

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

Tuesday, January 9, 2018

7:00 p.m.

Hampshire Village Hall

234 South State Street

AGENDA

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of Minutes
- E. New Business:
 - 1. Public Hearing regarding Petition for Zoning Amendment concerning that part of Tuscany Woods Subdivision lying outside of Unit 1 thereof, and sometimes referred to as "Unit 2," for a change of zoning classification, in part from R-2 Single Family Residential Zoning District and in part from R-3 Two-Family Residential Zoning District, to Planned Residential Development Zoning District, filed by Hampshire Property, LLC; together with review of a Preliminary Development Plan for the subject property, all pursuant to §6-18-8 of the Village Code.
 - 2. Consideration of Findings of Fact and Recommendation to the Board of Trustees regarding action to be taken on the Petition for Zoning Amendment and the Preliminary Development Plan identified in Agenda Item E (1) above, pursuant to §6-18-8(E)(4) of the Village Code.
- F. Old Business:
- G. Public Comment:
- H. Announcements: Next meeting date – TBA
- I. Adjournment

**VILLAGE OF HAMPSHIRE
ZONING BOARD OF APPEALS**

MINUTES

November 14, 2017

A meeting of the Hampshire Zoning Board of Appeals was called to order at 7:03 p.m. Members present: W. Albert, N. Collins, H. Hoffman, Richard Frillman, and J. Schaul. Members absent: D. Rumoro, and Chair C. Christensen. Village Attorney Mark Schuster was also present.

On motion made by Schaul, seconded by Collins, to name William Alberts as temporary chair of the meeting, the vote was 5 aye, 0 nay. Motion passed.

On motion made by Hoffman, seconded by Frillman, to approve the minutes of the meeting of the Zoning Board of Appeals on May 18, 2017, the vote was 5 aye, 0 nay. Motion passed.

On motion made by Hoffman, seconded by Collins, to approve the meeting schedule for 2108, the vote as 5 aye, 0 nay. Motion passed.

The Temporary Chair announced that the purpose of the meeting was to conduct a public hearing regarding, and to consider, a Petition for Zoning Map Amendment filed by the Gin Family Limited Partnership, LLC for classification of certain property in the HC Highway Commercial Zoning District upon annexation; that the Subject Property is located at or near the intersection of US Highway 20 and Tang Boulevard (southwest side of the highway), and is otherwise known as a part of PIN 01-03-200-017; and that annexation and development of this property is connected with the Love's Travel Stop development.

On the motion to open the public hearing, made by Schaul, and seconded by Hoffman, the vote was 5 aye – 0 nay. Motion passed.

The public hearing was opened at 7:05 p.m.

Mr. Charles Radovich, attorney, presented the Petition on behalf of the Owner. No members of the public commented on the Petition.

The public hearing was closed at 7:15 p.m. A record of the public hearing was taken by Q&A Reporting.

The Board then discussed and deliberated on the matter of recommending approval of the Petition. On motion duly made by Hoffman, and seconded by Collins, to recommend approval of the Petition, the vote was 5 aye – 0 nay. Motion passed.

Further, on motion by Hoffman, seconded by Schaul, to authorize the Temporary Chair to sign and deliver to the Village Clerk Findings of Fact consistent with the deliberations of the Board; and the vote was 5 aye, 0 nay.

The Village President informed the Board that there are two proposals which may be scheduled for future consideration by the Board: i) Amendment of the zoning classification for the Tuscany Woods Subdivision, Unit 2 to Planned Residential Development Zoning District; and ii) Amendment of the zoning classification for the former Greer Property on US Highway 20, to all for use as a dog training facility. No particular dates have yet been scheduled.

On motion duly made and seconded, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

William Albert
Secretary

Village of Hampshire

Case Number: ____ - ____

AMENDED LAND DEVELOPMENT APPLICATION

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)*

- Annexation *
 - Rezoning from R-2 and R-3 Districts to Residential Planned Development District
 - Special Use Permit
 - Concept Plan Review
 - Preliminary Plan Approval
 - Final Plan Approval
 - Site Plan Review
-

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: Hampshire Property, LLC

Address: 535 Plainfield Road, Suite B
Willowbrook, IL 60527

Phone: (630) 455 - 3040 Fax: () -

CONTACT PERSON (If different from Applicant)

Name: Tom Small

Address: 535 Plainfield Road, Suite B
Willowbrook, IL 60527

Phone: (630) 455 - 3040 Fax: () -

-- 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 Land Development Application must be attached to this application)

-- IS THE APPLICANT AND/OR OWNER A TRUSTEE OR A 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 beneficiary(ies) 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).

* Attach an original copy of a Petition for Annexation to this Application.

PART II. PROPERTY INFORMATION

ADDRESS OF PROPERTY: Commonly known as Tuscany Woods, Unit 2

PARCEL INDEX NUMBER(S): 01-26-100-016-0000; 01-26-200-013-0000; 01-23-400-007-0000;
01-26-100-009-0000; 01-23-300-006-0000; 01-26-100-015-0000; 01-26-300-004-0000;

AREA OF PARCEL (ACRES): 284.2 acres

LEGAL DESCRIPTION: The full and complete legal description must be ATTACHED to this application. (See Attached Exhibit B).

The subject property is located in which FIRE PROTECTION DISTRICT? Hampshire

The subject property is located in which PARK DISTRICT? Hampshire

The subject property is located in which SCHOOL DISTRICT? Dundee School District 300

The subject property is located in which LIBRARY DISTRICT? Ella Johnson Library

The subject property is located in which TOWNSHIP ROAD DISTRICT? Hampshire

CURRENT ZONING: R-2 Single Family Residence District

PROPOSED ZONING: R-2 Residential Planned Development District

RECOMMENDED LAND USE: Residential

(As described in the Hampshire Comprehensive Plan)

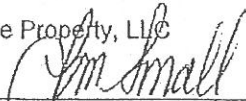
PROPOSED LAND USE: Residential

NAME OF PROPOSED DEVELOPMENT: Tuscany Woods, Unit 2

PART III. REQUIRED DOCUMENTATION

- Land Development Application – 2 signed copies
- Application Fee (Amount) \$ Previously filed
- Reimbursement Escrow Account Deposit (Amount) \$ Previously Filed
- Proof of Ownership (or Option to Acquire) (1 copy) Previously filed
- Legal Description of Property / Plat of Survey (1 copy) Attached
- List of property owners within 250 feet with parcel numbers (See enclosed sample letter) Attached
- Preliminary Plan (folded -- full size copies) Attached
- Landscape Plan: Preliminary OR Final (folded full size copies) Previously filed
- Site Plan (6 copies) Attached
- Architectural Elevations (2 full size, folded reduced size copies) N/A
- Final Plat of Subdivision (folded -- full size copies) N/A
- Final Engineering Plans (copies -- signed and sealed) N/A
- Petition for Annexation (2 copies) N/A
- Proposed Annexation Agreement (6 signed copies) N/A
- Plat of Annexation (6 copies) N/A
- Kane-DuPage Soil & Water Conservation District – LandUse Opinion (1 copy) Previously filed
- Fiscal Impact Study (If required by Staff -- 6 copies) N/A
- Traffic Impact Analysis (If required by Staff -- 6 copies) N/A
- Department of Conservation -- Endangered Species Report (1 copy) - Previously filed
- Army Corp. of Engineers -- Report on Wetlands (If required- 1 copy) - Previously filed

I, Thomas Small, 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.

