

VILLAGE OF HAMPSHIRE PLANNING & ZONING COMMISSION

**Monday, May 24, 2021
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 – N/A
- E. New Business:
 - 1. Public Hearing regarding Petition for Zoning Amendment filed by ECR Acquisitions, LLC to amend the classification of certain property, being a portion of Hampshire Woods Subdivision, situated on the north side of US Highway 20 at Gast Road, from O-M Office Manufacturing Zoning District to M-2 General Industrial Zoning District.
 - 2. Public Hearing regarding Petition for Zoning Amendment filed by ECR Acquisitions, LLC to classify certain property, to wit, a 10.5-acre parcel adjacent to Hampshire Woods Subdivision (designated the “Leone Property”), situated on the north side of US Highway 20 at Gast Road, in the M-2 General Industrial Zoning District, upon its annexation to the Village.
 - 3. Public Hearing regarding Petition for Amendment of Zoning Regulations filed by Village Zoning Administrator, to allow for off-street parking spaces to be located in front yards, and in side yards adjoining a street, in certain zoning districts, to wit: M-1 Restricted Industrial Zoning District, M-2 General Industrial Zoning District, and M-3 Industrial Zoning District, provided, no such parking space shall be located within fifteen (15’) feet of the front lot line, or applicable side lot line, as the case may be.
 - 4. Consideration of authorizing the Chair to report to the Village Board of Trustees the results of this meeting for Items 1-3 above, with appropriate findings of fact and recommendation.
- F. Old Business:
- G. Public Comment
- H. Announcements: Next meeting date – June 14, 2021.
- I. Adjournment

The Village of Hampshire is subject to the requirements of the Americans with Disabilities Act of 1990. Any individual with a disability who plans to attend this meeting/public hearing and who may require a certain accommodation in order to allow him/her to observe and/or participate in this meeting is requested to contact the Village Clerk prior to the meeting to discuss such accommodation.

Attendance: Accommodations with adequate distancing will be made for this meeting; and members of the public in attendance will be expected to wear face coverings.

Also, video-conferencing and/or telephone conferencing may be available for the public to participate in /witness the meeting. Anyone who desires to attend by Video-Conference must notify the Village Clerk of such request by e-mail to [Lvasquez @ hampshireil.org](mailto:Lvasquez@hampshireil.org) no later than 24 hours prior to the meeting, so that a link to participate may be sent via e-mail address the day of the meeting, together with a PDF version of exhibits and other documents to be considered at the meeting.

Recording: Please note that all meetings held by videoconference will be recorded, and the recordings will be made public. While State Law does not required consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

Anyone who desires to attend by Tele-Conference must notify the Village Clerk of such request by e-mail as above or at 847-683-2181 Ext. 0, no later than 4:30 p.m. the day prior to the meeting, and a telephone number and passcode will be provided.

Anyone who desires to review the application, and/or the exhibits or other documents delivered to the ZBA, may do so on the Village's website; or, in person, by calling the Village Clerk and making appropriate arrangements no later than the day of the meeting.

Public Comment: Comments to the Zoning Board of Appeals, or questions to the applicant, may be submitted prior to the meeting or public hearing by 4:30 the day prior to the meeting date in writing addressed to the Village Clerk, and placed in the drop box at Village Hall or via e-mail to Lvasquez@hampshireil.org. Any written comments so received shall be noted in the minutes of the meeting and/or public hearing, as the case may be.

AGENDA SUPPLEMENT

TO: Chairman and Members / Planning & Zoning Commission
cc: Village Manager (Zoning Administrator)
FROM: Mark Schuster / Village Attorney
DATE: May 15, 2021
RE: Hampshire 90 Logistics

PETITION:

1. A Petition for Zoning Map Amendment -- to amend the zoning classification for a portion of Hampshire Woods Business Park, from O-M Office Manufacturing Zoning District to M-2 General Industrial Zoning District.

2. A Petition for Zoning Map Amendment – to classify certain additional, adjacent property in the M-2 General Industrial Zoning District (upon annexation).

PETITIONER: ECR Acquisitions, LLC, for 1) Wayne Hummer Trust and for 2) Leone Trust, Owners.

PROPERTY: Part of Hampshire Woods Business Park, on the north side of US Highway 20 at Gast Road, plus an additional 10.5 acre parcel adjacent to the Business Park, to be annexed to the Village. PINs: 01-11-100-007, 01-11-100-014; and 01-11-200-007.

PROPOSED USE: The proposed use(s) would be among the permitted uses in a M-2 General Industrial Zoning District in the Village, pursuant to §6-9-3(B).

UTILITIES: The Subject Property is currently located within the utility service area of the Village; water and sewer utilities are available to the Subject Property. The property is immediately adjacent to the US Highway 20 Elevated Water Storage Tank; and across the road from an existing lift station for wastewater conveyance.

ACCESS: Access to the Subject Property is from US Highway 20.

EXISTING ZONING IN AREA: The existing zoning in the area of the proposed development is mixed:

North	I-90 Toll Highway.
East	Large Scale Business Planned Development (Brier Hill Crossing)
South	Kane County – F-Farming
West	Mix of M-2 General Industrial Zoning District and O-M Office Manufacturing Zoning District (Hampshire Woods Business Park).

COMPREHENSIVE PLAN. The 2004 Comprehensive Plan of the Village designates this area for predominantly “industrial and warehouse distribution” type uses, with some “interchange

AGENDA SUPPLEMENT

commercial” uses in the westerly portion of the territory. The proposed use or uses would generally be consistent with the Plan.

