Village of Hampshire
Planning & Zoning Commission Meeting
Monday, October 26, 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 October 12, 2026
5. Public Comments
6. New Business
    a. Case# PZC-26-15 – Public Meeting

       Address: Brandon Lane/Concord Circle

       PIN: Part of 01-13-400-007

       Petitioner & Owner: Hampshire East, LLC dba Crown Community Development

       Request: Final Plat of Subdivision Approval for Oakstead Neighborhood G

       Action: Motion to make a recommendation regarding Case# PZC-26-15

    b. Case# PZC-26-11 – Public Hearing

       Address: 190 Grove Ave.

       PIN: 01-22-359-012

       Petitioner & Owner: Kathleen Herrera

       Request: Variance to Sec. 6-3-11-E-3 of the Hampshire Zoning Ordinance to permit a fence to be setback four (4) feet from the corner side lot line, whereas the minimum setback required is ten (10) feet.

       Action: Motion to make a recommendation regarding Case# PZC-26-11
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, October 12, 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, Bill Rossetti, Ron Ross and Chairwoman Christine Klein
   Absent: Commissioner Sharon Egger
   Others Present: Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from July 27, 2026**
   Motion: Commissioner McBride
   Second: Commissioner Duchaj
   Ayes: Commissioners Duchaj, McBride, Rossetti, and Ross
   Nayes: None
   Abstain: None

   Motion Approved

5. **Public Comments**
   None

6. **Appointment of Commissioner Grace Duchaj as Planning & Zoning Commission Secretary**
   Due to resignation of Commissioner Richard Frillman who acted as the Secretary of the Planning & Zoning Commission, Chairwoman Klein appointed Commissioner Grace Duchaj as Secretary.

   Chairwoman Klein if there were any objections by the Commissioners to appoint Commissioner Duchaj as Secretary. No objections were made.

7. **New Business**
    a. **Case# PZC-26-12 – Public Meeting**
    Address: Watercrest Isle
    PIN: Part of 01-16-100-005; Part of 01-16-200-022
    Petitioner & Owner: Hampshire West, LLC dba Crown Community Development
    Request: Final Plat of Subdivision Approval for Prairie Ridge North Neighborhood G1
    Action: Motion to make a recommendation regarding Case# PZC-26-12
    Mr. Khan presented the request, stating that a Final Plat of Subdivision for Prairie Ridge North G1 was approved in 2025 for side-loaded townhomes. Since then, the model type changed to front-loaded townhomes decreasing the density.

    No public comments were provided before or during the meeting.

    Chairwoman Klein requested a motion to recommend approval of Case# PZC-26-12.

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

    Motion Approved

8. **Old Business**
    None.

9. **Announcements**
    None.

10. **Adjournment**
    Motion to Adjourn

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

Motion Approved.

Adjourned at 7:05 P.M.

Submitted: October 26, 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 October 26, 2026**
RE:	**PZC-26-15 – Oakstead Neighborhoods G – Final Plat of Subdivision**

PROPOSAL: Hampshire East, LLC dba Crown Community Development (Petitioner & Owner) is requesting the approval of the following:

1. Final Plat of Subdivision for Oakstead Neighborhood G



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

BACKGROUND: The Oakstead Subdivision project dates back to 2004 when a preliminary plat was presented to the Village. In 2021, the preliminary plat was revised to its current version. When Crown is ready to develop a neighborhood, it submits a Final Plat of Subdivision for review and approval by the Village.

ANALYSIS: The Village engineer reviewed the proposed Plat of Subdivision and found it to be in general conformance with Village requirements.

	Preliminary Plat		Final Plat		Difference
Neighborhood	# Homes	Avg. Lot Size	# Homes	Avg. Lot Size	
G	50	5,924 sq. ft.	50	5,924 sq. ft.	0

REQUIRED FINDINGS OF FACT: There are no required findings of fact for a plat of subdivision.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition as of October 22, 2026

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is not recommending any conditions of approval:

RECOMMENDED MOTIONS:
I move to recommend approval of Case# PZC-26-15 for a Final Plat of Subdivision for Oakstead Neighborhood G.