Date: 08-23-17, 2017
By: 
Hampshire Property, LLC
Its Authorized Representative

CLERK'S RECEIPT

RECEIVED this day of , 20

Village Clerk

AMENDED EXHIBIT A

**Applicant's Agreement With Respect To
Land Development Fees and Deposits**

The undersigned Applicant acknowledges that he has filed a LAND USE APPLICATION with the Village, requesting Rezoning from R-2 and R-3 Districts to Residential Planned Development and Preliminary Plan Approval

(type of action requested) and also acknowledges that the Village Code requires that he reimburse the Village for all fees incurred by the Village for any engineering, legal, consultant and other outside services in regard to this application and all matters related to the proposed development.

The Applicant agrees to be bound by the terms of the Village Code in this regard.

The Applicant is required to, and hereby does, submit a deposit to be held by the Village Finance Director for reimbursement of such fees, and acknowledges that he is required to periodically replenish the escrow account established with such deposit, in accordance with the current Village schedule for same. Said deposit shall be utilized to reimburse the Village for such expenses actually incurred. Any balance remaining after payment of all such fees shall be returned to Applicant. Any interest earned on funds on deposit shall accrue to the Village.

08/23/17

Date

(SEE SIGNATURE PAGE ATTACHED)

Applicant

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED
BY VILLAGE FINANCE DIRECTOR

Village Finance Director

EXHIBIT A

**Applicant's Agreement With Respect To
Land Development Fees and Deposits**

The undersigned Applicant acknowledges that he has filed a LAND USE APPLICATION with the Village, requesting Rezoning from R-2 District to R-2 Residential Planned Development and Preliminary Plan Approval

(type of action requested) and also acknowledges that the Village Code requires that he reimburse the Village for all fees incurred by the Village for any engineering, legal, consultant and other outside services in regard to this application and all matters related to the proposed development.

The Applicant agrees to be bound by the terms of the Village Code in this regard.

The Applicant is required to, and hereby does, submit a deposit to be held by the Village Finance Director for reimbursement of such fees, and acknowledges that he is required to periodically replenish the escrow account established with such deposit, in accordance with the current Village schedule for same. Said deposit shall be utilized to reimburse the Village for such expenses actually incurred. Any balance remaining after payment of all such fees shall be returned to Applicant. Any interest earned on funds on deposit shall accrue to the Village.

08-23.17

Date

Hampshire Property, LLC

By: 

Thomas Small - Its Authorized Representative

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED
BY VILLAGE FINANCE DIRECTOR

Village Finance Director

EXHIBIT "B"

LEGAL DESCRIPTION OF TUSCANY WOODS SUBDIVISION - TERRITORY LYING OUTSIDE OF UNIT 1 (SOMETIMES REFERRED TO AS "UNIT 2")

THAT PART OF SECTIONS 26 AND 23, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 26 A DISTANCE OF 1313.02 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE, 1326.74 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 1184.86 FEET TO THE SOUTH LINE OF THAT PROPERTY CONVEYED ACCORDING TO DOCUMENT NUMBER 2006K007545; THENCE SOUTH 89 DEGREES 56 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE, 1916.50 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY CONVEYED BY SAID DOCUMENT NUMBER 2006K007545; THENCE NORTH 00 DEGREES 03 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID PROPERTY CONVEYED BY SAID DOCUMENT NUMBER 2006K007545, 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY; THENCE SOUTH 89 DEGREES 56 MINUTES 57 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 742.05 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 5751.33 FEET, CHORD BEARING SOUTH 83 DEGREES 20 MINUTES 37 SECONDS EAST AND ARC LENGTH OF 1326.15 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 07 MINUTES 39 SECONDS EAST ALONG SAID EAST LINE, 1074.29 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 48 MINUTES 41 SECONDS EAST ALONG SAID SOUTH LINE, 660.04 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST ALONG SAID EAST LINE, 1315.21 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 48 MINUTES 16 SECONDS WEST ALONG SAID SOUTH LINE, 661.32 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 13 MINUTES 38 SECONDS EAST ALONG SAID WEST LINE, 1265.32 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST, 630.25 FEET TO THE EAST LINE OF TUSCANY WOODS UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2006K139816; THENCE NORTH 04 DEGREES 30 MINUTES 20 SECONDS WEST ALONG SAID EAST LINE, 50.14 FEET; THENCE NORTH 04 DEGREES 05 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, 1380.86 FEET TO THE NORTHEAST CORNER OF SAID TUSCANY WOODS; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST ALONG SAID NORTH LINE, 754.24 FEET TO THE EAST LINE OF ROMKE ROAD AS DEDICATED BY SAID DOCUMENT NUMBER 2006K139816; THENCE NORTH 00 DEGREES 12 MINUTES 09 SECONDS WEST, 141.57 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET, CHORD BEARING NORTH 44 DEGREES 47 MINUTES 51 SECONDS EAST AND ARC LENGTH OF 604.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 47 MINUTES 51 SECONDS EAST, 409.15 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 465.00

FEET, CHORD BEARING NORTH 83 DEGREES 32 MINUTES 49 SECONDS EAST AND ARC LENGTH OF 101.46 FEET; THENCE NORTH 04 DEGREES 05 MINUTES 04 SECONDS EAST, 84.37 FEET; TO THE NORTH LINE OF SAID ROMKE ROAD; THENCE WESTERLY, ALONG SAID NORTH LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET, CHORD BEARING SOUTH 81 DEGREES 43 MINUTES 57 SECONDS EAST AND ARC LENGTH OF 108.38 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST, 409.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET, CHORD BEARING SOUTH 44 DEGREES 47 MINUTES 51 SECONDS WEST AND ARC LENGTH OF 730.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 12 MINUTES 09 SECONDS EAST, 141.57 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST, 554.51 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 310.00 FEET, CHORD BEARING NORTH 66 DEGREES 33 MINUTES 51 SECONDS WEST AND ARC LENGTH OF 255.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 42 DEGREES 55 MINUTES 33 SECONDS WEST, 237.98 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET, CHORD BEARING NORTH 66 DEGREES 33 MINUTES 51 SECONDS WEST AND ARC LENGTH OF 321.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST, 263.57 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET, CHORD BEARING SOUTH 64 DEGREES 01 MINUTES 34 SECONDS WEST AND ARC LENGTH OF 530.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38 DEGREES 15 MINUTES 18 SECONDS WEST, 309.48 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, CHORD BEARING SOUTH 64 DEGREES 00 MINUTES 14 SECONDS WEST AND ARC LENGTH OF 233.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, 246.72 TO THE POINT OF BEGINNING, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS

AND ALSO THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PINS: 01-23-300-006; 01-23-400-007; 01-26-100-015;
01-26-100-016; 01-26-200-013; 01-26-300-004;
01-26-100-009.