STANDARDS:

A. The following five factors are set out in the Village of Hampshire Municipal Code, Section 6-14-3(G)(7), in regard to a Petition for Zoning Amendment:

- a. The existing uses within the general area of the property in question, to wit:
 - *Hampshire Woods Business Park – general manufacturing / industrial uses.*
 - *Brier Hill Crossing Large Scale Business Planned Development (not yet developed)*
 - *Farming.*
- b. The zoning classification of property within the general area of the property in question. *Note: Set forth above.*
- c. The suitability of the property in question to the uses permitted under its existing zoning classification. *Note: The area is in the vicinity of the I-90/US Highway 20 Interchange; and is generally being developed with manufacturing / industrial type uses.*
- d. The trend of development (if any) in the general area of the property in question, including changes (if any) which have taken place in its present zoning classification. *Note: The trend of development in the area is manufacturing / industrial.*
- e. The objectives of the current Comprehensive Plan. *Note: See above.*

B. The following additional factors are established by Illinois law for consideration in relation to a Petition for Zoning Amendment:

- a. The existing zoning and uses on surrounding properties. *Note: Set forth above.*
- b. The extent to which property values are diminished or restricted by the existing zoning restrictions.
- c. The extent to which the present zoning classification (despite any loss or restriction of the value of Petitioner’s property) promotes public benefits of health, safety, morals or general welfare. *Notes:*
 - *The present zoning classification is O-M Office Manufacturing Zoning District, allowing for a mixture of office and manufacturing type uses, including “warehousing, storage, and distribution facilities”; land across US Highway 20 has been developed in part with such uses.*
 - *The O-M Office Manufacturing Zoning District is meant to “encourage a mixture of office, research, warehouse, and restricted manufacturing activities, with complementary business and commercial uses in high quality campus-like settings.”*
 - *The M-2 General Industrial Zoning District is meant for “those industrial activities which may produce mild nuisances or hazards, in areas that are relatively remote from residential developments.”*
 - *This District specifically allows for “warehousing, storage and distribution facilities.” §6-9-3(B).*

AGENDA SUPPLEMENT

- d. The relative gain to the public (from a zoning amendment) as compared to any hardship to the Petitioner (from continuing the present zoning).
- e. The suitability of the Subject Property for the purpose(s) for which it is presently classified under the zoning regulations. *Note: the property would be suitable for a mixture of office-manufacturing uses under the present zoning classification. See § 6-9-5. Also, the property would be suitable for development with general manufacturing type uses under M-2 zoning. See § 6-9-3.*
- f. The length of time that the Subject Property has been vacant (under its present zoning classification) as considered in the context of development in the area. *Note: The property has been vacant and committed to farming continually since annexation to the Village in the 1990's; and, it has also been generally planned for commercial/ industrial development since at least 2004.*
- g. The public need for the use(s) proposed by the Petitioner. *Note: development at this time would expand the local job market with additional commercial / industrial users in this area.*
- h. The provisions of the Comprehensive Plan for the Village. *Note: See above.*

Action(s) Needed

- A. Conduct a public hearing re the Petition(s) for Zoning Map Amendment
- B. Consider and make a recommendation to the Board of Trustees re the Petitions, for approval, approval with conditions, or disapproval.



Village of Hampshire

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

DEVELOPMENT APPLICATION

Case Number: _____

Date Filed: _____

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 O-M District to M2 District (ex. M1 to M2)
- Annexation
- Concept Plan Review
- Preliminary Plan Review
- Final Plan Review
- Other Site Plan Review

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: ECR Acquisitions LLC Email: dbenassi@entrecmercial.com

Address: 3550 Salt Creek Lane, Suite 104, Arlington Hgts., IL. 60005

Phone: 847/310-4298 Fax: _____

CONTACT PERSON (If different from Applicant)

Name: Daniel J. Benassi, Managing Member Email: _____

Address: _____

Phone: _____ Fax: _____

*** IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?**

YES NO

(If the Applicant is not the owner of the subject property, a written statement from the Owner authorizing the Applicant to file the Development Application must be attached to this application)

*** IS THE APPLICANT AND/OR OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?**

YES NO

(If the Applicant and/or owner of the subject property is a Trustee of a land trust or 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).

PART II. PROPERTY INFORMATION

Address: 18N775 Route 20, Hampshire, IL. 60140

Parcel Number(s): 01-11-100-017 / 01-11-200-010

Total Area (acres): 73.933

Legal Description: must be attached to this application

The property is located in which FIRE PROTECTION DISTRICT? yes

The property is located in which PARK DISTRICT? yes

The property is located in which SCHOOL DISTRICT? yes

The property is located in which LIBRARY DISTRICT? yes

The property is located in which TOWNSHIP ROAD DISTRICT? yes

Current Zoning: O-M

Proposed Zoning/Variance:

M2 General Industrial District

Recommended Land Use: Industrial

(As described in the Hampshire Comprehensive Plan)

Proposed Land Use: Industrial

Name of Proposed Development: Hampshire 90 Logistics Park

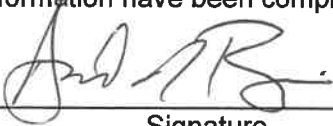
PART III. REQUIRED DOCUMENTATION

From chart on next page

- Signed copy of the Development Application.
- Developer's Agreement (Attachment A)
- Deposit \$ _____
(see Village Ordinances and Requirements below)
- Proof of Ownership or Option
- Legal Description of Property – Plat of Survey
- List of property owners within 250 ft with parcel numbers (Attachment B)
(see Attachment C for an example notification letter)
- Concept Plan
- Preliminary Plan (3 copies)
- Final Plan
- Site Plan
- Landscape Plan: Preliminary or Final
- Architectural Elevations
- Petition for Annexation
- Plat of Annexation
- Stormwater Permit Application or Report
- Soil Conservation District Land Use Opinion
- Tree Preservation and Removal Plan
- Other _____

Needed documentation may vary depending on the specific circumstances of the application. Therefore, staff may require additional documentation after initial review (e.g., fiscal impact study, endangered species report, wetland report etc.).

I, Daniel J. Benassi, Managing Member _____, hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Hampshire ordinances.



Signature

5-7-21

Date

Standard Required Documentation for Development Applications

	Variance	Special Use Permit	Rezoning	Annexation	Concept Plan	Preliminary Plan	Final Plan	Other Site Plan
Application	X	X	X	X	X	X	X	X
Deposit	X	X	X	X	X	X	X	X
Developer's Agreement	X	X	X	X	X	X	X	X
Proof of Ownership or Option	X	X	X	X		X		X
Legal Description - Plat of Survey	X	X	X	X		X		X
List of Property Owners	X*	X	X			X		
Architectural Elevations	X	X				X		
Petition for Annexation				X				
Plat of Annexation				X				
Site Plan	X	X	X	X		X		X
Landscape Plan	X*	X	X	X		X	X	X
Tree Preservation and Removal Plan						X		X
Conservation District Land Use Opinion	X*		X	X		X		
Stormwater Permit Application						X		
Concept Plan					X			
Preliminary Plan						X		
Final Plan							X	

*Not required for variances to community graphics regulations (signage)

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

The undersigned Developer acknowledges that he/she has filed a DEVELOPMENT APPLICATION with the Village, requesting Rezoning to M2 General Industrial District

(type of action(s) requested)

and further, acknowledges that the Village Code requires that he/she reimburse the Village for all professional fees incurred for engineering, legal, consultant, and other outside services in regard to this application and all other matters related to the proposed development or zoning request.

