



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, October 10, 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 August 8, 2022
5. Approval of Minutes from September 12, 2022
6. New Business
 - a. A Motion to approve a Concept Plan of Subdivision for the property at 17N590 US Hwy 20 submitted by Hampshire 20 LLC
 - b. A Motion to approve a Concept Plan of Subdivision for property in the Hampshire Grove Business Park submitted by Northern Builders Inc
 - c. A Motion to recommend approval of the Downtown Special Graphics Area
 - d. A Public Hearing regarding a Petition for Text Amendment to allow the use of projecting signs in business districts in the Downtown Special Graphics Area
 - e. A Motion to recommend approval of a Text Amendment to allow the use of projecting signs in business districts in the Downtown Special Graphics Area pending the approval of such special graphics area
 - f. A Motion to authorize the Chair to report the actions of the Commission's business to the Village Board of Trustees
7. Public Comments
8. Announcements
9. 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

TO: Planning and Zoning Commission
FROM: Josh Wray, Assistant to the Village Manager
FOR: Planning & Zoning Commission Meeting on October 10, 2022
RE: Concept Plan for Hampshire 20 LLC

Background: The property at 17N590 US Hwy 20 was formerly owned by the Greer family. The night that the Greers got approval for their subdivision plan, Mr. Greer passed away, and the plat was never recorded. This left a unique situation where one property was zoned with two classifications and had two primary buildings on site. Hampshire 20 LLC has since purchased the property and has now submitted for concept plan review as the first step in completing the subdivision and rezoning the easterly portion of the land.

Analysis: The current single parcel is zoning Estate in the rear and Highway Commercial on the frontage of Hwy 20. The submitted concept plan shows the parcels being divided to keep the estate parcel in the rear and to have the frontage parcel for storage use. Hampshire 20 LLC also intends to rezone the frontage parcel to the M-2 General Industrial zoning district to allow for storage and a contractor businesses/yard. The owners intend to build a new metal storage building on the frontage property to house more of their materials and equipment indoors.

Recommendation: Staff recommends approval of the concept plan of subdivision.



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

Zoning Review Application

Date: 10-4-2022

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 HC 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: Aldona Rzeszotarska ^{Hampshire 2022} Email: _____

Address: 17N590 W Highway 20 Hampshire Phone: 773-988-7414

CONTACT PERSON (If different from Applicant)

Name: Oscar Gizynski Email: oscar.gizynski@gmail.com

Address: 28324 W Arch Drive Barrington Phone: 773-931-3123

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): _____
Address: 17N590 US Highway 20 Hampshire
Parcel Number(s): 01-13-100-011
Total Area (acres): 16 Acres
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: HC
Current Use:
The current use is a contractor type business

Proposed Zoning/Variance/Use:
Proposed zoning of M-2 Industrial to be in compliance with the village

Reason/Explanation for Zoning/Variance/Use:
To be in compliance with the village with current business operation.


PART III. REQUIRED DOCUMENTATION

From chart on next page

- Signed Development Application
- Signed Developer's Agreement (Attachment A)
- Deposit/Fee \$ 5,000
(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, Oscar Grzynski, 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

10-4-2022

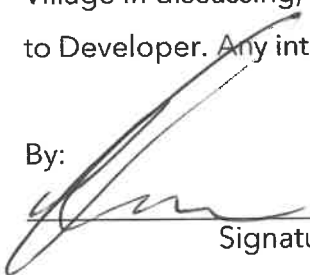
Date

Attachment A - Developer's Agreement
Developer's Agreement with Respect to Development Fees and Deposits

The undersigned Developer acknowledges that he/she/it has filed a ZONING REVIEW APPLICATION with the Village, requesting 17 N 590 US Highway 20 Hampshire and further, acknowledges that the Village Code requires that he/she reimburse the Village for all professional fees incurred for engineering, legal, consultant, and other outside services in regard to this application and all other matters related to the proposed development or zoning request. 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 fee or deposit, to be held by the Village to secure reimbursement of such funds as applicable, in accordance with the current schedule of fees and deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of 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.

By:



Signature

10-4-2022

Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

Signature

Date

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



SPECIAL WARRANTY DEED
(ILLINOIS)

2018K009171
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 2/27/2018 02:06 PM
REC. FEE: \$5.00 INDEX FEE: \$3.00
S. T. TAX: \$54.21
COUNTY TAX: \$41.10
PAGE(S): 4

THIS INDENTURE, made this
19th day of February, 2018,
between OLD SECOND NATIONAL
BANK, a national bank, of Aurora,
Illinois, Grantor, and Hampshire 20
LLC, Grantee,
28324 West Arch Drive
Lake Barrington, IL 60010

an Illinois LIMITED LIABILITY COMPANY

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00)
DOLLARS, and for other good and valuable consideration in hand paid by the Grantee, the receipt
whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said bank,
by these presents does grant, bargain, sell and convey unto the Grantee, and to its successors and
assigns, FOREVER, all the following described real estate, situated in the County of Kane and
State of Illinois known and described as follows in its "As Is" condition, to wit:

