



Village of Hampshire
Planning & Zoning Commission
Monday, March 13, 2023 - 7:00 PM
Village Hall, 234 S. State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from February 27, 2023
5. New Business
 - a. A Motion to Approve a Concept Plan of Subdivision for the Tinajero Property generally located on the southeast corner of the intersection of Big Timber Rd. and US Hwy 20
 - b. A Motion to Authorize the Chair to report the actions of the Commission's business of this meeting, with appropriate findings of fact and recommendation(s), 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
PLANNING & ZONING COMMISSION

MINUTES

FEBRUARY 27, 2023

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:01pm by Chairman B. Mroch. Members present: Chair B. Mroch, and commissioners S. McBride, A. Neal, R. Frillman, B. Rossetti, and L. Rapach. Also present was village attorney Mark Schuster, village administrator Jay Hedges, and Tim Paulson from EEI Engineering online.

A motion to approve minutes from February 13, 2023 with no corrections was made by A. Neal, seconded by L. Rapach, with a vote of 5 aye, 0 nay. Motion carried.

A public hearing was opened at approximately 7:08pm for and consideration of a Petition for Zoning Text Amendment in regard to required surfacing materials for off-street loading berths and off-street parking spaces, Section 6-11-1(E) and Section 6-11-2(J) of the Village Code, to allow gravel as a surfacing material with certain requirements and restrictions.

There was one person who spoke asking if it would apply to the Township as well. Jay Hedges clarified that it would apply to parking areas and not traveled roads.

Public hearing closed at 7:17pm.

A motion to recommend approval of the Zoning Text-Amendment described in item 5(a) was made by R. Frillman and seconded by A. Neal., with a vote of 4 aye, 1 nay. Motion carried.

The public hearing (reconvened) for and consideration of a Petition for Zoning Map Amendment for certain land to be annexed to the Village, to classify said land in the M-2 General Industrial Zoning District upon annexation to the Village, regarding certain property

comprised of 38+- acres, located generally on the north side of Higgins Road, west of US Hwy 20, and south of I-90 in Hampshire Township was opened at 7:20pm.

24 residents spoke opposing approval of Zoning Map Amendment described in item 5(c). Transcript will be provided by the Village of Hampshire.

The public hearing closed at 8:40pm.

A motion to take a brief recess at 8:42pm was made by A. Neal, seconded by S. McBride, 5 aye, 0 nay.

The board reconvened at 8:54pm.

John Sturth and Ernie (unknown) gave a brief presentation and answered no questions from the residents in attendance.

A motion to approve item 5(c) was made by L. Rapach, seconded by A. Neal, with a vote of 0 aye, 5 nay. Motion failed.

Beginning item 5(e) was a presentation from Ernie (unknown) and John Sturth from CBRE.

The public hearing (reconvened) for and consideration of a petition for Zoning Map Amendment for certain land to be annexed to the Village, to classify said land in the M-3 Industrial Zoning District upon annexation to the Village regarding certain property comprised of 278+- acres, located generally north of I-90, east of US Hwy 20, and on either side of Dietrich Road in Hampshire Township, Kane County, and Coral Township, McHenry county was opened at 9:04pm.

25 residents spoke opposing item 5(e).

The public hearing was closed at 10:44pm.

A motion to recommend classifying the property identified in agenda item 5(e) and legally described in the petition for zoning map amendment in the M-3 Industrial Zoning District upon annexation to the village was made by A. Neal, seconded by L. Rapach, with a vote of 0 aye, 5 nay. Motion failed.

A motion to authorize the Chair to report the actions of the Commission's business of this meeting and prior meeting, with appropriate findings of fact and recommendations(s) to the village was made by S. McBride, seconded by R. Frillman, with a vote of 5 aye, 0 nay. Motion carried.

A motion for adjournment at 10:48pm was made by A. Neal, seconded by L. Rapach, with a vote of 5 aye, 0 nay. Motion carried.



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

Zoning Review Application

Date: 2/21/23

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
- Other Site Plan: Zoning

*requires a 15-30 day public notice period

PART I. APPLICANT INFORMATION

APPLICANT (Please print or type)

Name: Tinajero, Gonzalo & Arreola, Yadira Email: goni68@sbcglobal.com
Address: 538 Towne Ct., Gilberts, IL, 60136-9633 Phone: 847-337-0239

CONTACT PERSON (If different from Applicant)

Name: James E. Condon Email: jcondon@jcondoninc.com
Address: 5415 Business Pkwy., Ringwood, IL, 60072 Phone: 815-728-0068

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): Tinajero Subdivision

Address: 44W459 Big Timber Rd., Hampshire, IL, 60140

Parcel Number(s): 01-13-200-012, 01-13-200-005

Total Area (acres): 15

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire District

School District: District 300

Library District: Ella Johnson Memorial Public Library District

Park District: Hampshire

Township: Hampshire

Current Zoning District: F (County)

Current Use:

Open space.