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

The Developer also is required to, and hereby does, submit a deposit, to be held by the Village to secure reimbursement of such fees, in accordance with the current schedule of deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of such fees and will be applied by the Village to payment of such fees upon default by Developer. Any balance remaining, after payment of all such fees, including reasonable attorney fees and court costs incurred by the Village in discussing, negotiating, or enforcing the terms of this Agreement, shall be returned to Developer.

Any interest earned on funds on deposit shall accrue to the Village.



Signature

5-7-21

Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

Village Clerk's Signature

\$ _____
Amount

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

Attachment B
VILLAGE OF HAMPSHIRE
AFFIDAVIT OF NOTIFICATION

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

From: ECR Acquisitions LLC

Date: May 7, 2021

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred-fifty (250') feet of the property referred to in the Petition for rezoning to M2 General Industrial District

The property is located at 18N775 Route 20, Hampshire, IL. 60140

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
<u>01-11-200-007</u>	<u>Leone Trust, Joseph Leone</u>	<u>2 E. Mifflin St., #600, Madison, WI. 53703</u>
<u>01-02-300-010 / 0102-400-009</u>	<u>Z Investments LLC</u>	<u>215 N. Spring St., Elgin, IL. 60120</u>
<u>01-11-200-011</u>	<u>Vincent-Gross LLC</u>	<u>45 Big Timber Road, Hampshire, IL. 60140</u>
<u>01-12-100-005</u>	<u>Brier Hill Crossings LLC</u>	<u>1 Overlook Pt., Lincolnshire, IL. 60069</u>

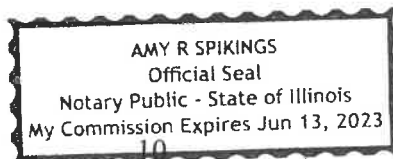
NOTIFY BY CERTIFIED MAIL- COPIES

Attached additional sheets, if necessary.

By: [Signature]

Subscribed and sworn before me this 7th
1 day of May 2021

[Signature]



Attachment B
VILLAGE OF HAMPSHIRE
AFFIDAVIT OF NOTIFICATION

Additional Contacts

<u>Property Index #</u>	<u>Property Owner</u>	<u>Address</u>
01-11-100-015	Minerallac Company	100 Gast Road, Hampshire, IL. 60140
01-11-127-011	Landsys Dev LLC	1695 Lancaster Road, South Elgin, IL. 60177



3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005
Phone 847-310-4277
mgazzola@entrecommercial.com
www.entrecommercial.com

May 7, 2021

Mr. Joe Leone
Leone Trust
2 E. Mifflin Street, #600
Madison, WI. 53703

Via Certified Mail

Re: Notification / Information Letter – Hampshire 90 Logistics Park, Hampshire, IL.

Dear Neighbor:

ECR Acquisitions LLC has submitted a development application to the Village of Hampshire for rezoning of a certain parcel for the proposed Hampshire 90 Logistics Park from OM Office Manufacturing to M2 General Industrial District. The property is located at 18N775 Route 20, Hampshire, IL. 60140 (Rt. 20 & Gast Road). A copy of the marketing flyer / site plan is enclosed for your information.

The Village of Hampshire is currently reviewing our application material, including the site plan. If you have any questions or comments about the proposed development of the property, you are encouraged to call me at 847/310-4277. You will also have an opportunity to comment about the proposed development at the Hampshire Plan Commission/Zoning Board of Appeals meeting scheduled for May 24, 2021 at 7:00 p.m.

Sincerely,

ECR Acquisitions LLC

A handwritten signature in black ink that reads "Michael L. Gazzola". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael L. Gazzola
Development Manager

Attachment

cc: Village of Hampshire
File



3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005
Phone 847-310-4277
mgazzola@entrecommercial.com
www.entrecommercial.com

May 7, 2021

Mr. David Zeigler
Z Investments LLC
215 Spring Street
Elgin, IL. 60120

Via Certified Mail

Re: Notification / Information Letter – Hampshire 90 Logistics Park, Hampshire, IL.

Dear Neighbor:

ECR Acquisitions LLC has submitted a development application to the Village of Hampshire for rezoning of a certain parcel for the proposed Hampshire 90 Logistics Park from OM Office Manufacturing to M2 General Industrial District. The property is located at 18N775 Route 20, Hampshire, IL. 60140 (Rt. 20 & Gast Road). A copy of the marketing flyer / site plan is enclosed for your information.

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Development Manager

Attachment

cc: Village of Hampshire
File



3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005
Phone 847-310-4277
mgazzola@entrecommercial.com
www.entrecommercial.com

May 7, 2021

Vincent-Gross LLC
45 Big Timber Road
Hampshire, IL. 60140

Via Certified Mail

Re: Notification / Information Letter – Hampshire 90 Logistics Park, Hampshire, IL.

Dear Neighbor:

ECR Acquisitions LLC has submitted a development application to the Village of Hampshire for rezoning of a certain parcel for the proposed Hampshire 90 Logistics Park from OM Office Manufacturing to M2 General Industrial District. The property is located at 18N775 Route 20, Hampshire, IL. 60140 (Rt. 20 & Gast Road). A copy of the marketing flyer / site plan is enclosed for your information.

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Michael L. Gazzola
Development Manager

Attachment

cc: Village of Hampshire
File



3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005
Phone 847-310-4277
mgazzola@entrecommercial.com
www.entrecommercial.com

May 7, 2021

Brier Hill Crossings LLC
1 Overlook Point
Lincolnshire, IL. 60069

Via Certified Mail

Re: Notification / Information Letter – Hampshire 90 Logistics Park, Hampshire, IL.

Dear Neighbor:

ECR Acquisitions LLC has submitted a development application to the Village of Hampshire for rezoning of a certain parcel for the proposed Hampshire 90 Logistics Park from OM Office Manufacturing to M2 General Industrial District. The property is located at 18N775 Route 20, Hampshire, IL. 60140 (Rt. 20 & Gast Road). A copy of the marketing flyer / site plan is enclosed for your information.

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Michael L. Gazzola
Development Manager

Attachment

cc: Village of Hampshire
File



3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005
Phone 847-310-4277
mgazzola@entrecommercial.com
www.entrecommercial.com

May 7, 2021

Mr. Joe Montemayor
Landsys Dev LLC
1695 Lancaster Road
South Elgin, IL. 60177

Via Certified Mail

Re: Notification / Information Letter – Hampshire 90 Logistics Park, Hampshire, IL.

