR
 MISSOURI PROFESSIONAL SURVEYOR LICENSE NO. 14100355-0003

LOT 7

AMTAC CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESS \ BILITY CONSULTING \ DESIGN \ AND PROGRAM MANAGEMENT \ LAND SURVEY

WT GROUP
 WASHINGTON REALTY GROUP
 12000 W. 120th Street, Suite 100
 Overland Park, MO 66204
 (816) 433-8800

HAMPSHIRE PROPERTY (LOT 7)
 HAMPSHIRE CROSSING
 HAMPSHIRE ROUTE 20

ISSUE
 NO. _____ DATE _____
 BY _____
 CHECKED BY _____

AMTAC CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESS \ BILITY CONSULTING \ DESIGN \ AND PROGRAM MANAGEMENT \ LAND SURVEY

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AMTAC CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESS \ BILITY CONSULTING \ DESIGN \ AND PROGRAM MANAGEMENT \ LAND SURVEY

FINAL PLAT OF METRIX INDUSTRIAL PARK

PROPERTY AREA TABLE
 LOT 1 33,443 ACRES @ 1,438,699 SQ. FT.
 LOT 2 33,554 ACRES @ 1,450,500 SQ. FT.
 LOT 3 7,335 ACRES @ 322,474 SQ. FT.
 LOT 4 13,677 ACRES @ 592,254 SQ. FT.
 LOT 5 17,254 ACRES @ 742,634 SQ. FT.
 LOT 6 2,828 ACRES @ 122,414 SQ. FT.
 LOT 7 4,778 ACRES @ 207,993 SQ. FT.
 LOT 8 17,114 ACRES @ 742,933 SQ. FT.
 LOT 9 17,992 ACRES @ 784,114 SQ. FT.
 LOT 10 13,091 ACRES @ 574,133 SQ. FT.
 PARK ROAD EASEMENT 3,899 ACRES @ 170,132 SQ. FT.
 HIGHWAY EASEMENT 2,778 ACRES @ 121,679 SQ. FT.
 TOTAL AREA 123,778 ACRES @ 5,361,693 SQ. FT.

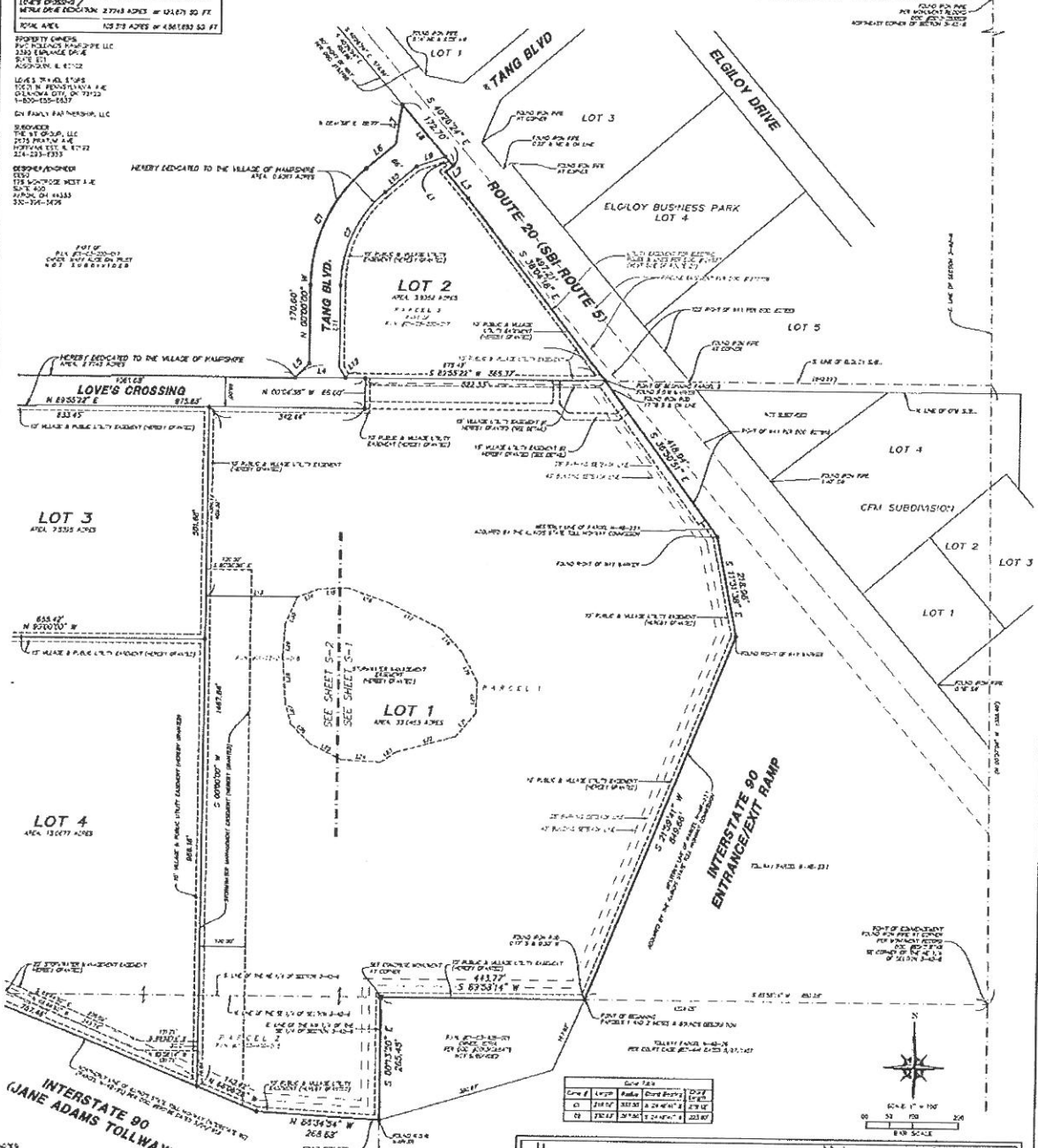
PROPERTY OWNERS
 PFC POLYNESIA PARTNERSHIP, LLC
 3350 ELKHART DRIVE
 SUITE 101
 ROCKFORD, IL 61102

LOT 1 & 2 PARTNERSHIP, LLC
 100 N. PENNSYLVANIA AVE
 CHICAGO, IL 60610
 1-800-555-1537

DEVELOPER
 THE WJ GROUP, LLC
 2175 PRAIRIE AVE.
 HOFFMAN EST. IL 60132
 1-815-233-1533

DESIGNER/ENGINEER
 WJ GROUP, LLC
 2175 PRAIRIE WEST AVE.
 SUITE 400
 HOFFMAN, IL 60132
 1-815-233-1533

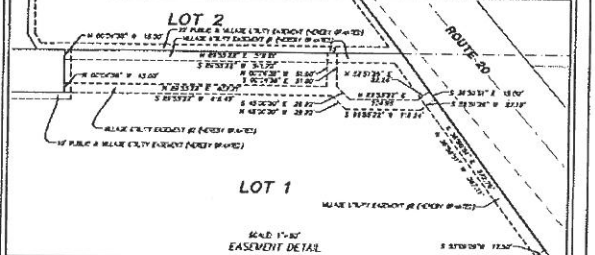
FINAL PLAT OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE COUNTY OF HAMPSHIRE, ILLINOIS

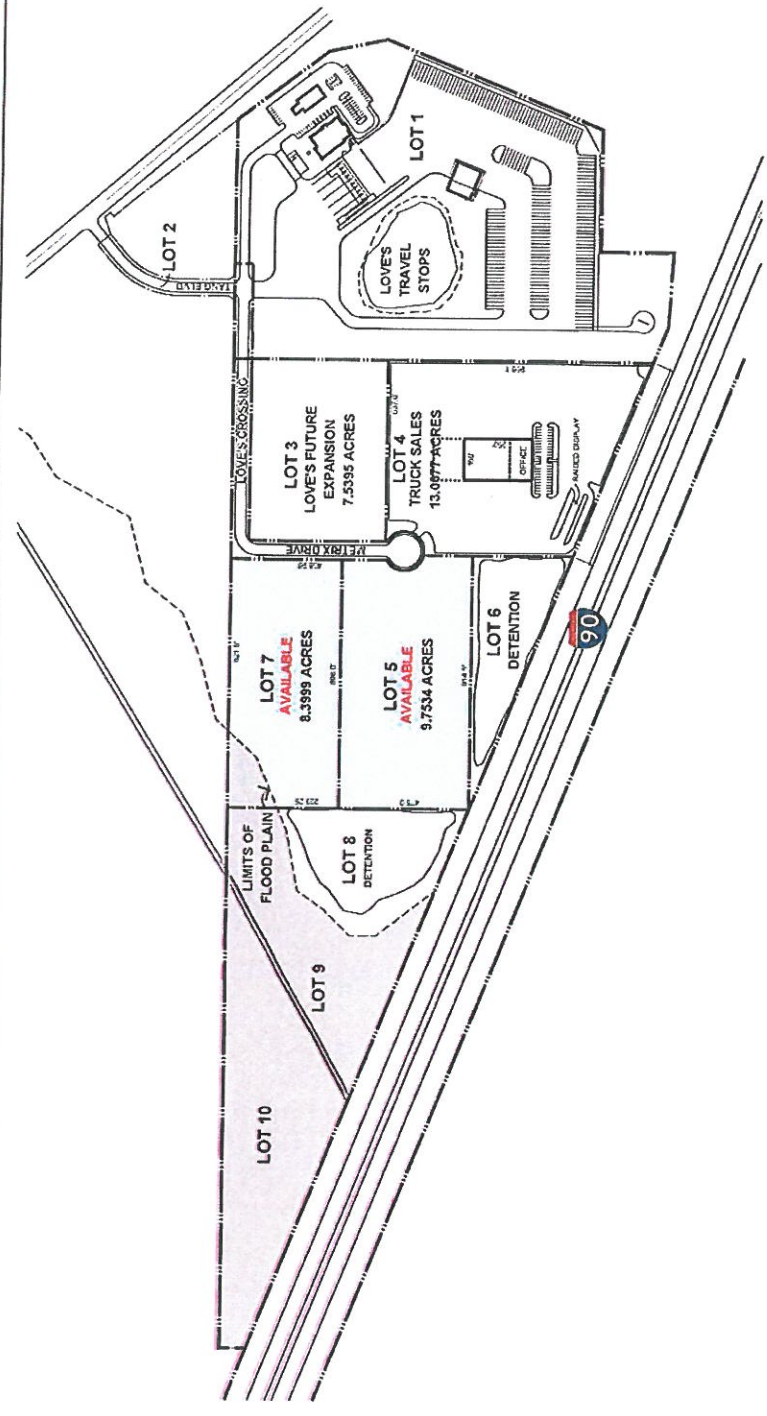


NOTES
 1. FIELD WORK COMPLETED ON JULY 27TH, 2016
 2. BEARS OF ENCUMBRANCE TO BE CORRECTED ON LINDSAY STATE PLANE COORDINATE SYSTEM, HANGING EAST ZONE.
 3. ANY DISCREPANCIES FOUND WHEN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.
 4. ALL OF LOTS 6 & 8 & 10 IS BE GRABED BY A SUBSEQUENT MANUFACTURER EASEMENT.