Proposed Zoning/Variance/Use:

M-2 & Hwy. Commercial/B-3/B-4

Reason/Explanation for Zoning/Variance/Use:

Rezoning to allow for contractor business on Lot 1 and future retail/office development on remaining lots.

PART III. REQUIRED DOCUMENTATION

From chart on next page

- Signed Development Application
- Signed Developer’s Agreement (Attachment A) (Previously submitted)
- Deposit/Fee \$ 10,000
(see Village Ordinances and Requirements section) (Previously submitted)
- 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, James E. Condon, 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

3/2/2023

Date



February 15, 2023

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

RE: Development Application

This letter authorizes B&C Enterprises and J Condon and Associates, Inc. to file both the Development and Zoning Applications on behalf of Hilltop Concrete Construction, Inc. for the project located at *44W459 Big Timber Road, Hampshire, IL 60140.*

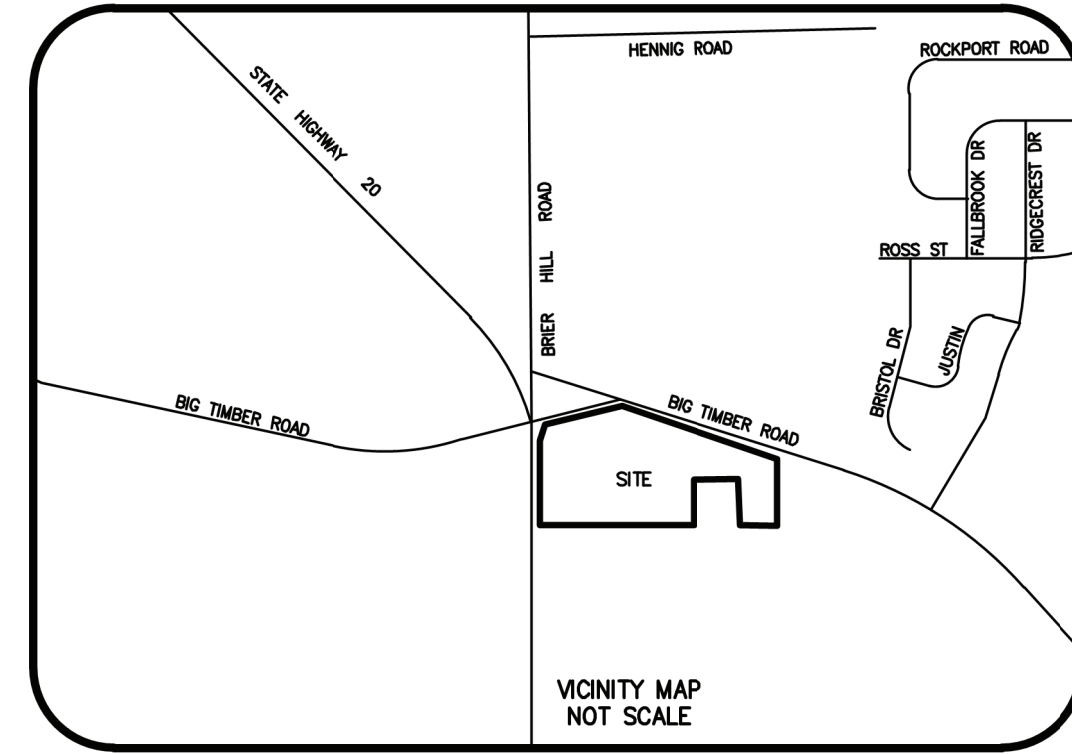
Sincerely,

A handwritten signature in black ink that reads "Gonzalo Tinajero". The signature is written in a cursive style and is positioned above a horizontal line.