DOCUMENTS ATTACHED:
1. Land Use Application
2. Oakstead Preliminary Plat of Subdivision, dated March 12, 2021
3. Final Plat of Subdivsion for Oakstead Neighborhood G, revision date October 12, 2026

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

Land Use Application

Date: 8/16/26

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
- ☐ Other Site Plan: _____

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: HAMPSHIRE EAST LLC. Email: [redacted]

Address: 2056 WESTINGS AVE. SUITE 280 NAPERVILLE, IL 60563 Phone: [redacted]

CONTACT PERSON (if different from applicant)

Name: DAN OLSEN Email: [redacted]

Address: S.A.A. Phone: _____

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

☒YES ☐NO

If the applicant is <u>not</u> 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 ☒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): OAKSTEAD

Address: SE CORNER OF RT 20 & BIG TIMBER RD

Parcel Number(s): _____

Total Area (acres): 9.983 ACRES

Legal Description: must be attached to this application

Fire Protection District: HAMPSHIRE FPD

School District: CUSD 300

Library District: ELLA JOHNSON

Park District: HAMPSHIRE TOWNSHIP P.D.

Township: HAM

Current Zoning District: PUD

Current Use:

AGRICULTURE - CROP FARMING

Proposed Zoning/Variance/Use:

FINAL PLAT APPROVAL

Reason/Explanation for Zoning/Variance/Use:

FINAL PLAT APPROVAL - DUPLEX LOTS WERE ORIGIALLY SUBDIVIDED AS ONE LOT FOR TWO UNITS. THIS PETITION PROPOSES SUBDIVIDING EACH LOT FURTHER SO EACH UNIT IS ON ITS OWN LOT AND CAN BE SOLD AS FEE SIMPLE.

