Village of Hampshire
Planning & Zoning Commission Meeting
Monday, March 9, 2026 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Motion to Approve the Meeting Minutes from January 26, 2026
5. Public Comments
6. New Business
    a. Case# PZC-26-02 – Public Hearing

       Address: 44W452 US Highway 20 Hampshire, IL 60140

       PIN: 01-24-400-042; 01-24-400-001

       Petitioner & Owner: Hampshire Land, LLC

       Request: The following zoning entitlement requests are being made:

       1. Request for Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-2, General Industrial District
       2. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to permit outdoor storage
       3. Request for Variance to Sec. 6-9-3-A-2-c of the Hampshire Zoning Ordinance to permit outdoor storage without a screening wall or fence, whereas a screening wall or fence is required

       Action: Motion(s) to make a recommendation(s) regarding Case# PZC-26-02
7. Old Business
8. Announcements
9. Adjournment

Public Comments: The Commission will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Chairman 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 Board or its members. Good order and proper decorum shall always be maintained.

Recording: Please note that all meetings held by video conference may be recorded, and all recordings will be made public. While State Law does not require 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 Meeting
Monday, January 26, 2026 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

MEETING MINUTES

1. **Call to Order**

   The Village of Hampshire Planning & Zoning Commission was called to order by Chairwoman Klein at 7:00 P.M.

2. **Pledge of Allegiance**

3. **Roll Call**

   Present: Commissioners Grace Duchaj, Scott McBride, Sharon Egger, and Bill Rossetti and Chairwoman Christine Klein

   Absent: Commissioner Richard Frillman

   Others Present: Mary Jo Seehausen, Village Manager and Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from November 24, 2025**

   Motion: Commissioner Rossetti
   Second: Commissioner Egger
   Ayes: Commissioners Duchaj, McBride, Rossetti, Egger, and Ross
   Nayes: None
   Abstain: None

   Motion Approved

5. **Public Comments**

   None

6. **New Business**

a. **Case# PZC-25-04 – Public Hearing**

Address: 44W452 US Route 20 Hampshire, IL 60140
PIN: 01-24-400-042; 01-24-400-001
Petitioner & Owner: Hampshire Land, LLC
Request: The following zoning entitlement requests are being made:

1. **Request for Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-3, Industrial District**
2. **Request for Variance to Sec. 6-9-4-A-2-c of the Hampshire Zoning Ordinance to permit outdoor storage without a screening wall or fence, whereas a screening wall or fence is required**
3. **Request for Special Use per Sec. 6-9-4-C of the Hampshire Zoning Ordinance to permit outdoor storage**

Action: Motion to make a recommendation regarding Case# PZC-25-04

Mr. Khan presented the requests being made by the Petitioner. Mr. Khan provided a background on the subject properties and the use of the general area nearby. Mr. Khan reviewed the proposed conditions of approval and stated that the special use and variance, if recommended for approval, would be tied to the current business.

The Petitioner stated that the business and use has been operating since 2002.

No public comments were provided prior to or during the hearing.

Chairwoman Kelin requested a motion to recommend approval of the requests pursuant to the three conditions of approval.

Motion: Commissioner Egger

Second: Commissioner Ross

Ayes: Commissioners Duchaj, McBride, Rossetti, Egger, and Ross

Nayes: None

Motion Approved

7. **Old Business**

Mr. Khan stated he is working on the research requested by the Planning & Zoning Commission regarding Accessory Dwelling Units (ADUs).

8. **Announcements**

None.

9. **Adjournment**

Motion to Adjourn

Motion: Commissioner McBride
Second: Commissioner Egger
Aye: Commissioners Duchaj, McBride, Rossetti, Egger, and Ross
Nayes: None
Abstain: None

Motion Approved.

Adjourned at 7:09 P.M.