That part of the East half of the Northwest quarter of Section 13, Township 42 North,
Range 6 East of the Third Principal Meridian, described as follows:

Commencing at the Northeast corner of said Northwest quarter; thence Southerly
along the East line of said Northwest quarter, a distance of 2052.56 feet for the point
of beginning; thence continuing Southerly along said East line, a distance of 531.0
feet; thence Westerly at right angles to the last described course, a distance of 1313.65
feet to the West line of the East half of said Northwest quarter; thence Northerly along
the said West line a distance of 531.0 feet; thence Easterly perpendicular to the East
line of the Northwest quarter of said Section 13, a distance of 1313.39 feet to the
point of beginning situated in Hampshire Township, Kane County, Illinois.

Permanent Real Estate Index Number(s): 01-13-100-011

Address(es) of Real Estate: 17N590 US Highway 20, Hampshire, IL 60140

Subject to: covenants, conditions and restrictions of record; public and utility easements; acts done
by or suffered through Buyer; all special governmental taxes or assessments confirmed and
unconfirmed; and general real estate taxes not yet due and payable at the time of Closing,

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in
anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and
profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor,
either in law or equity, of, in and to the above described premises, with the hereditaments and
appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the
appurtenances, unto the Grantee, its successors and assigns forever.

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Clay City Insurance Company
1705 West Main Street
Geneva, IL 60134

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And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that the Grantor has owned title to the premises, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as Permitted Title Exceptions as set forth on Exhibit A attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the said premises, for the period that Grantor owned title to the premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor but against none other.

IN WITNESS WHEREOF, the said Grantor has caused its name to be signed in these presents the day and year first above written.

OLD SECOND NATIONAL BANK

By: *Aaron Johnson*
Aaron Johnson, Assistant Vice President

STATE OF ILLINOIS, COUNTY OF KANE, ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Aaron Johnson, personally known to me to be an Assistant Vice President of Old Second National Bank, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Assistant Vice President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said Bank, as his free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

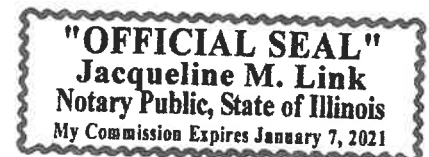
Given under my hand and official seal, this 19 day of February, 2018.

Jacqueline M. Link
NOTARY PUBLIC

This instrument prepared by: Attorney James C. James, III, Alschuler, Simantz & Hem, LLC, 1961 West Downer Place, Aurora, IL 60506-4384; (630) 892-7021.

MAIL TO:
Attorney Waldemar Wyszynski
Wyszynski and Associates, P.C.
2500 East Devon Avenue, Suite 250
Des Plaines, IL 60018-4908

SEND SUBSEQUENT TAX BILLS TO:
Hampshire 20 LLC
17N590 US Highway 20
Hampshire, IL 60140





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

Agenda Supplement

TO: Planning and Zoning Commission
FROM: Josh Wray, Assistant to the Village Manager
FOR: Planning & Zoning Commission Meeting on October 10, 2022
RE: Concept Plan for Hampshire Grove

Background: Northern Builders has been working with Old Dominion Freight to locate them on a 62-acre site just north of PetAg in the Hampshire Grove Business Park. Old Dominion made an informal presentation of their business and proposed site/building at a recent Village Board meeting where the trustees gave positive feedback. The first step in the site development process is for Northern Builders to subdivide the 62-acre parcel to break off the 22-acre piece Old Dominion will purchase and build on.

Analysis: The subdivision concept plan is included in the packet along with a proposed site plan for Old Dominion that is in engineering review. Staff has no objections/concerns with the plan at this time.

The next stage for this development will be for Northern Builders to present the concept plan of subdivision to the Village Board. Northern Builders will then work to receive engineering approval before returning to the Planning and Zoning Commission for a public hearing and recommendation for preliminary plat approval, planned for mid-November.

Recommendation: Staff recommends approval of the concept plan of subdivision.



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

Zoning Review Application

Date: OCT 6, 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 _____ District to _____ District (ex. M1 to M2)*
- Annexation
- Subdivision - Concept Plan Review
- Subdivision - Preliminary Plan Review
- Subdivision - Final Plan Review
- Other Site Plan: Ryan Drive extension and site plan

*requires a 15-30 day public notice period

PART I. APPLICANT INFORMATION

APPLICANT (Please print or type)

Name: Kenneth L Nyenhuis Email: KNYENHUIS@NORTHERNBUILDER.COM
Address: 5060 RIVER RD. SCHILLER PARK Phone: 847-208-8768

CONTACT PERSON (If different from Applicant)

Name: SOME Email: _____
Address: _____ Phone: _____

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

___ YES NO OWNER AGENT

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): Hampshire Grove Business Park