LEGEND
 - - - - - PROPERTY LINE
 - - - - - CENTERLINE OF LOT OR HWY
 - - - - - CENTERLINE OF PARKWAY
 - - - - - SET BACKER EASEMENT / SET BACK LINE
 - - - - - UTILITY EASEMENT
 - - - - - EASEMENT (NEEDS GRANTED)
 - - - - - EASEMENT (NEEDS GRANTED)
 - - - - - EASEMENT (NEEDS GRANTED)

Lot #	Direction	Length	Lot #	Direction	Length
01	S 47°00'00" E	287.17'	10	S 20°20'00" E	84.11'
02	S 89°50'00" E	21.36'	11	S 10°00'00" E	127.72'
03	S 42°00'00" E	78.30'	12	S 89°50'00" E	84.11'
04	S 89°50'00" E	70.12'	13	S 20°20'00" E	72.10'
05	S 47°00'00" E	43.71'	14	S 89°50'00" E	84.11'
06	S 89°50'00" E	88.37'	15	S 47°00'00" E	84.11'
07	S 47°00'00" E	38.71'	16	S 89°50'00" E	122.37'
08	S 42°00'00" E	148.03'	17	S 10°00'00" E	20.20'
09	S 20°20'00" E	68.25'	18	S 89°50'00" E	84.11'
10	S 89°50'00" E	38.71'	19	S 47°00'00" E	74.14'
11	S 20°20'00" E	177.29'	20	S 10°00'00" E	38.71'
12	S 89°50'00" E	21.36'	21	S 47°00'00" E	48.72'
13	S 47°00'00" E	21.36'	22	S 89°50'00" E	107.39'
14	S 89°50'00" E	41.22'	23	S 47°00'00" E	84.11'
15	S 47°00'00" E	81.39'	24	S 89°50'00" E	84.11'





METRIX INDUSTRIAL PARK

I-90 & ROUTE 20
HAMPSHIRE, ILLINOIS

SITE PLAN
27738 KJB 7-6-2018

RMC HOLDINGS HAMPSHIRE, LLC

DEVELOPERS
Dave Schmidt 847-404-3851
Linda Kost 847-910-8820

LOVE'S CROSSING/METRIX DRIVE AREA:	±119,563 S.F.
R.O.W. AREA (±2.7448 AC.)	±119,563 S.F.
LOT 1: LOVE'S TRAVEL STOP	
SITE AREA (±33.0463 AC.)	±1,439,487 S.F.
LOT 3: LOVE'S FUTURE EXPANSION	
SITE AREA (±7.5395 AC.)	±328,420 S.F.
LOT 4: TRUCK SALES	
SITE AREA (±13.0670 AC.)	±569,198 S.F.
LOT 5: AVAILABLE AREA	
SITE AREA (±9.7534 AC.)	±424,850 S.F.
LOT 6: DETENTION	
SITE AREA (±3.8509 AC.)	±167,745 S.F.
LOT 7: AVAILABLE AREA	
SITE AREA (±8.3999 AC.)	±365,899 S.F.
LOT 8: DETENTION	
SITE AREA (±5.1192 AC.)	±222,992 S.F.
LOT 9: FLOOD PLAIN	
SITE AREA (±6.7542 AC.)	±294,212 S.F.
LOT 10: FLOOD PLAIN	
SITE AREA (±10.0811 AC.)	±439,132 S.F.

DATE	REVISED



archall



DAYTON FREIGHT LINES, INC.
LOVE'S CROSSING
SITE DEVELOPMENT PLAN
CONCEPTUAL SITE PLAN - SCHEME B

DATE	2013-08-09
DATE	June 28, 2013
SCALE	1" = 50'
SHEET	1/1

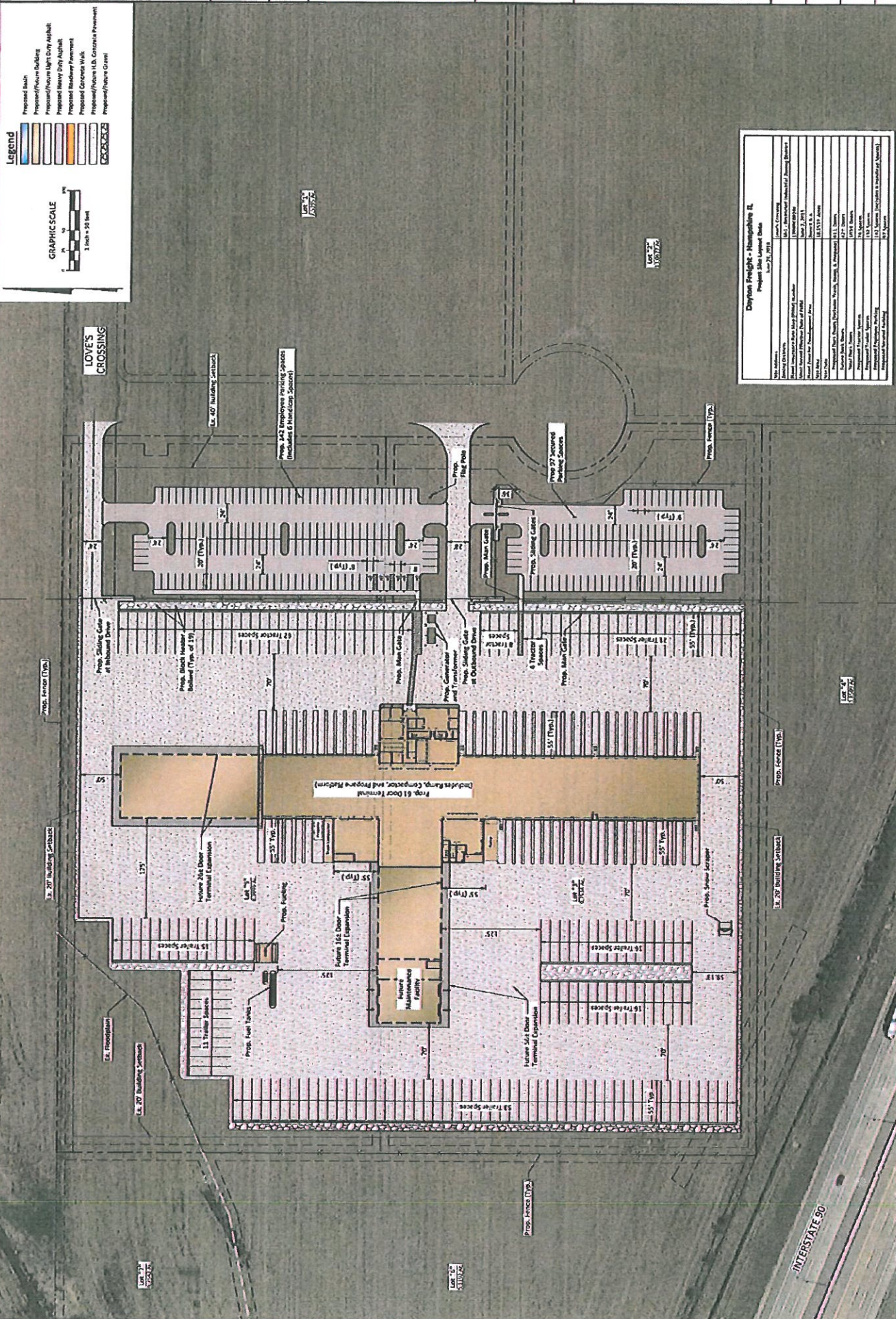
Legend

[Symbol]	Proposed Road
[Symbol]	Proposed/Future Building
[Symbol]	Proposed/Future Light Duty Asphalt
[Symbol]	Proposed/Future Heavy Duty Asphalt
[Symbol]	Proposed/Existing Pavement
[Symbol]	Proposed/Existing Walk
[Symbol]	Proposed/Future U.D. Contaminated Pavement
[Symbol]	Proposed/Future Gravel

GRAPHIC SCALE
1 inch = 50 feet

Dayton Freight - Nangahatle II
Project Site Layout Data
June 27, 2013

Site Address	Lot 20, 21, 22
County	Franklin County, Ohio
Parcel Number	011000000000000000
Map	22042
Map Date	11/11/08
Map Scale	1" = 50'
Map Projection	North
Map Contour Interval	5 Feet
Map Contour Labeling	1:1, 2:1, 3:1, 4:1, 5:1, 6:1, 7:1, 8:1, 9:1, 10:1, 15:1, 20:1, 30:1, 40:1, 50:1, 60:1, 70:1, 80:1, 90:1, 100:1, 150:1, 200:1, 300:1, 400:1, 500:1, 600:1, 700:1, 800:1, 900:1, 1000:1
Map Contour Labeling	1:1, 2:1, 3:1, 4:1, 5:1, 6:1, 7:1, 8:1, 9:1, 10:1, 15:1, 20:1, 30:1, 40:1, 50:1, 60:1, 70:1, 80:1, 90:1, 100:1, 150:1, 200:1, 300:1, 400:1, 500:1, 600:1, 700:1, 800:1, 900:1, 1000:1



INTERSTATE 80

Village of Hampshire

Case Number: ___ - _____

LAND DEVELOPMENT APPLICATION

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)

- Annexation *
- Rezoning from M-1 District to M-2 District
- Special Use Permit
- Concept Plan Review
- Preliminary Plan Approval
- Final Plan Approval
- Site Plan Review

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: Rose rock Holdings LLC

Address: 10601 N. Pennsylvania Ave
Oklahoma City OK 73120

Phone: () - - Fax: () - -

CONTACT PERSON (If different from Applicant)

Name: Linda Kost, KMC Holdings Hampshire LLC

Address: 2390 Esplanade Dr, Suite 201
Algonquin IL 60102

Phone: (847) 910-8820 Fax: (815) 572-8754
 or Dave Schmidt 847-404-3851

-- 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 Land Development Application must be attached to this application)

PART II. PROPERTY INFORMATION

ADDRESS OF PROPERTY:

LOT of the proposed Metrix Industrial Park Subdivision
South of US Highway 20, West of I-90 on/off ramp, Village of Hampshire

PARCEL INDEX NUMBER(S):

As part of the following 01-03-100-005, 01-03-200-008
and 01-03-400-008

AREA OF PARCEL (ACRES):

LEGAL DESCRIPTION:

A legal description must be attached to this application.

The subject property is located in which FIRE PROTECTION DISTRICT?

Hampshire Fire

The subject property is located in which PARK DISTRICT?

Hampshire Township

The subject property is located in which SCHOOL DISTRICT?

District 500

The subject property is located in which LIBRARY DISTRICT?

Ella Johnson Library

The subject property is located in which TOWNSHIP ROAD DISTRICT? Hampshire

CURRENT ZONING: M-1 Industrial Zoning

PROPOSED ZONING: M-2 Industrial Zoning

RECOMMENDED LAND USE: M-1 Industrial

(As described in the Hampshire Comprehensive Plan)

PROPOSED LAND USE: M-2 Industrial

NAME OF PROPOSED DEVELOPMENT: Metrix Industrial Park

PART III. REQUIRED DOCUMENTATION

- Two signed copies of the Land Development Application.
- Application Fee (Amount) \$ _____ and Deposit (Amount) \$ _____
- Proof of Ownership or Option (1 copy)
- Legal Description of Property /Plat of Survey (1 copy)
- List of property owners within 250 feet with parcel numbers (See enclosed sample letter)
- Preliminary Plan (____ folded full size copies)
- Landscape Plan: Preliminary OR Final (____ folded full size copies)
- Site Plan (6 copies)
- Architectural Elevations (2 full size, ____ folded reduced size copies)
- Final Plat of Subdivision (____ folded full size copies)
- Final Engineering Plans (____ copies signed and sealed)
- Petition for Annexation (2 copies)
- Annexation Agreement (6 signed copies)
- Plat of Annexation (6 copies)
- Fiscal Impact Study (If required by Staff- 6 copies)
- Traffic Impact Analysis (If required by Staff- 6 copies)
- Soil Conservation District Land Use Opinion (1 copy)
- Department of Conservation Endangered Species Report (1 copy)
- Army Corp. of Engineers Report on Wetlands (If required- 1 copy)

I, Shirley Kest, 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.

