



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, June 13, 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 May 23, 2022
5. New Business
 - a. Hampshire 90 Logistics Park
 - i. A Motion to recommend the approval of a Variance to the Subdivision Regulations to allow for a cul-de-sac length of up to 1,200 feet in the Hampshire 90 Logistics Park
 - ii. A Motion to recommend the approval of a Variance to the Subdivision Regulations to allow for a minimum right-of-way for an industrial collector road of no less than 66 feet in the Hampshire 90 Logistics Park
 - iii. A Motion to recommend the approval of a Variance to the Subdivision Regulations to allow for sidewalks on only one side of streets in the Hampshire 90 Logistics Park
 - iv. A Public Hearing regarding the Final Plat of Subdivision for the Hampshire 90 Logistics Park
 - v. A Motion to recommend the approval of the Final Plat of Subdivision for the Hampshire 90 Logistics Park conditional upon final engineering approval
 - b. 148 Washington Ave.
 - i. A Public Hearing regarding the proposed Rezoning and Variance at 148 Washington Ave.
 - ii. A Motion to recommend approval of Rezoning from B-1 Central Business District to B-3 Service Business District at 148 Washington Ave.
 - iii. A Motion to recommend the approval of a Variance to the ten-foot (10') side yard setback to allow an accessory building no less than five feet (5') from the side lot line at 148 Washington Ave.
 - c. Road Ranger
 - i. A Motion to recommend the approval of a Variance of the Community Graphics Regulations to allow for wall signs in number and sizes at 19N681 US Hwy 20 as shown on the plans prepared by Doyle General Sign Contractors dated 11/8/2021

d. A Motion to authorize the Chair to report the results of the Commission's final actions 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) on the day of the meeting, and a link to participate will be sent to your e-mail address the day of the meeting, including all exhibits and other documents (the packet) to be considered at the meeting.

Recording: Please note that all meetings held by videoconference will be recorded, and the 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
May 23, 2022**

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:00 p.m. by Chair B. Mroch. Members present: Chair B. Mroch, and Commissioners R. Frillman, S. McBride, L. Rapach, and W. Rossetti via Zoom. Also present was: J. Wray.

After comment, commission voted to approved meeting minutes with correction to L. Rapach's spelling of last name. Motion to approve was made by L. Rapach, seconded by S. McBRide, and vote of 4 aye, 1 abstain, 0 nay.

The public hearing was opened and Mr. Collins explained that he was petitioning the village to change the ordinance to allow for a home based FFL which also prompted the village to update their ordinances on other home based businesses.

A motion to close the public hearing was made by R. Rapach and seconded by S McBride, and a vote of 5 aye, 0 Nay. Motion passed.

The board then had discussion about the recommendation of approval of the Text Amendment regarding home occupations, focusing on how many children could be allowed for a home based day care.

W. Rosetti made a motion to approve the Text Amendment regarding home occupations but limiting a home daycare (G.2.A) to six children from twelve. No one seconded the motion. Motion failed.

A Motion was made by R. Frillman to recommend approval of the Text Amendment regarding home occupations as written but with a recommendation for the Village Trustee's to review and match state law to G.2.A., seconded by L. Rapach, and a vote of 4 Aye, 1 Nay. Motion carried.

A motion to authorize the Chair to report the results of the agenda item 5-b to the Village Board of Trustees was made by S. McBride, seconded by L. Rapach, and a vote of 4 aye, 1 nay. Motion passed.

Meeting was adjourned on motion from R. Frillmam, seconded by S. McBride, and vote of 5 Aye, 0 Nay. Motion passed.

Respectfully submitted,

B. Mroch
Chair



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

Agenda Supplement

TO: Chairman Mroch; Planning and Zoning Commission
FROM: Josh Wray, Assistant to the Village Manager
FOR: Planning and Zoning Commission Meeting on June 13, 2022
RE: Hampshire 90 Logistics Park

Background: The PZC and Village Board previously approved a concept plan for the Hampshire 90 Logistics Park. The developer has nearly completed the engineering review necessary for a final plat approval and is seeking a recommendation of approval.

Analysis: The first review from EEI identified several areas for correction on the engineering plans and plat. The developer responded with a second set of plans which are under further engineering review. Part of the submittal includes three requests for variation from the subdivision requirements:

1. Extend the maximum cul-de-sac length from 500' to 1,200'.
2. Reduce the minimum width of the street right-of-way from 80' to 66'. This does not include a reduction in the street width, meaning the parkway will be what is reduced.
3. Allow for sidewalks on only one side of the street rather than both.

Issues staff considered were pedestrian traffic, snowplowing operations, turning ability, and emergency access. After consulting with the village engineer, streets supervisor, and the Hampshire Fire District chief, staff has no concerns about these requests in this case.