Address: _____

Parcel Number(s): 61-11-100-005

Total Area (acres): 61.77

Legal Description: must be attached to this application

Fire Protection District: Hampshire FPD

School District: D300

Library District: Ella Johnson

Park District: Hampshire

Township: Hampshire

Current Zoning District: M-2

Current Use:
Farmland

Proposed Zoning/Variance/Use:
NA

Reason/Explanation for Zoning/Variance/Use:
NA

PART III. REQUIRED DOCUMENTATION

From chart on next page

- Signed Development Application
- Signed Developer's Agreement (Attachment A)
- Deposit/Fee \$ 16,000
(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 RYAN DRING EXTENSION

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, Kenneth L Nyenhuis, 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.

Kenneth L Nyenhuis
Signature

10/6/2022
Date

Attachment A - Developer's Agreement
Developer's Agreement with Respect to Development Fees and Deposits

The undersigned Developer acknowledges that he/she/it has filed a ZONING REVIEW APPLICATION with the Village, requesting CONCEPT SUBDIVISION CONCEPT PLAN REVIEW and further, acknowledges that the Village Code requires that he/she reimburse the Village for all professional fees incurred for engineering, legal, consultant, and other outside services in regard to this application and all other matters related to the proposed development or zoning request. 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 fee or deposit, to be held by the Village to secure reimbursement of such funds as applicable, in accordance with the current schedule of fees and deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of 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.

By:


Signature

10/06/2022
Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

Signature

Date

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

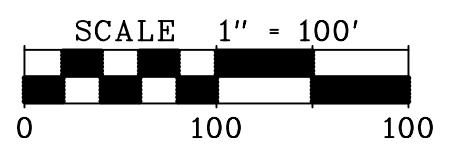
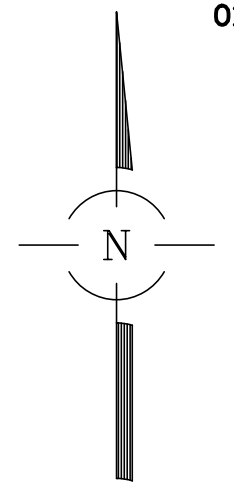
LEGAL DESCRIPTION OF PROPERTY
LOT 2 HAMPSHIRE GROVE BUSINESS PARK

LOT 2 IN HAMPSHIRE GROVE BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 2018 AS DOCUMENT NUMBER 2018K052581, IN KANE COUNTY, ILLINOIS.

SAID PROPERTY CONTAINS 2,666,712 SQUARE FEET OR 61.219 ACRES, MORE OR LESS.

HAMPSHIRE GROVE BUSINESS PARK 2

BEING A RESUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.

AREA TABLE

LOT	SQ. FT.	ACRES
LOT 1	927,839	21.300
LOT 2	1,642,973	37.718
OUTLOT A	43,021	0.988
RYAN DRIVE	52,878	1.213
TOTAL	2,666,712	61.219

LINE TABLE

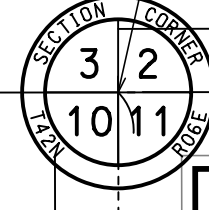
DISTANCE	BEARING
L1	29.07' N00°00'48"W
L2	29.17' S00°00'48"E

CURVE TABLE

LENGTH	RADIUS	CHORD	BEARING
C1	3.59'	617.00'	3.59' N05°21'07"E
C2	9.87'	683.00'	9.87' S05°06'16"W
C3	65.94'	683.00'	65.92' N02°45'10"E
C4	59.57'	617.00'	59.55' S02°45'10"W
C5	65.94'	683.00'	65.92' N02°46'46"W
C6	59.57'	617.00'	59.55' S02°46'46"E
C7	59.57'	617.00'	59.55' N02°46'46"W
C8	65.94'	683.00'	65.92' S02°46'46"E

CONC MON = CONCRETE MONUMENT
IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