Sunda Kost
Signature of Applicant

Date July 24, 2018

EXHIBIT A

Developer's Agreement With Respect To
Land Development Fees And Deposits

The undersigned Developer acknowledges that he has filed a LAND USE APPLICATION with the Village, requesting a Zoning Change (type of action requested) and acknowledges that the Village Code requires that he reimburse the Village for all fees incurred for engineering, legal, consultant and other outside services in regard to this application and all matters related to the proposed development.

The Developer agrees to be bound by the terms of the Village Code in this regard.

The Developer also is required to, and hereby does, submit a deposit, to be held by the Village to secure reimbursement of such fees, in accordance with the current schedule of deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of such fees, and will be applied by the Village to payment of such fees upon default by Developer. Any balance remaining, after payment of all such fees, including reasonable attorney fees and court costs incurred by the Village in discussing, negotiating, or enforcing the terms of this Agreement, shall be returned to Developer.

Any interest earned on funds on deposit shall accrue to the Village.

July 24th, 2018
Date

Sunda Kost, RMC Holdings Hampshire LL
Developer

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED
BY VILLAGE CLERK

VILLAGE CLERK

This form must be executed and accompany all Development Applications.
No Application will be accepted or processed without this completed form.

Village of Hampshire
HEARING SCHEDULE

EXHIBIT A

**Applicant's Agreement With Respect To
Land Development Fees and Deposits**

The undersigned Applicant acknowledges that he has filed a LAND USE APPLICATION with the Village, requesting a Zoning Change from M-1 to M-2 for lots 5+7 in the Metrix Industrial Park Subdivision being part of the Lot 2 Love's Crossing Subdivision (type of action requested) and also acknowledges that the Village Code requires that he reimburse the Village for all fees incurred by the Village for any engineering, legal, consultant and other outside services in regard to this application and all matters related to the proposed development.

The Applicant agrees to be bound by the terms of the Village Code in this regard.

The Applicant is required to, and hereby does, submit a deposit to be held by the Village Finance Director for reimbursement of such fees, and acknowledges that he is required to periodically replenish the escrow account established with such deposit, in accordance with the current Village schedule for same. Said deposit shall be utilized to reimburse the Village for such expenses actually incurred. Any balance remaining after payment of all such fees shall be returned to Applicant. Any interest earned on funds on deposit shall accrue to the Village.

7/24/18

Date

Jurda Kost Bremseth

Applicant

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED
BY VILLAGE FINANCE DIRECTOR

Village Finance Director

VILLAGE OF HAMPSHIRE

AFFIDAVIT OF NOTIFICATION
FOR REZONING, OR SPECIAL USE PERMIT

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

From: RMC Holdings Hampshire LLC

Date: July 24th, 2018

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 feet of the property referred to in a petition (to rezone from M-1 to M-2, for a Special Use Permit for _____, for a Planning Development) and, further that all persons owning property which is to or contingent referred to in the petition for (reclassification, special use permit, or planned development) have been notified of the intent of the Petitioner(s).

The property is located at * A legal description is attached hereto.
* Lots 5+7 of the proposed Metrix Industrial Park Subdivision in the Village of Hampshire, being part of Lot 2 of the Loves Crossing Subdivision

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
<u>01-03-200-017</u>	<u>Roserock Holdings LLC</u>	<u>10601 N. Pennsylvania Ave OKC, OK 73120</u>
	<u>Gin Family Partnership</u>	<u>2343 W. Harrison St. Apt 3, Chicago IL 60612</u>

NOTIFY BY CERTIFIED MAIL- COPIES

Attached additional sheets, if necessary.

Subscribed and sworn before me

By: _____

This _____ day of _____ 20____.

RMC Holdings Hampshire LLC

RMC Holdings Hampshire LLC
2390 Esplanade Drive, Suite 201
Algonquin, IL 60102

July 24, 2018

Dear Neighbor,

Roserock Holdings LLC has submitted a Land Development Application to the Village of Hampshire to allow the existing zoning to be changed from M-1 to M-2 for the development of a Truck Terminal on Lots 5 & 7 in the Metrix Industrial Park, being part of the Lot 2 Love's crossing Subdivision.

A copy of the site plan is enclosed for your information. The Village of Hampshire is currently reviewing our application material, including the site plan. If you have any concerns or questions about the proposed development of the property, please call Linda Kost, RMC Holdings Hampshire LLC at 847-910-8820.

You will also have an opportunity to comment about the proposed development at the Public Hearing schedule for August___, 2018, at 7:00 pm at the Hampshire Village Hall, 234 S. State St., Hampshire, IL 60140.

Sincerely,

Linda Kost
Partner
lkost@realtymetrix.com
847-910-8820

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Petition for Zoning Map Amendment has been filed with the Clerk of the Village of Hampshire, by RMC Holdings Hampshire, LLC, requesting an amendment of the classification from M-1 Industrial Zoning District to M-2 General Industrial Zoning District under §6-9-3 and §6-14-3(G) of the Village Code, for the following described property in the Village:

LOT 5 IN METRIX INDUSTRIAL PARK SUBDIVISION IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS - ALSO DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THAT PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE INTERSTATE 90 (NORTHERN ILLINOIS TOLL HIGHWAY), DESCRIBED AS FOLLOWS: COMMENCING AT A IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, FOR A DISTANCE OF 1324.05 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST ALONG SAID LINE, 265.45 FEET TO A POINT ON THE NORTHERLY LINE OF INTERSTATE 90; THENCE NORTH 86 DEGREES 34 MINUTES 54 SECONDS WEST ALONG SAID NORTHERLY LINE, 268.88 FEET; THENCE NORTH 68 DEGREES 08 MINUTES 28 SECONDS WEST ALONG SAID NORTHERLY LINE, 1883.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.04 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 896.07 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 160.38 FEET; THENCE SOUTHEASTERLY, 186.95 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; (CHORD BEARS SOUTH 07 DEGREES 26 MINUTES 39 SECONDS EAST, 142.17 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 173.69 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 914.49 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, CONTAINING 9.7534 ACRES, LOT 7 IN METRIX INDUSTRIAL PARK SUBDIVISION IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS - ALSO DESCRIBED BY METES & BOUNDS AS FOLLOWS:

THAT PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE INTERSTATE 90 (NORTHERN ILLINOIS TOLL HIGHWAY), DESCRIBED AS FOLLOWS: COMMENCING AT A IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, FOR A DISTANCE OF 1324.05 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST ALONG SAID LINE, 265.45 FEET TO A POINT ON THE NORTHERLY LINE OF INTERSTATE 90; THENCE NORTH 86 DEGREES 34 MINUTES 54 SECONDS WEST ALONG SAID NORTHERLY LINE, 268.88 FEET; THENCE NORTH 68 DEGREES 08 MINUTES 28 SECONDS WEST ALONG SAID NORTHERLY LINE, 1883.21 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 407.73 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20 CHAINS OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 55 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 20 CHAINS OF THE NORTHWEST AND NORTHEAST QUARTERS OF SAID SECTION 3, FOR A DISTANCE OF 896.07 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 408.94 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 896.07 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, CONTAINING 8.3999 ACRES.

PINA part of the following: 01-03-100-005, 01-03-200-008 and/or 01-03-400-008.
Common Address: US Highway 20 (northwest of I-90 on-off ramp) in Hampshire, Illinois
A Public Hearing on this Petition for Zoning Map Amendment will be conducted by the Village of Hampshire Zoning Board of Appeals on Tuesday, August 14, 2018, starting at 7:00 p.m. at the Village Hall, 234 South State Street, Hampshire Illinois. A copy of the Petition is available for review at the Village Hall during regular business hours. All persons present at the public hearing will be given an opportunity to be heard.

Linda Vasquez, Village Clerk
Published in Daily Herald July 30, 2018 (4505992)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry 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 **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 July 30, 2018 in said **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 *Laula Baitz*
Authorized Agent

Control # 4505992

CONSENT TO ZONING PETITION

TO: Village of Hampshire
234 South State Street
Hampshire, Kane County, Illinois 60140

THE UNDERSIGNED, being the current owner of record of the property located south of US Highway and west of the I-90 on/off ramp in the Village of Hampshire, Kane County, Illinois, recently annexed to the Village, and designated as the Loves Crossing Subdivision and/or Loves Hampshire Subdivision, and in particular, the portion thereof described on Attachment "A" (the "Subject Property"), hereby consents to the filing and determination of a Petition filed by RMC Holdings Hampshire LLC, an Illinois Limited Liability Company for Zoning Amendment from M-1 Industrial Zoning District to M-2 General Industrial Zoning District for the Subject Property,.

The member(s) of Roserock Holdings LLC are set forth on Attachment "B."

ROSEROCK HOLDINGS, LLC

By: _____

Authorized Member

ATTACHMENT "A"

LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 5 IN METRIX INDUSTRIAL PARK SUBDIVISION IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS – also described by metes and bounds as follows:

THAT PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE INTERSTATE 90 (NORTHERN ILLINOIS TOLL HIGHWAY), DESCRIBED AS FOLLOWS: COMMENCING AT A IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, FOR A DISTANCE OF 1324.05 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST ALONG SAID LINE, 265.45 FEET TO A POINT ON THE NORTHERLY LINE OF INTERSTATE 90; THENCE NORTH 86 DEGREES 34 MINUTES 54 SECONDS WEST ALONG SAID NORTHERLY LINE, 268.88 FEET; THENCE NORTH 68 DEGREES 08 MINUTES 28 SECONDS WEST ALONG SAID NORTHERLY LINE, 1883.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.04 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 896.07 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 160.38 FEET; THENCE SOUTHEASTERLY 186.95 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; (CHORD BEARS SOUTH 07 DEGREES 26 MINUTES 39 SECONDS EAST. 142.17 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 173.69 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 914.49 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS. CONTAINING 9.7534 ACRES

LOT 7 IN METRIX INDUSTRIAL PARK SUBDIVISION IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS – also described by metes and bounds as follows:

THAT PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE INTERSTATE 90 (NORTHERN ILLINOIS TOLL HIGHWAY), DESCRIBED AS FOLLOWS: COMMENCING AT A IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, FOR A DISTANCE OF 1324.05 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST ALONG SAID LINE, 265.45 FEET TO A POINT ON THE NORTHERLY LINE OF INTERSTATE 90; THENCE NORTH 86 DEGREES 34 MINUTES 54 SECONDS WEST ALONG SAID NORTHERLY LINE, 268.88 FEET; THENCE NORTH 68 DEGREES 08 MINUTES 28 SECONDS WEST ALONG SAID NORTHERLY LINE, 1883.21 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 475.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 407.73 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20 CHAINS OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 55 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 20 CHAINS OF THE NORTHWEST AND NORTHEAST QUARTERS OF SAID SECTION 3, FOR A DISTANCE OF 896.07 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST. 408,94 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST,

ATTACHMENT "B"

LIST OF MEMBERS

The names, addresses, and telephone numbers of all members of Roserock Holdings, LLC are