Common Address: That part of the Tuscany Woods Subdivision lying outside of Unit 1 thereof, as platted by Doc. No. 2006K139816, in the Village of Hampshire, Kane County, Illinois.

fd

**§ 6-18-8(B)(3) Written Statement in Support of Request for a
Planned Residential Development**

3. The prospective applicant shall also provide a written statement describing the following:

a. Statement of ownership, including:

Ans. Hampshire Property, LLC ("Owner")

(1) Disclosure of interest.

Ans. Owner of Ground

(2) Letter of authorization.

Ans. Not Applicable. Application is being made in the name of the Owner of the Ground.

(3) Identification of owners of beneficial interest.

Ans. Not Applicable. The Ground is not owned by a land trust.

(4) Title insurance policy, or most recent deed of record.

b. A description of contiguity (if the territory is subject to annexation).

Ans. Not Applicable

c. The proposed land uses, residential lot sizes and residential density.

Ans. Phase II of the Tuscany Woods Subdivision consists of 253.8 net acres ("Ground").

The Owner proposes to develop the Ground with:

345 single family lots

30 duplex lots

8.81 acres of commercial

This represents an increase in the number of 82 single family lots, and an increase of 12 duplex lots and eight acres of commercial.

The minimum lot size will be 8,400 sq. ft.

The maximum lot size will be in excess of 36,000 sq. ft.

The average lot size will be in excess of 12,000 sq. ft.

The overall density is less than 1.75 du's/acre

d. Water supply and wastewater transmission and treatment services.

Ans. All public utilities will be provided by the Village's sanitary sewer and public water supply systems

e. Other significant features of the proposed planned residential development.

Ans. The Plans previously approved to protect and enhance the environmentally significant areas on the Ground will be preserved under the proposed development plan. Those environmentally significant areas include wetlands and significant oak savannah stands.

f. Preliminary implementation schedule.

Ans. Implementation will be market driven. We understand that construction of the remaining homes in Unit 1 is nearly complete which will pave the way for the initiation of construction activities on the Ground.

Narrative Statement

Planning objectives met by the proposed planned residential development.

In combination with the detached single family residential, two family duplexes and townhomes in Tuscany Woods Unit I creates additional neighborhoods consisting of detached single family residential and two family duplexes close to large interconnected open spaces with wetlands, buffers, pedestrian trails, and a large neighborhood park.

A description of its character of the development.

The development's character has been set by the development of Tuscany Woods Unit I, the road network that has been established there which has stubbed roads into Unit II and the large central park that has been established. The development is detached residential in character.

The rationale behind the plan.

The rationale is to continue the development trends identified above which resulted from the entitlements the Property received from the Village in the 2005 Zoning and Development Agreement process. The road network and the provision of municipal services to the Property has remained consistent with the earlier approvals. The abundant open space has remained the same. The Developer seeks to develop the Property in a manner that will attract a variety of home purchasers by offering a wider variety of lot sizes than are currently provided in Unit I and in the existing Unit II. The plan accomplishes this while achieving an average detached lot size in excess of 12,000 square feet.

6-18-1: PURPOSE:

A. Statement of conformance with the objectives and standards for a planned residential development.

1. General Purpose

The landowner requests approval to modify the design guidelines in the development to permit a minimum lot size of 8400 sq. ft., and a minimum side yard setback of 8'. The Developer requests approval to increase the number of single family detached residential lots from 263 lots to 345 lots an increase

of 82 lots and to increase the number of duplex units from 18 lots to 30 lots, an increase of 18 lots. The plan incorporates a 300 ' deep commercial development along Route 72 running the entire length of the 40 acre tract lying on the south side of Route 72. It consists of approximately 8.8 acres. The plan currently in place does not set aside any land for future commercial development. Developer requests that the land planned for commercial use be subject to an 8 year sunset from the date that the first final plat is recorded. In the event that this 8.8 acre tract is not developed for commercial/retail purposes on the eight year anniversary that the first final plat is recorded, the Village shall approve a modified site plan permitting single family detached lots consistent with the lot sizes located on the south side of Route 72.

The flexibility sought by the Developer is consistent with the benefit accruing to the Village, as a result of a planned residential development which affords a wider variety of housing choices and offers an opportunity for commercial development with the resulting real estate and sales tax benefits to the Village and its residents.

The departures sought from strict application of the R-2 Single Family Residence District are generally compatible with the character and objectives for the zoning regulations which would otherwise apply for the type(s) of uses proposed for the development.

The Property consists of 253.8 acres and therefore meets the requirement that the property shall be at least fifty (50) acres in size.

The Property is proposed for residential development generally consistent with the plan approved for the Property in 2005 and is generally consistent with the objectives of the Village's comprehensive land use plan.

2. Specific Purposes: Specific purposes of the planned residential development district procedures are:
 - a. To ensure the preservation of the natural beauty of the Village.

The proposed plan leaves intact the large open space tracts planned for the Property.

- b. To enhance the appearance of neighborhoods by the conservation of streams and points of natural beauty, thereby also preserving natural recreation areas for the residents of the Village.

The proposed plan leaves intact the large open space tracts planned for the Property which contain points of natural beauty including wetlands and open spaces.

- c. To preserve natural areas and open spaces, which give a sense of spaciousness in the Village.

The proposed plan leaves intact the large open space tracts planned for the Property.

- d. To counteract the effects of urban monotony and congestion in the streets in the Village.

The plan provides for a variegated road network dominated by curves to avoid the monotony of an urban grid road pattern.

- e. To encourage cooperative relationships between neighbors and participation by all age groups in the use and care of local open space tracts in new residential neighborhoods in the Village.

Orris Ruth Park is a central feature of the Plan which addresses this objective.

- f. To promote appropriate architecture between adjacent dwellings or institutional buildings, and to encourage the placement of structures including cluster development, where appropriate.

The plan carries on the promotion of appropriate structures and uses in proper relationship to the natural characteristics of the site by clustering residential development in appropriate areas in close proximity to large expanses of open space and introduces a sizeable commercial element along Route 72.

- g. To control access points on thoroughfares and to separate pedestrian and automobile traffic in the Village.