PRELIMINARY PLAT OF SUBDIVISION
FOR
OAKSTEAD

A
±15.810 ACRES
70' x 130' SFD
9,100 S.F.
48 HOMES

B
±8.494 ACRES
60' x 130' SFD
7,800 S.F.
30 HOMES

C
±8.834 ACRES
60' x 130' SFD
7,800 S.F.
35 HOMES

D
±8.049 ACRES
60' x 130' SFD
7,800 S.F.
34 HOMES

E
±5.768 ACRES
70' x 130' SFD
9,100 S.F.
20 HOMES

F
±13.533 ACRES
21 - 70' x 130' SFD
9,100 S.F.
25 - 60' x 130' SFD
7,800 S.F.
46 HOMES

G
±8.836 ACRES
50 DUPLEX HOMES

H
±11.101 ACRES
60' x 130' SFD
7,800 S.F.
41 HOMES

I
±14.581 ACRES
60' x 130' SFD
7,800 S.F.
51 HOMES

P
±11.082 ACRES
70' x 130' SFD
9,100 S.F.
32 HOMES

Q
±11.777 ACRES
TOWNHOMES
94 HOMES



J
±24.793 ACRES
70' x 130' SFD
9,100 S.F.
78 HOMES

S
±11.896 ACRES
53' x 130' SFD
6,890 S.F.
ACTIVE ADULT
46 HOMES

R
±10.448 ACRES
ACTIVE ADULT
RANCH TOWNHOMES
54 HOMES

K
±25.952 ACRES
39 - 70' x 130' SFD
9,100 S.F.
44 - 60' x 130' SFD
7,800 S.F.
83 HOMES

L
±20.608 ACRES
60' x 130' SFD
7,800 S.F.
78 HOMES

N
±25.963 ACRES
53' x 130' SFD
6,890 S.F.
ACTIVE ADULT
116 HOMES

M
±7.575 ACRES
60' x 130' SFD
7,800 S.F.
26 HOMES

O
±14.115 ACRES
60' x 130' SFD
7,800 S.F.
51 HOMES

400 200 0 400
SCALE: 1 INCH = 400 FEET

SINGLE FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Planned Lot Size	Average Lot Size (Sq. Ft.)	Max Lot Size (Sq. Ft.)	Min Lot Size (Sq. Ft.)	Median Lot Size (Sq. Ft.)	Total Lot Area (Sq. Ft.)	Total Lot Area (Ac.)	Neighborhood Area (Ac.)
A	48	9,100	10,956	16,340	9,100	9,933	525,873	12.07	15.810
B	30	7,800	8,734	17,447	7,800	7,801	262,010	6.01	8.494
C	35	7,800	8,317	13,290	7,800	7,800	291,082	6.68	8.384
D	34	7,800	8,110	10,497	7,800	7,800	275,727	6.33	8.049
E	20	9,100	9,877	13,459	9,099	9,463	197,530	4.53	5.768
F	46	7,800	9,822	15,304	7,800	9,206	451,796	10.37	13.533
G	50	9,700	11,848	18,161	9,715	10,437	296,204	6.80	8.836
H	41	7,800	8,807	12,008	7,800	8,563	361,103	8.29	11.101
I	51	7,800	9,426	16,191	7,800	9,151	480,711	11.04	14.581
J	78	9,100	10,464	15,118	9,100	9,889	816,157	18.74	24.793
K	83	7,800 & 9,100	10,359	15,443	7,800	9,750	859,820	19.74	25.952
L	78	7,800	8,670	14,227	7,329	8,190	676,298	15.53	20.608
M	26	7,800	8,602	12,883	7,800	8,321	223,662	5.13	7.575
N	116	6,890	7,614	12,191	6,630	7,155	883,223	20.28	25.963
O	51	7,800	9,627	19,582	7,800	8,542	490,987	11.27	14.115
P	32	9,100	12,162	25,358	9,100	9,884	389,177	8.93	11.082
S	46	6,890	8,834	16,831	6,890	8,060	406,351	9.33	11.896
Total Single Family Homes	**865**		**9,563**	**25,358**	**6,630**	**8,563**	**7,953,330**	**182.58**	**247.622**

MULTI FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Neighborhood Area (Ac.
Q	94	11.777
R	54	10.448
Total Multi Family Homes	**148**	**22.225**

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE (Heavy Dashed Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON KANE COUNTY FIRM.
- SECTION CORNER OR QUARTER SECTION CORNER

OVERALL SITE DATA

LAND USE	UNITS	ACRES	PERCENT
BIG TIMBER ROAD 1/2 R.O.W.	–	1.3	0.23%
ROUTE 20 1/2 R.O.W.	–	3.2	0.57%
LOCAL SECONDARY ROADS/STREETS 66' R.O.W.	–	25.2	4.50%
MINOR ROADS/STREETS 60' R.O.W.	–	59.9	10.71%
OPEN SPACE	–	263.6	47.12%
(PARKS, PIPELINE EASEMENT, STWM AREAS, FLOODPLAIN, PRESERVED AREAS)			
LIFT STATION	–	0.5	0.09%
SCHOOL SITE	–	11.0	1.97%
CHURCH SITE	–	6.3	1.13%
TRADITIONAL HOUSING:			
9,100 S.F. LOTS (70'X130')	238	54.9	9.81%
7,800 S.F. LOTS (60'X130')	415	91.1	16.29%
DUPLEXES	50	6.8	1.22%
TOWNHOMES	94	3.7	0.66%
TOTAL TRADITIONAL DWELLING UNITS	797		
ACTIVE ADULT HOUSING:			
6,890 S.F. LOTS (53'X130')	162	29.6	5.29%
RANCH TOWNHOMES	54	2.9	0.52%
TOTAL ACTIVE ADULT DWELLING UNITS	216		
TOTAL	1013	559.4	100.0%

PREPARED FOR:
HAMPSHIRE EAST, LLC.
1751A W. DIEHL ROAD
NAPERVILLE, IL 60563
(630) 851-5490

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

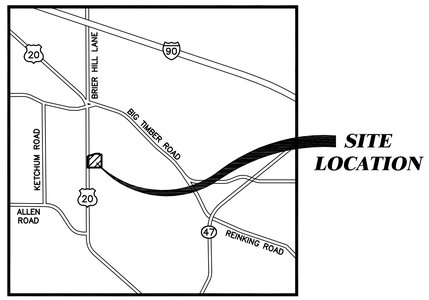
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DRAWN BY: DDD FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 01-15-2021 JOB NO.: 456.267
XREF: LOTCALC, TOPO 2020 PROJECT MANAGER: DRG
REVISED: 03/12/2021/DDD
REVISED: 03/15/2021/DDD UPDATE UNIT COUNT

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PLOT FILE CREATED: 3/15/2021 BY: RICH SMITH
DRAWING PATH: P:\456267\DWG\SURVEY\DRAWINGS\PRELIMINARY\PREPLAT.DWG