Member

% Interest

LOVE'S SIGN PACKAGE - HAMPSHIRE, IL

		SIGN SQ. FT.
HI-RISE SIGN:	100' OAH	
	10' 6" x 18' Love's & Heart	162.83
	6' x 18' Arby's	114.00
	11' x 41' 6" Price Sign (89" Numerals)	456.50
	5' x 18' Speedco	90.00
	5' x 18' Tenant Panel	90.00
	5' x 18' Tenant Panel	90.00
	TOTAL HI-RISE SQUARE FEET:	1003.33
STREET SIGN:	25' OAH	
	13' 4" x 10' Loves / Price Sign / Arby's	133.33
	3' 6" x 8' Speedco	28.00
	TOTAL STREET SIGN SQUARE FEET:	161.33
BUILDING SIGNS:		
FRONT ELEVATION:	71½" Heart / 63" Love's	153.92
	4' x 5' Echo Heart	20.00
	48" x 53" Arby's hat logo	17.66
	1' 6¾" x 7' Panaflex Love's & Heart	10.94
	TOTAL FRONT ELEVATION SQUARE FEET:	202.52
LEFT ELEVATION:	2' 3-1/16" X 8' 5¼" Arby's letters	25.78
	TOTAL SIDE 1 ELEVATION SQUARE FEET:	25.78
REAR ELEVATION:	1' 6¾" x 7' Panaflex Love's & Heart	10.94
	TOTAL REAR ELEVATION SQUARE FEET:	10.94
	TOTAL BUILDING SIGN SQUARE FEET:	239.24
SPEEDCO BUILDING SIGNS:		
ELEVATION #1:	7' x 16' Speedco	112.00
	33" x 42" Heart	9.63
	23-3/8" x 79½" Digital Display	12.90
	23-3/8" x 79½" Digital Display	12.90
	TOTAL ELEVATION #1 SQUARE FEET:	147.43
ELEVATION #2:	7' x 16' Speedco	112.00
	16½" Total Truck Care	24.75
	24" x 30½" Heart	5.08
	TOTAL ELEVATION #2 SQUARE FEET:	141.83
	TOTAL SPEEDCO BUILDING SIGN SQUARE FEET:	289.26
FUEL CANOPIES:		
GAS CANOPY:	2' 3½" x 10' 2½" North Elevation	23.39
	2' 3½" x 10' 2½" East Elevation	23.39
	2' 3½" x 10' 2½" South Elevation	23.39
	2' 3½" x 10' 2½" West Elevation	23.39
DIESEL CANOPY:	2' 3½" x 10' 2½" North Elevation	23.39
	2' 3½" x 10' 2½" East Elevation	23.39
	2' 3½" x 10' 2½" South Elevation	23.39
	2' 3½" x 10' 2½" West Elevation	23.39
	TOTAL SQUARE FEET FUEL CANOPY LOGO:	187.12
DIRECTIONAL SIGNS:		
	4' x 8' Love's Directional	32.00
	1' 3" x 3' 1" Arby's Directional	3.90
	1' 3" x 3' 1" Arby's Directional	3.90
	TOTAL DIRECTIONAL SQUARE FEET:	39.80
CAT SCALE SIGN:		
	5' 4½" x 20' Cat Scale Sign	107.50
	2' x 3' Cat Scale Sign	6.00
	TOTAL CAT SCALE SQUARE FEET:	113.50
	TOTAL SQUARE FOOTAGE:	2033.58



effective images inc.
211 10th Street SW Watertown, SD 57201 605.753.9700

DATE:	REVISION #:	
*10/7/16	REV1 (1/29/18) JW	REV5 (7/10/19) JW
DRAWN BY:	REV2 (2/15/18) JW	
CB	REV3 (2/21/18) JW	
	REV4 (3/7/18) JW	

LOVE'S HI-RISE ~ HAMPSHIRE, IL

OVERALL HEIGHT: 100'

TOTAL SQ. FT.: 1003.33

10' 6" X 18' LOVE'S & HEART = 162.83 SQ. FT.

6' X 18' ARBY'S = 114 SQ. FT.

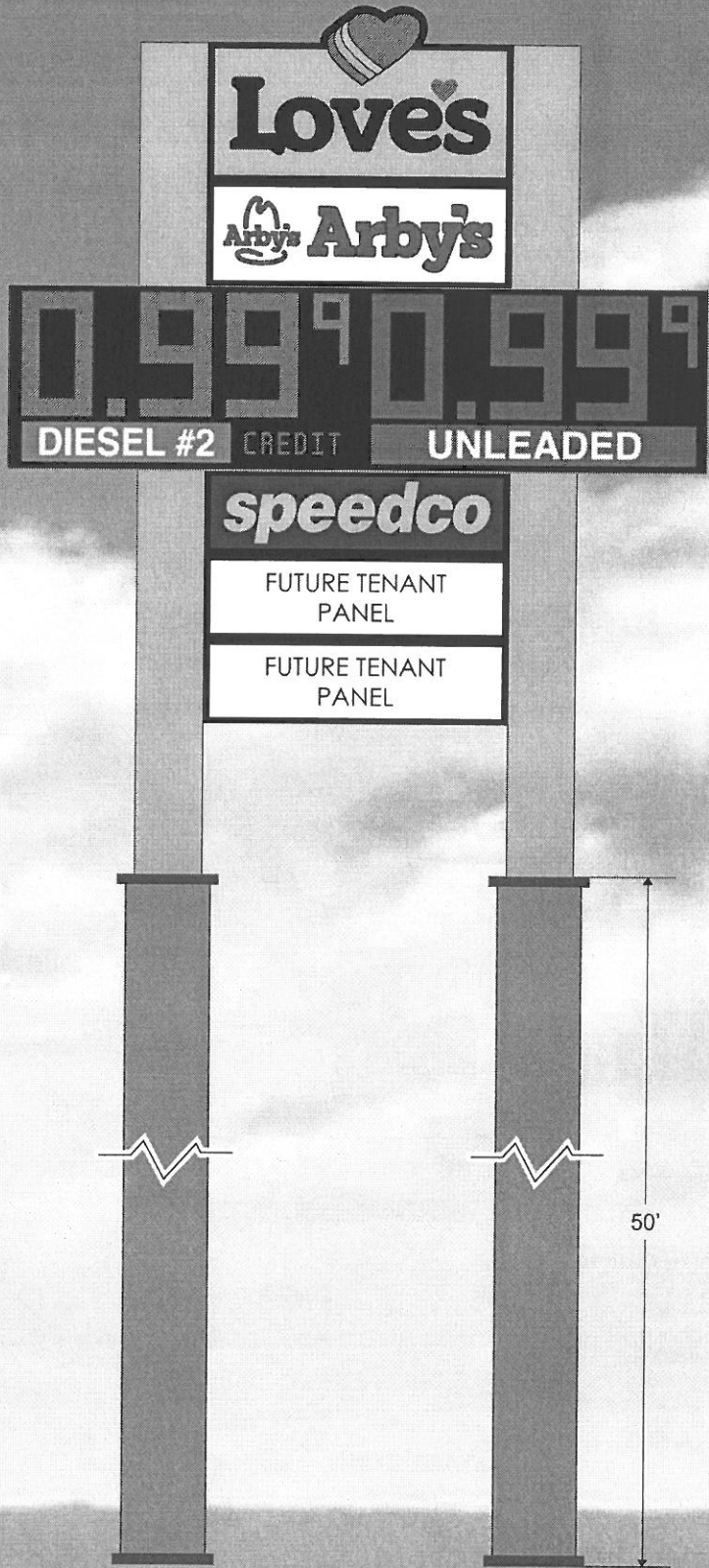
11' X 41' 6" PRICE SIGN = 456.5 SQ. FT.

- 89" NUMERALS ON PRICE SIGN

5' X 18' SPEEDCO = 90 SQ. FT.

5' X 18' FUTURE TENANT PANEL = 90 SQ. FT.

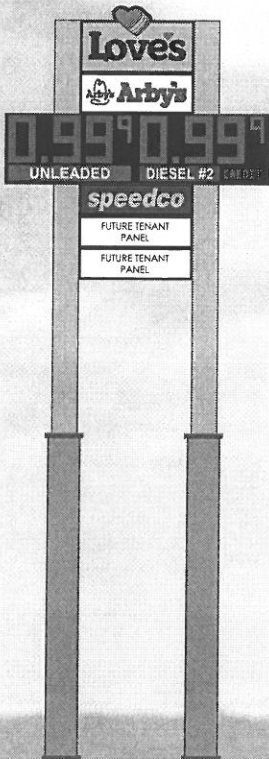
5' X 18' FUTURE TENANT PANEL = 90 SQ. FT.



57' 6" FROM BOTTOM OF FUTURE TENANT PANEL TO GRADE

DIESEL INSTALLED TOWARDS INTERSTATE / HIGHWAY

SIDE B
* NOT TO SCALE



LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:
HAMPSHIRE, IL	10/7/16	EI41610-0701	1 (2/13/18) JW	3/32" = 1'	CB

effective
images inc.
PHONE: 605.753.9700

LOVE'S STREET SIGN ~ HAMPSHIRE, IL

OVERALL HEIGHT: 25'

TOTAL SQ. FT.: 161.33

13' 4" X 10' LOVE'S / PRICE SIGN / ARBY'S = 133.33 SQ. FT.

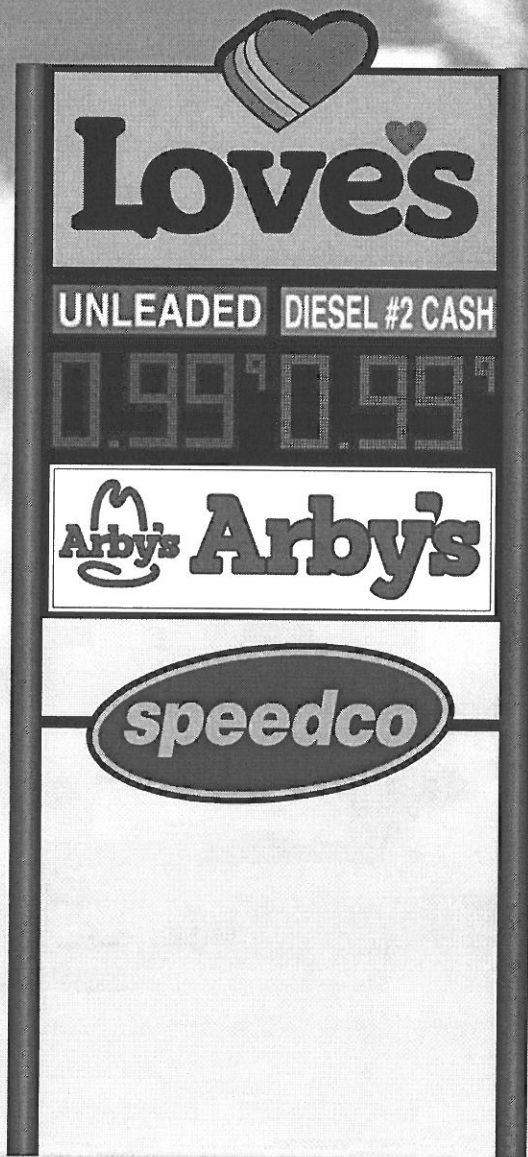
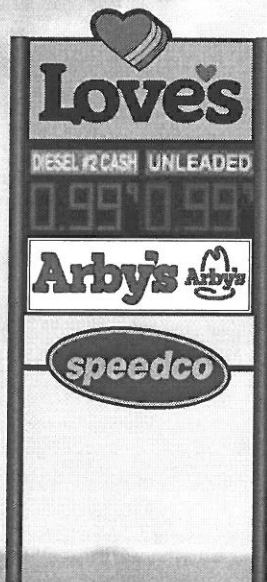
- 24" NUMERALS ON PRICE SIGN

3' 6" X 8' SPEEDCO = 28 SQ. FT.