MAG NAIL 0.46"N, 0.28"E PER MONUMENT
RECORD DOCUMENT 2012K053829



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0.30"N, 8.11"W
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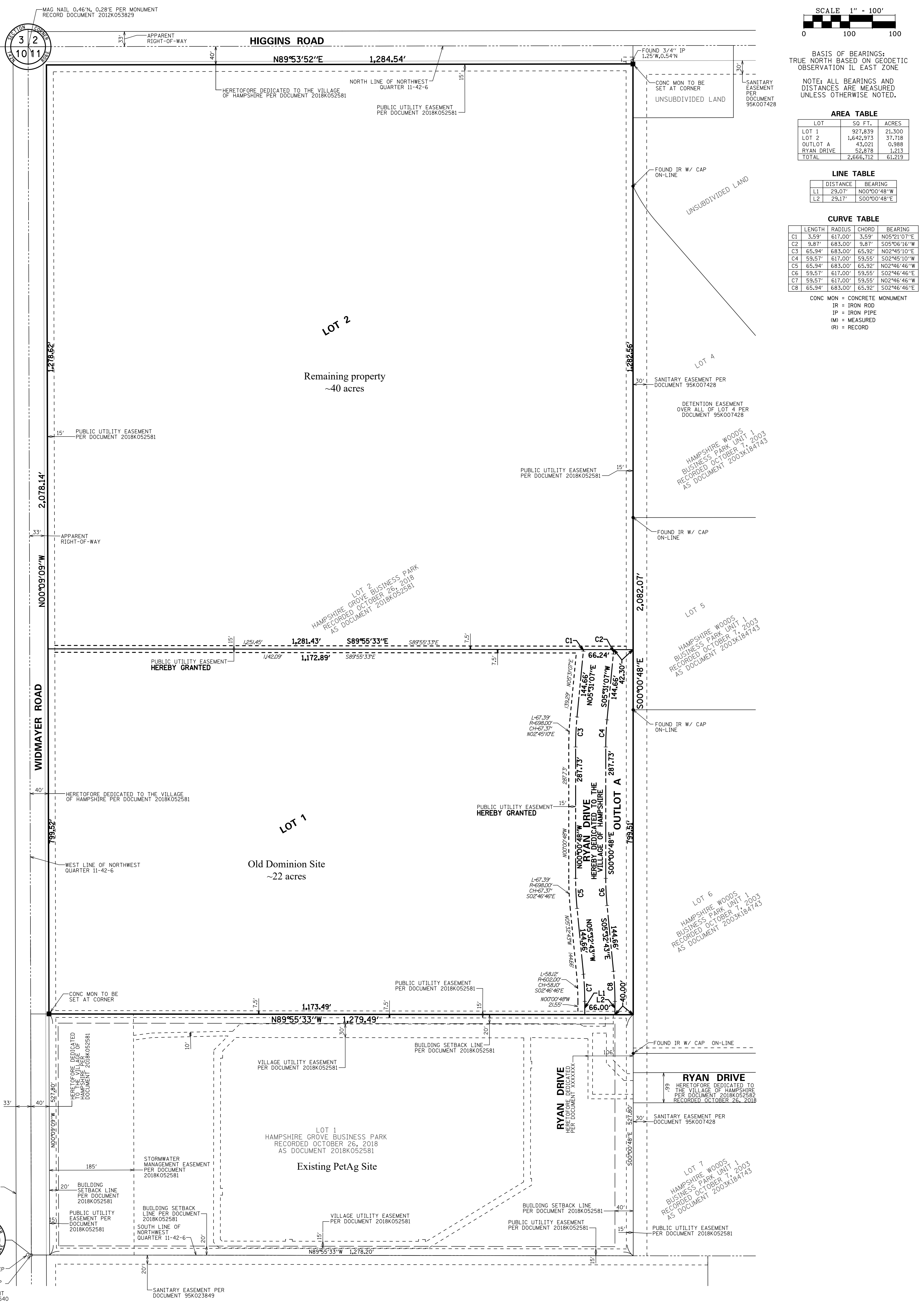
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FOUND 3/4" IP
AT CORNER
PER MONUMENT
RECORD 1986540