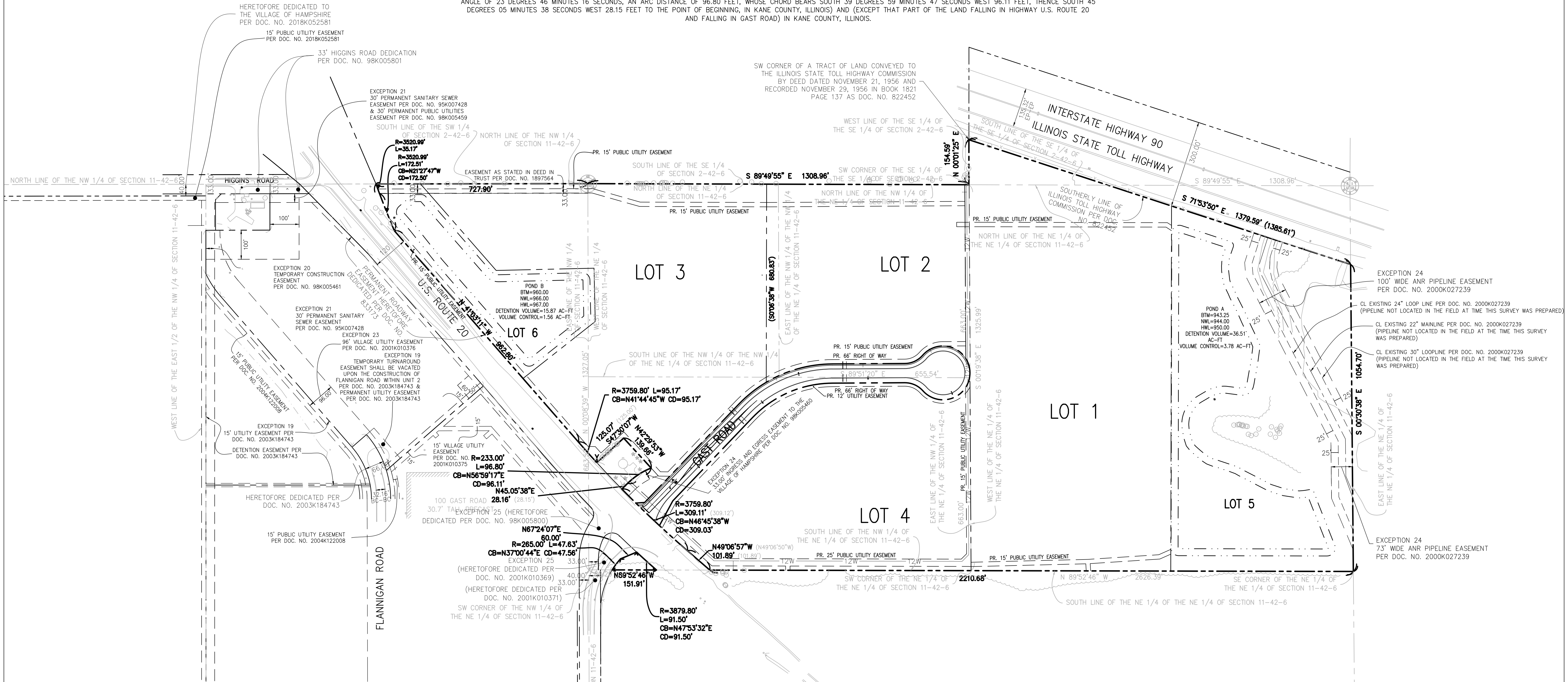
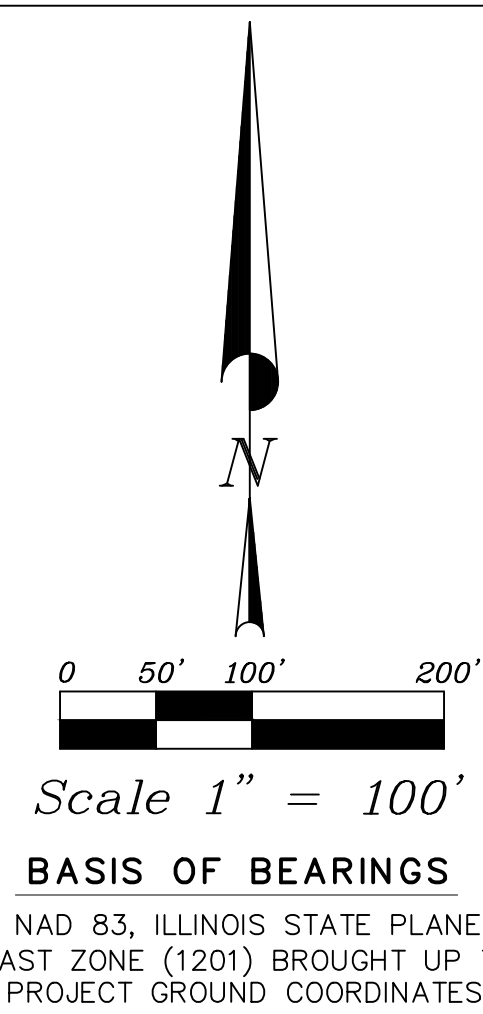
Action Needed: Consider recommending approval of the three variances to the subdivision requirements and approval of the final plat.

If the Commission decides to recommend approval of the final plat, staff requests the motion be conditional on final engineering approval.

AREA SUMMARY		
LOT NUMBER/ROAD NAME	SQUARE FEET	ACRES
LOT 1	953,886	21.898
LOT 2	417,776	9.591
LOT 3	726,479	16.678
LOT 4	565,020	12.972
LOT 5	716,904	16.458
LOT 6	191,125	4.388
DEDICATION OF GAST RD.	102,292	2.348
TOTAL	3,673,482	84.333

PRELIMINARY PLAT OF SUBDIVISION OF HAMPSHIRE 90 LOGISTICS PARK

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, ALL IN TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2, THENCE NORTHALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 154.59 FEET TO THE SOUTHWEST 1/4 CORNER OF A TRACT OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED DATED NOVEMBER 21, 1955 AND RECORDED NOVEMBER 29, 1956 IN BOOK 1821, PAGE 137 AS DOCUMENT 822453; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ILLINOIS STATE TOLL HIGHWAY COMMISSION TRACT, 1385.61 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHWEST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING; ALSO THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID PARCEL THE NORTHERLY 33 FEET LYING BETWEEN THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE EAST LINE OF THE PUBLIC HIGHWAY KNOWN AS U.S. ROUTE 20, SAID 33 FEET LYING IMMEDIATELY SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN) AND (EXCEPT THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER THENCE SOUTH 89 DEGREES 52 MINUTES 39 SECONDS EAST 415.70 FEET, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF U.S. ROUTE 20; THENCE NORTH 49 DEGREES 06 MINUTES 50 SECONDS WEST 107.30 FEET, ALONG SAID NORTHEASTERLY LINE RIGHT OF WAY, THENCE CONTINUING NORTHWESTERLY ALONG SAID RIGHT OF CENTRAL ANGLE OF 04 DEGREES 42 MINUTES 38 SECONDS, AN ARC DISTANCE OF 309.12 FEET, FOR A POINT OF BEGINNING, THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 125.00 FEET WITH A CENTRAL ANGLE OF 01 DEGREE 54 MINUTES 18 SECONDS; THENCE NORTH 47 DEGREES 30 MINUTES 07 SECONDS EAST 125 FEET ALONG A NON-TANGENTIAL LINE; THENCE SOUTH 42 DEGREES 29 MINUTES 53 SECONDS EAST 139.66 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENTIAL CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 233.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 46 MINUTES 16 SECONDS, AN ARC DISTANCE OF 96.80 FEET, WHOSE CHORD BEARS SOUTH 39 DEGREES 59 MINUTES 47 SECONDS WEST 96.11 FEET, THENCE SOUTH 45 DEGREES 05 MINUTES 38 SECONDS WEST 28.15 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS) AND (EXCEPT THAT PART OF THE LAND FALLING IN HIGHWAY U.S. ROUTE 20 AND FALLING IN GAST ROAD) IN KANE COUNTY, ILLINOIS.



JACOB & HEFNER ASSOCIATES
 1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
 PHONE: (630) 652-4600, FAX: (630) 652-4601
 www.jacobandhefner.com

REVISED 6/10/2022
 REVISED 5/10/2022

Survey No.:	B298m
Ordered By.:	Industrial Equity Partners
Description:	Preliminary Plat of Subdivision
Date Prepared:	April 26, 2022
Scale:	1" = 160'



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

Agenda Supplement

TO: Chairman Mroch; Planning and Zoning Commission
FROM: Josh Wray, Assistant to the Village Manager
FOR: Planning and Zoning Commission Meeting on June 13, 2022
RE: 148 Washington Ave.

Background: The owners of 148 Washington Ave. submitted an application for rezoning to allow for a contractor/construction business and for a variance for an accessory building to be used as the construction business's storage area.

Analysis:

Rezoning - The current B-1 zoning is the most restrictive business zoning district in the Village and does not allow for a contractor/construction office. For such a use, a B-3 zoning is required. The owners also intend to rent out office space on the first floor of the building for other businesses, and a B-3 zoning would allow greater opportunity to do so.