7' 8" FROM BOTTOM OF SPEEDCO TO GRADE

UNLEADED INSTALLED TOWARDS ROAD

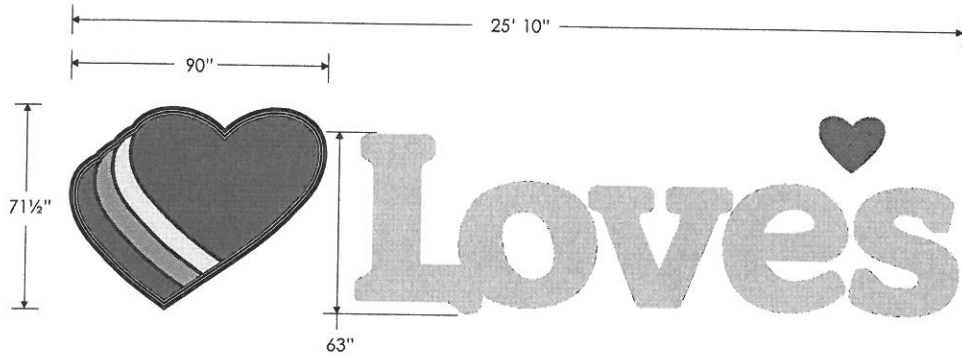
SIDE B
SCALE: 1/8" = 1'



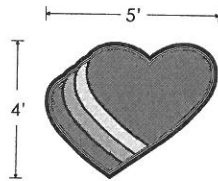
LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:
HAMPSHIRE, IL	10/7/16	EI41610-0702	3(7/10/18) JW	1/4" = 1'	CB

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images inc.
PHONE: 605.753.9700

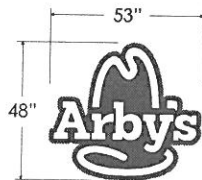
LOVE'S BUILDING SIGNS ~ HAMPSHIRE, IL



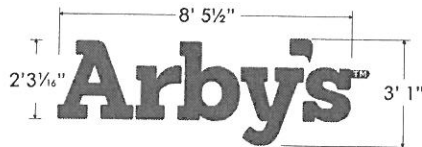
Qty (1) Front elevation
above Main Entrance
LED Illuminated
(153.92 Sq. ft.)



Qty (1) Front elevation
LED Illuminated
(20 Sq. ft. /sign)




Qty (1) Front elevation
LED Illuminated
(17.66 Sq. ft.)



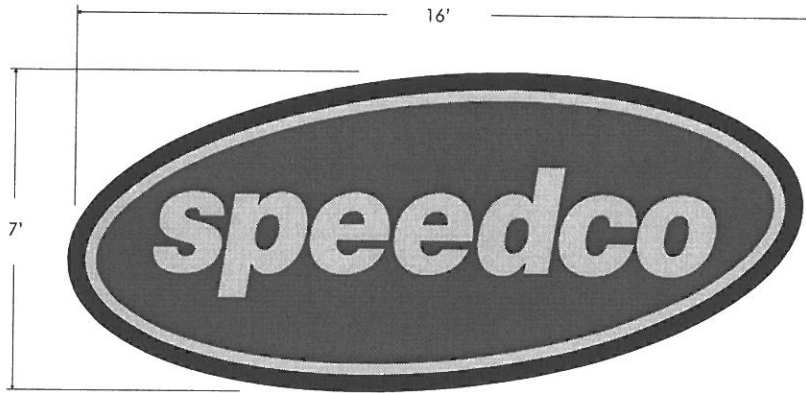
Qty (1) Left elevation
LED Illuminated
(26.08 Sq. ft.)



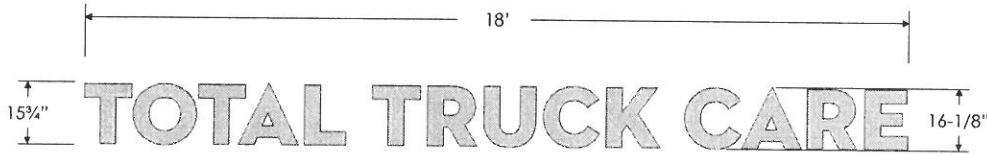
Qty (1) Front elevation
Qty (1) Rear elevation
Panaflex Logo
(10.94 Sq. ft.)

LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
HAMPSHIRE, IL	10/7/16	EI41610-0703	1 (2/13/18) JW	3/16" = 1'	CB	

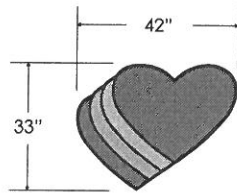
SPEEDCO BUILDING SIGNS ~ HAMPSHIRE, IL



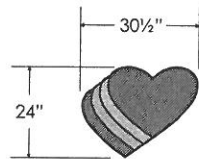
Qty (1) Elevation #1
 Qty (1) Elevation #2
 (112Sq. ft. /sign)



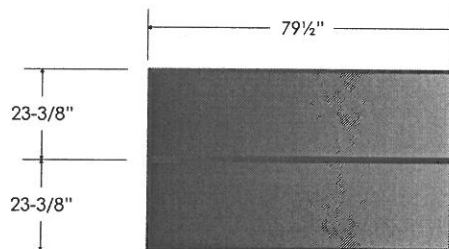
Qty (1) Elevation #2
 (24.19 Sq. ft. /sign)




Qty (1) Elevation #1
 (9.63 Sq. ft. /sign)



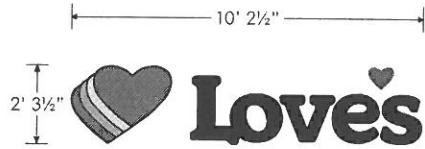
Qty (1) Elevation #2
 (5.08 Sq. ft. /sign)



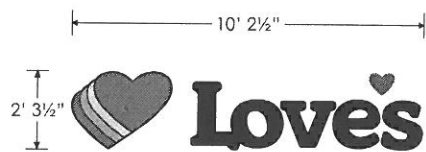
Qty (2) Elevation #1
 (12.90 Sq. ft. /sign
 25.80 sq. ft. total)

LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
HAMPSHIRE, IL	10/7/16	EI41610-0704	1 (7/10/18) JW	3/8" = 1'	CB	


LOVE'S FUEL CANOPY ~ HAMPSHIRE, IL



Qty (4) Gas Canopy
(23.39 Sq. ft./sign)

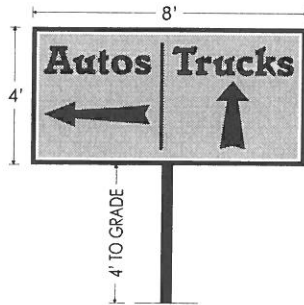


Qty (4) Diesel Canopy
(23.39 Sq. ft./sign)

LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:	 effective images. inc. PHONE: 605.753.9700
HAMPSHIRE, IL	10/7/16	EI41610-0705	0	3/16" = 1'	CB	

LOVE'S DIRECTIONAL SIGNS ~ HAMPSHIRE, IL

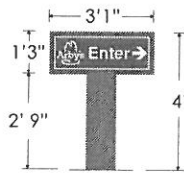
NORTH SIDE



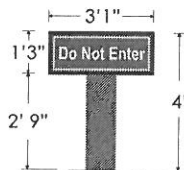
SOUTH SIDE




Directional Sign #1
at Public Street A Entrance
(copy may vary)
LED Illuminated
(32 sq. ft.)



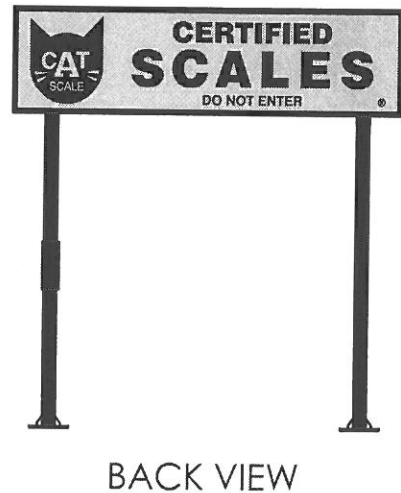
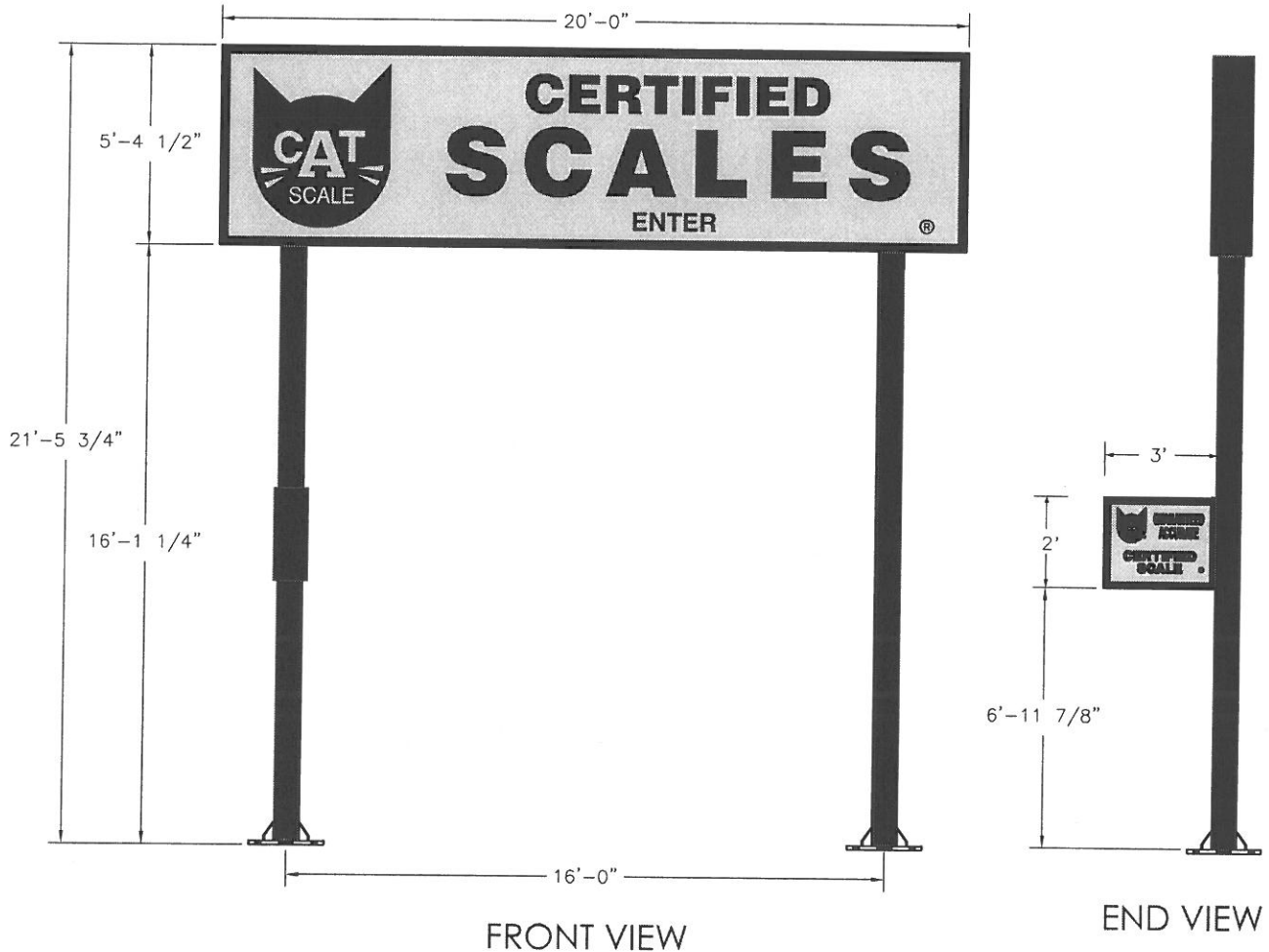
Directional Sign #3
at Drive-Thru Entrance
(copy may vary)
LED Illuminated
(3.9 sq. ft.)



Directional Sign #4
at Drive-Thru Exit
(copy may vary)
LED Illuminated
(3.9 sq. ft.)