Dear Neighbor:

ECR Acquisitions LLC has submitted a development application to the Village of Hampshire for rezoning of a certain parcel for the proposed Hampshire 90 Logistics Park from OM Office Manufacturing to M2 General Industrial District. The property is located at 18N775 Route 20, Hampshire, IL. 60140 (Rt. 20 & Gast Road). A copy of the marketing flyer / site plan is enclosed for your information.

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Michael L. Gazzola
Development Manager

Attachment

cc: Village of Hampshire
File



3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005
Phone 847-310-4277
mgazzola@entrecommercial.com
www.entrecommercial.com

May 7, 2021

Minerallac Company
100 Gast Road
Hampshire, IL. 60140

Via Certified Mail

Re: Notification / Information Letter – Hampshire 90 Logistics Park, Hampshire, IL.

Dear Neighbor:

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Sincerely,

ECR Acquisitions LLC

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Michael L. Gazzola
Development Manager

Attachment

cc: Village of Hampshire
File

CONSENT AND DISCLOSURE

THE UNDERSIGNED, being the current owner of record of the 73.993 acre property located at Gast Road and US Highway 20 in the Village of Hampshire, Kane County, Illinois, as legally described on the attached Exhibit "A" (the "Subject Property"), hereby consents to the filing, by ECR Acquisitions LLC, and the Village's determination of a Land Use Application for a zoning amendment from O-M Office Manufacturing Zoning District to M2 General Industrial District Zoning to allow for the development of future industrial and logistical uses on the Subject Property.

A list of the names, addresses, and telephone numbers of the beneficiaries of this Trust is attached this Consent Form as Exhibit "B."

Wayne Hummer Trust Co.
Trustee under Trust No. LFT 1745, dated 11/18/02

By: 

Trustee

Attachments:

- "A" Legal Description of Property
- "B" List of shareholders of Applicant / Owner (AMI Properties, Inc.)

ATTACHMENT "A"

LEGAL DESCRIPTION OF PROPERTY

SEE ATTACHED ALTA SURVEY DATED JULY 6, 2019

ATTACHMENT "B"

LIST OF BENEFICIARIES OF THE TRUST

<u>Beneficiary</u>	<u>Address</u>	<u>Telephone</u>
Tim Flannigan	4801 Woodcliff Ct. Rolling Meadows, IL. 60008	312/969-5561
Tony Flannigan	200 Boulder Ct. Lake-In-The-Hills, IL. 60156	847/420-7437
Joe Flannigan	1857 Chaparro Walnut Creek, CA. 94596	925/788-4407



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

DEVELOPMENT APPLICATION

Case Number: _____

Date Filed: _____

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 AG - Kane Co. District to M2 District (ex. M1 to M2)
- Annexation
- Concept Plan Review
- Preliminary Plan Review
- Final Plan Review
- Other Site Plan Review

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: ECR Acquisitions LLC Email: dbenassi@entrecommercial.com

Address: 3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

Phone: 847/310-4298 Fax: _____

CONTACT PERSON (If different from Applicant)

Name: Daniel J. Benassi, Managing Member Email: _____

Address: _____

Phone: _____ Fax: _____

*** IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?**

YES NO

(If the Applicant is not the owner of the subject property, a written statement from the Owner authorizing the Applicant to file the Development Application must be attached to this application)

*** IS THE APPLICANT AND/OR OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?**

YES NO

(If the Applicant and/or owner of the subject property is a Trustee of a land trust or 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).

PART II. PROPERTY INFORMATION

Address: Rt. 20 and Higgins Road, Hampshire, IL.

Parcel Number(s): 01-11-200-007, 01-11-100-007

Total Area (acres): 10.522

Legal Description: must be attached to this application

The property is located in which FIRE PROTECTION DISTRICT? yes

The property is located in which PARK DISTRICT? yes

The property is located in which SCHOOL DISTRICT? yes

The property is located in which LIBRARY DISTRICT? yes

The property is located in which TOWNSHIP ROAD DISTRICT? yes

Current Zoning: AG - Kane Co.

Proposed Zoning/Variance:

M2 General Industrial District

Recommended Land Use: _____

(As described in the Hampshire Comprehensive Plan)

Proposed Land Use: Industrial

Name of Proposed Development: Hampshire 90 Logistics Park

PART III. REQUIRED DOCUMENTATION

From chart on next page

- Signed copy of the Development Application.
 - Developer's Agreement (Attachment A)
 - Deposit \$ _____
(see Village Ordinances and Requirements below)
 - Proof of Ownership or Option
 - Legal Description of Property – Plat of Survey
 - List of property owners within 250 ft with parcel numbers (Attachment B)
(see Attachment C for an example notification letter)
 - Concept Plan
 - Preliminary Plan (3 copies)
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 - Landscape Plan: Preliminary or Final
 - Architectural Elevations
 - Petition for Annexation
 - Plat of Annexation
 - Stormwater Permit Application or Report
 - Soil Conservation District Land Use Opinion
 - Tree Preservation and Removal Plan
 - Other _____
-

Needed documentation may vary depending on the specific circumstances of the application. Therefore, staff may require additional documentation after initial review (e.g., fiscal impact study, endangered species report, wetland report etc.).

I, Daniel J. Benassi, Managing Member, hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Hampshire ordinances.



Signature

5-7-21

Date

Standard Required Documentation for Development Applications

	Variance	Special Use Permit	Rezoning	Annexation	Concept Plan	Preliminary Plan	Final Plan	Other Site Plan
Application	X	X	X	X	X	X	X	X
Deposit	X	X	X	X	X	X	X	X
Developer's Agreement	X	X	X	X	X	X	X	X
Proof of Ownership or Option	X	X	X	X		X		X
Legal Description - Plat of Survey	X	X	X	X		X		X
List of Property Owners	X*	X	X			X		
Architectural Elevations	X	X				X		
Petition for Annexation				X				
Plat of Annexation				X				
Site Plan	X	X	X	X		X		X
Landscape Plan	X*	X	X	X		X	X	X
Tree Preservation and Removal Plan						X		X
Conservation District Land Use Opinion	X*		X	X		X		
Stormwater Permit Application						X		
Concept Plan					X			
Preliminary Plan						X		
Final Plan							X	

*Not required for variances to community graphics regulations (signage)

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

The undersigned Developer acknowledges that he/she has filed a DEVELOPMENT APPLICATION with the Village, requesting Annexation and Zoning to M2 General Industrial District
(type of action(s) requested)

and further, acknowledges that the Village Code requires that he/she reimburse the Village for all professional fees incurred for engineering, legal, consultant, and other outside services in regard to this application and all other matters related to the proposed development or zoning request.