PREPARED FOR & SUBDIVIDER:
OLD DOMINION FREIGHT LINE, INC.
500 OLD DOMINION WAY
THOMASVILLE, NC 27360

OWNER:
NORTHERN BUILDERS, INC.
5060 RIVER ROAD
SCHILLER PARK, ILLINOIS 60176

FOR REVIEW
PURPOSES ONLY

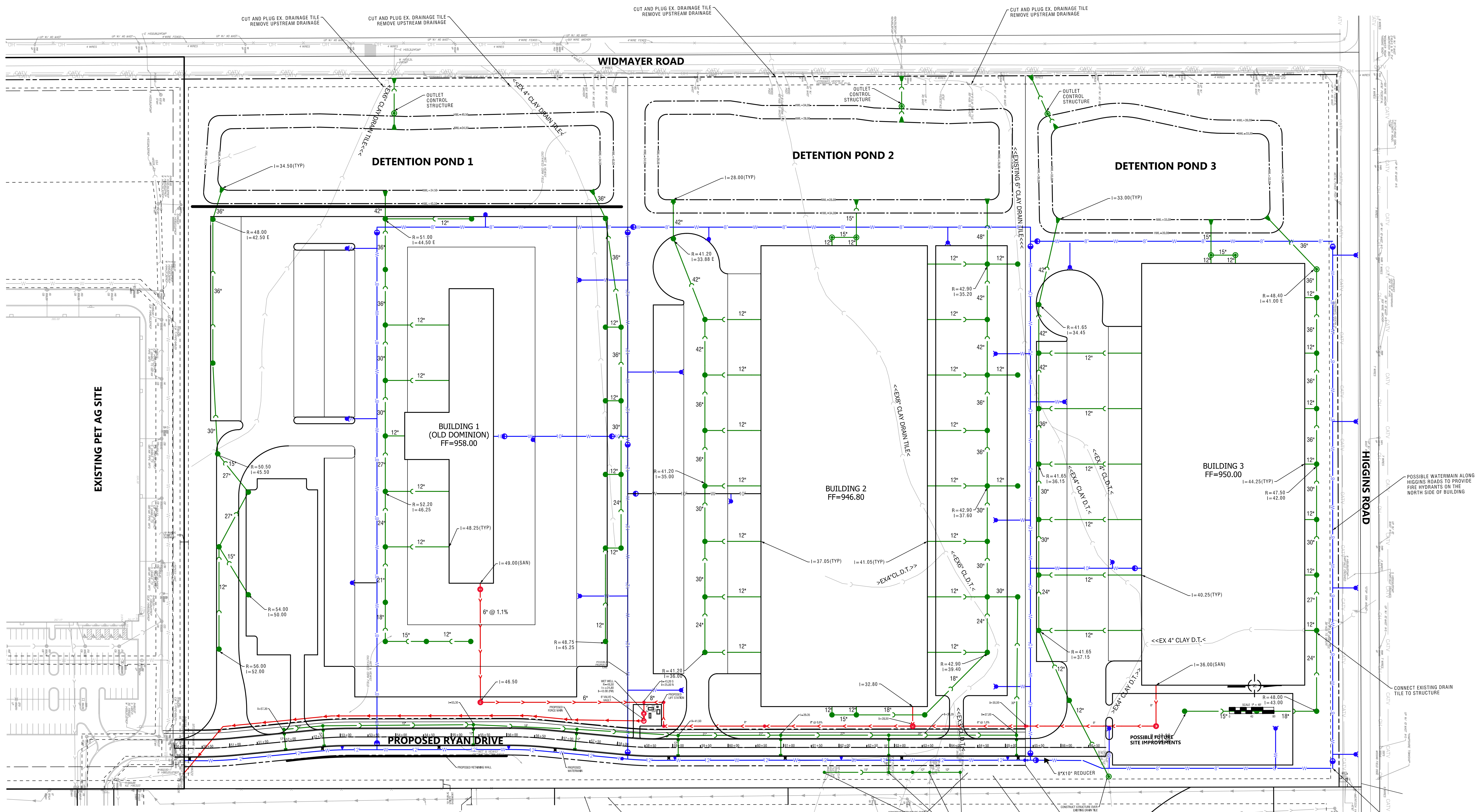
REVISIONS:

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

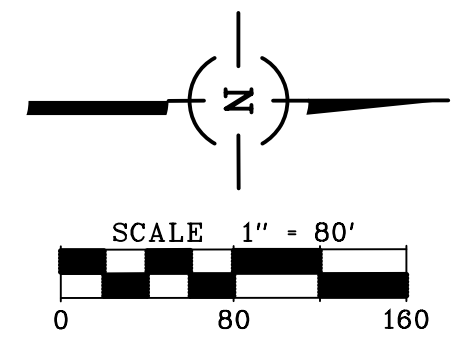
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 08/24/2022
JOB NO: 10366.04
FILENAME:
10366.04SUB-01
SHEET
1 OF 2



UTILITY LEGEND	
EXISTING	PROPOSED
STORM SEWER	
SANITARY SEWER	
FORCE MAIN	
WATERMAIN	
SANITARY MANHOLE	
MANHOLE	
CATCH BASIN	
INLET	
FIRE HYDRANT	
VALVE VAULT	
REDUCER	
LIGHT POLE	

- NOTES:**
1. ADD 900.00 TO ELEVATIONS SHOWN AS XX.XX.
 2. STORM SEWER SIZES ARE ESTIMATED AND WILL BE FINALIZED AT THE TIME OF FINAL DESIGN.
 3. ALL STORM SEWERS SHALL BE RCP, CL IV PIPE.
 4. ALL SANITARY SEWER SHALL BE PVC, SDR 26 PIPE.
 5. ALL SANITARY FORCE MAIN SHALL BE HDPE SDR 11 PIPE.
 6. ALL WATERMAIN SHALL BE DIP, CL 52 PIPE.



SPACECO INC.