Submitted: March 9, 2026
Approved:

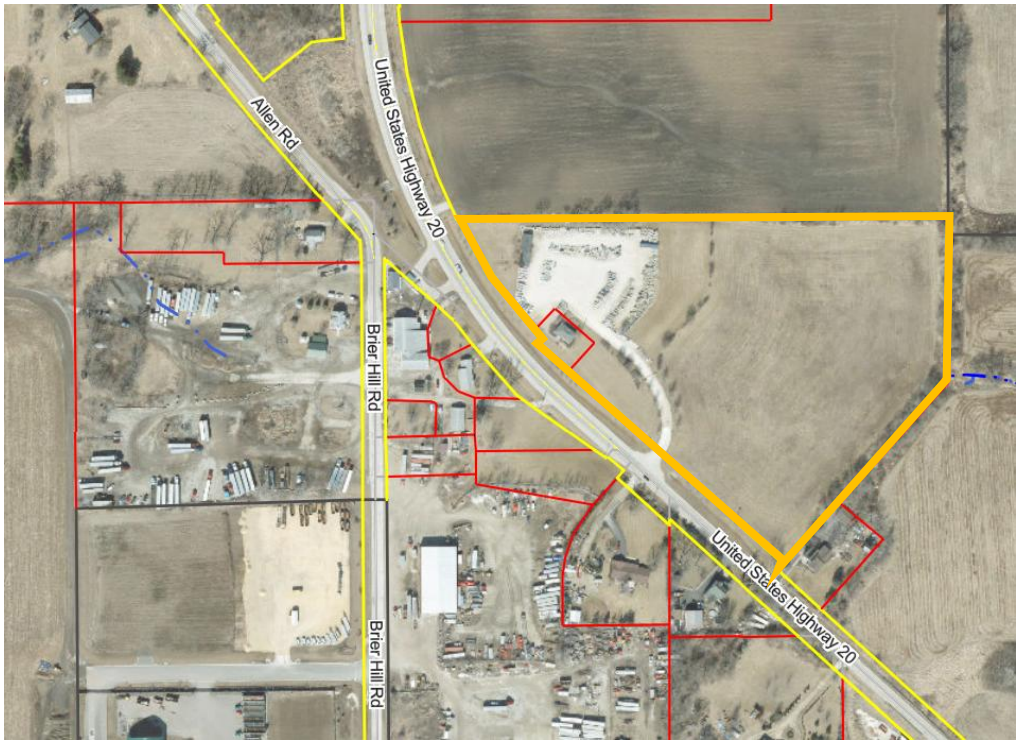
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO:	**Planning & Zoning Commission**
FROM:	**Mo Khan, Assistant Village Manager for Development**
FOR:	**Planning & Zoning Commission Meeting on March 9, 2026**
RE:	**PZC-26-02 – 44W452 US Highway 20 – Rezoning (Map Amendment), Variance & Special Use**

PROPOSAL: Hampshire Land, LLC (Petitioner & Owner) is requesting the following to operate a wholesale construction material supply business at the subject property of 44W452 US Highway 20:

1. Request for Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-2, General Industrial District.
2. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to permit Outdoor Storage.
3. Request for Variance to Sec. 6-9-3-A-2-c of the Hampshire Zoning Ordinance to permit outdoor storage without a screening wall or fence, whereas a screening wall or fence is required.



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BACKGROUND: Service Konstruction is a wholesale construction material supply business located at the subject property of 44W452 US Highway 20. The subject property is primarily used for outdoor storage of landscape retaining wall and hardscape materials.

ANALYSIS: The subject properties are approximately 14 acres and located on US Highway 20, approximately 850 ft. south of the intersection of Allen Road and US Highway 20. The subject property is improved with a single-story office building that is approximately 1,200 sq. ft. and a storage/shed building that is approximately 1,800 sq. ft.

The subject properties are currently zoned F – Farming in Unincorporated Kane County.

The following are the adjacent property zoning and uses:

North: F – Farming (Unincorporated Kane County)
South: F – Farming (Unincorporated Kane County)
East: F – Farming (Unincorporated Kane County); PRD – Planned Residential District
West: B-1 – Business (Unincorporated Kane County); I – Industrial (Unincorporated Kane County); F – Farming (Unincorporated Kane County); R-1 – Residential (Unincorporated Kane County)

<u>Zoning Bulk Standards:</u> No changes are being proposed to the building, so a zoning bulk standard review was not completed.

REQUIRED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The following are the required findings of fact for a Rezoning (Map Amendment) per Sec. 6-14-3-G-8-a:

1. Existing uses of property within the general area of the property in question.
2. The zoning classification of property within the general area of the property in question.
3. The suitability of the property in question to the uses permitted under the existing zoning classification.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.
5. The objectives of the current land use plan.