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

The Developer also is required to, and hereby does, submit a deposit, to be held by the Village to secure reimbursement of such fees, in accordance with the current schedule of deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of such fees and will be applied by the Village to payment of such fees upon default by Developer. Any balance remaining, after payment of all such fees, including reasonable attorney fees and court costs incurred by the Village in discussing, negotiating, or enforcing the terms of this Agreement, shall be returned to Developer.

Any interest earned on funds on deposit shall accrue to the Village.


Signature

5-7-21
Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

Village Clerk's Signature

\$ _____
Amount

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

Attachment B
VILLAGE OF HAMPSHIRE
AFFIDAVIT OF NOTIFICATION

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

From: ECR Acquisitions LLC

Date: May 7, 2021

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred-fifty (250') feet of the property referred to in the Petition for Annexation and Zoning to M2 General Industrial District

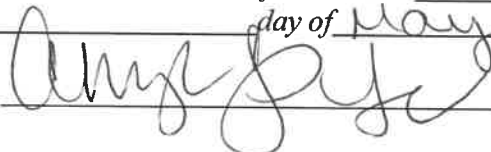
The property is located at Rt. 20 and Higgins Road, Hampshire, IL.

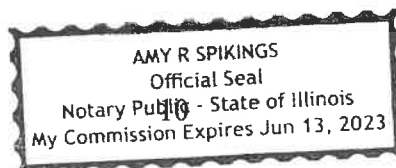
PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
<u>01-11-200-010</u>	<u>Wayne Hummer Trust LFT 1745</u>	<u>7239 W. Wilson Ave., Harwood Hgts, IL. 60706</u>
<u>01-11-100-017</u>	<u>Wayne Hummer Trust LFT 1745</u>	<u>7239 W. Wilson Ave., Harwood Hgts, IL. 60706</u>
<u>01-02-300-010</u>	<u>Z Investments LLC</u>	<u>215 Spring Street, Elgin, IL. 60120</u>
<u>0102400-009</u>	<u>Z Investments LLC</u>	<u>215 Spring Street, Elgin, IL. 60120</u>

NOTIFY BY CERTIFIED MAIL- COPIES

Attached additional sheets, if necessary.

By: 

Subscribed and sworn before me this 7th
day of May 2021






3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005
Phone 847-310-4277
mgazzola@entrecommercial.com
www.entrecommercial.com

May 7, 2021

Mr. Tim Flannigan
Wayne Hummer Trust LFT 1745
7239 W. Wilson Avenue
Harwood Heights, IL. 60706

Via Certified Mail

Re: Notification / Information Letter – Hampshire 90 Logistics Park, Hampshire, IL.

Dear Neighbor:

ECR Acquisitions LLC has submitted a development application to the Village of Hampshire for the annexation and zoning to M2 General Industrial District of a certain parcel for the proposed Hampshire 90 Logistics Park. The property is located at the north east corner of Higgins Road and Route 20, Hampshire, IL. 60140. A copy of the marketing flyer / site plan for the park is enclosed for your information.

The Village of Hampshire is currently reviewing our application material, including the site plan. If you have any questions or comments about the proposed development of the property, you are encouraged to call me at 847/310-4277. You will also have an opportunity to comment about the proposed development at the Hampshire Plan Commission/Zoning Board of Appeals meeting scheduled for May 24, 2021 at 7:00 p.m.

Sincerely,

ECR Acquisitions LLC

A handwritten signature in black ink, appearing to read "Michael L. Gazzola", written in a cursive style.

Michael L. Gazzola
Development Manager

Attachment

cc: Village of Hampshire
File



3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005
Phone 847-310-4277
mgazzola@entrecommercial.com
www.entrecommercial.com

May 7, 2021

Mr. David Zeigler
Z Investments LLC
215 Spring Street
Elgin, IL. 60120

Via Certified Mail

Re: Notification / Information Letter – Hampshire 90 Logistics Park, Hampshire, IL.

Dear Neighbor:

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The Village of Hampshire is currently reviewing our application material, including the site plan. If you have any questions or comments about the proposed development of the property, you are encouraged to call me at 847/310-4277. You will also have an opportunity to comment about the proposed development at the Hampshire Plan Commission/Zoning Board of Appeals meeting scheduled for May 24, 2021 at 7:00 p.m.

Sincerely,

ECR Acquisitions LLC

A handwritten signature in black ink, appearing to read "Michael L. Gazzola".

Michael L. Gazzola
Development Manager

Attachment

cc: Village of Hampshire
File

CONSENT AND DISCLOSURE

THE UNDERSIGNED, being the current owner of record of the 10.522 acre property located at Gast Road and US Highway 20 in the Village of Hampshire, Kane County, Illinois, as legally described on the attached Exhibit "A" (the "Subject Property"), hereby consents to the filing, by ECR Acquisitions LLC, and the Village's determination of Annexation and Land Use Application for annexation and zoning from Agriculture in Kane County to annexation in the Village of Hampshire and M2 General Industrial District Zoning to allow for the development of future industrial and logistical uses on the Subject Property.

A list of the names, addresses, and telephone numbers of the beneficiaries of this Trust is attached this Consent Form as Exhibit "B."