The plan maintains the same access points to Route 72 at Romke Rd and primarily along Jake Lane a future arterial in the Village as land development continues.

- h. To evaluate proposed recreational and open space systems and bicycle/pedestrian system connections within any development and areas surrounding any proposed planned residential development to ensure system continuity.

The recreational and open space systems which were the product of detailed study in connection with the 2005 approval have been maintained.

B. It is the further purpose of this article to promote efficient land use patterns, which will preserve trees, wetlands and other natural resources; provide site amenities; and secure large parcels of permanent open space, characteristic of the Village's existing natural environment.

The plan promotes and maintains these purposes of efficient land use patterns, which will preserve trees, wetlands and other natural resources; provide site amenities; and secure large parcels of permanent open space, characteristic of the Village's existing natural environment.

C. These provisions are intended to encourage and accommodate more creative and imaginative design for land development than would otherwise be possible under the strict application of the provisions of the Village's zoning and subdivision ordinances.

The reduction in the minimum lot size and side yard setback takes advantage of the creative and imaginative design for land development which was implemented in the 2005 plan and brings the plan current with the demands of 2017 home buyers.

D. It is intended that implementation of this section will result in efficient land use patterns and, therefore, more economical land development, that will:

1. Foster high quality development by allowing flexibility in land use and design standards, thereby encouraging innovative site planning;
2. Promote more efficient land use patterns, which not only preserve open space and natural resources, but also provide for more economical networks of utilities, streets and other facilities, using traditional neighborhood development and/or smart growth objectives;
3. Promote diverse, high quality environments;
4. Foster the permanent preservation of open space and agricultural lands for the continued use and enjoyment of residents of each new neighborhood and the Village;
5. Promote usable and suitably located public and private recreational facilities;
6. Encourage developers to provide amenities that enhance the quality of life, both within the planned residential development, as well as within the community as a whole;
7. Encourage a land use pattern, which promotes the public health, safety, comfort, morals and welfare; and
8. Allow more than one building per zoning lot, when determined to be of benefit to residents of a neighborhood. (Ord. 05-02, 2-10-2005)

The plan meets all of the criteria described above in §§1-8.

6-18-5: OBJECTIVES:

A. Planned residential developments must meet the following objectives

Objectives.

1. Aid in sustaining property values in the Village.

The increase in the number of dwelling units will increase the taxable value of the property in the Village.

2. Provide appropriate access to and from adjacent arterial roadways.

The access points have been set and approved by the bodies with jurisdiction over them.

3. Foster varied, but harmonious architecture among all residential structures; and between residential structures and adjacent commercial structures.

The final architecture will be approved by the Village at the time of Final Planned Development approval at which time the Village and its recommending bodies can confirm conformance with this objective.

4. Provide such variety of residential types as is necessary and advisable for the economic vitality of the Village.

The final architecture will be approved by the Village at the time of Final Planned Development approval at which time the Village and its recommending bodies can confirm conformance with this objective.

B. Planned residential developments will be expected to utilize design guidelines based on smart growth, traditional neighborhood design, and/or conservation design principles, to the extent reasonably practicable. (Ord. 05-02, 2-10-2005)

While the design guidelines of smart growth and conservation design were not in wide use 12 years ago the plan incorporates many of those principles and in that regard is a pioneer in implementing these principles. The modifications to the plan sought in this application carry on those principles.

6-18-6: GENERAL PROVISIONS:

A. Development Controls:

1. The development controls otherwise set forth in the zoning and subdivision regulations may restrict imaginative development. It is the intent of these provisions to permit review of an integrated site proposal, where it affords the Village benefits that will enhance the quality of life for its residents. Therefore, the bulk and use regulations of the zoning regulations which would otherwise govern the type(s) of use in the proposed development, and the subdivision regulations, may be modified for a planned residential development.

The principal design guidelines sought to be modified in this plan concern the bulk requirements concerning, minimum lot size, frontage and side yard setback. Such modifications to the bulk requirements are the typical zoning controls that a planned development is designed to address.

2. The provisions of this article are not intended, and shall not be used, as a means to circumvent the procedures or standards of the zoning and subdivision regulations, and thereby permit a diminished quality of development than is otherwise permitted under the strict interpretation of the zoning and subdivision regulations. Rather, these provisions are intended to take advantage of particular site characteristics, to increase the flexibility and originality of design in residential projects, to provide more open space and recreational opportunities than would otherwise occur, and to promote the protection of high quality natural resources, and where applicable, to enhance transitions between dissimilar land uses.

The modifications sought in this petition take advantage of particular site characteristics which have an established a road network system and an established location for the utilities necessary to serve the development. The modifications increase the flexibility in the plan by offering in the development a limited number of smaller residential lot to serve a distinct buyer in today's market. The plan maintains the open space and recreational opportunities under the current plan and promotes the protection of high quality natural resources. The residential plan does not introduce dissimilar land uses into the area. The commercial development is being proposed on ground owned by the developer and will not impact existing established residential uses in the Village.

3. The unique characteristics of the land to be developed, and the uniqueness of the proposed development plan, shall be considered by the Village when reviewing and determining the degree of flexibility to be afforded the petitioner.

The land is currently approved for development with a large residential development containing 281 residential lots. This is not a request to turn an agricultural green field into a housing development.

B. Standards: The following standards shall apply to review and approval of a planned residential development; provided, however, the plan commission may recommend, and the Village board may approve, such exceptions from these standards as are determined appropriate to achieve one of the objectives of subsection 6-18-5A of this article:

1. Unified Control: The proposed planned residential development shall be under unified control.

The entire 253.8 acres is owned by Hampshire Property, LLC

2. Comprehensive Plan: The proposed planned residential development shall strive to conform to the land uses, intent, and spirit of the comprehensive plan.

The Property is proposed for residential development generally consistent with the plan approved for the Property in 2005 and is generally consistent with the objectives of the Village's comprehensive land use plan.

3. Compatibility: Uses proposed for a planned residential development shall be compatible with surrounding land uses.

The Property is adjacent to property either zoned and or developed with detached single family and attached single family product comparable to that proposed for the Property.

4. Subdivided: Preliminary and final plats of subdivision shall be submitted.

Agreed.

5. Yards: The yards required along the periphery of a planned residential development shall be at least equal in depth to those prescribed by the regulations which would otherwise apply to the type(s) of use proposed for the planned residential development. The Village may approve greater setbacks from the boundary line of a planned residential development when determined necessary to protect the privacy of residents in either an existing, or any other proposed, subdivision.

Agreed.

6. Landscaping: At a minimum, the proposed planned residential development shall conform to the landscaping requirements set forth in Chapter 7, "Subdivision Regulations", of this code. The Village may approve landscaping features in excess of said standards where determined necessary to achieve the objectives set forth in this article.

