



Village of Hampshire  
Planning & Zoning Commission  
Monday, March 27, 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 March 13, 2023
5. New Business
  - a. A Public Hearing for and consideration of a Petition for Zoning Text Amendment to define Motor Vehicle Wash Facility and allow such as a permitted use in the HC Highway Commercial, M-1 Restricted Industrial, and O-M Office and Restricted Manufacturing zoning districts
  - b. A Motion to Recommend approval of the Zoning Text Amendment described in Item 5(a)
  - c. 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  
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, March 13, 2023  
**RE:** Motor Vehicle Wash Facilities

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**Background:** Staff has received multiple inquiries for building both standalone and accessory truck washes in the I-90 interchange area, and brokers and developers of the area have noted that type of use would be a good compliment to the truck stops, logistics facilities, and industrial businesses in that area.

**Analysis:** The zoning code currently allows “automobile laundries” as special uses in the B-3 and HC zoning districts, which does not accommodate large truck washes. A zoning amendment last year clarified that truck washes are allowed as an amenity at a truck stop, but they are not currently permitted as the primary use on a property. The attached amendment defines “motor vehicle wash facility” and adds it as a permitted use in the several zoning districts that tend to be in the I-90 interchange area where truck washes are most likely to be desired.

**Action Needed:** Hold a public hearing for the petition of zoning text amendment and consider recommending approval of the amendment.

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Petition for Zoning Text Amendment has been filed with the Hampshire Village Clerk, to amend the Village Zoning Regulations to allow as a permitted use, "motor vehicle wash facility," in the following districts, to wit: HC Highway Commercial Zoning District, §6-8-7(C); M-1 Restricted Industrial Zoning District, §6-9-2(B); and O-M Office Manufacturing Zoning District, §6-9-5(C). A Public Hearing on the Petition for Text Amendment will be held by the Village of Hampshire Planning & Zoning Commission at its regularly scheduled meeting on Monday, March 27, 2023 commencing at 7:00 p.m. at the Hampshire Village Hall, 234 South State Street, Hampshire, Illinois. A copy of the Petition is available for public review at the Village Hall during regular business hours. It is anticipated also that a link for on-line participation in the meeting via video conferencing, and/or an opportunity to participate in the meeting via telephonic link will be available from the office of the Village Clerk for any person desiring to attend the public hearing remotely. Please contact the Village Clerk for information. In addition, written comment on the proposal may be submitted to the Village Clerk in advance of the meeting date in writing at Village Hall, 234 S. State Street, Hampshire, or by e-mail to [lvasquez@hampshireil.org](mailto:lvasquez@hampshireil.org). All interested persons will be given an opportunity to be heard.  
s/ Linda Vasquez, Village Clerk  
Published in Daily Herald March 11, 2023 (4596700)

**CERTIFICATE OF PUBLICATION**

**Paddock Publications, Inc.**

**Fox Valley  
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/11/2023 in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Doula Baltz*  
Designee of the Publisher of the Daily Herald

Control # 4596700



**PETITION  
FOR ZONING TEXT AMENDMENT**

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

1. Please consider this request for amendment of the existing Village Zoning Regulations, as amended, as follows:

§6-2-2 Definitions

Motor Vehicle Wash Facility	Any building or portion thereof containing facilities for washing, cleaning, polishing, waxing or drying one or more “motor vehicles,” including trucks, using production line methods, with a conveyor, steam-cleaning equipment, blower, or other mechanical device(s) for such purpose; or a building or portion thereof providing space, water, equipment, and/or soap for the complete or partial washing of a motor vehicle, including a truck. Wash facilities may include open vacuum bays and open washing bays, provided, any open washing bay shall be screened on both sides by a wall of not less than six (6’) feet in height of the same construction material as the principal building on the site.
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§6-8-7 HC Highway Commercial Zoning District

(C) Permitted Uses: In the HC Highway Commercial Zoning District the only permitted uses shall be as follows: \* \* \*

Motor Vehicle Wash Facility

§6-9-2: M-1 Restricted Industrial Zoning District

(B) In an M-1 Industrial District, the only permitted uses are as follows: \* \* \*

Motor Vehicle Wash Facility

§6-9-5 O-M Office Manufacturing Zoning District

(C) Permitted Uses: In the O-M Office Manufacturing Zoning District. The only permitted uses shall be as follows: \* \* \*

Motor Vehicle Wash Facility

2. Concurrently, the following amendment is proposed, to delete from the HC Highway Commercial Zoning District as a special use, “automobile laundries,” as follows:

§6-8-7 HC Highway Commercial Zoning District

(D) Special Uses: In a HC Highway Commercial District, the following special uses may be allowed: \* \* \*

~~Automobile Laundries~~

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

Dated: February 15, 2023.

Respectfully submitted

  
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Jay Hedges  
Zoning Administrator