FINAL PLAT OF SUBDIVISION FOR OAKSTEAD SUBDIVISION NEIGHBORHOOD G

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS



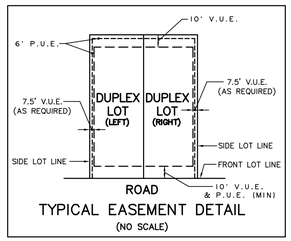
VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°58'06" E	12.85'
L2	N 66°23'06" E	51.20'
L3	S 00°01'54" W	40.60'
L4	S 13°47'44" E	40.18'
L5	N 13°47'44" W	42.19'
L6	N 00°01'54" E	14.60'
L7	N 45°01'54" E	70.71'

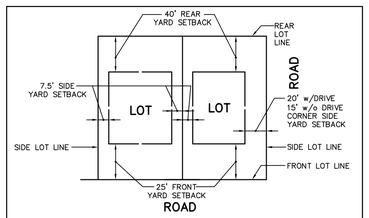
ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

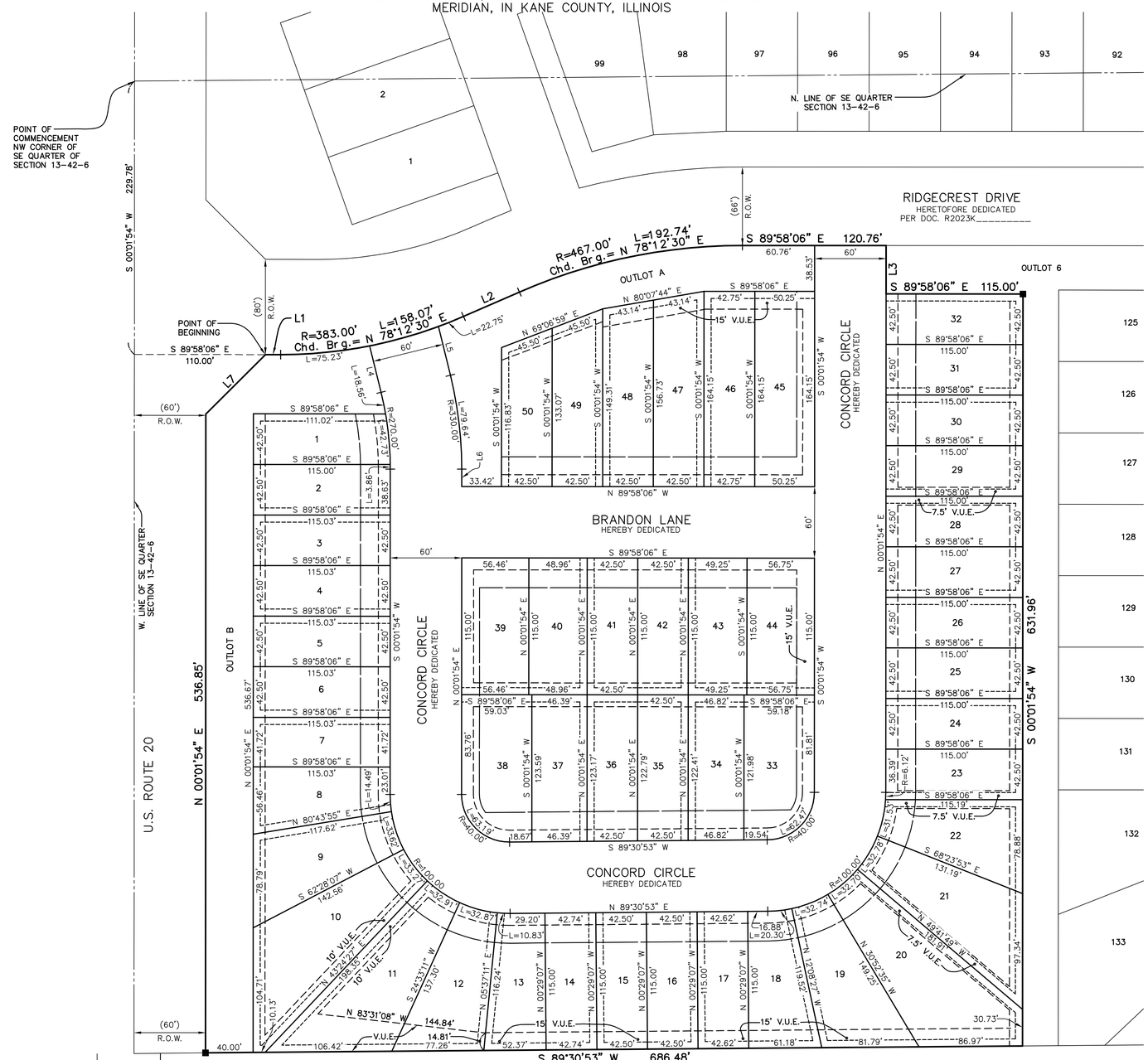


TYPICAL EASEMENT DETAIL
(NO SCALE)



SETBACK RESTRICTION DETAIL
(NO SCALE)

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
1	4,827	27	4,888
2	4,889	28	4,888
3	4,889	29	4,888
4	4,889	30	4,888
5	4,889	31	4,888
6	4,889	32	4,888
7	4,798	33	6,867
8	5,416	34	5,721
9	6,892	35	5,210
10	10,683	36	5,227
11	9,794	37	5,724
12	6,652	38	6,961
13	5,317	39	6,493
14	4,915	40	5,631
15	4,888	41	4,888
16	4,888	42	4,888
17	4,901	43	5,664
18	5,686	44	6,526
19	7,157	45	8,249
20	11,005	46	7,017
21	8,838	47	6,819
22	6,551	48	6,503
23	4,888	49	6,001
24	4,888	50	5,310
25	4,888	OUTLOT A	16,290
26	4,888	OUTLOT B	27,659



TOTAL AREA OF SUBDIVISION
9.983 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER
PART OF 01-13-400-007
HAMPSHIRE, ILLINOIS

N

50 25 0 50
SCALE: 1 INCH = 50 FEET

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

V.U.E. – INDICATES VILLAGE UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

D.E. – INDICATES DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

P.U.E. – INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