Agreed.

7. Trails: Paths and/or trails for hiking, biking, equestrian or other use should be constructed in residential areas, and as connections to natural features. In addition, paths and/or trails should be provided for convenient access for pedestrians between residential areas.

Agreed.

8. Public Streets:

a. Except as provided in subsection B8b of this section, all streets shall be publicly dedicated, and constructed in accordance with applicable standards contained in the Village's subdivision code, as may be amended from time to time.

Agreed.

b. The Village may approve reduced rights of way or pavement width in residential areas if it is determined to be appropriate to foster the rural character of the subject area, to preserve natural features, or for other good reason.

No further reduction or departure from the Village's applicable road standards is sought in connection with the approval of this plan. Certain departures were permitted in connection with the original approval.

Agreed.

c. In any residential areas, cross connections to adjacent tracts of land, and to existing road stubs, should be provided.

Agreed.

9. Vehicular Access: Points of vehicular ingress and egress to the planned residential development site shall be designed to maintain the safety and operational efficiency of the Village's streets. Cross access (at least, by road stubs) between the planned residential development and outside properties shall be provided where feasible.

Agreed.

10. Size of Development: The minimum size for a planned residential development is fifty (50) acres.

The Property consists of 253.8 acres and therefore meets the requirement that the property shall be at least fifty (50) acres in size.

11. Underground Utilities: All utilities (including electric, telephone, gas and cable television) shall be installed underground.

Agreed.

12. Tree Replacement: The petitioner should evidence substantial compliance with the Village's tree replacement policy.

Agreed.

13. Preliminary Approval: Preliminary approval of a planned residential development by the Village board shall be null and void, in the event that the petitioner has failed to submit for and diligently pursue approval of a final development plan for at least one phase of the proposed development within twelve (12) months of the date of approval of the preliminary plan.

Developer requests that this deadline be extended to 36 months given the slow recovery in northern Illinois from the housing downturn.

14. Completion: Construction of the planned residential development shall be substantially completed within the period of time proposed by the petitioner and established in the development ordinance, provided, the petitioner may request and the board of trustees may approve an extension of time for good cause shown. In general, each phase of a planned residential development should be completed within two (2) years of the date of approval of the final plat for such phase; the board of trustees may allow a longer time, when the scope or complexity of the development may require it.

Agreed.

15. Compliance with Zoning or Other Codes and Ordinances: Where there is a conflict between the provisions of this article and any other provision or provisions of this code, the provisions of this article shall prevail. Except as otherwise set forth herein, all other applicable Village code provisions shall apply to the planned residential development.

Agreed.

16. Exceptions: The plan commission may recommend, and the Village board may approve, exceptions to the standards and criteria set forth in this article when determined by the Village to be necessary to achieve the planning objectives set forth in this article. (Ord. 05-02, 2-10-2005)

Agreed.

6-18-7: RESIDENTIAL STANDARDS:

The plan satisfies the requirements set forth in ¶¶ 1-10 of Section 6-18-7: Residential Standards.

A List of Variations from the Standards Established by the Zoning Regulations Which Would Otherwise Apply for Each Type of Proposed Land Use.

6-7-2: R-2 SINGLE FAMILY RESIDENCE DISTRICT REQUIREMENTS:

6.7.2C 1. Lot area shall be not less than twelve thousand (12,000) square feet, except on lots of record as of April 18, 1985, for which lot area shall be not less than six thousand five hundred (6,500) square feet. (Ord. 01-26, 8-16-2001)

Minimum lot area of eight thousand four hundred (8400) square feet.

2. Lot width shall be not less than one hundred feet (100') at the buildable area, except lots of record as of April 18, 1985, then not less than sixty five feet (65'). (Ord. 01-37, 11-1-2001)

80' minimum on corner lots

70' minimum on interior lots

6.7.2. C 7. Side yard for single-family dwelling use shall be as follows:

a. There shall be two (2) side yards having a combined width of not less than twenty feet (20'), and neither side yard shall be less than ten feet (10') in width.

Two (2) side yards having a combined width of not less than 16' and neither side yard shall be less than eight (8) feet.

6-7-3: R-3 TWO-FAMILY RESIDENCE DISTRICT REQUIREMENTS:

C. In an R-3 residence district, the following requirements shall apply:

1. Lot area shall be as follows:

b. Not less than six thousand three hundred (6,300) square feet for each dwelling unit in two-family detached dwellings.

Not less than 4,025 square feet for each dwelling unit in two-family detached dwelling.

2. Lot width shall be as follows:

b. Not less than one hundred feet (100') at the buildable area for two-family detached dwellings or single-family semidetached dwellings.

80' minimum on corner lots

70' minimum on interior lots

7. Side yard for dwelling uses shall be as follows:

There shall be two (2) side yards having a combined width of not less than thirteen feet (13'), and neither side yard shall be less than five feet (5') in width.

Statement of conformance with the comprehensive plan of the Village.

The Village Comprehensive Plan Map (2004) recommends that the subject property be developed for single family residential use. The plan is consistent with that recommendation

The plan is consistent with a number of the objectives set forth in the text of the Comprehensive Plan including:

- Maintaining public open space, enjoyed by all.*
- Protecting natural resources as Hampshire develops.*
- Developing a system of interconnecting pedestrian trails that lead to destination uses.*
- Creative land planning to avoid the "cookie cutter look".*

The development has significantly contributed to the expansion of the Village's sanitary and public water systems which has been identified as a goal in the Comprehensive Plan.

Objectives:

The plan is consistent with a number of the Objectives identified in the Comprehensive Plan including:

Objective # 1. The plan builds a strong and diverse economy by setting aside land for non-residential development that: i) Provides goods and services for residents; ii) Reduces the tax burden on residents; and iii) Creates jobs and reduces commuting distance and

time by setting aside 8.8 acres for commercial development along Route 72.

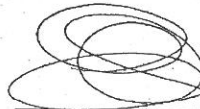
Objective #4. The plan uses open space to create identity and to promote and maintain open space through: i) the reservation of substantial acreage in open space in the subdivisions; ii) providing greenways along streams and iii) tree preservation of significant stands of trees in the development.

Objective #5. The plan creates mixed-use residential neighborhoods that promote interaction among residents, reduces travel time and meets daily needs, such as convenience goods and personal services and parks and recreation areas all of which are incorporated into the plan.

Objective #6. Develops a plan that represents good planning decisions by: i) contributing to the desired land use mix; ii) increasing the tax base; iii) increasing employment opportunities; iv) providing goods and services; v) addressing traffic concerns by incorporating planned roadway improvements including improvements at Romke and Route 72 and Jake Lane ; v) diversifying housing types and lot sizes while buffering homes from traffic; and vi) ensuring compatibility between land uses and controlling storm water. In addition the development will take advantage of the capacity existing in the Village public sanitary sewer and water systems.