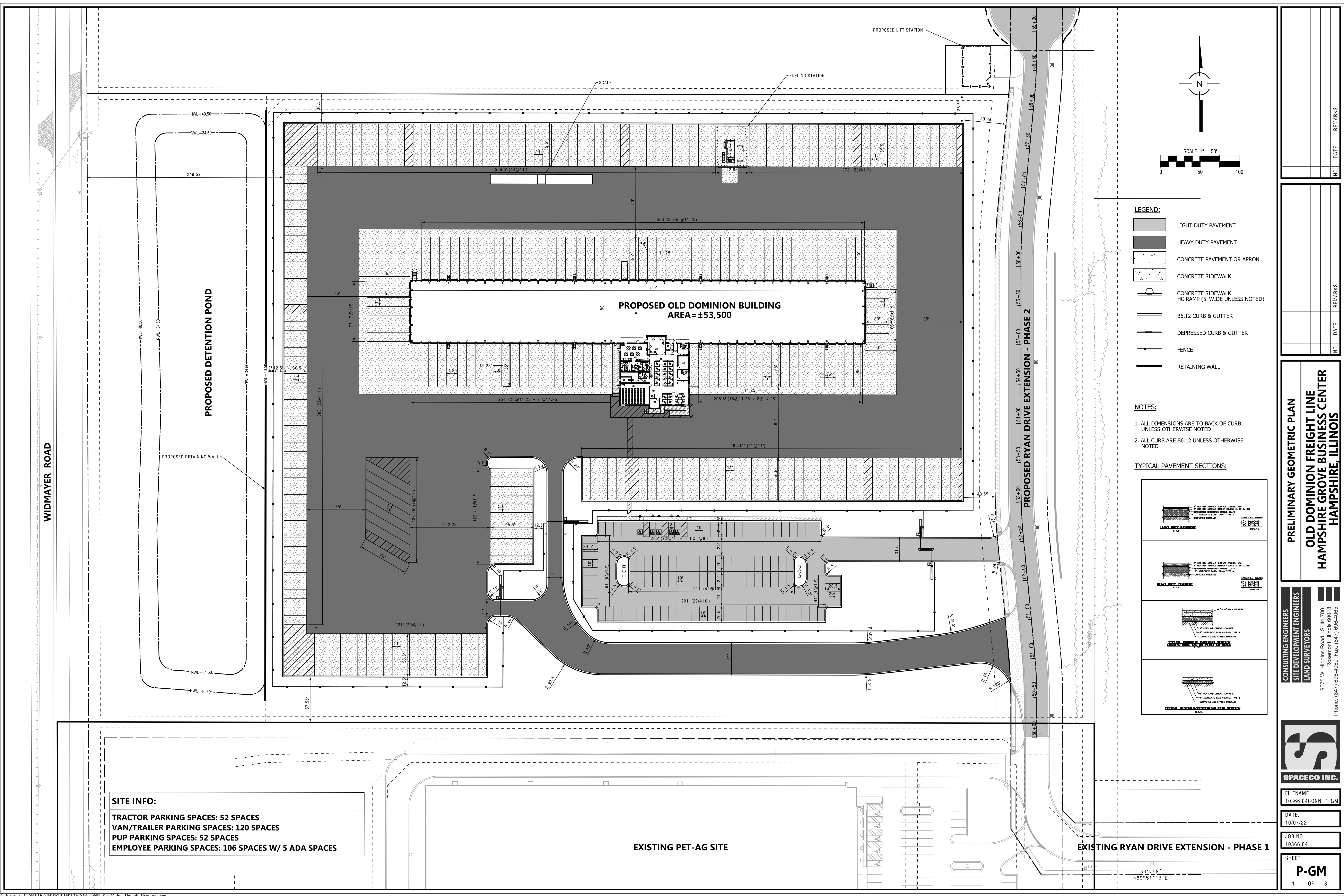
**CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

PRELIMINARY UTILITY PLAN

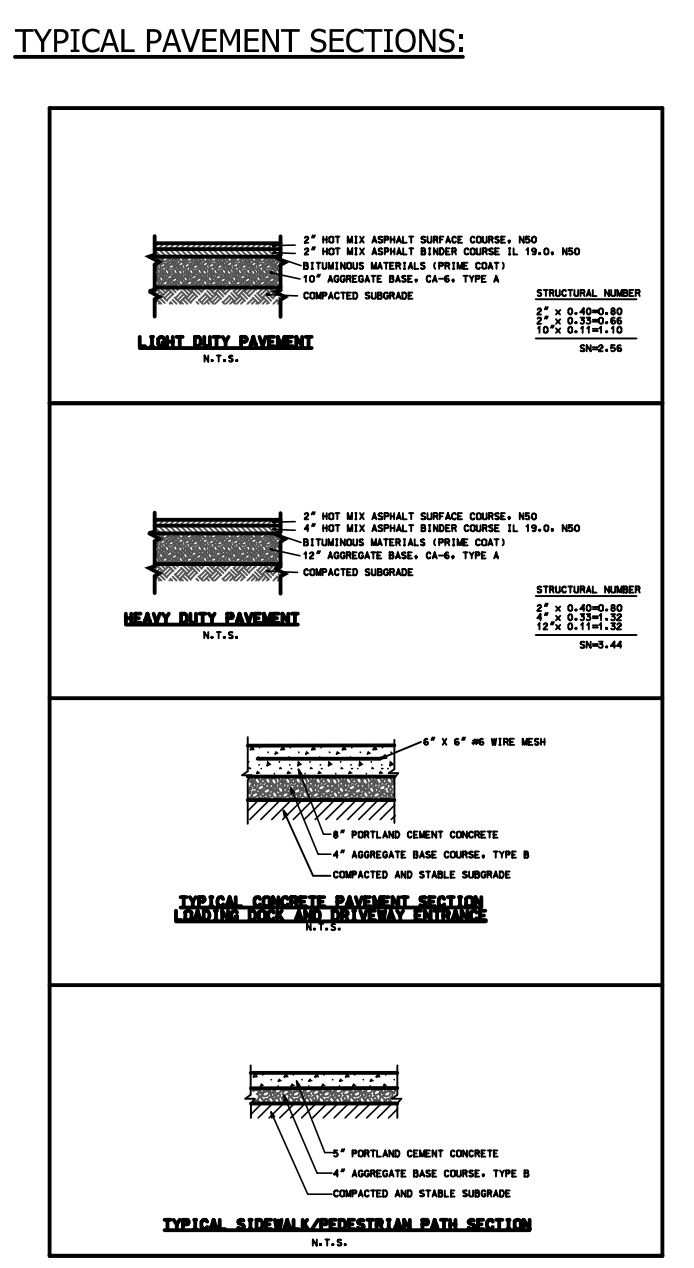
**HAMPSHIRE GROVE PHASE 2
HAMPSHIRE, ILLINOIS**