B.L. – BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBJECT SITE BEING S 00°02'05" W (ASSUMED).

GAP IN LOT NUMBERING DUE TO THE PREDEFINED LOT NUMBERING WITHIN THE ENTIRE OAKSTEAD DEVELOPMENT.

F.I.P. = FOUND IRON PIPE (Ø AS SHOWN)
F.I.R. = FOUND IRON ROD (Ø AS SHOWN)

ALL OUTLOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

A BLANKET VILLAGE UTILITY EASEMENT AND A BLANKET PUBLIC UTILITY EASEMENT ARE HEREBY GRANTED OVER ALL OF OUTLOTS 5 AND 13.

THERE SHALL BE NO DIRECT ACCESS TO U.S. ROUTE 20 FROM OUTLOT 13. ALL ACCESS SHALL BE VIA INTERNAL CIRCULATION.

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SET CONCRETE MONUMENT
- SECTION CORNER OR QUARTER SECTION CORNER

PREPARED FOR:
HAMPSHIRE EAST, LLC
1751 A. WEST DIEHL ROAD
NAPERVILLE, IL 60563
(630) 851-5490

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456267 FILE NAME: SUBPLAT-G
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-21-23 JOB NO.: 456.267
PROJECT REFERENCE: 456.209
CHECKED BY: JRP 06-09-23
REVISED 08-14-23\AJB PER VILLAGE COMMENTS DATED 08-03-23
REVISED 09-12-23\AJB PER VILLAGE COMMENTS DATED 09-07-23
REVISED 10-24-23\AJB UPDATED FLOOD STATEMENT IN SURVEYOR'S CERT.
REVISED 10-11-24\AJB UPDATED IDOT CERTIFICATE
REVISED 10-12-26\AJB UPDATED LOT CONIGURATION FOR DUPLEXES

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PLOT FILE CREATED: 10/12/2026 BY: TONY BLIS DRAWING PATH: P:\456267\DWG\SURVEY\DRAWINGS\PLATS\SUBPLAT-G.DWG

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

I, _____ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS _____ DAY OF _____, A.D., 20___.