WHEREFORE, Hampshire Properties, LLC respectfully requests the Village of Hampshire Planning Commission and the Village of Hampshire Zoning Board of Appeals to recommend approval of the map amendment to the Planned Residential District and the preliminary plan and the Village Board to approve an ordinance rezoning the Property to the Planned Residential District and approve the preliminary plan.

Hampshire Properties LLC



Thomas R. Burney
It's Attorney

LOT SIZE DISTRIBUTION SUMMARY

SINGLE FAMILY LOTS			DUPLEX LOTS		
No.	%		No.	%	
8,400-8,999 S.F.	41	11.9%	8,000-8,999 S.F.	3	10.0%
9,000-9,999 S.F.	63	18.3%	9,000-9,999 S.F.	13	43.3%
10,000-10,999 S.F.	58	16.8%	10,000-10,999 S.F.	8	26.7%
11,000-11,999 S.F.	27	7.8%	11,000-11,999 S.F.	2	6.7%
12,000-12,999 S.F.	53	15.4%	12,000-12,999 S.F.	2	6.7%
13,000-13,999 S.F.	29	8.4%	13,000-13,999 S.F.	1	3.3%
14,000-14,999 S.F.	21	6.1%	14,000-14,999 S.F.	0	0%
15,000-15,999 S.F.	13	3.8%	15,000-15,999 S.F.	1	3.3%
16,000-16,999 S.F.	20	5.8%			
17,000S.F. & LARGER	20	5.8%			
TOTAL:	345		TOTAL:	30	

PHASE II SITE INFORMATION

PREVIOUSLY APPROVED PLAN:
 20,000 S.F. LOTS - 56 LOTS
 12,000 S.F. LOTS - 207 LOTS
 SINGLE FAMILY SUB-TOTAL - 263 LOTS

DUPLEX LOTS - 18 LOTS

PROPOSED PLAN (8,400 S.F. MIN. LOT SIZE):
 SINGLE FAMILY LOTS - 345 LOTS (+82 LOTS)
 DUPLEX LOTS (LOT NO. 270 THRU 299) - 30 LOTS (+12 LOTS)
 AVERAGE SINGLE FAMILY LOT SIZE - 12,171 S.F.
 AVERAGE DUPLEX LOT SIZE - 10,155 S.F.
 COMMERCIAL SITE - 8.81 AC

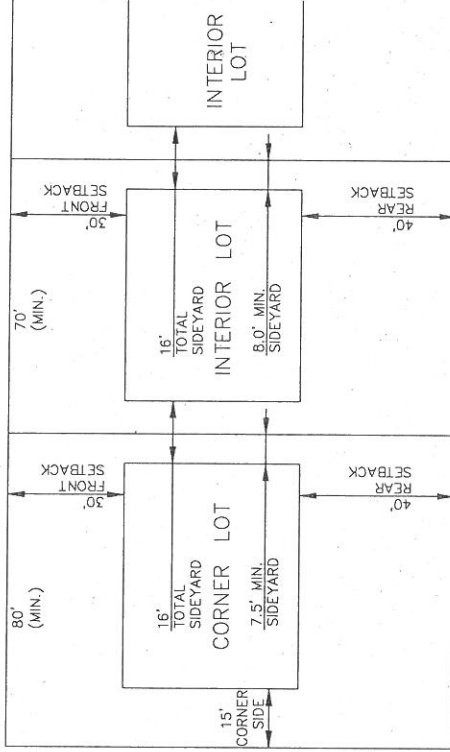
NOTES:

1. ALL ROAD R.O.W. LOCATIONS AND BOUNDARY LINES OF ALL OPEN SPACE PARCELS & OUTLOTS HAVE BEEN HELD AND ARE CONSISTENT WITH THE PREVIOUS PHASE II PLANS.
2. THE DUPLEX AREA (LOTS 270 - 299) IS CONSISTENT WITH THE DUPLEX AREA WITH THE PREVIOUS PHASE II PLAN.
3. LOT DIMENSIONS AND AREAS SUBJECT TO MODIFICATION AT TIME OF FINAL SUBDIVISION PLAT PREPARATION.

TYPICAL LOT DETAIL

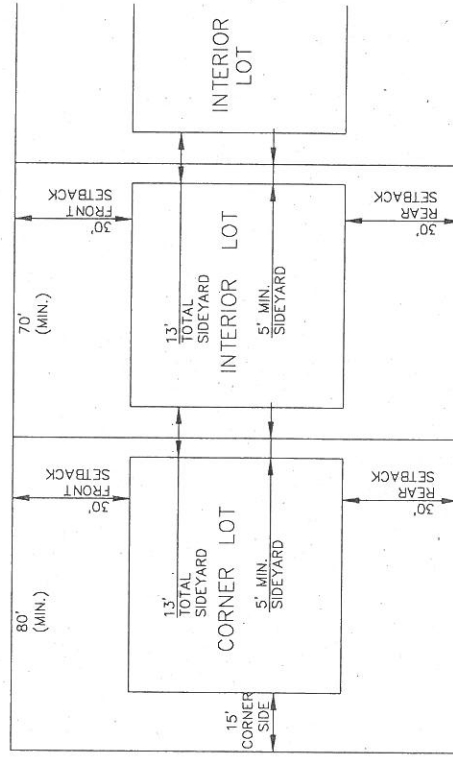
SINGLE FAMILY:

RIGHT-OF-WAY



DUPLEX:

RIGHT-OF-WAY



TUSCANY WOODS PH II LOT STUDY

Job No: 214-076-16

June 07, 2017

Update: Dec 6, 2017

SINGLE FAMILY LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
121	70	8,400
149	70	8,400
150	70	8,400
151	70	8,400
152	70	8,400
369	70	8,400
370	70	8,400
383	70	8,400
384	70	8,400
2	70	8,416
59	70.02	8,423
3	70	8,436
200	70.39	8,437
201	70.39	8,442
202	70.38	8,444
4	70	8,456
313	73.5	8,467
5	70	8,476
6	70	8,496
7	70	8,516
371	70.01	8,538
199	70.9	8,571
197	71.65	8,598
192	71.67	8,600
193	71.67	8,600
194	71.67	8,600
195	71.67	8,600
196	71.67	8,600
314	75.24	8,610
78	75.93	8,732
198	70	8,750
52	73.07	8,768
53	73.07	8,768
54	73.07	8,768
58	73.07	8,776
153	70	8,834
118	92.72	8,915
117	92.72	8,938
365	74.63	8,953
122	70.12	8,955

DUPLEX LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
294	70	8,050
295	70	8,050
299	70.54	8,910
298	70	9,119
296	80	9,200
279	73.31	9,237
280	73.31	9,237
281	73.31	9,237
282	73.31	9,237
285	73.31	9,237
286	73.31	9,237
287	73.31	9,237
288	73.31	9,237
278	73.33	9,240
289	73.33	9,240
271	73.31	9,802
277	80	10,080
283	80	10,080
284	80	10,080
290	77.17	10,105
272	73.31	10,204
270	80	10,237
297	80	10,422
273	73.31	10,607
274	73.31	11,010
275	73.33	11,416
291	127.11	12,184
276	80	12,914
292	70	13,859
293	70	<u>15,931</u>

Avg. Duplex Lot Size: 10,155 SQ. FT.