Gonzalo Tinajero
President

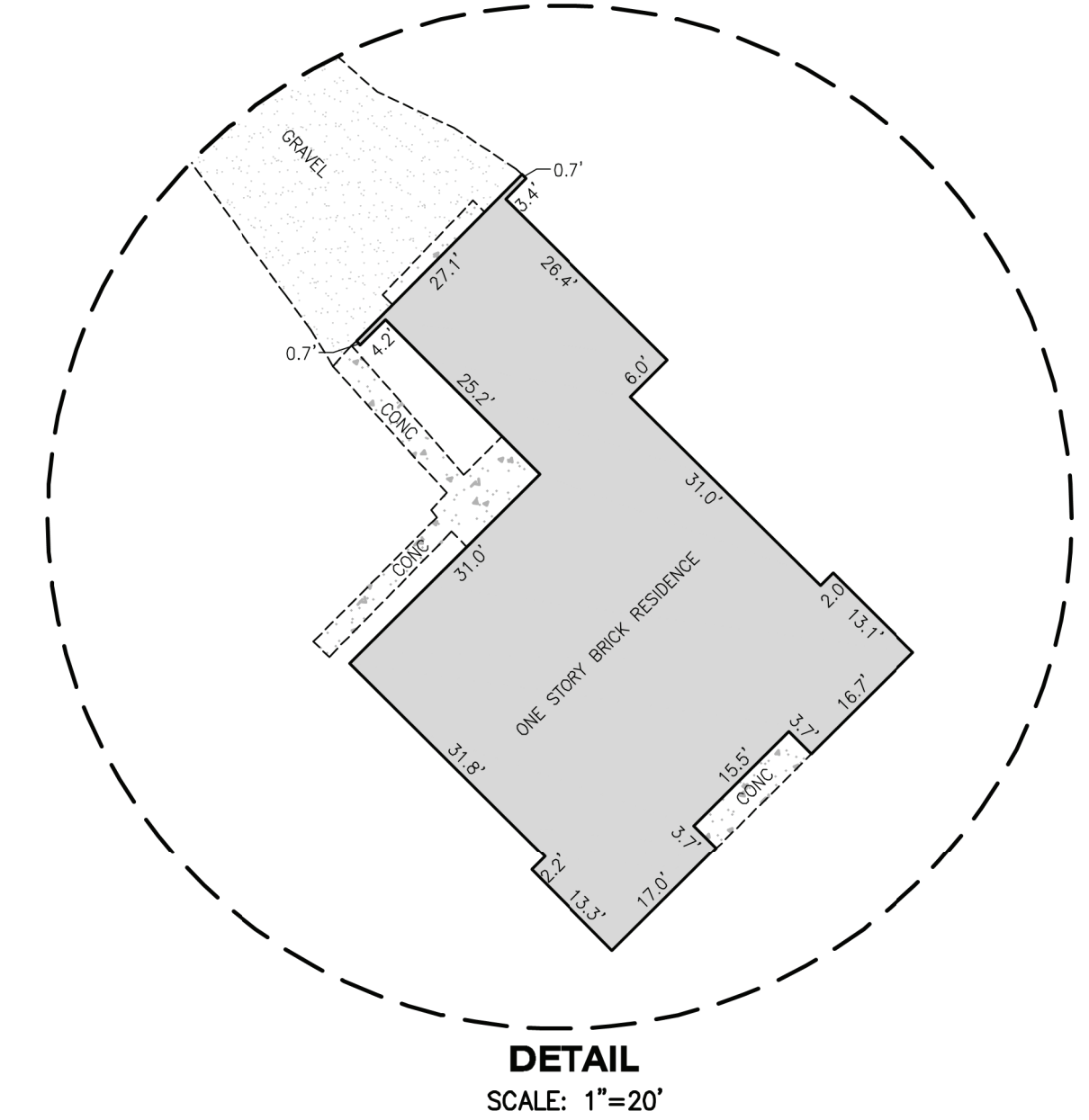
**Hilltop Concrete Construction, Inc.
825 Village Quarter Road, Suite B2
West Dundee, IL 60118**