_____
COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 01 MINUTE 54 SECONDS WEST, 229.78 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, 110.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RIDGECREST DRIVE DEDICATED PER DOCUMENT 202_K_____ AND THE POINT OF BEGINNING; THE FOLLOWING FIVE COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, 12.85 FEET; THENCE NORTHEASTERLY, 158.07 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 383.00 FEET AND A CHORD BEARING NORTH 78 DEGREES 12 MINUTES 30 SECONDS EAST; THENCE NORTH 66 DEGREES 23 MINUTES 06 SECONDS EAST, 51.20 FEET; THENCE EASTERLY, 192.74 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET AND A CHORD BEARING NORTH 78 DEGREES 12 MINUTES 30 SECONDS EAST; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, 120.76 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 54 SECONDS WEST, 40.60 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, 115.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 54 SECONDS WEST, 631.96 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 53 SECONDS WEST, 686.48 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 54 SECONDS EAST, 536.85 FEET; THENCE NORTH 45 DEGREES 01 MINUTE 54 SECONDS EAST, 70.71 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED IN ACCORDANCE WITH THE PLAT ACT AND THE ILLINOIS ADMINISTRATIVE CODE, SECTION 1270.56 MINIMUM STANDARDS OF PRACTICE. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE-DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17089C0126J, DATED, JUNE 2, 2015. ALL OF THE PROPERTY IS LOCATED IN ZONE X UNSHADED.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS _____ DAY OF _____, 20___.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT_____, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS INDICATED ON THIS PLAT AS THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF HAMPSHIRE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

DATED AT NAPERVILLE, ILLINOIS THIS ___ DAY OF_____, 20___.

HAMPSHIRE EAST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, IL 60563

_____ _____
TITLE: TITLE:

_____ _____
(PRINTED NAME) (PRINTED NAME)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE OFFICERS OF HAMPSHIRE EAST, LLC, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HAMPSHIRE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (abbreviated S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF HAMPSHIRE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A STORMWATER MANAGEMENT EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, 20___.

_____
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS _____ DAY OF _____, 20___.

VILLAGE PRESIDENT: _____

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS _____ DAY OF _____, 20___.

_____
VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 20___.

_____
VILLAGE ENGINEER

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

NO FENCE, SHED OR ANY STRUCTURE SHALL BE ERECTED WITHIN AN EASEMENT THAT WILL OBSTRUCT OR PROHIBIT THE OVERLAND FLOW OF STORMWATER, OR OBSTRUCT, IMPEDE, OR PRECLUDE READY ACCESS TO ANY UTILITY FACILITY OR APPURTENANCE, SUCH AS AN EQUIPMENT BOX, A CATCH BASIN, OR ANY OTHER SUCH FACILITY OR APPURTENANCE.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A PUBLIC UTILITY EASEMENT, VILLAGE UTILITY EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT OR EASEMENT FOR STORMWATER DETENTION BASIN, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.

PUBLIC UTILITY EASEMENT PROVISIONS
(ELECTRIC AND COMMUNICATION)

COMED, AMERITECH, MEDIACOM CABLE SERVICES, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EXCLUSIVE EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "PUBLIC UTILITY EASEMENT" OR "P.U.E." AND JOINT EASEMENT RIGHTS WITH THE VILLAGE OF HAMPSHIRE TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENT" OR "UE" AND EASEMENT RIGHTS IN ALL PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

NICOR, ITS SUCCESSOR AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS. SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

DRAINAGE EASEMENT PROVISIONS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "DRAINAGE EASEMENT" OR "DE" TO INSTALL, OPERATE AND MAINTAIN UNDERGROUND AND SURFACE DRAINAGE FACILITIES AND WATERCOURSES. SAID EASEMENTS SHALL BE USED FOR NO OTHER PURPOSE EXCEPT AS EXPRESSLY AUTHORIZED BY THE VILLAGE. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

VILLAGE UTILITY EASEMENT PROVISIONS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM, SANITARY SEWER SYSTEM AND STORM DRAINAGE SYSTEM OF THE VILLAGE OF HAMPSHIRE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH UTILITIES.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A VILLAGE UTILITY EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456267 FILE NAME: SUBPLAT-G
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-21-23 JOB NO.: 456.267
PROJECT REFERENCE: 456.209
CHECKED BY: JRP 06-09-23
REVISED 08-14-23\AJB PER VILLAGE COMMENTS DATED 08-03-23
REVISED 09-12-23\AJB PER VILLAGE COMMENTS DATED 09-07-23
REVISED 10-24-23\AJB UPDATED FLOOD STATEMENT IN SURVEYOR'S CERT.
REVISED 10-11-24\AJB UPDATED IDOT CERTIFICATE
REVISED 10-12-26\AJB UPDATED LOT CONIGURATION FOR DUPLEXES