FILENAME: 10366.03P_UT	SHEET
DATE: 08/19/22	P-UT
JOB NO. 10366.03	2 OF 2



- LEGEND:**
- LIGHT DUTY PAVEMENT
 - HEAVY DUTY PAVEMENT
 - CONCRETE PAVEMENT OR APRON
 - CONCRETE SIDEWALK
 - CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
 - B6.12 CURB & GUTTER
 - DEPRESSED CURB & GUTTER
 - FENCE
 - RETAINING WALL

- NOTES:**
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED
 2. ALL CURB ARE B6.12 UNLESS OTHERWISE NOTED



SITE INFO:

TRACTOR PARKING SPACES: 52 SPACES
 VAN/TRAILER PARKING SPACES: 120 SPACES
 PUP PARKING SPACES: 52 SPACES
 EMPLOYEE PARKING SPACES: 106 SPACES W/ 5 ADA SPACES

EXISTING PET-AG SITE

EXISTING RYAN DRIVE EXTENSION - PHASE 1

<p>PRELIMINARY GEOMETRIC PLAN</p> <p>OLD DOMINION FREIGHT LINE</p> <p>HAMPSHIRE GROVE BUSINESS CENTER</p> <p>HAMPSHIRE, ILLINOIS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO.</td> <td style="width: 50%;">DATE</td> <td style="width: 50%;">NO.</td> <td style="width: 50%;">DATE</td> <td style="width: 50%;">NO.</td> <td style="width: 50%;">DATE</td> <td style="width: 50%;">REMARKS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	NO.	DATE	NO.	DATE	REMARKS							
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<p>CONSULTING ENGINEERS</p> <p>SITE DEVELOPMENT ENGINEERS</p> <p>LAND SURVEYORS</p>	<p>9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065</p>														
<p>SPACECO INC.</p>	<p>FILENAME: 10366.04CONN_P_GM</p> <p>DATE: 10/07/22</p> <p>JOB NO. 10366.04</p> <p>SHEET P-GM</p> <p>1 OF 3</p>														

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

Agenda Supplement

TO: **Planning and Zoning Commission**
FROM: **Josh Wray, Assistant to the Village Manager**
FOR: **Planning & Zoning Commission Meeting on October 10, 2022**
RE: **Projecting Signs**

Background: A new business on Washington Avenue has inquired about installing a business sign that projects off the side of the building. The current community graphics regulations do not allow any wall sign to project more than 12" from the wall.

Analysis: Several communities in Kane County, including St. Charles, Geneva, and Batavia, allow for projecting signs, usually just in a "downtown" area. These signs are often thought to enhance the character of a walkable commercial area. The Business Development Commission was asked for feedback at one of their meetings regarding allowing projecting signs downtown, and they were generally supportive of the concept provided certain restrictions were put in place, which have been included in the attached regulations.

To restrict the use of projecting signs to downtown, the Village would establish a special graphics area that defines a specific geographic area. A petition to create the Downtown Special Graphics Area is attached. It references the attached text amendment that include several requirements for projecting signs. Components of these requirements the BDC specifically discussed include the restrictions on the graphics, disallowing changeable copy, and disallowing internal illumination.

Action Needed: Consider recommending approval of the Downtown Special Graphics Area and the attached text amendment allowing projecting signs with certain regulations.

**PETITION
FOR ZONING TEXT AMENDMENT**

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

1. Please consider this request for creation of a Special Graphics Area in the Village, pursuant to § 6-12-14(C) of the Hampshire Municipal Code, for the following defined area and purposes:

A. Downtown Special Graphics Area

1. Purpose. The purpose of the Downtown Special Graphics Area is to identify those parts of the Village in which projecting signs shall be allowed.