Variance - Normally, the side yard setback in a B-3 zoning district is only 5'. However, since the owners have a residence on the upper floor (which is permitted in both B-1 and B-3), different yard setbacks apply including a 10' side yard setback. The owners have argued that adhering to the 10' setback for the proposed accessory building is less important on this particular property because the neighboring property on the east side is a public parking lot.

Action Needed: Consider recommending approval of the rezoning from B-1 to B-3 and approval of the variance to the side yard setback.



Village of Hampshire

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

ZONING REVIEW APPLICATION

Date: 3/1/22

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 B1 District to B3 District (ex. M1 to M2)
- Annexation
- Subdivision - Concept Plan Review
- Subdivision - Preliminary Plan Review
- Subdivision - Final Plan Review
- Other Site Plan: _____

PART I. APPLICANT INFORMATION

APPLICANT (Please print or type)

Name: Kelli Zopfi Email: gabrauction@gmail.com
Address: 148 E Washington Phone: 224 856 7066

CONTACT PERSON (If different from Applicant)

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

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 landtrust 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: 148 Washington St. Hampshire

Parcel Number(s): 01-22-351-003

Total Area (acres): .18

Legal Description: must be attached to this application

Fire Protection District: Hampshire

School District: 300

Library District: Hampshire

Park District: Hampshire

Township: Hampshire

Current Zoning District: B1

Current Use:

Vacant

Proposed Zoning/Variance/Use:

B/B and Variance for a garage/shop
variance for a 5ft setback on East
Side of garage instead of 10ft.

Attachment B

VILLAGE OF HAMPSHIRE

AFFIDAVIT OF NOTIFICATION

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

From: Kelli Zopfi

Date: 3/1/22

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 (250') feet of the property referred to in the Petition.

The property is located at 148 Washington

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
01-22-351-002	C. ARSL	138 Washington
01-22-351-022	Christine Klein	122 Washington
01-22-353-001	Gina Pearson	161 Washington
See attached * properties		

Attached additional sheets, if necessary.

By: Kelli Zopfi
Name

[Signature]
Signature

PLAT OF SURVEY

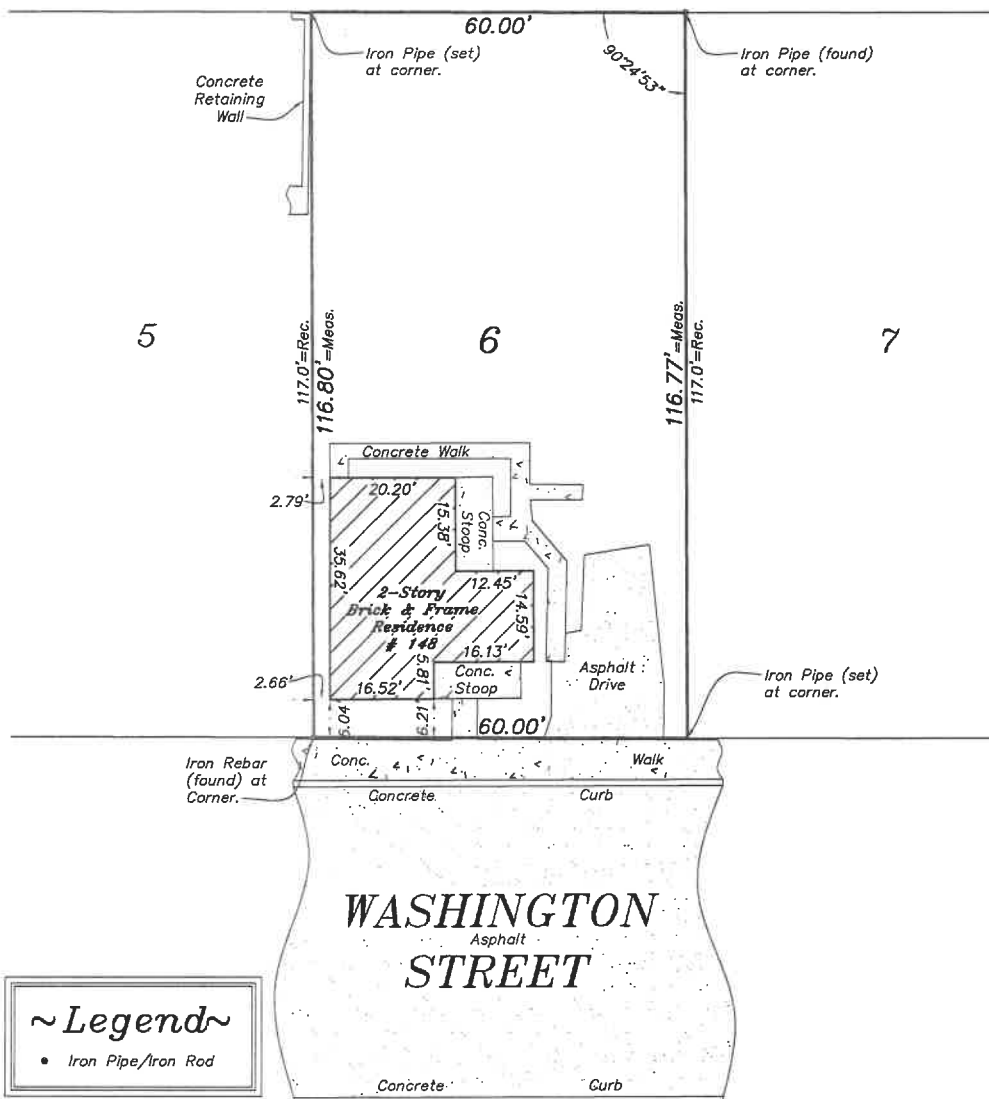
by
SURVEY SYSTEMS OF AMERICA, INC.

Professional Design Firm - License No. 184-002797
PROFESSIONAL LAND SURVEYORS

P.O. Box 6174
Elgin, Illinois 60121-6174
Phone: (847) 428-5775



Lot 6 in Block 1 in the Town of Hampshire according to the Plat thereof Recorded February 17, 1875 as Document No. 7571 in Book 6 of Plats, Page 16, Kane County, Illinois.



~Legend~

- Iron Pipe/Iron Rod

Scale : 1 inch equals 20 feet.
Distances are marked in feet and decimal parts thereof.
Unless otherwise noted hereon, all ties to buildings are shown to the concrete foundations.

Client : **KELLY ZOPFI**
Surveyed by: GD Drawn by: RPS Checked by: RGS
Field Work Complete: 6/11/21

Building setback lines and easements, if any, shown hereon are as shown on the recorded subdivision plat. Consult local authorities for building setback lines established by local ordinances. Please check Legal Description against Deed; also compare all points before building and report ANY DISCREPANCIES IMMEDIATELY.



State of Illinois } s.s.
County of Kane }
This professional service conforms to the current Illinois minimum standards for a boundary survey.