COMMERCIAL LOT:

<u>DEPTH</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>	<u>AREA (AC)</u>
427	428	182820	4.20

SINGLE FAMILY LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
364	74.63	8,955
387	75	9,000
388	75	9,000
389	75	9,000
327	75.5	9,061
328	75.5	9,061
329	75.5	9,061
330	75.5	9,061
331	75.5	9,061
332	75.5	9,061
333	75.5	9,061
334	75.5	9,061
335	75.5	9,061
336	75.5	9,061
337	75.5	9,061
338	75.5	9,061
339	75.5	9,061
340	75.5	9,063
8	70.18	9,079
156	76	9,120
157	76	9,120
158	76	9,120
159	76	9,120
160	76	9,120
161	76	9,120
162	76	9,120
163	76	9,120
164	76	9,120
165	76	9,120
168	76	9,120
169	76	9,120
170	76	9,120
171	76	9,120
172	76	9,120
173	76	9,120
174	76	9,120
175	76	9,120
176	76	9,120
177	76	9,120
77	80	9,200
43	76.78	9,214
44	76.78	9,214
366	70	9,277
55	73.3	9,296

DUPLEX LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
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SINGLE FAMILY LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
203	72.53	9,300
312	82.5	9,330
368	70.76	9,360
372	70.96	9,477
367	70.97	9,481
166	80	9,571
155	80	9,600
167	80	9,600
178	80	9,600
191	80	9,600
363	80	9,600
382	80	9,600
386	80	9,600
135	85	9,775
21	91.03	9,798
104	80.09	9,935
359	83	9,957
360	83.07	9,968
361	83.07	9,968
362	83.07	9,968
133	73.57	10,020
12	70.3	10,166
119	101.45	10,184
48	73.66	10,213
105	80.43	10,219
123	70.11	10,227
51	76.11	10,270
88	98.23	10,363
376	80	10,400
381	80	10,400
17	74.52	10,432
57	74.29	10,485
96	70	10,496
116	89.95	10,497
86	75.98	10,511
120	103.14	10,549
136	92	10,580
97	70.26	10,606
13	70.66	10,610
377	81.9	10,647
378	81.9	10,647
379	81.9	10,647
380	81.9	10,647
47	75.4	10,685

DUPLEX LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
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SINGLE FAMILY LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
45	79.63	10,705
103	78.02	10,747
68	98.65	10,767
89	75.55	10,769
91	75.55	10,772
56	75.4	10,774
92	75.55	10,786
50	75.4	10,789
90	75.55	10,791
179	75	10,875
180	75	10,875
181	75	10,875
182	75	10,875
183	75	10,875
184	75	10,875
185	75	10,875
186	75	10,875
187	75	10,875
188	75	10,875
189	75	10,875
190	75	10,875
76	70	10,893
93	75.55	10,896
49	75.4	10,898
65	75.28	10,916
66	75.28	10,916
40	80	10,918
16	77.72	10,940
64	75.28	10,951
250	70	10,990
251	70	10,990
252	70	10,990
253	70	10,990
254	70	10,990
14	80.04	11,017
15	80.04	11,046
115	80.24	11,063
106	80.21	11,075
131	70	11,107
67	80	11,200
46	79.5	11,221
23	80	11,391
148	95	11,400
18	74.51	11,401

DUPLEX LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
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SINGLE FAMILY LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
19	74.51	11,439
102	78.02	11,456
132	72.38	11,576
142	80	11,600
147	80	11,600
20	90.12	11,627
41	76.08	11,668
139	81.55	11,825
140	81.55	11,825
141	81.55	11,825
144	81.55	11,825
145	81.55	11,825
146	81.55	11,825
107	80	11,840
108	80	11,840
374	70	11,913
94	114.43	11,991
22	80	12,011
11	72.04	12,026
63	75.28	12,066
95	110.39	12,085
143	88.15	12,196
85	75.99	12,206
111	75	12,429
257	70.1	12,521
258	70.1	12,521
259	70.1	12,521
260	70.1	12,521
74	73.45	12,571
262	70	12,611
114	80.24	12,634
62	70.03	12,645
154	99.5	12,651
239	70	12,740
240	70	12,740
241	70	12,740
242	70	12,740
130	80	12,811
101	78.02	12,813
255	84.61	12,816
35	73.29	12,825
25	73.29	12,826
26	73.29	12,826
27	73.29	12,826

DUPLEX LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
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SINGLE FAMILY LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
28	73.29	12,826
29	73.29	12,826
30	73.29	12,826
31	73.29	12,826
32	73.29	12,826
33	73.29	12,826
34	73.29	12,826
137	130.53	12,830
212	71.7	12,843
213	71.7	12,906
214	71.7	12,906
215	71.7	12,906
216	71.7	12,906
217	71.7	12,906
218	71.7	12,906
219	71.7	12,906
220	71.7	12,906
221	71.7	12,906
75	77.53	12,907
81	75.93	12,908
82	75.93	12,908
83	75.93	12,908
84	75.93	12,908
61	70.05	12,911
98	78.02	12,981
80	75.93	12,999
99	78.02	13,008
100	78.02	13,014
10	72.04	13,028
209	78.48	13,050
9	72.04	13,056
124	75.03	13,140
129	101.71	13,186
113	75.06	13,243
24	121.17	13,283
324	70	13,287
325	70	13,296
343	86.5	13,301
87	82.77	13,352
109	95.77	13,412
36	73.39	13,420
38	73.36	13,518
112	75	13,519
37	73.35	13,558

DUPLEX LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
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SINGLE FAMILY LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
303	71.14	13,569
375	80	13,606
110	97.84	13,628
210	85	13,663
134	97.27	13,674
128	80.1	13,748
248	85.09	13,792
79	75.93	13,804
304	71.14	13,901
211	80	13,907
302	71.22	13,993
1	114.04	14,029
305	71.14	14,233
42	77.97	14,271
373	70.77	14,288
243	70.32	14,306
125	75	14,322
385	161.3	14,542
306	71.14	14,565
326	72.13	14,603
249	73.62	14,708
230	73.73	14,723
223	73.82	14,763
224	73.82	14,763
225	73.82	14,763
226	73.82	14,763
227	73.82	14,763
228	73.82	14,764
229	73.82	14,764
72	74.25	14,852
301	71.87	14,887
307	71.14	14,897
39	83.96	15,070
60	83.96	15,070
127	80.24	15,075
126	85.38	15,163
308	71.14	15,229
208	80.87	15,393
261	70.1	15,521
269	112.71	15,536
309	71.14	15,560
268	70	15,667
138	122.54	15,714
222	94.88	15,827