Joseph T. Leone, As Trustee Under Carolyn J.
Leone Trust Agreement Dated November 19, 1992
and Amended and Restated December 29, 2001

By:  4/22/2021

Trustee

Attachments:

- "A" Legal Description of Property
- "B" List of shareholders of Applicant

ATTACHMENT "A"

LEGAL DESCRIPTION OF PROPERTY

SEE ATTACHED ALTA SURVEY DATED JULY 15, 2019

ATTACHMENT "B"

LIST OF BENEFICIARIES OF THE TRUST

Louis M. Leone
No. 309
5 West Central Avenue
Mt. Prospect, IL 60056
847-751-9731

George J. Leone
9534 Brook Hill Dr
Lone Tree, CO 80124
303-887-7576

Catherine L. Leone
805 N. 13th Street
Manitowoc, WI 54220
920-374-9866

John F. Leone
980 East 130th Drive
Thornton, CO 80241
303-503-0097

William J. Leone
823 Dresser Drive
Mt. Prospect, IL 60056
847-749-1615

Margaret M. Rosano
201 West Council Trail
Mt. Prospect, IL 60056
847-340-0423

Paul F. Leone
4225 East Iliff Avenue #5
Denver, CO 80222
303-483-1870

Joseph T. Leone
5919 County Road A
Brooklyn, WI 53521
608-825-1617

Carolyn A. Leone
124 T Street
Salt Lake City, UT 84103
801-532-1988

Hampshire 90 Logistics Park

30,000 – 1,000,000 SF FOR SALE, LEASE OR BUILD-TO-SUIT



HAMPSHIRE
90
LOGISTICS PARK

[Click to view Hampshire 90 video](#)

SPECIFICATIONS

AVAILABLE BTS SIZES: 30,000 – 1,000,000 SF

OFFICE: To Suit

SITE SIZE: 15 – 85 Acres

CLEAR HEIGHT: To Suit

POWER: To Suit

SPRINKLER: ESFR

ZONING: M-2

SALE PRICE: Subject to Proposal

LEASE RATE: Subject to Proposal

- M-2 Zoning Allowing for Heavy Uses
- Brand New Logistics Park
- Business Friendly Municipality
- Located in a Foreign Trade Zone (FTZ-176)
- New Construction
- Potential On-Site Fueling Station
- Low Kane County Taxes
- Superior Utility Capacity

Contact:

Mike Gazzola
847-310-4277
mgazzola@entrecommercial.com

Mike Deserto
224-588-3026
mdeserto@entrecommercial.com

Cory Kay
224-532-2497
ckay@entrecommercial.com

www.entrecommercial.com

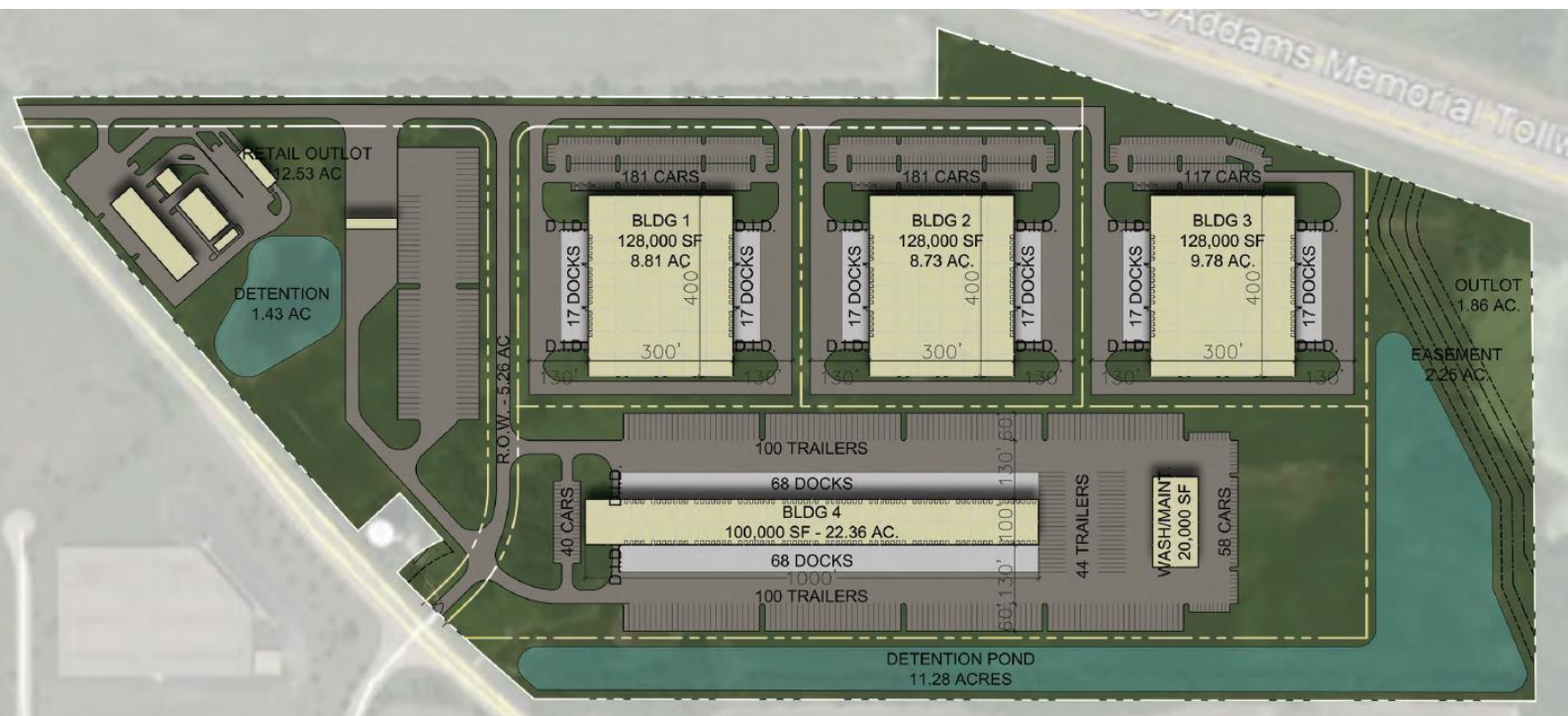
3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