Elgin, Illinois, Dated this 18th day of June, A.D. 2021.

by: *Robert G. Sowka*
Robert G. Sowka I.P.L.S. No. 2454

ORDER NO: 211-2512.1.6 ST

Expires 11/30/2022
PLAT ONLY VALID WITH EMBOSSED SEAL AND ORIGINAL SIGNATURE

PROJECT No.
02142022-A

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SITE PLAN

PROPOSED 3 CAR GARAGE FOR:
JEFF & KELLY ZOPFI
148 WASHINGTON STREET
HAMPSHIRE, IL 60140

DRAWINGS PROVIDED BY:
ALORE DESIGNS LLC
630-546-8430
www.aloredesigns.com

DATE:
02-22-2022

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

SHEET:
A-0

SITE PLAN

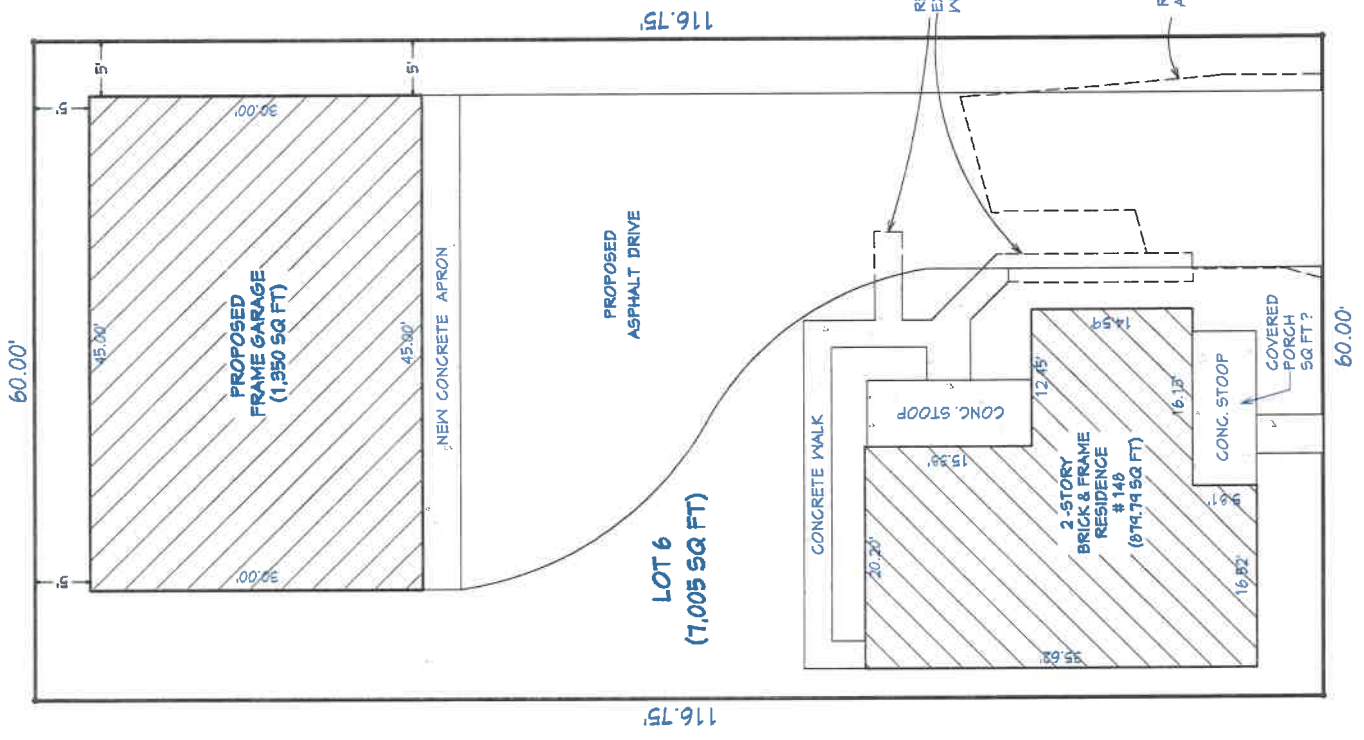
SCALE: 1/8" = 1'-0"

NOTE:
INFORMATION FOR SITE PLAN WAS OBTAINED FROM PLAT OF SURVEY PREPARED BY SURVEY SYSTEMS OF AMERICA, INC., PROFESSIONAL LAND SURVEYOR LICENSE NO. 184-002797, STATE OF ILLINOIS REGISTERED LAND SURVEYOR No. 24664 AND DATED THE 18TH DAY OF JUNE, 2021

7,005.00 SQ FT = TOTAL LOT
2,101.50 SQ FT = 30% OF AVAILABLE LOT
879.79 SQ FT = PRIMARY RESIDENCE
1,350.00 SQ FT = PROPOSED GARAGE
2,224.79 SQ FT = TOTAL FOOT PRINT OF PRIMARY & ACCESSORY STRUCTURES

**PRELIMINARY PLAN FOR BID ONLY
NOT FOR CONSTRUCTION**

SHEET INDEX	
A-0	SITE PLAN
A-1	FOUNDATION PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	ELEVATIONS
A-5	BUILDING SECTION