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PLOT FILE CREATED: 10/12/2026 BY: TONY BLUS
DRAWING PATH: P:\456267\DWG\SURVEY\DRAWINGS\PLATS\SUBPLAT-G.DWG

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 October 26, 2026**
RE:	**PZC-26-11 – 190 Grove Avenue - Variance**

PROPOSAL: Kathleen Herrera (Petitioner & Owner) is requesting the approval of the following to construct a temporary gravel parking lot:

1. Request for Variance to Sec. 6-3-11-E-3 of the Hampshire Zoning Ordinance to permit a fence to be setback four (4) feet from the corner side lot line, whereas the minimum setback required is ten (10) feet.



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

BACKGROUND: The Petitioner requests a variance from the 10 ft. corner side lot line setback requirement to allow a fence that does not conflict with the existing retaining wall located in the corner side yard and to allow more fenced lot area. The proposed fence would be setback 4 ft. from the corner side lot line. The Petitioner is proposing to install a 4 ft. tall open picket style fence.

ANALYSIS: The subject property is approximately 13,068 square feet and is located at the northwest corner of Grove Avenue and Elm Street. The property is currently improved with an approximately 2,600 sq. ft. multi-story single-family residence with a 990 sq. ft. garage. The subject property is zoned R-2, Single-Family Residence.

The following are the adjacent property zoning and uses:

North: R-2, Single-Family Residence – Residential Use
South: R-2, Single-Family Residence – Residential Use
East: R-2, Single-Family Residence – Residential Use
West: R-2, Single-Family Residence – Residential Use

REQUIRED FINDINGS OF FACT: The following are the required findings of fact for a Variance 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: The proposed findings of fact shall be as follows:

1. The subject property can yield a reasonable return if permitted to be only used under the conditions allowed by the regulations. The subject property is larger than other lots in the area as it is a corner lot. If only permitted to fence in the area allowed by the fence regulations, it would have an approximately 5,500 sq. ft. fenced-in area.
2. The plight of the owner is not due to unique circumstances. The retaining wall was chosen to be constructed by the property owner at the time. As stated in the Petitioner's Findings of Fact, the retaining wall can be removed or repaired if so chosen by the property owner to meet the current 10 ft. setback requirement.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition as of October 22, 2026.

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

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is not recommending any conditions of approval:

RECOMMENDED MOTION:
I move to accept and adopt Staff's Findings of Fact included in the Agenda Supplement and recommend denial of Case# PZC-26-11 for a variance to Sec. 6-3-11-E-3 to permit a fence setback of 4 feet from the corner side lot line, whereas the minimum setback required is 10 feet.

DOCUMENTS ATTACHED:
1. Land Use Application
2. Plat of Survey
3. Petitioner's Findings of Fact

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

Land Use Application

Date: 9-25-2026

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 _____ District to _____ 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: Kathleen Herrera / Benjamin D. Glesen Email: [redacted]
Address: 190' Grove Ave. Phone: [redacted]

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 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 ☒ 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): _____

Address: 190 Grove Ave

Parcel Number(s): 01-22-359-012

Total Area (acres): .29

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire Protection District

School District: District 300

Library District: Ella Johnson Memorial Public Library District

Park District: Hampshire township Park District

Township: Hampshire

Current Zoning District: R2 - Single Family Residence

Current Use:

Residence

Proposed Zoning/Variance/Use:

Installation of fence

Reason/Explanation for Zoning/Variance/Use:

Owners would like to place fence closer to the sidewalk / East side of property than the current zoning allows. Current zoning would cause the fence to be placed on/over a historic retaining wall which needs significant repair. Additionally, the residence is home to children and pets who would like safe access to the yard. There are many fences already on the street (Elm St.) that are placed inside the 10 foot required distance from the road at this time.