2. Area. The area to be encompassed for the Downtown Special Graphics Area, inclusive of the intersections of the streets listed, is as follows:

- a. State Street from Allen Road to Jackson Avenue
- b. Washington Avenue from State Street to Elm Street
- c. Jefferson Avenue from Park Street to Elm Street
- d. Rinn Avenue from Park Street to State Street

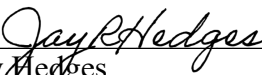
3. Projecting Signs. Projecting signs shall be allowed on any building within the Downtown Special Graphics Area, subject to the terms and provisions of the Village Zoning Regulations, Ch. 12: Community Graphics, including but not limited to the following sections thereof which will regulate the design features, dimensions, and locations of projecting signs in the Area:

- §6-12-4(A)(6)
- §6-12-4(G)
- §6-12-6(B)(13)
- §6-12-7(D)(1)

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

Dated: August 30, 2022.

Respectfully submitted



Jay R. Hedges
Zoning Administrator

**PETITION
FOR ZONING TEXT AMENDMENT**

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

1. Please consider this request for amendment of the existing Village Zoning Regulations, Community Graphics, Hampshire Municipal Code of 1985, as amended, as follows:

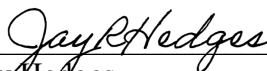
- a) Amend §6-12-2(D), to remove from the list of prohibited signs, “projecting signs”;
- b) Amend §6-12-4(A)(6), to add to the list of permitted signs, “projecting signs”;
- c) Amend § 6-12-4(G), to add certain regulations governing “projecting signs”; and
- d) Amend §6-12-6(B)(13), to add to the list of permitted signs in Business Districts, “projecting signs”;
- e) Amend §6-12-7(D)(1), to add to the construction and maintenance provisions for community graphics, certain provisions governing “projecting signs.”
- f) Amend §6-2-2, to modify the definition of “projecting signs.”

2. The amended definition, and proposed regulations to be added under sub-paragraph (c) above, are attached hereto and incorporated herein by this reference.

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

Dated: September 6, 2022.

Respectfully submitted



Jay Hedges
Zoning Administrator

§ 6-2-2: DEFINITION

SIGN: Any object, device, display or structure (or part thereof) which is used to advertise, identify ... or attract attention to a ..business [including] ... every projecting sign.

Projecting Sign: A "projecting sign" is a sign supported by a building (or other structure) which projects over any street, sidewalk, alley (or any public or easement) more than twelve (12"0 inches from the face of the building, structure or supporting wall including any such sign attached to the wall of a building in which the face of the sign in not parallel to such wall.

§ 6-12-4(G): Projecting Signs

1. Projecting signs shall be permitted only in the Downtown Special Graphics Area, defined as those properties fronting on the following streets, inclusive of the intersections:
 - a. State Street from Allen Road to Jackson Avenue
 - b. Washington Avenue from State Street to Elm Street
 - c. Jefferson Avenue from Park Street to Elm Street
 - d. Rinn Avenue from Park Street to State Street
2. No more than one (1) projecting sign shall be permitted per building face, subject to the following requirements:
 - a. No projecting sign or sign-mounting structure shall extend above the height of the building face.
 - b. When placed partly or wholly above a public right-of-way or sidewalk, or a private walkway, no part of any projecting sign or sign-mounting structure shall be less than seven feet four inches (7'4") above the adjacent ground surface.
 - c. No projecting sign or sign-mounting structure may project more than five feet (5') from the building face; provided, the farthest projecting point of any projecting sign shall be set back not less than four feet (4') from any adjacent curb, street, alley, driveway, or parking space measured perpendicularly from such farthest projecting point to the adjacent ground surface of any such curb, street, alley, driveway, or parking space.
 - d. No projecting sign shall exceed ten (10) square feet in surface area.
 - e. If the projecting sign is enclosed by a box or any other material serving to contain the sign, said box or other material shall be included when calculating the total area of the graphic.
3. No projecting sign shall be internally illuminated.
4. A projecting sign shall include only the following as part of the graphic design:
 - a. Business name
 - b. Business owner name
 - c. Business logo
 - d. Year of establishment (e.g., "Established 1990")

Projecting Signs / Draft Text

5. No projecting sign shall include changeable copy of any kind.
6. Projecting signs and sign-mounting structures shall be safely and securely attached to the building face, as determined by the Village's building official.
7. No projecting sign shall in any way obstruct any major architectural feature of the building to which it is attached, such as a door, exit, or window.

§ 6-12-7: Construction and Maintenance, Generally. * * *

D. All signs shall meet the following requirements for illumination:

1. Gooseneck reflectors and lights shall be permitted in freestanding signs, wall signs, and projecting signs; provided, however, that any lights shall be concentrated only on the sign, and be prevented from causing any glare on or striking the street or nearby property.