ALTA/NSPS LAND TITLE SURVEY



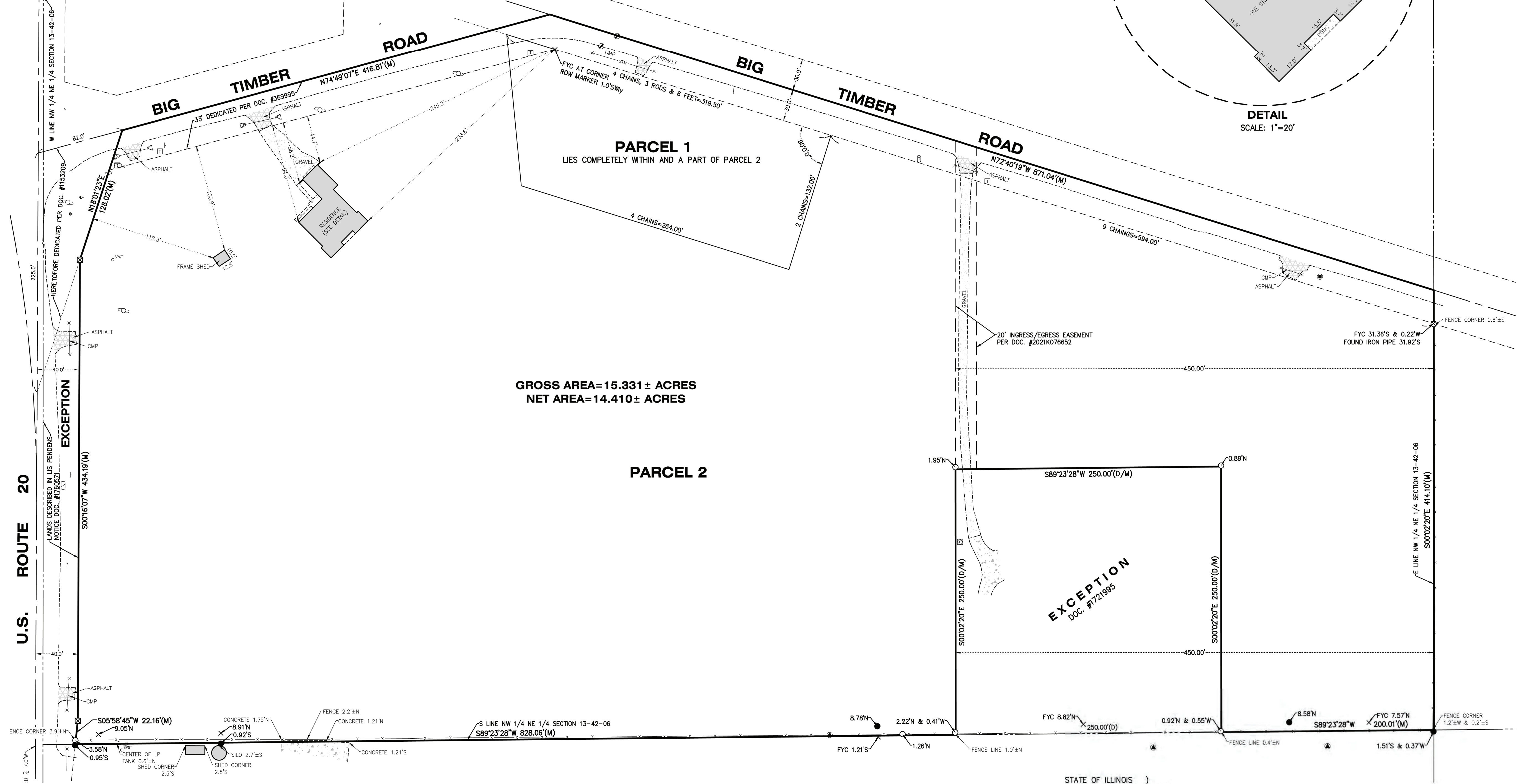
Parcel 1:
That part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the Southerly line of the State road with the East line of said Northwest Quarter of the Northeast Quarter, thence Westerly along said Southerly line, 9 chains to the Place of Beginning, thence Southerly at right angles to said Southerly line, 2 chains, thence Westerly, parallel with said Southerly line, 4 chains, thence Northerly to a point in the Southerly line of the South highway, 4 chains, 3 rods and 6.0 feet Westerly, as measured along the Southerly line of said highway from the Place of Beginning, thence Easterly along said Southerly line 4 chains, 3 rods and 6.0 feet, to the Place of Beginning, all in the Township of Hampshire, Kane County, Illinois.

Parcel 2:
That part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 42 North, Range 6 East of the Third Principal Meridian, lying Southerly of the centerline of the most Southerly highway through said Quarter Quarter in Hampshire Township, Kane County, Illinois, (excepting that part conveyed to Wesley J. Brazas Jr by Deed 1721995 recorded May 17, 1985 and described as follows: the South 250.0 feet of the West 250.0 feet of the East 450.0 feet of the Northwest Quarter of the Northeast Quarter of Section 13, Township 42 North, Range 6 East of the Third Principal Meridian, lying Southerly of the centerline of the most Southerly highway through said Quarter Quarter, in Hampshire Township, Kane County, Illinois.) Also excepting that part taken by IDOT per Case Ed 86 008 per Document recorded February 28, 1985 as Document No. 1760571.