Hampshire 90 Logistics Park

30,000 – 1,000,000 SF FOR SALE, LEASE OR BUILD-TO-SUIT

Multi-Building - Truck Terminal Concept



www.entrecommercial.com

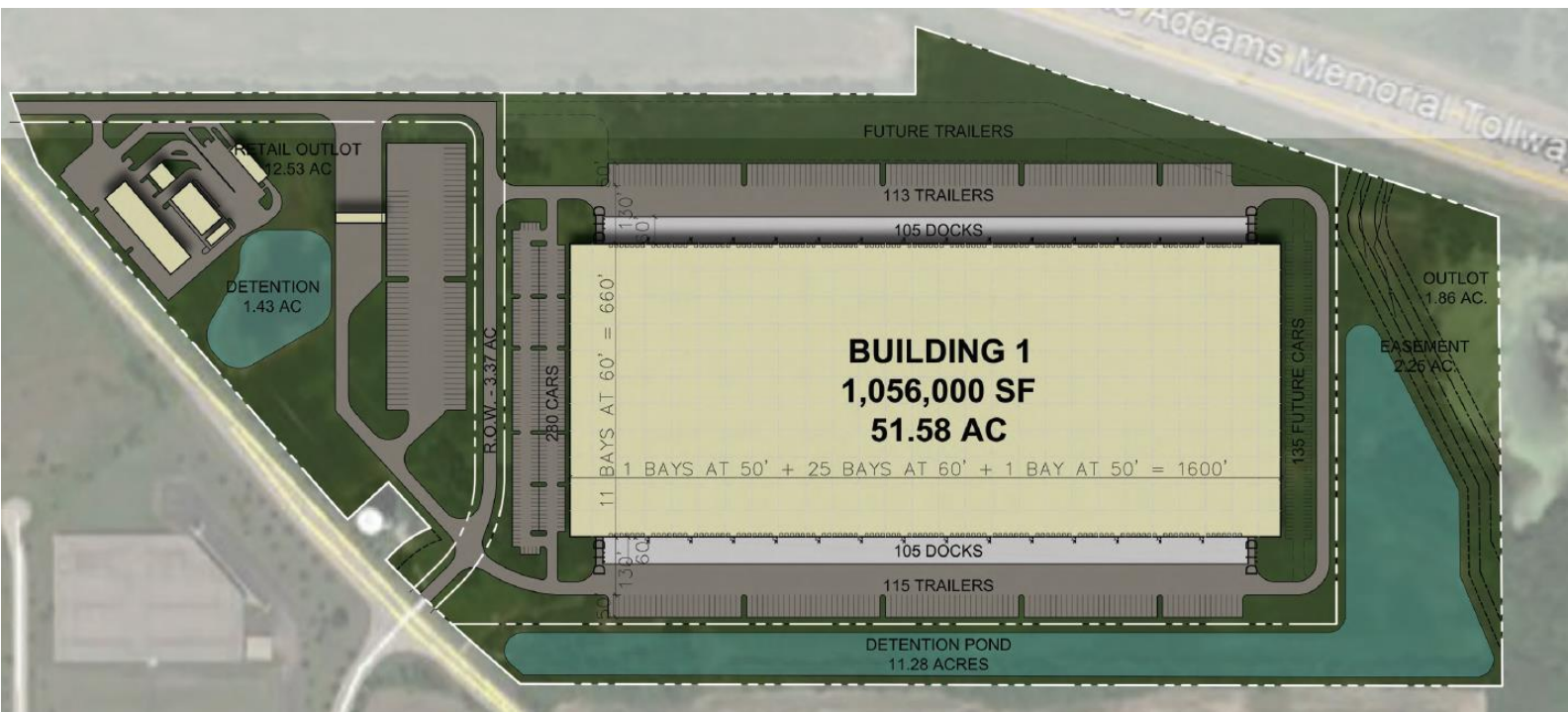
3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005



Hampshire 90 Logistics Park

30,000 – 1,000,000 SF FOR SALE, LEASE OR BUILD-TO-SUIT

Single Building - 1 Million SF Concept



www.entrecommercial.com

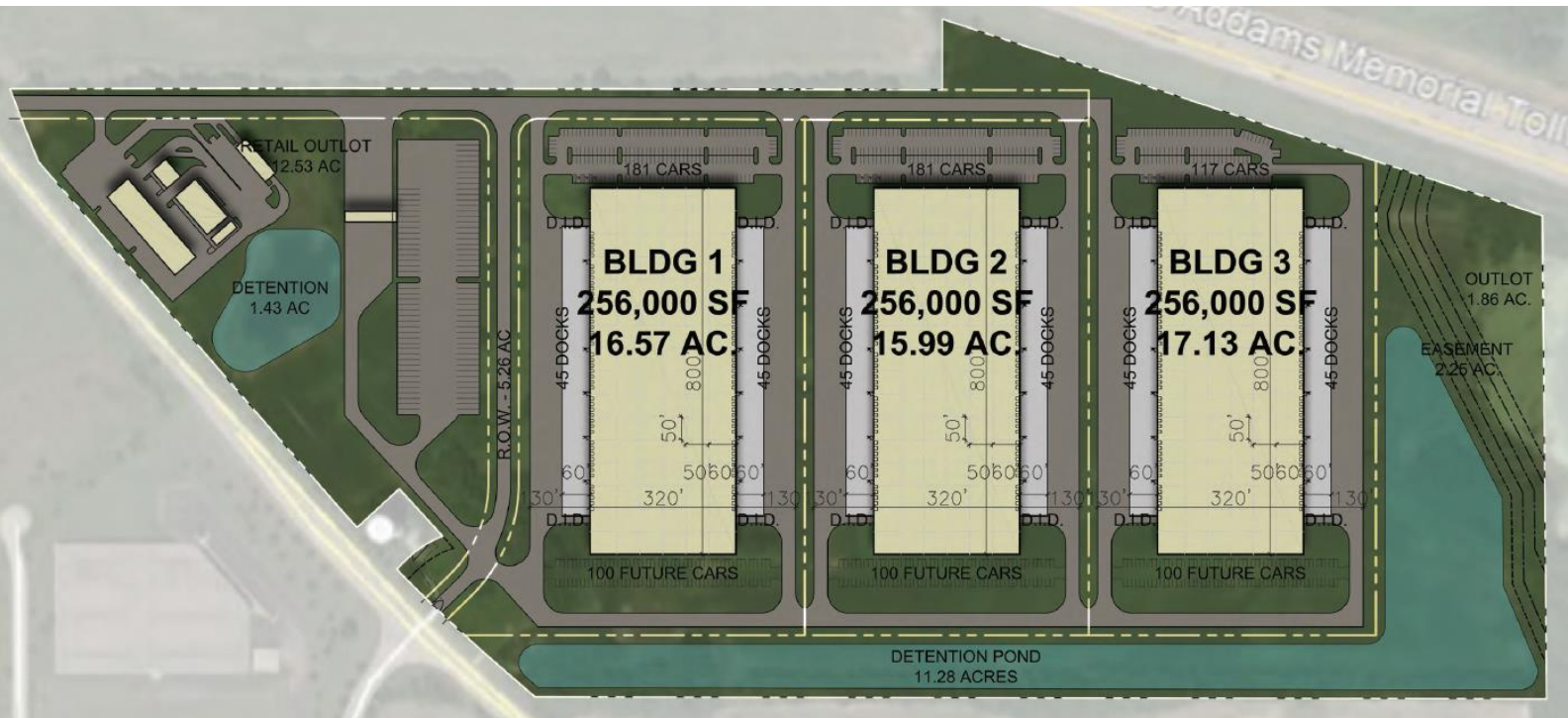
3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005