148 WASHINGTON STREET

PROJECT No.
02142022-A

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
RENDERING

PROPOSED 3 CAR GARAGE FOR:
JEFF & KELLY ZOPPI
148 WASHINGTON STREET
HAMPSHIRE, IL 60140

DRAWINGS PROVIDED BY:
ALORE DESIGNS LLC
630-546-8430
www.aloredesigns.com

DATE:
02-22-2022

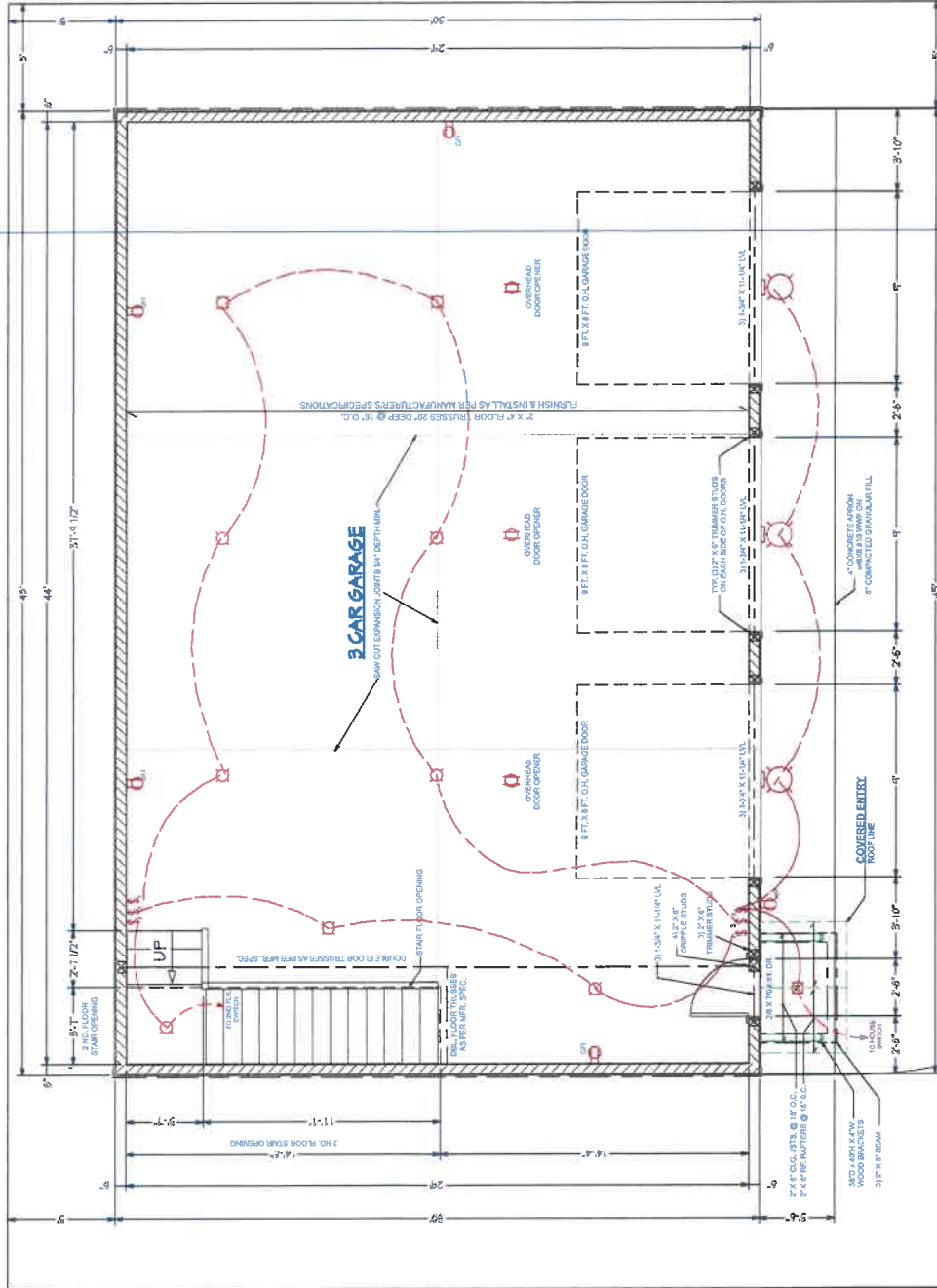
SCALE:
1/8" = 1'-0"

SHEET:
A-00



NO.	DESCRIPTION	BY	DATE

STAIRS AND RAILING NOTES:
 ANY STAIR SYSTEM SHALL HAVE A MAXIMUM RISE OF 7.34" MINIMUM TREADS OF 10" CLEAR MEASURED NOSE TO NOSE (R.N.). 11" TREAD WITH 1" NOSING MINIMUM AND MINIMUM WIDTH OF 36".
 HANDRAILS SHALL BE 1 1/2" DIA. ROUNDED ENDS AND 1 1/2" DIA. ROUNDED ENDS. HANDRAILS SHALL BE VERTICALLY FROM THE FRONT OF TREAD NOSING TO A LINE PARALLEL WITH STAIR RUN OF 8'-0".
 ALL STAIRS AND STEPS WITH TWO (2) OR MORE RISERS TO HAVE A HANDRAIL ON ONE SIDE AT A MINIMUM HEIGHT MEASURED VERTICALLY FROM NOSING OF 36" MIN. AND 36" MAX.
 HANDRAILS ADJACENT TO WALLS SHALL HAVE A MIN. SPACE OF 1 1/2" WITH GRIP SIZE OF 1 1/4" MIN. AND 2 5/8" MAX.
 HANDRAILS TO BE CONTINUOUS THE LENGTH OF STAIRS AND RETURN TO THE WALL OR TERMINATE AT A NEWEL POST. HANDRAILS ON WINDERS SHALL BE LOCATED ON SIDE WHERE TREAD IS NARROWER.



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY PLAN FOR BID ONLY
NOT FOR CONSTRUCTION



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

Agenda Supplement

TO: Chairman Mroch; Planning and Zoning Commission
FROM: Josh Wray, Assistant to the Village Manager
FOR: Planning and Zoning Commission Meeting on June 13, 2022
RE: Road Ranger Signage

Background: Road Ranger submitted an application for variation from the community graphics regulations to allow for additional wall signage on the building on both the west and east walls.

Analysis: The community graphics regulations currently permit the following:

- West side: 1 wall sign of not more than 120 sqft
- East side: 1 wall sign of not more than 345 sqft

The difference in allowable surface area is due to the distance between the wall and the street it faces.

The proposed signage requests the following:

- West side: 3 wall signs totaling approximately 202 sqft
- East side: 4 wall signs totaling approximately 138 sqft

The additional signage is requested to promote the amenities inside the station that would otherwise not be noticeable from the outside view (Subway, Dan's Famous Pizza, and videogaming).

Action Needed: Consider recommending approval of the signage requested.



Village of Hampshire

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

ZONING REVIEW APPLICATION

Date: 3-18-2022

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: _____

PART I. APPLICANT INFORMATION

APPLICANT (Please print or type)

Name: Road Ranger L.L.C. Email: tjohnston@roadrangerusa.com

Address: 1501 Woodfield Rd Suite 300 Schaumburg, IL 60173 Phone: 815-387-1700

CONTACT PERSON (If different from Applicant)

Name: Todd Johnston Email: tjohnston@roadrangerusa.com

Address: 1501 Woodfield Rd ste 300 Schaumburg, IL 60173 Phone: 815-315-2408

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

___ YES X 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 X 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 landtrust 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): Road RANLZER Store 235

Address: 19N681 US 20 Hampshire JI 60140

Parcel Number(s): _____

Total Area (acres): 3.21 ACRES

Legal Description: must be attached to this application

Fire Protection District: Hampshire FIRE DISTRICT

School District: Dundee

Library District: ELLA Johnson

Park District: Hampshire

Township: Hampshire

Current Zoning District: _____

Current Use: Commercial

Proposed Zoning/Variance/Use:

Sign Variance to include Additional updated
Sign on Building

Legal Description

**LOT 4 OF THE FINAL PLAT OF CFM SUBDIVISION IN PART OF THE SOUTHWEST¼
OF THE NORTHWEST¼ OF SECTION 2 AND PART OF THE SOUTHEAST¼ OF THE
NORTHEAST¼ OF SECTION 3, ALL IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.**

May 12, 2022

Road Ranger, LLC
1501 E Woodfield, Suite 300 S
Schaumburg, IL 60173

**Re: Letter of Authorization – Road Ranger
Signage Approval – 19 N 681 US Hwy 20, Hampshire, IL 60140**

National Retail Properties, LP, as Landlord, hereby gives permission and approval to Tenant, Road Ranger, Inc, and/or its agent(s), to proceed with permitting and installation of signage for the above-referenced location in accordance with the attached rendering and as outlined in Jake DeArvil's email dated March 29, 2022.