DUPLEX LOTS:

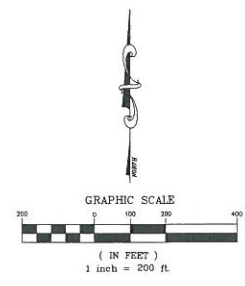
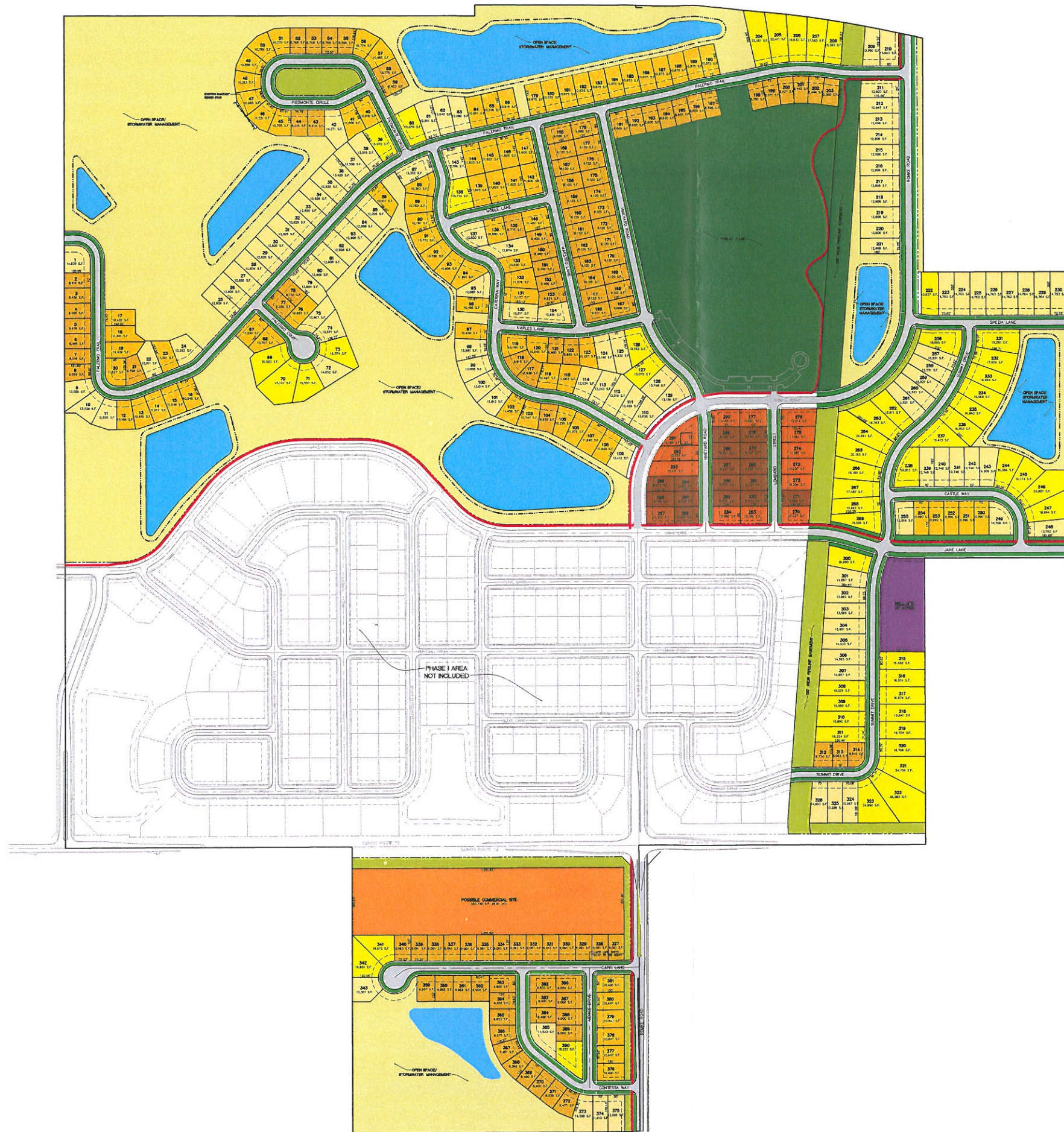
<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
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SINGLE FAMILY LOTS:

DUPLEX LOTS:

<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>	<u>LOT NO.</u>	<u>WIDTH (FT)</u>	<u>AREA (SQ FT)</u>
310	71.14	15,892			
245	70.93	16,174			
390	120.2	16,215			
311	71.14	16,224			
244	71	16,356			
73	74.25	16,374			
315	80.02	16,455			
316	80.02	16,516			
71	74.25	16,557			
317	80.02	16,579			
318	80.02	16,641			
341	86.5	16,672			
319	80.02	16,704			
320	80.02	16,766			
342	86.5	16,801			
238	112.08	16,813			
236	78.1	16,953			
235	78.1	16,962			
233	78.1	16,964			
234	78.1	16,968			
300	95.13	16,990			
267	70.19	17,487			
207	80.96	17,583			
232	78.24	17,924			
266	70.25	18,109			
206	80.96	18,632			
256	116.78	18,695			
247	73.61	18,994			
231	84.52	19,216			
237	167.38	19,415			
263	70.25	19,763			
69	85.52	20,003			
265	70.25	20,165			
205	80.96	20,411			
204	80.85	22,187			
246	70.96	23,007			
264	70.25	24,041			
321	72.06	24,756			
323	72.64	24,890			
70	74.25	25,127			
322	72.04	<u>36,282</u>			

Average S.F. Lot Size: 12,171 SQ. FT.



LOT SIZE DISTRIBUTION LEGEND

SINGLE FAMILY LOTS

- 8,400–10,000 S.F.
- 10,000–12,000 S.F.
- 12,000–15,000 S.F.
- GREATER THAN 15,000 S.F.

DUPLEX LOTS

- 8,000–10,000 S.F.
- GREATER THAN 10,000 S.F.

COMMERCIAL LOT

- 383,736 S.F. (8.81 AC)

TUSCANY WOODS PHASE II
HAMPSHIRE, ILLINOIS
CONCEPT LOT STUDY 1 WITH COMMERCIAL

PROJECT NO. 21410716
DATE 11/15/17
SCALE 1" = 200'
PROJ. MGR. JMS
PROJ. ASSOC. JMS
DRAWN BY JMS

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Civil Engineering • Real Estate Consulting • Project Management

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SHEET
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