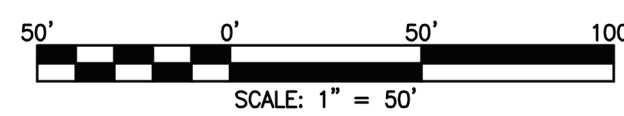


SURVEYOR'S NOTES

- The legal description and utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment policy #21GND364024EL dated November 9, 2021. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
- Based on Flood Insurance Rate Map, Panel No. 17089C0126J, dated June 2, 2015, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
- Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
- Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
- This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JUJIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
- The title commitment referenced in note #1 does indicate a dedicated right-of-way for U.S. Route 20 based on Document #1760571 as shown hereon. The title commitment referenced in note #1 also indicates a dedicated right-of-way width of 33' for a portion of Big Timber Road based on Document #369995. No dedication information is indicated for the portion of Big Timber Road running in a Northwesterly-Southeasterly direction. The location of the center of the road is only an opinion and is based on the centerline as traveled. Net areas were calculated using this information and removing any area located within the dedicated right-of-ways.
- Exceptions 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 24 are not survey related.
- Exceptions 2, 3, 20, 21, 22, are blanket in nature.
- Exceptions 23 & 25 are shown hereon.



LEGEND			
●	CATCH BASIN	○	MANHOLE
◆	DOWN GUY	+	SIGN
CMP	DRIVEWAY CULVERT	FYC	FOUND YELLOW CAPPED PIN
▷	FLARED END SECTION	SPGT	SPIGOT
✱	FOUND CROSS	●	STORM MANHOLE
●	FOUND IRON BAR	□	TELEPHONE RISER
○	FOUND IRON PIPE	⊠	TRANSFORMER
⊙	FOUND MAG NAIL	○	UTILITY POLE
⊠	FOUND MONUMENT	(M)	MEASURE
⊠	HANDHOLE UNKNOWN	(D)	DEED



STATE OF ILLINOIS)
) S.S.
 COUNTY OF McHENRY)

Certified to: 1) Gonzalo Tinajero and Yadria Arreola
 2) Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 7a, 8 & 19 of Table A thereof. The field work was completed on December 14th, 2021.

Dated this 28th day of December, A.D., 2021.

VANDERSTAPPEN LAND SURVEYING INC.
 Design Firm No. 184-002792

ARTHUR P. GRITMACKER
 PROFESSIONAL LAND SURVEYOR
 STATE OF ILLINOIS
 EXP. 11/30/2022

ARTHUR P. GRITMACKER
 035-003857
 PROFESSIONAL LAND SURVEYOR

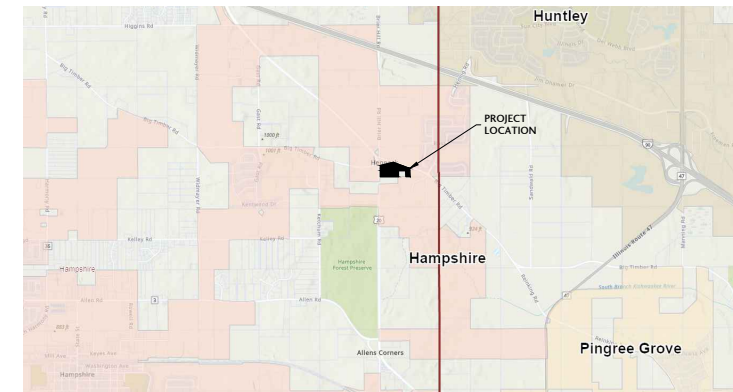
CLIENT: ARIANO, HARDY, RITT
 DRAWN BY: PJD CHECKED BY: APG
 SCALE: 1"=50' SETS-42-OR 42, R. 08 E.
 BASIS OF BEARING: ASSUMED
 P.I.N.: 01-13-200-012, 005
 JOB NO.: 211383 I.D. ALT
 FIELDWORK COMP.: 12/14/21 BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL. REF. PARTS THEREOF CORRECTED TO 68° F.

TINAJERO SUBDIVISION HILLTOP CONCRETE CONSTRUCTION FACILITY CONCEPT PLAN

HC= HIGHWAY COMMERCIAL

B3= SERVICE BUSINESS DISTRICT

B4= OFFICE BUSINESS DISTRICT



LOCATION MAP
N.T.S.



CONDON & ASSOCIATES, INC.
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

B & C
ENTERPRISES
CITY,
ILLINOIS



SCALE
1" = 50'

ISSUE DATE
01/31/2023

PROJECT MANAGER
JEC

DESIGNER
JEC

QUALITY CONTROL
MAM

HILLTOP
CONCRETE
CONSTRUCTION,
INC.
HAMPSHIRE,
ILLINOIS

NO.	DATE	DESCRIPTION
1	02/23/2023	UPDATED ZONING DISTRICTS

PROJECT NUMBER
BCEI-23005-1

SHEET TITLE
CONCEPT
PLAN

SHEET NUMBER
C1.0