Landlord approval contingent upon the following:

Landlord consent contingent upon any and all costs, fees etc. associated with the project will be at the expense of the tenant, and all work must conform to the lease agreement, matters of title, all codes, ordinances, proper permitting, common area management approval if applicable, and any existing REA agreements if applicable. Vendor must supply Landlord with copy of certificate of insurance prior to any work commencing.

Should you have any questions or require further information, I can be reached at 407-650-1138 or email at Meghan.Laux@nnnreit.com.

Sincerely,

NATIONAL RETAIL PROPERTIES, LP

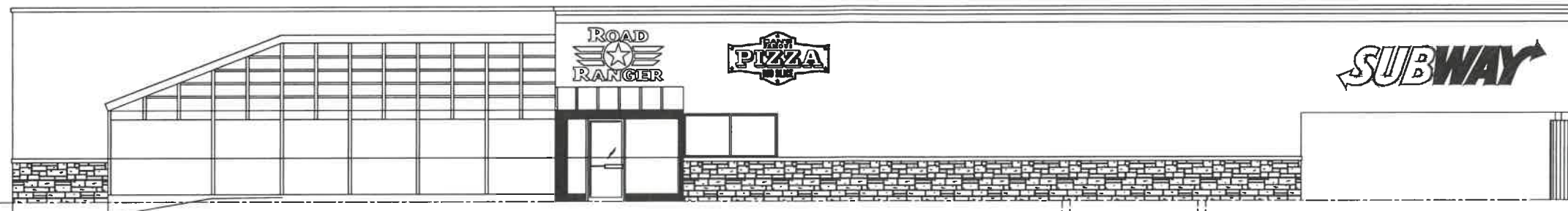


Meghan Laux
Assistant Property Manager

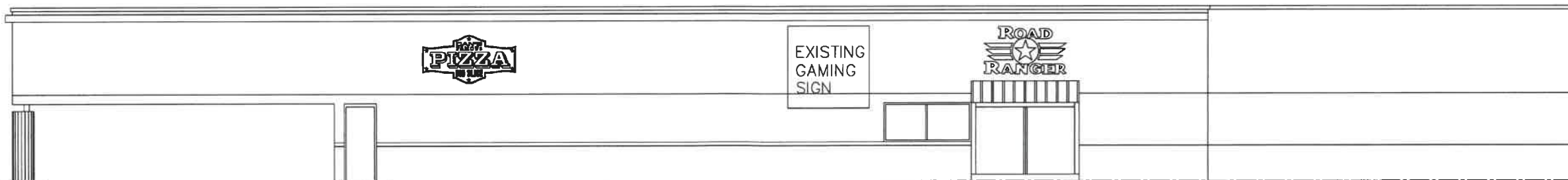


2021-03-10

PROJECT TITLE **Road Ranger #235 Hampshire**
 SITE ADDRESS **19 N. 681 U.S. Highway 20 Hampshire, IL 60140**
 ADJACENT INTERSECTION **I-90 (Exit 42) and Route 20**
 SHEET TITLE **EXISTING**
 REVISION DATE **2021-11-08** SHEET NO.



WEST ELEVATION



EAST ELEVATION




DATE	REVISION

CUSTOMER APPROVAL _____ DATE _____

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ROAD RANGER #235			DESIGNER	DT	SALESPERSON	TD
ADDRESS	19 N. 681 HWY. 20			DATE	01.21.2022	SHEET NO.	2
CITY	HAMPSHIRE	STATE	IL	SCALE:	NOTED		
DRWG. NO.	012122-DT						

O:\Design\R\ROAD RANGER\HAMPSHIRE IL\ROAD RANGER # 235 - 2022



PROJECT TITLE Road Ranger #235 Hampshire
SITE ADDRESS 19 N. 681 U.S. Highway 20 Hampshire, IL 60140
ADJACENT INTERSECTION I-40 (Exit 42) and Route 20
SHEET TITLE PROPOSED
REVISION DATE 2021-03-10 **DATE** 2021-11-08 **SHEET NO.**

INSTALL EXISTING
 DANS PIZZA & SUBWAY SIGNS
 G.C HAS ON SITE

FABRICATE & INSTALL
 ROAD RANGER CLOUD SIGN
 & HORSE LOGO



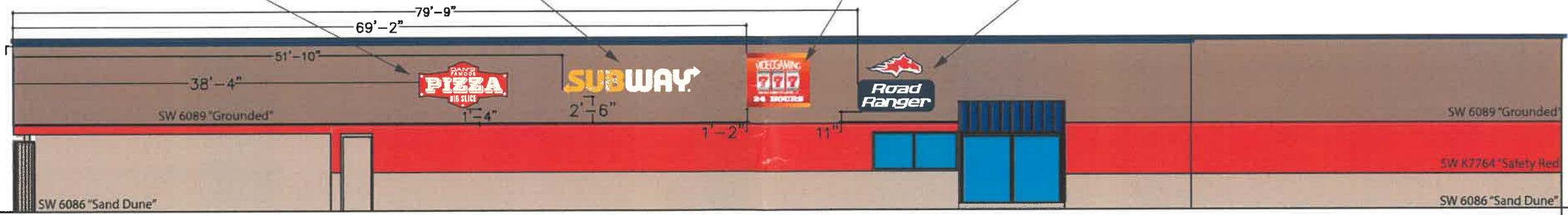
WEST ELEVATION

INSTALL EXISTING
 DANS PIZZA SIGN
 G.C HAS ON SITE

INSTALL
 SUBWAY SIGN
 (ON ORDER)
 G.C AT SITE

FABRICATE & INSTALL
 VIDEO GAMING SIGN

FABRICATE & INSTALL
 ROAD RANGER WALL SIGN
 & HORSE LOGO



EAST ELEVATION



GENERAL SIGN CONTRACTORS
 232 INTERSTATE RD. P.O. BOX 1088 ADDISON, IL 60101 630-543-8490 630-543-8493

DATE	REVISION

CUSTOMER APPROVAL _____ DATE _____
This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ROAD RANGER #235		
ADDRESS	19 N. 681 HWY. 20		
CITY	HAMPSHIRE	STATE	IL
DRWG. NO.	012122-DT	SCALE:	NOTED
	DESIGNER	DT	SALESPERSON
	DATE:	01.21.2022	SHEET NO.
			1

O:\Design\ROAD RANGER\HAMPSHIRE IL\ROAD RANGER # 235 - 2022

	PROJECT TITLE	Road Ranger #235 Hampshire
	SITE ADDRESS	19 N. 681 U.S. Highway 20 Hampshire, IL 60140
	ADJACENT INTERSECTION	I-80 (Exit 42) and Route 20
	SHEET TITLE	PROVIDED SIGNS - TO INSTALL
REVISION DATE	2021-03-10	2021-11-08
SHEET NO.		