LOCATION:	DATE:	DRAWING #:	REVISION #:	SCALE:	DRAWN BY:	 PHONE: 605.753.9700
HAMPSHIRE, IL	10/7/16	EI41610-0706	2(7/1018) JW	3/16" = 1'	CB	

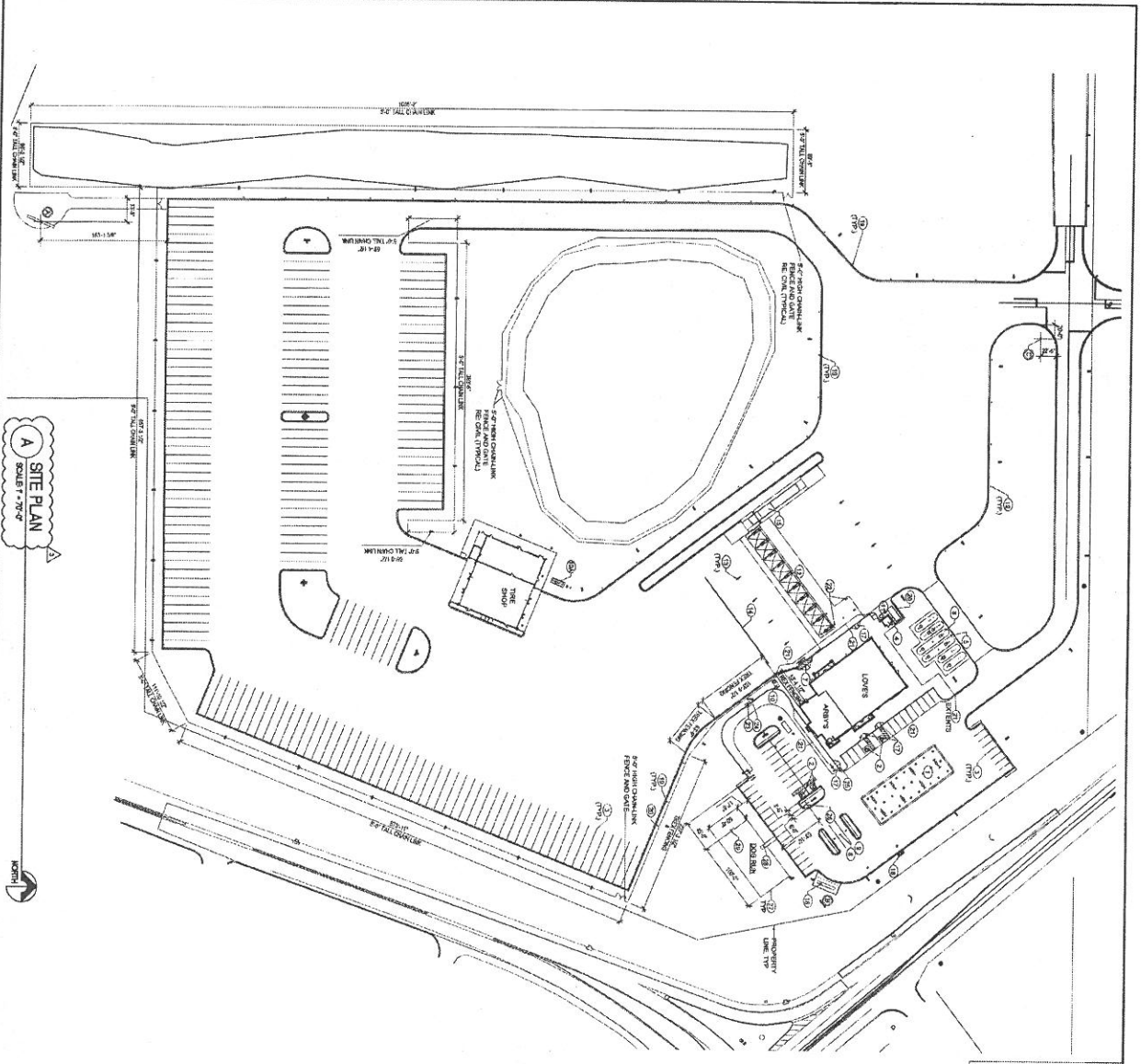
CAT SCALES SIGNAGE ~ HAMPSHIRE, IL



Qty (1) 5' 4 1/2" x 20' Cat Scale Sign
(107 SQ. FT.)

Qty (1) 2' x 3" Cat Scale Sign
(6 SQ. FT.)

LOCATION:	DATE:	DRAWING #:	REVISION #:	DRAWN BY:	 PHONE: 605.753.9700
HAMPSHIRE, IL	10/7/16	EI41610-0707	0	CB	



A SITE PLAN
 SCALE: 1/8" = 1'-0"

- NOTES:**
1. ALL DIMENSIONS ARE INDICATED ON RESPECTIVE ARCHITECTURAL DRAWINGS.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.
 3. REFER TO CIVIL DRAWINGS FOR UTILITY LOCATIONS & CONDUITS.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
 5. MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
 6. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

NO.	DESCRIPTION	DATE
1	ADJUST SIGNAGE AND CAPS	REV. 08/14
2	ADJUST SIGNAGE SPACING	REV. 08/14
3	ADJUST SIGNAGE SPACING	REV. 08/14
4	ADJUST SIGNAGE SPACING	REV. 08/14
5	ADJUST SIGNAGE SPACING	REV. 08/14
6	ADJUST SIGNAGE SPACING	REV. 08/14
7	ADJUST SIGNAGE SPACING	REV. 08/14
8	ADJUST SIGNAGE SPACING	REV. 08/14
9	ADJUST SIGNAGE SPACING	REV. 08/14
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49	ADJUST SIGNAGE SPACING	REV. 08/14
50	ADJUST SIGNAGE SPACING	REV. 08/14

**US 20 & I-90
HAMPSHIRE, IL.**

**NEW TRAVEL STOP
STORE NO 763**

PROJECT NUMBER: 03-16-30005

STIPULATION FOR REUSE

This drawing is the property of the Architect and is not to be used for any other project without the written consent of the Architect. The Architect shall not be responsible for any errors or omissions in this drawing. The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the local, state and federal authorities.

HARRISON F. KINCH
 LICENSE NO. 11970-A
 STATE OF ILLINOIS

DATE: JUN 2 2014

SCALE: 1/8" = 1'-0"

PROJECT: NEW TRAVEL STOP STORE NO 763

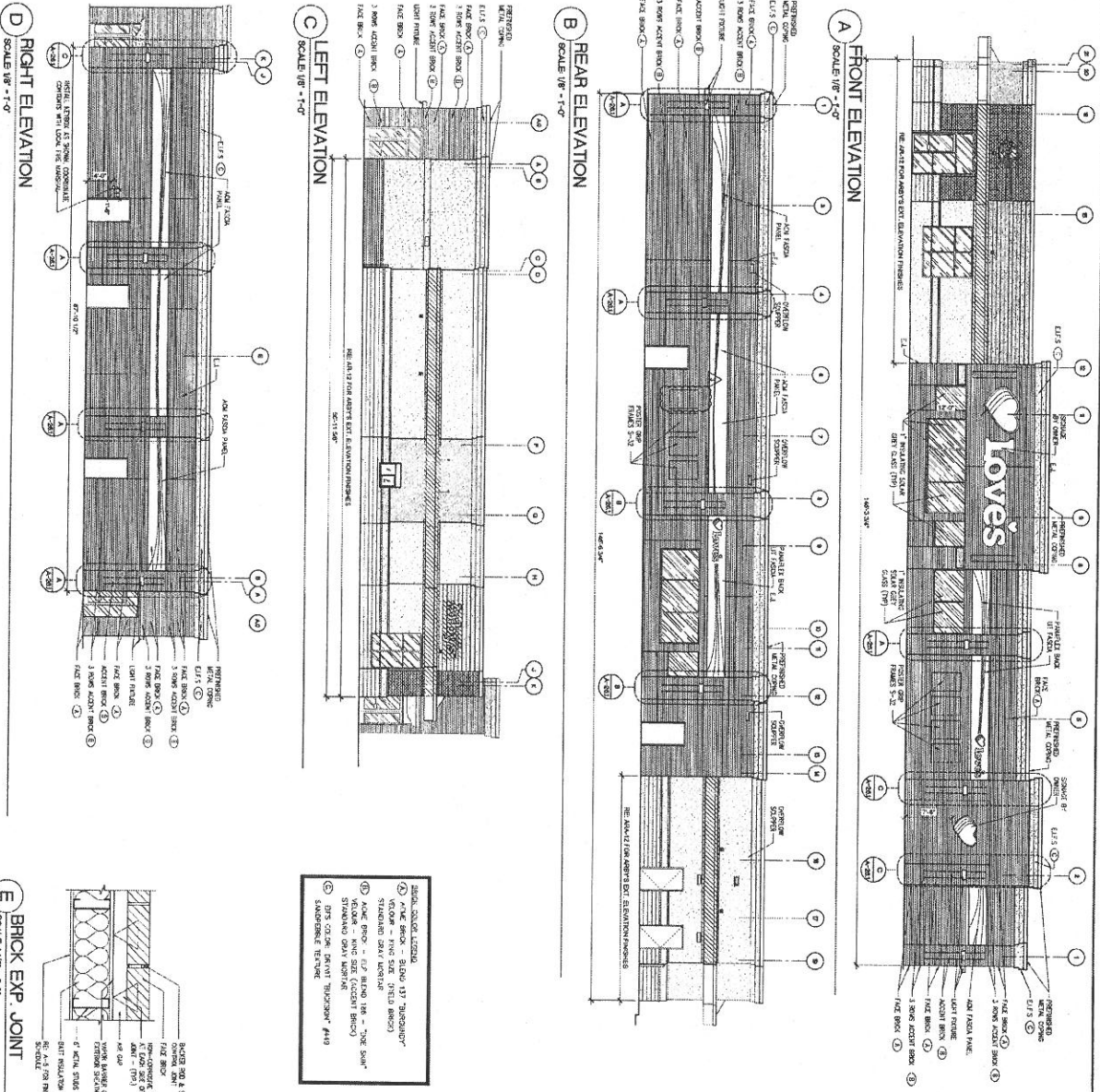
LOCATION: US 20 & I-90, HAMPSHIRE, IL

ARCHITECT: GUY HOOKER ARCHITECTS, INC.

OWNER: LOVE'S TRAVEL STOP

REVISIONS:

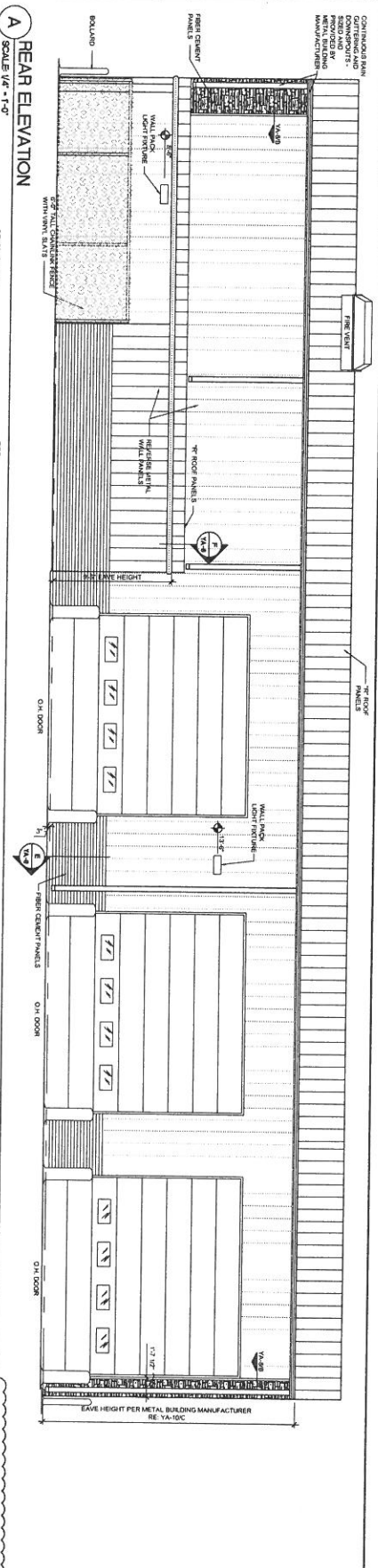
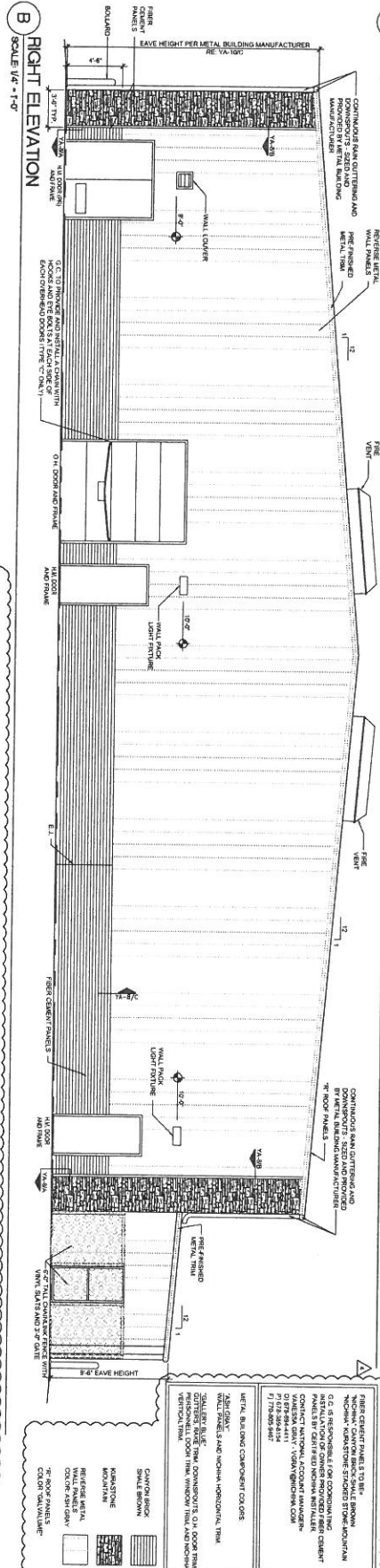
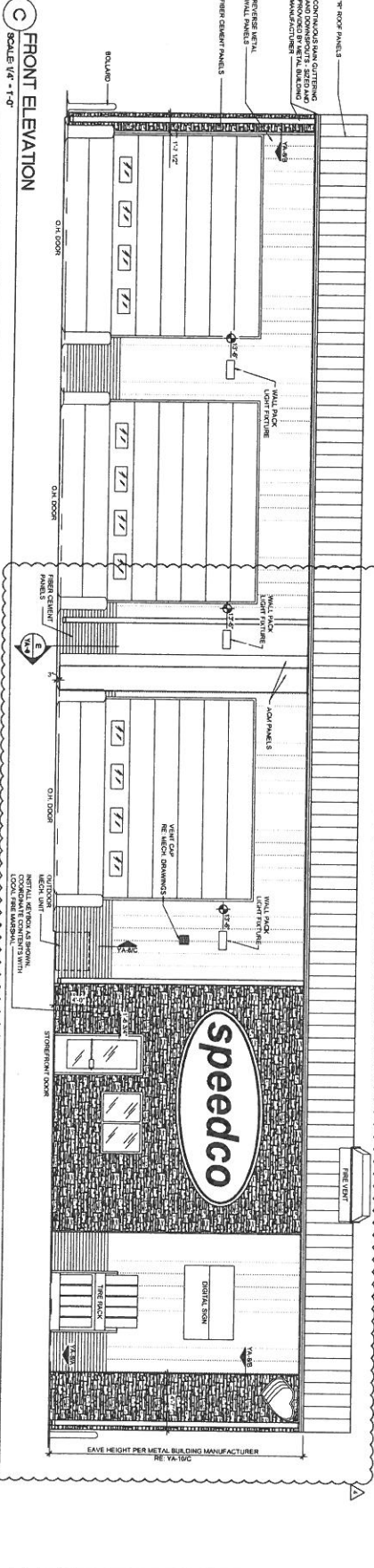
NO.	DESCRIPTION	DATE
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46	ADJUST SIGNAGE SPACING	08/14
47	ADJUST SIGNAGE SPACING	08/14
48	ADJUST SIGNAGE SPACING	08/14
49	ADJUST SIGNAGE SPACING	08/14
50	ADJUST SIGNAGE SPACING	08/14



BRICK WORK LEGEND:
 (1) 11" x 11" "SANDWICH"
 (2) 11" x 11" "SANDWICH"
 (3) 11" x 11" "SANDWICH"
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 (48) 11" x 11" "SANDWICH"
 (49) 11" x 11" "SANDWICH"
 (50) 11" x 11" "SANDWICH"

ALL OF THE STAIRS SHOWN
 SHOULD BE REMOVED

<p>US 20 & I-90 HAMPSHIRE, IL</p> <p>NEW TRAVEL STOP STORE NO 763</p> <p>PROJECT NUMBER: 01-16-2006</p>	<p>STIPULATION FOR RELEASE</p> <p>THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, NOR FOR THE CONSEQUENCES OF ANY ACTION TAKEN OR NOT TAKEN IN RELIANCE ON THE INFORMATION CONTAINED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS.</p>	<p>HARTMAN FINCH ARCHITECTS</p> <p>100 S. ROCK, SUITE 100 CHICAGO, IL 60606 312.467.7700 www.hartmanfinch.com</p>	<p>FIFA WORLD CUP 2010</p>



ISSUE NO.	DATE	DESCRIPTION
000001	12/07/16	ISSUE FOR PERMITS
000002	12/07/16	ISSUE FOR PERMITS
000003	12/07/16	ISSUE FOR PERMITS
000004	12/07/16	ISSUE FOR PERMITS
000005	12/07/16	ISSUE FOR PERMITS

PROJECT: TRST-180

CONTRACTOR: JENSON CONSTRUCTION

DATE: 04/11/15

OWNER: JENSON CONSTRUCTION

PROJECT: TRST-180

Love's
 Travel Stops
 NEW TRAVEL STOP
 STORE NO 763

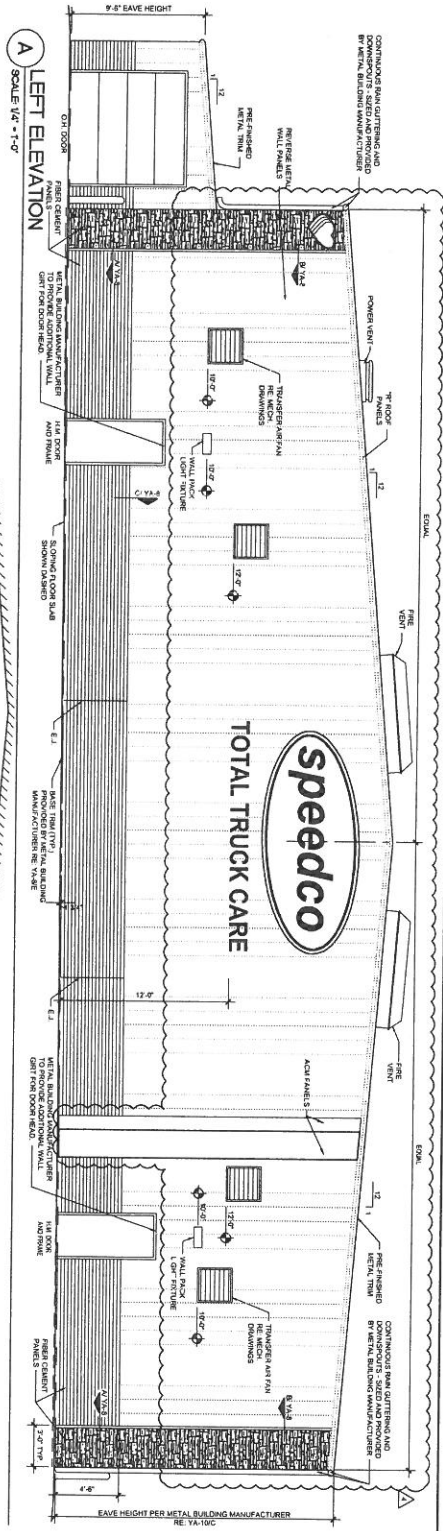
US 20 & I-90
 HAMPSHIRE, IL.

PROJECT NUMBER: 03-16-30005

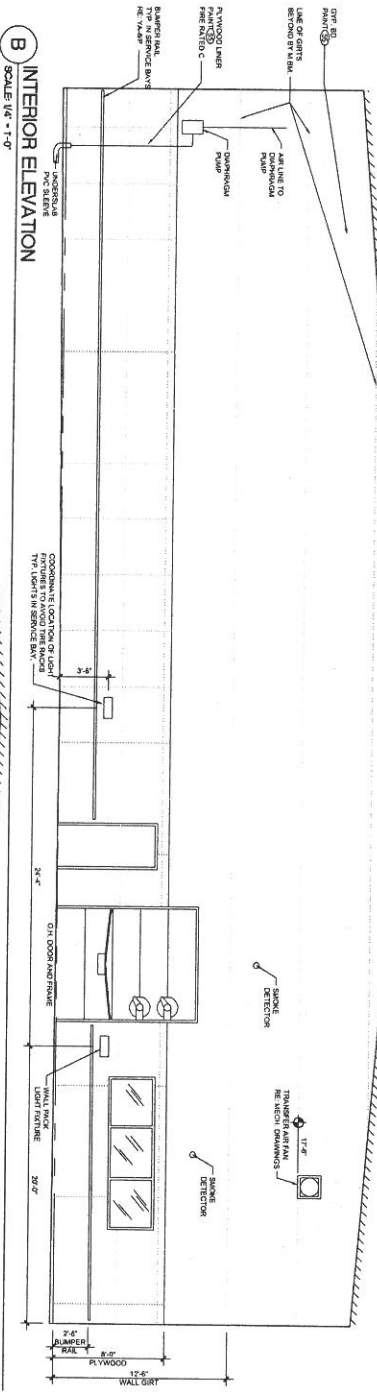
HARTSON ENGINEERING ARCHITECTS INTERIORS

1208 S. Spring Road, Suite 1
 Naperville, Illinois 60563-2712
 630-253-8800
 www.hartson.com

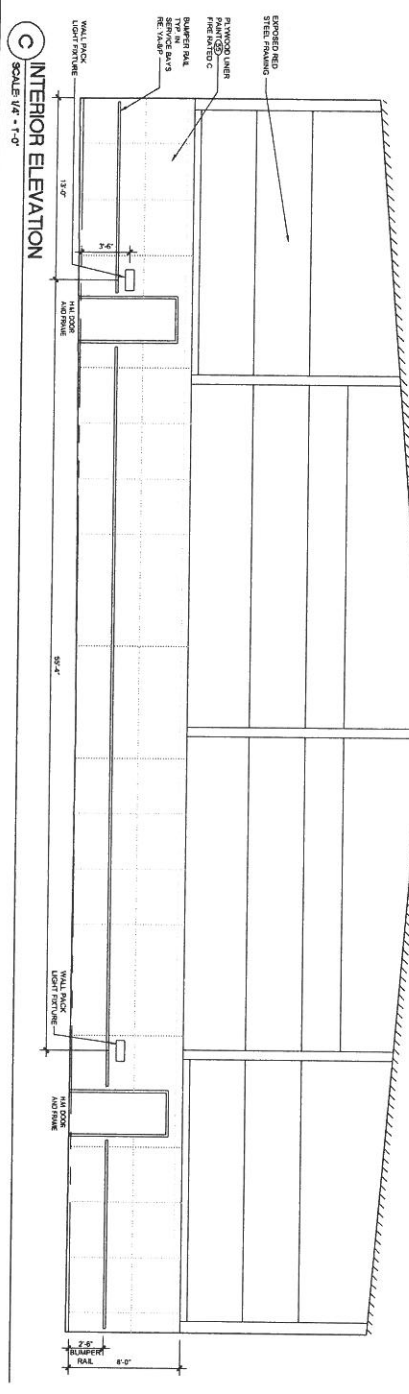
STIPULATION FOR REVISIONS:
 The Architect's fee is based on the program and specifications. Any changes to the program or specifications after the start of the design phase shall be charged to the client. The Architect shall not be responsible for any delays or cost overruns caused by the client's failure to provide information or approvals in a timely manner.



A LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



B INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



C INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

SHEET: YA-6

EXTERIOR AND INTERIOR ELEVATIONS

ISSUE BLOCK	NO.	DATE	DESCRIPTION
1	08/15/13	10/25/13	ISSUE #1
2	08/15/13	10/25/13	ISSUE #2
3	08/15/13	10/25/13	ISSUE #3

PROJECT: 03-16-30003
 US 20 & I-90 HAMPSHIRE, IL.
 NEW TRAVEL STOP STORE NO 763



PROJECT NUMBER: 03-16-30003

STIPULATION FOR REUSE
 THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Zoning Board of Appeals members,

August 14th will be a meeting on re-zoning Lots 5 & & from M-1 M-2 for Dayton Freight trucking.

And also a variance for Metrix sign also.

Yes:

Carl

Neal

Joe S.

Maybe:

Bill

Not heard from

Hank

Rich

You will be having 2 items on your agenda.



August 8, 2018

Linda Vasquez
Village Clerk
Village of Hampshire
234 S State St
Hampshire, Illinois 60140

Dear Linda:

Northern Builders, Inc. I submitting the attached preliminary site plans to the Village of Hampshire for consideration of annexation, zoning and subdivision to allow Development of the 80 Acre Parcel of property located at east of Widmayer Road and south of Higgins Road, in Hampshire Illinois.

Northern Builders will formally request the annexation of the western 52 acres with a zoning classification of M-2, a change in the current zoning of the eastern 18 acres from F-1 to M-2, and the subdivision of the property into a parcel of approximately 15 acres located at the southern boundary of the original 80 Acre Parcel. A copy of the site plans are enclosed for your information.

We plan to be at the August 14, 2018 Zoning meeting to present this proposal. In the interim, please feel free to contact me should you have any questions. My cell phone number is 847-772-9917.

Very truly yours,

A handwritten signature in black ink, appearing to read "B. M. Novak". The signature is fluid and cursive.

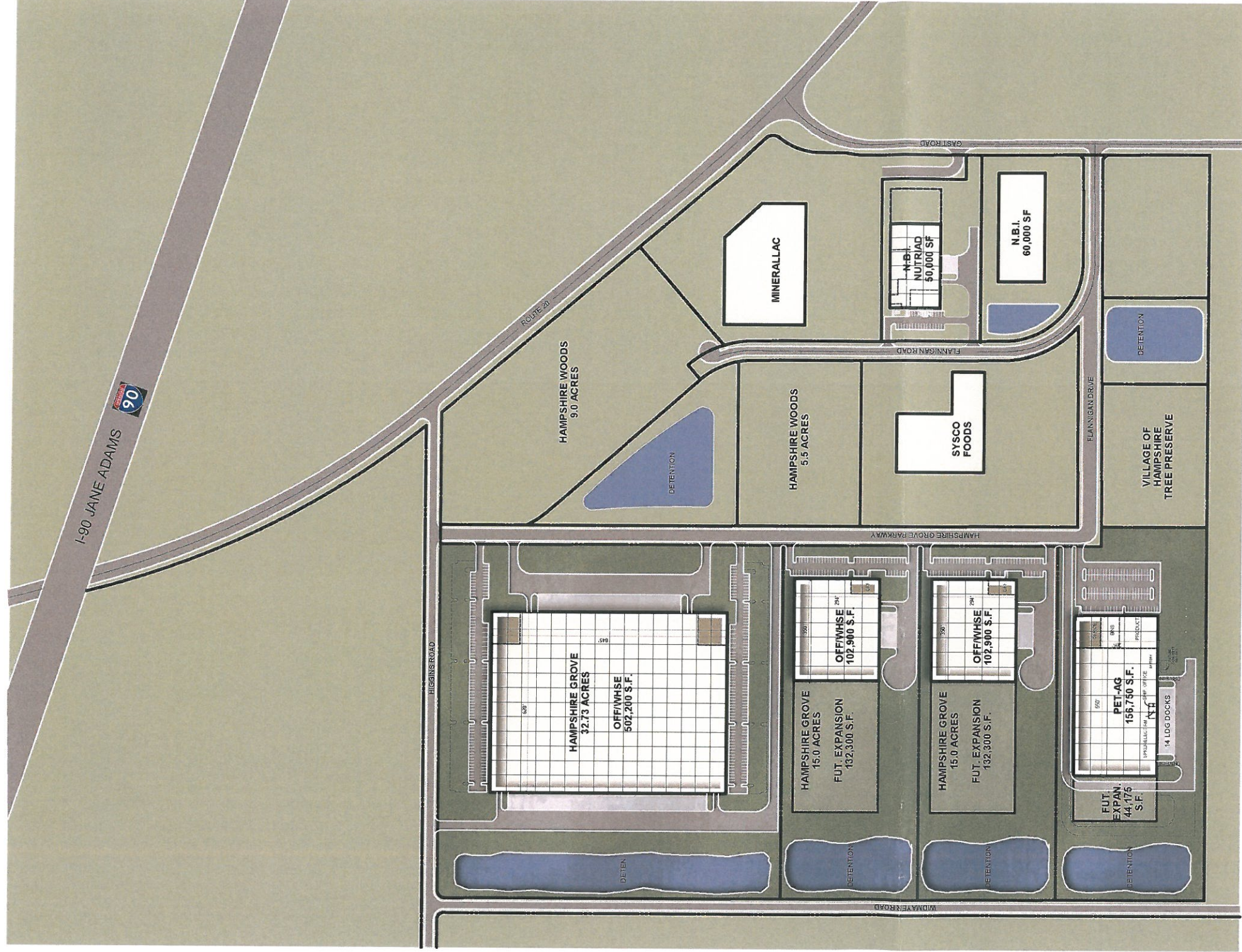
Brian M. Novak
Vice President

NORTHERN BUILDERS, INC.

5060 River Road
Schiller Park • Illinois • 60176-1076
847/678-5060 • FAX: 847/678-7670
www.northernbuilders.com

SINCE 1927

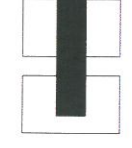
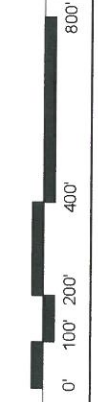
DEVELOPMENT
CONSTRUCTION
LEASING & MANAGEMENT

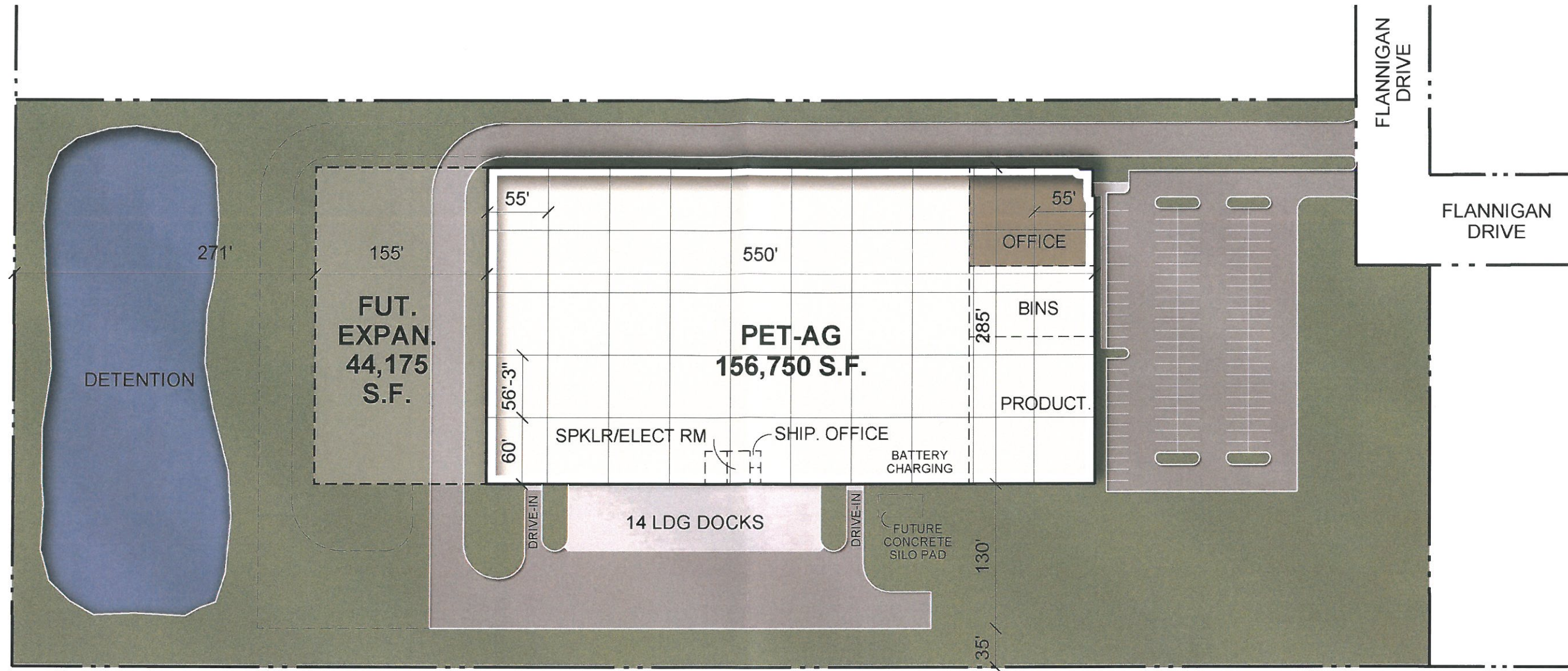


SITE AREA (±80.00 AC.) ±3,484,800 S.F.

CONCEPTUAL NEW INDUSTRIAL BUSINESS CENTER FOR:
HAMPSHIRE GROVE
 HAMPSHIRE, ILLINOIS

SITE PLAN
 218337 KJB 8-7-2018





CONCEPTUAL NEW FACILITY FOR:

PET-AG

HAMPSHIRE, ILLINOIS

SITE AREA (±14.74 AC.)

±642,131 S.F.

DETENTION

ONSITE

BUILDING AREA

OFFICE	10,000 S.F.
SHIPPING OFFICE	600 S.F.
BIN CAROUSEL	7,200 S.F.
PRODUCTION	15,000 S.F.
WAREHOUSE	123,950 S.F.
TOTAL BUILDING AREA	156,750 S.F.
FUTURE EXPANSION	44,175 S.F.
TOTAL FUTURE BUILDING AREA	200,925 S.F.

PARKING

CAR PARKING PROVIDED	111 CARS
DRIVE IN OVERHEAD DOORS	2 DOORS
TOTAL EXTERIOR DOCKS	14 DOCKS
CLEAR HEIGHT	33'-0"

SITE PLAN

217359 KJB 8-8-2018





CONCEPTUAL ARCHITECTURAL RENDERING
OFFICE/WAREHOUSE
HAMPSHIRE, IL 08-08-2018





CONCEPTUAL ARCHITECTURAL RENDERING
OFFICE/WAREHOUSE
HAMPSHIRE, IL 08-08-2018