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PROPOSED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The proposed findings of facts shall be as follows:

1. Land uses in the area are generally industrial in nature, including a significant amount of outdoor storage of tractor/truck trailers and vehicles, and crop farming.
2. The majority of the property in the general area is undeveloped land zoned F – Farming in unincorporated Kane County.
3. Upon annexation the subject properties would be zoned E-1 – Estate, which would not permit an industrial type of use.
4. The general area has been developed and used for industrial type of use, primarily the storage of equipment, tractor/truck trailers, and materials supply.
5. The subject properties are designated as "Community Commercial Center" in the 2004 Comprehensive Plan – Future Land Use Map.

REQUIRED FINDINGS OF FACT (SPECIAL: USE): The following are the required findings of fact for a Special Use per Sec. 6-14-3-H-9:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
5. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the board of trustees pursuant to the recommendations of the Planning and Zoning Commission.

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PROPOSED FINDINGS OF FACT (SPECIAL USE): The proposed findings of fact shall be as follows:

1. The outdoor storage of hardscape materials and supplies has been occurring since at least 2010. The continued outdoor storage use will not change its current impact the public health, safety, morals, comfort, or general welfare.
2. The outdoor storage of hardscape materials and supplies has been occurring since at least 2010. The continued outdoor storage use will not change its current impact on the use or enjoyment of the adjacent properties, which are undeveloped.
3. The outdoor storage use will not impede or prevent the development or improvement of the adjacent properties. Surrounding properties have already been development, many of which are used for similar outdoor storage purposes.
4. No changes are being proposed to the design of the existing office building.
5. The subject properties are currently serviced by well and septic and have direct access to US Route 20 from the subject properties. Adequate facilities have been provided to the subject properties.
6. Existing ingress and egress are provided off of US Route 20. There are no proposed changes to the ingress/egress from the subject properties.
7. Upon approval of the rezoning (map amendment) request, the subject properties will generally meet the intent and regulations of the M-2 zoning district.

REQUIRED FINDINGS OF FACT (VARIANCE): The following are the required findings of fact for a Rezoning (Map Amendment) per Sec. 6-14-3-F-11-a:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located, and that the variation, if granted, will not alter the essential character of the locality.
2. That the plight of the owner is due to unique circumstances and that the variation, if granted, will not alter the essential character of the locality.

PROPOSED FINDINGS OF FACT (VARIANCE): The proposed findings of fact shall be as follows:

1. The proposed variance will not alter the essential character of the locality as much of the adjacent land is undeveloped and used for farming. The use has been previously established in unincorporated Kane County and has been used for outdoor storage since at least 2010 according to aerial imagery provided by Kane County. Additionally, the general area is used for other industrial types of

uses, which many included outdoor storage of equipment, tractor/truck trailers, and materials supply.

2. The outdoor storage use has been previously established in unincorporated Kane County since at least 2010 according to aerial imagery provided by Kane County. The general area is used for other industrial types of uses as previously stated above. The proposed variance would not alter the essential character of the locality.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition as of March 5, 2026.

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is recommending the following conditions of approval if the Planning & Zoning Commission recommends approval:

1. The Special Use and Variance shall only apply to Service Konstruction and shall not be transferred to a new business.
2. If the use shall cease operations for a period of six (6) consecutive months the Special Use and Variance shall be considered null and void.
3. Outdoor storage area shall be limited to the area shown on the highlighted area of the Site Map, including the area marked as "Future Build Out Area for Parking and Replacement Building."

RECOMMENDED MOTION: I move to accept and adopt the Staff's Findings of Facts as included in this Agenda Supplement and recommend approval of PZC-26-02 for the following:

1. A request for rezoning (map amendment) upon annexation from E-1, Estate District to M-2, General Industrial District.
2. A request for special use to permit outdoor storage per Sec. 6-9-3-C of the Hampshire Zoning Ordinance.
3. A request for variance to Sec. 6-9-3-A-c of the Hampshire Zoning Ordinance to permit outdoor storage without a screening wall or fence.

Pursuant to Staff's recommended conditions of approval #1-3.