PLAT OF SURVEY

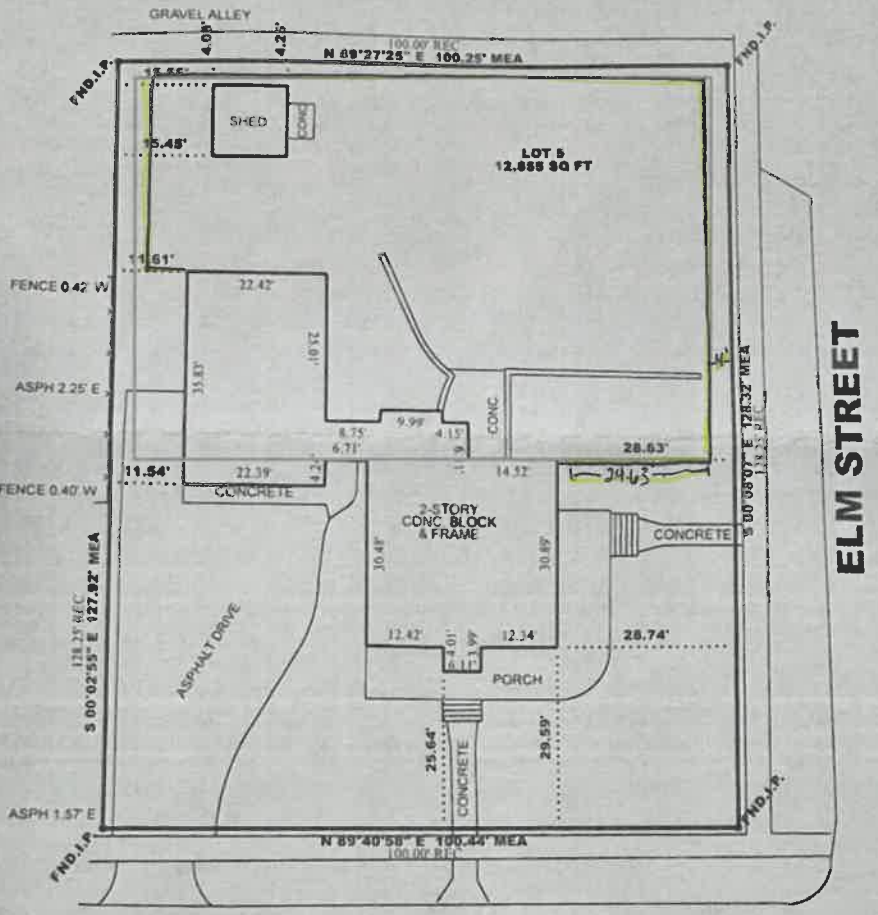
D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE 630-232-7705 FAX 630-232-7725
E-MAIL: DFLS@SBCGLOBAL.NET

SCALE: 1"=20'

LOT 5 OF A.J. WILLINGS SUBDIVISION OF BLOCK 3 OF A.J. WILLINGS ADDITION TO THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 190 GROVE AVENUE, HAMPSHIRE, ILLINOIS



LEGEND

FND.I.R.	= FOUND IRON ROD	P.U. =	PUBLIC UTILITY
FND.I.P.	= FOUND IRON PIPE	M.U. =	MUNICIPAL UTILITY
—x—	FENCE	D.E. =	DRAINAGE EASEMENT
.....	BLDG. TIE		ASPHALT
— - —	BLDG. LINE		CONCRETE
— — —	EASEMENT		BUILDING

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO. 426-50

THOMAS J. SIECK, JR. 035-003906 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ST. CHARLES, ILLINOIS

License expiration date 11-30-2026

FIELD WORK COMPLETED: 4-30-2026

PREPARED FOR: TIETZ LAW FIRM

STATE OF ILLINOIS
S.S.
COUNTY OF KANE

WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184.007094-0008 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 5-1 A.D. 2026

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003906

Village of Hampshire
Variance – Finding of Facts

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

   Response: The variation will not alter the essential characters of the locality. Numerous homes on Elm Street within walking distance from 190 Grove Avenue have a fence, enclosed or otherwise, that fails to meet the current zoning regulation.

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

   Response: The zoning requirement would place the fence on or on top of an existing historical retaining wall, so the wall would need to be removed or not repaired due to the fence placement. Additionally, the homeowners have two dogs and three children who would like to play safely in the yard, which has an alley on the north side and Elm Street to the East. Fence placement in the proposed location would allow for retaining wall repairs, as well as the safety of the homeowners' children, grandchild, and pets.