Hampshire 90 Logistics Park

30,000 – 1,000,000 SF FOR SALE, LEASE OR BUILD-TO-SUIT

Multi-Building – Cross Dock Concept



www.entrecommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005



Hampshire 90 Logistics Park

30,000 – 1,000,000 SF FOR SALE, LEASE OR BUILD-TO-SUIT

Full 4-Way Interchange
NO TOLL FEE

Perfect Location for Trucking & Logistics

LOCATION

- Direct access to I-90/U.S. 20 4-way interchange (no toll fee)
- 25 Miles from DuPage Airport
- 37 Miles from O'Hare Int'l Airport
- 35 Miles from Rockford Int'l Airport
- I-90 Frontage with 49,200 Vehicles Per Day
- Corporate Neighbors include Love's Truck Stop, Dayton Freight, Truck Country, TA, Minerallac, Adisseo, Buckhead Meats, and PetAg

Contact:

Mike Gazzola
847-310-4277
mgazzola@entreccommercial.com

Mike Deserto
224-588-3026
mdeserto@entreccommercial.com

Cory Kay
224-532-2497
ckay@entreccommercial.com



www.entreccommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

Hampshire 90 Logistics Park

30,000 – 1,000,000 SF FOR SALE, LEASE OR BUILD-TO-SUIT



LOCATION

- Direct access to I-90/U.S. 20 4-way interchange (no toll fee)
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Contact:

Mike Gazzola
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mgazzola@entreccommercial.com

Mike Deserto
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mdeserto@entreccommercial.com

Cory Kay
224-532-2497
ckay@entreccommercial.com



www.entreccommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC



Village of Hampshire

234 S. State Street, Hampshire IL 60140

Phone: 847-683-2181

www.hampshireil.org

Agenda Supplement

TO: Planning and Zoning Commission
FROM: Josh Wray, Assistant to the Village Manager
FOR: Planning and Zoning Commission Meeting on May 24, 2021
RE: Parking in Front Yards of Industrial Districts

Background: The Village code currently does not allow parking in the front yard setback of an industrial-zoned property, and multiple developers have stated this regulation is very odd and restrictive to the layout of industrial properties.

Analysis: A search of related regulations in other communities' industrial districts resulted in the following:

<u>Community</u>	<u>Allows Parking?</u>
Hampshire	No
Genoa	Yes, but must be 10' from lot line
Pingree Grove	Yes, but must be 25' from lot line
Huntley	Yes, but must be 10' from lot line
Marengo	Yes
Gilberts	Yes, but must be 25' from lot line
West Dundee	Yes, but must be 15' from lot line
Elburn	Yes, but must be 30' from lot line

Recommendation: Staff recommends the Village amend the zoning code to allow for parking in all yards of M1, M2, and M3 industrial districts with the restriction that parking cannot be within 15' of any lot line of any front yard or side yard adjacent to a street.

**PETITION
FOR ZONING TEXT AMENDMENT**

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

Please consider the following request for amendment of the existing Village Zoning Regulations, Hampshire Municipal Code of 1985, as amended, Chapter 6: Zoning Regulations, Article III: General Regulations, and Article XI: Off-Street Parking, as follows:

1. Amend Section 6-3-10, Obstructions in Yards, to allow for off-street parking spaces in a front yard, or in a side yard adjoining a street, in certain zoning districts, as specified in Section 6-11-2(H); and
2. Amend Section 6-11-2(H), Off-Street Parking, to allow parking spaces in a front yard, or in a side yard adjoining a street, in certain zoning districts, to wit: M-1 Restricted Industrial Zoning District, M-2 General Industrial Zoning District, and M-3 Industrial Zoning District, provided, no parking space shall be located within fifteen (15') feet of the front lot line or applicable side lot line.

A copy of the proposed amendments is attached hereto as Exhibit "A" (with cross-outs for deletions and underline for additions).

Please also schedule a public hearing for consideration of this proposal, before the Village Zoning Board of Appeals, as soon as practicable.

Dated: May 3, 2021.

Respectfully submitted



Jay Hedges
Zoning Administrator

**PETITION FOR ZONING TEXT AMENDMENT
EXHIBIT "A"**

CHAPTER 6	ZONING REGULATIONS
ARTICLE III	GENERAL REGULATIONS
SECTION §6-3-10	PERMITTED OBSTRUCTIONS, YARDS

For the purpose of this Chapter, the following shall not be considered as obstructions when located in the yards indicated

A. In Any Yards: * * *

B. In Side Yards:

1. Open, accessory off street parking spaces, subject to and as provided in Section 6-11-2(H) of this Code.
2. Fences; except that on corner lots, fences higher than thirty inches (30") above the centerline grade of the intersecting streets, if located in that portion of a required front yard or side yard situated within twenty feet (20') of the lot corner formed by the intersection of any two (2) street lines shall be considered to be an obstruction.
3. Accessory buildings, including sheds, toolrooms, and other similar accessory buildings, if located in any side yard and not in a front yard, that is, not at a location beyond the front face of the principal building on the lot.

C. In Rear Yards: * * *

D. In Front Yards: Any item, other than those described in Sub-section A of this section, shall be considered an obstruction and shall not be permitted; and

1. No fences shall be permitted in any front yard.
2. Accessory buildings, including sheds, toolrooms, and other similar accessory buildings, shall be subject to Section B(3) above.
3. Open, accessory off-street parking spaces shall be permitted in a front yard in certain zoning districts, subject to and as provided in Section 6-11-2(H) of this Code.

* * *

CHAPTER 6:	ZONING REGULATIONS
ARTICLE XI	OFF-STREET LOADING AND PARKING
SECTION §6-11-2	OFF-STREET PARKING

* * *

H. In Yards: Off-street parking spaces may be located in a yard, ~~except as follows~~ subject to the following :

1. Off-street parking spaces may be located in a front yard, or in a side yard adjoining a street, provided no such parking spaces shall be located within fifteen (15') feet of the front lot line or applicable side yard lot line, as the case may be, and only in the following districts:

a. M-1 Restricted Industrial Zoning District

b. M-2 General Industrial Zoning District

c. M-3 Industrial Zoning District

2. In all other districts, off-street parking spaces are not allowed in any required front yard or side yard adjoining a street.