DOCUMENTS ATTACHED:

1. Land Use Application
2. Site Map
3. Petitioner's Response to Findings of Fact

Village of Hampshire

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

Land Use Application

Date: 2/17/2026

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 E-1 District to M-2 District (ex. M1 to M2)*
- ☒ Annexation*
- ☐ Subdivision
- ☐ Other Site Plan: _____

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: Hampshire Land, LLC Email: slink@servicekonstruction.com

Address: 44W452 US Highway 20, Hampshire, IL Phone: 630-774-9039

CONTACT PERSON (if different from applicant)

Name: Catherine S. Hurlbut Email: churlbut@lawhurlbut.com

Address: 574 N McLean Blvd, Ste 1A Elgin, IL Phone: 847-741-0400

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

X YES ___ NO

If the applicant is not the owner of the subject property, a written and signed statement from the owner authorizing the applicant to file must be attached to this application.

IS THE OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

___ YES X NO

If the 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 attached hereto.

PROPERTY INFORMATION

Name of Development (if any): N/A

Address: 44W452 US Highway 20, Hampshire, IL 60140

Parcel Number(s): 01-24-400-042; 01-24-400-041

Total Area (acres): 14.8 acres

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire Protection District

School District: Community Unit School District #300

Library District: Ella Johnson Memorial Library District

Park District: Hampshire Township Park District

Township: Hampshire Township

Current Zoning District: County F with special use for material storage

Current Use:

Landscape construction supply business with offices and outdoor material storage facility

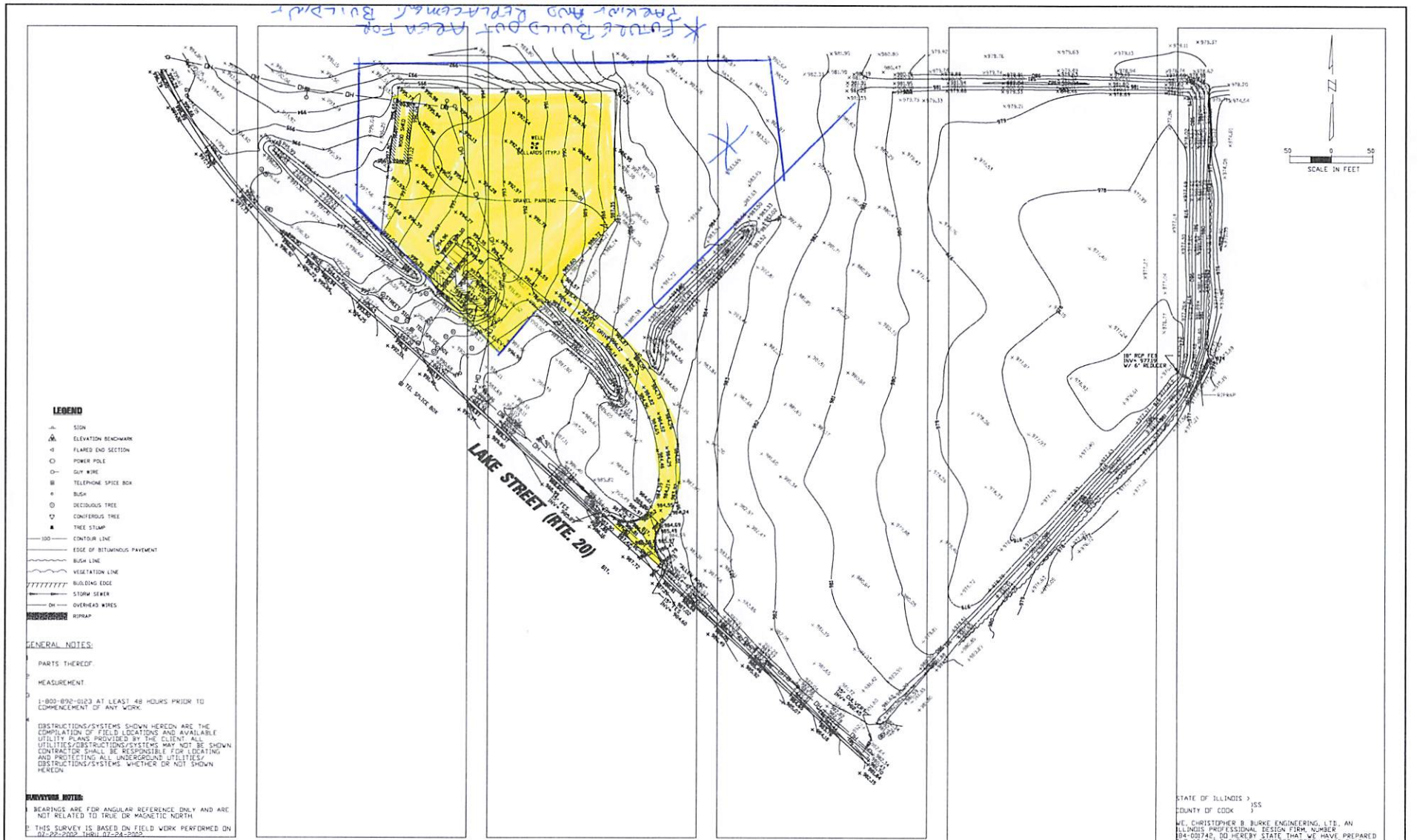
Proposed Zoning/Variance/Use:

M2 with variance and special use to provide for an outdoor storage area without fencing

Reason/Explanation for Zoning/Variance/Use:

Annexation into the Village of Hampshire

SITE PLAN
EXHIBIT B



GENERAL NOTES:

1. PARTS THEREOF.
2. MEASUREMENT.
3. 1-800-892-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
4. OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE THE COMPILATION OF FIELD LOCATIONS AND AVAILABLE UTILITY PLANS PROVIDED BY THE CLIENT. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/ OBSTRUCTIONS/SYSTEMS WHETHER OR NOT SHOWN HEREON.

SURVEYOR NOTES:

1. BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.
2. THIS SURVEY IS BASED ON FIELD WORK PERFORMED ON 02-22-2002 THRU 07-24-2002.

ELEVATION BENCHMARKS
DATUM: KANE CO. DATUM

NO.	DESCRIPTION	ELEV.
0500W2	SPIKE IN UTILITY POLE 3±' N'LY OF - RTE. 20 & 224' ± SE OF 44 W 420-452 LAKE ST. (RTE. 20)	988.09

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, CHRISTOPHER B. BURKE ENGINEERING, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001740, DO HEREBY STATE THAT WE HAVE PREPARED THE AS-BUILT SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID TOPOGRAPHY.

ROSEMONT, ILLINOIS _____ 2002

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3421
MY LICENSE EXPIRES 11/30/2002

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

AS-BUILT SURVEY OF MATERIAL STORAGE YARD

IN
KANE COUNTY, ILLINOIS
PREPARED FOR
SERVICE KONSTRUCTION SUPPLY, INC.

CALC.	KJB	PROJECT NO.	02-351
DWN.	BAS., SL	SHEET	1 OF 1
CHKD.	JBM	DRAWING NO.	AB02351A
SCALE:	1"=5'SCALE		
DATE:	08/05/02		

PZC-26-02
Petitioner's Findings of Facts

Rezoning (Map Amendment)

1. The existing uses of the property in the general area include light industrial, business, and farming.

2. Zoning within the general area includes within unincorporated Kane County Farming, B-1 and farm property zoned PRD Industrial within the Village of Hampshire.

3. The property is currently used as a wholesale construction supply company with an outdoor storage yard. The requested special use amendment is consistent with the requested M-2 zoning classification with special use for outdoor storage area.

4. Current development in the general area is commercial.

5. The Future Land Use plan shows this property and the general area as "Community Commercial".

Variance

1. The property is currently located within unincorporated Kane County and operated as a wholesale construction company with outdoor storage area. The outdoor storage area is essential to the operation of the company and removal would significantly reduce the operations and revenue.

2. The property is currently located in unincorporated Kane County and the operation includes an outdoor storage area. If the variation is granted the special use for outdoor storage area will not alter the essential character of the property.

Special Use

1. The special use for outdoor storage area is within the current character of the property and will not endanger the public health, safety, morals, comfort or the general welfare of the neighboring properties.

2. The requested special use is consistent with the current use and will not change the essential character of the property and is a similar use as the neighboring properties.

3. The requested special use currently exists on sections of the property and will not affect future development of the area.

4. The exterior architecture of the current buildings and proposed improvements are similar to those existing in the general area and will not affect property values within the neighborhood.

5. There are currently adequate utilities, access roads, drainage areas and other facilities located on the property for the special use.

6. Ingress and egress to Illinois Rt. 20 currently exists as improved and approved by the State of Illinois.

7. The special use request for outdoor storage area is in conformance, as modified with the recommendation of the Planning Zoning Commission, with the applicable regulations of the District.