SINGLE FACE WALL DISPLAY
 FURNISHED AND INSTALLED BY SIGN CONTRACTOR
 INTERNAL LED ILLUMINATION
 3M 3630-33 RED (PMS 1797C) - TRANSLUCENT
 WHITE-BACKGROUND (TRANSLUCENT)
 BLACK-CABINET AND RETAINERS

G.C. WILL HAVE DAN'S PIZZA SIGNS
 ON LOCATION

**PROVIDED SIGNS
 TO BE INSTALLED**



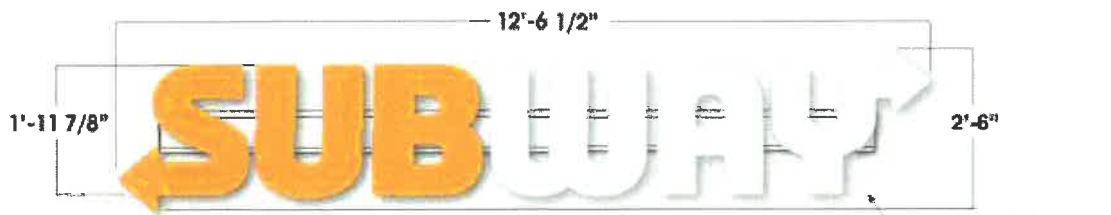
E030934- 36" LED CHANNEL LETTERS YELLOW/GREEN ON RACEWAY

SPECIFICATIONS (SUB):
 5" Deep Letter
 Agilight Pro260-50K Led Modules
 Aluminum Returns Factory Paint Sprayed PMS 7548 Yellow
 7328 White Acrylic Face w/ Factory Paint Sprayed PMS 7548 Yellow Trim Cap
 5 Yellow Vinyl w/ 3M 3660M Over Laminate

SPECIFICATIONS (WAY):
 5" Deep Letter
 Agilight ProCLR Translucent White Led Modules
 Aluminum Returns Factory Paint Sprayed Translucent White
 7328 White Acrylic Face w/ Factory Paint Sprayed Translucent White Trim Cap
 Translucent White Vinyl w/ 3M 3660M Over Laminate

FURNISHED BY ROAD RANGER
 INSTALLED BY SIGN CONTRACTOR

Raceway
 painted SW 6089 "Grounded"



E030941- 30" LED CHANNEL LETTERS YELLOW/WHITE ON RACEWAY

SPECIFICATIONS (SUB):
 5" Deep Letter
 Agilight Pro260-50K Led Modules
 Aluminum Returns Factory Paint Sprayed PMS 7548 Yellow
 7328 White Acrylic Face w/ Factory Paint Sprayed PMS 7548 Yellow Trim Cap
 5 Yellow Vinyl w/ 3M 3660M Over Laminate

SPECIFICATIONS (WAY):
 5" Deep Letter
 Agilight ProCLR Translucent White Led Modules
 Aluminum Returns Factory Paint Sprayed Translucent White
 7328 White Acrylic Face w/ Factory Paint Sprayed Translucent White Trim Cap
 Translucent White Vinyl w/ 3M 3660M Over Laminate

FURNISHED BY ROAD RANGER
 INSTALLED BY SIGN CONTRACTOR

Raceway
 painted SW 6089 "Grounded"



DATE	REVISION

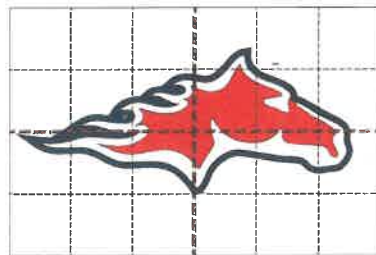
CUSTOMER APPROVAL _____ DATE _____
 This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ROAD RANGER #235						
ADDRESS	19 N. 681 HWY. 20						
CITY	HAMPSHIRE	STATE	IL	DESIGNER	DT	SALESPERSON	TD
DRWG. NO.	012122-DT	SCALE:	NOTED	DATE:	01.21.2022	SHEET NO.	3
O:\Design\R\ROAD RANGER\HAMPSHIRE IL\ROAD RANGER # 235 - 2022							

	PROJECT TITLE	Road Ranger #235 Hampshire
	SITE ADDRESS	19 N. 681 U.S. Highway 20 Hampshire, IL 60140
	ADJACENT INTERSECTION	I-90 (Exit 42) and Route 20
	SHEET TITLE	FABRICATE & INSTALL
REVISION DATE	2021-03-10	2021-11-08
		SHEET NO.

ALL SIGNS SHALL BE BRIGHTLY LIT, EVENLY ILLUMINATED WITH NO HOT SPOTS.

ALL HORSE HEAD CABINETS AND HORSE HEAD SIGNAGE MUST FOLLOW THIS ORIENTATION.
NO VARIANCE IS PERMITTED WITHOUT EXCLUSIVE WRITTEN CONSENT FROM ROAD RANGER L.L.C.
(INCLUDING, BUT NOT LIMITED TO, CANOPIES, HIGH RISE, BUILDING, ETC.)



Road Ranger Building Letters

S/F LED INTERNALLY ILLUMINATED WALL DISPLAY
- FABRICATED AND INSTALLED BY DOYLE SIGNS -

ALUMINUM CABINET AND RETAINERS
FINISHED TO MATCH: 3M 7725-197 LIGHT NAVY (PMS 289C)
FLAT WHITE LEXAN FACE - TRANSLUCENT
WITH FIRST SURFACE APPLIED GRAPHICS TO MATCH:

- 3M 3630-33 RED (PMS 1797C) - TRANSLUCENT
- WHITE TRANSLUCENT
- 3M 7725-197 LIGHT NAVY (PMS 289C) OPAQUE

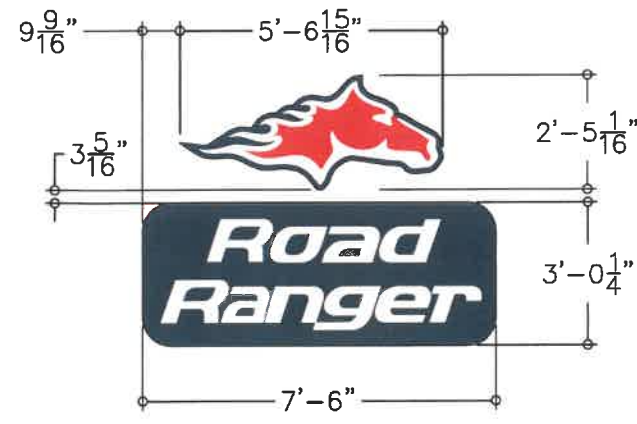
Video Gaming Building Logo



S/F LED INTERNALLY ILLUMINATED WALL DISPLAY
- FABRICATED AND INSTALLED BY DOYLE SIGNS -

Road Ranger Building Logo

S/F LED INTERNALLY ILLUMINATED WALL DISPLAY
- FABRICATED AND INSTALLED BY DOYLE SIGNS -



ALUMINUM CABINET AND RETAINERS
FINISHED TO MATCH: 3M 7725-197 LIGHT NAVY (PMS 289C)
FLAT WHITE LEXAN FACE - TRANSLUCENT
WITH FIRST SURFACE APPLIED GRAPHICS TO MATCH:

- 3M 3630-33 RED (PMS 1797C) - TRANSLUCENT
- WHITE TRANSLUCENT
- 3M 7725-197 LIGHT NAVY (PMS 289C) OPAQUE



DATE	REVISION

CUSTOMER APPROVAL _____ DATE _____

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ROAD RANGER #235						
ADDRESS	19 N. 681 HWY. 20						
CITY	HAMPSHIRE	STATE	IL	DESIGNER	DT	SALESPERSON	TD
DRWG. NO.	012122-DT	SCALE:	NOTED	DATE:	01.21.2022	SHEET NO.	4

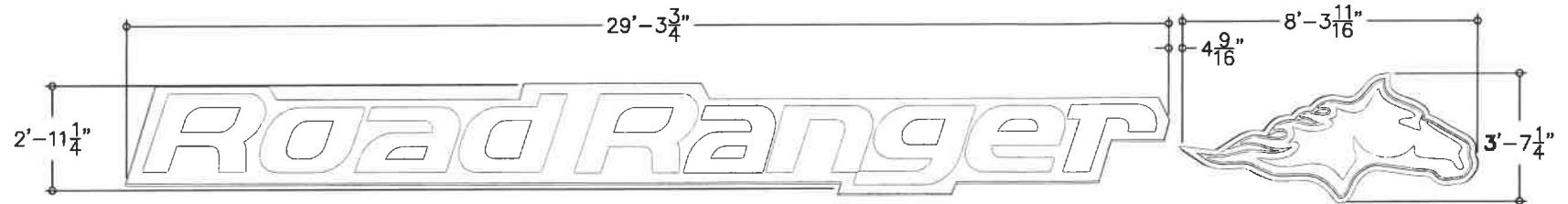
O:\Design\R\ROAD RANGER\HAMPSHIRE IL\ROAD RANGER # 235 - 2022

Road Ranger

PROJECT TITLE: Road Ranger #235 Hampshire
 SITE ADDRESS: 19 N. 681 U.S. Highway 20 Hampshire, IL 60140
 PROJECT INTERSECTION: I-90 (Exit 42) and Route 20
 SHEET TITLE: FABRICATE & INSTALL
 REVISION DATE: 2021-03-10
 SHEET NO.: 2021-11-08

ALL SIGNS SHALL BE BRIGHTLY LIT, EVENLY ILLUMINATED WITH NO HOT SPOTS.

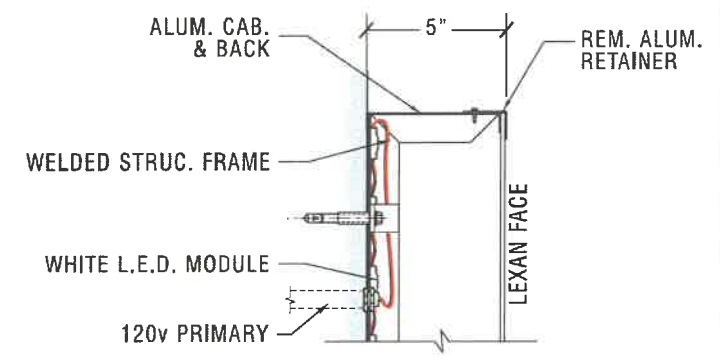
ALL HORSE HEAD CABINETS AND HORSE HEAD SIGNAGE MUST FOLLOW THIS ORIENTATION.
 NO VARIANCE IS PERMITTED WITHOUT EXCLUSIVE WRITTEN CONSENT FROM ROAD RANGER L.L.C.
 (INCLUDING, BUT NOT LIMITED TO, CANOPIES, HIGH RISE, BUILDING, ETC.)



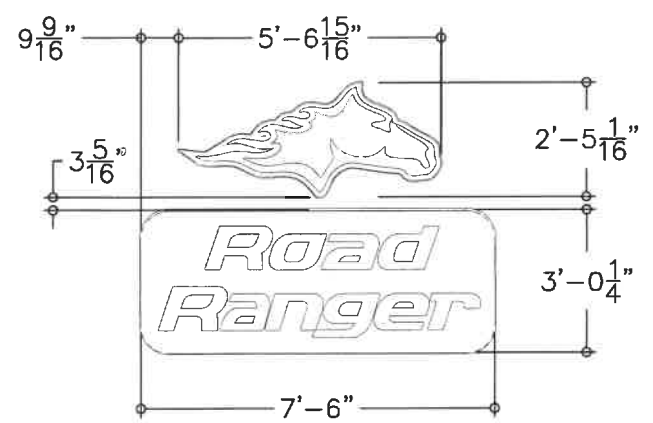
Road Ranger Building Letters
 S/F LED INTERNALLY ILLUMINATED WALL DISPLAY
 - FABRICATED AND INSTALLED BY DOYLE SIGNS -

ALUMINUM CABINET AND RETAINERS
 FINISHED TO MATCH: 3M 7725-197 LIGHT NAVY (PMS 289C)
 FLAT WHITE LEXAN FACE - TRANSLUCENT
 WITH FIRST SURFACE APPLIED GRAPHICS TO MATCH:

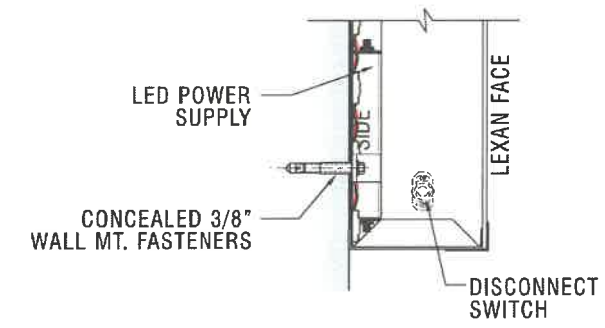
Road Ranger Building Logo
 S/F LED INTERNALLY ILLUMINATED WALL DISPLAY
 - FABRICATED AND INSTALLED BY DOYLE SIGNS -



Video Gaming Building Logo
 S/F LED INTERNALLY ILLUMINATED WALL DISPLAY
 - FABRICATED AND INSTALLED BY DOYLE SIGNS -



ALUMINUM CABINET AND RETAINERS
 FINISHED TO MATCH: 3M 7725-197 LIGHT NAVY (PMS 289C)
 FLAT WHITE LEXAN FACE - TRANSLUCENT
 WITH FIRST SURFACE APPLIED GRAPHICS TO MATCH:



TYP. DETAIL N.T.S.

DOYLE

GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL 60101 630-543-6490 FAX 630-543-6493

DATE	REVISION

CUSTOMER APPROVAL _____ DATE _____

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ROAD RANGER #235		
ADDRESS	19 N. 681 HWY. 20		
CITY	HAMPSHIRE	STATE	IL
DESIGNER	DT	SALESPERSON	TD
DRWG. NO.	012122-DT	SCALE:	NOTED
DATE:	01.21.2022	SHEET NO.	5

O:\Design\R\ROAD RANGER\HAMPSHIRE IL\ROAD RANGER # 235 - 2022