



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, September 23, 2024 - 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. A Motion to Approve the Meeting Minutes from September 9, 2024
5. Public Comments
6. New Business

- a. Case#: PZC-24-07 - Public Hearing

Address: 115 Arrowhead Dr.

Petitioner & Owner: EMAAR Real Estates 2, LLC

Request: Variance to Sec. 6-8-7-F-4 of the Hampshire Zoning Ordinance to permit a front-yard setback of 10 feet, whereas the minimum front-yard setback required is 25 feet.

Action: Motion to make a recommendation regarding Case# PZC-24-07.

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 videoconference 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, September 9, 2024 - 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 Village Attorney Mr. Vasselli at 7:01 P.M.

### 2. **Roll Call**

Present: Commissioners Richard Frillman, Grace Duchaj, Bill Rossetti, Sharon Egger, and Lawrance Rapach

Absent: Chairman Bryan Mroch and Commissioner Scott McBride

### 3. **Motion to Appoint Commissioner Frillman as Chair Pro-Tem**

Motion: Commissioner Rapach

Second: Commissioner Egger

Ayes: Commissioners Rapach, Egger, Rossetti, Frillman, Duchaj

Nays: None.

Motion Approved.

### 4. **Motion to Appoint Commissioner Duchaj as Acting Secretary**

Motion: Commissioner Rapach

Second: Commissioner Egger

Ayes: Commissioners Rapach, Egger, Rossetti, Frillman, Duchaj

Nays: None.

Motion Approved.

### 5. **Pledge of Allegiance**

Commissioner Frillman led the Pledge of Allegiance

### 6. **A Motion to Approve the Meeting Minutes from August 26, 2024**

Motion: Commissioner Rapach

Second: Commissioner Egger

Ayes: Commissioners Rapach, Egger, Rossetti, Frillman, Duchaj

Nayes: None.  
Motion Approved.

7. **Public Comment**

No Public Comments. Individuals that signed-up deferred comments to Public Hearing.

8. **New Business**

a. **Case#: PZC-24-05 - Public Hearing**

**Address: Outlot 23 Kelley Rd. Park / PIN# 01-15-305-001**

**Petitioner & Owner: Hampshire West LLC (Crown Development)**

**Request: Variance to Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a gravel parking lot, whereas it is required to be paved.**

**Action: Motion to make a recommendation regarding Case# PZC-24-05**

Motion to Open Public Hearing at 7:05

Motion: Commissioner Rapach

Second: Commissioner Egger

Ayes: Commissioners Rapach, Egger, Rossetti, Frillman, Duchaj

Nayes: None.

Motion Approved.

Mr. Khan presented the request being made by the Petitioner.

Mr. Olsem, the Petitioner's Representative, provided additional information on the request and answered questions from the Commission.

Public Comments:

1. Ms. Kim Krug, 46W775 Kelley Rd., provided comments stating concerns regarding the proposed variance.
2. Doug Bergdahl, 46W871 Kelley Rd., provided comments stating concerns regarding the proposed variance.

The Planning & Zoning Commission discussed the request. Generally, the Planning & Zoning Commission stated that request was premature, asked the need for a gravel parking lot, and concerns with compliance with the American Disabilities Act.

Motion to Close Public Hearing

Motion: Commissioner Rapach

Second: Commissioner Egger

Ayes: Commissioners Rapach, Egger, Rossetti, Frillman, Duchaj

Nayes: None.

Motion Approved.

Motion to Recommend Approval of Case# PZC-24-05

Motion: Commissioner Frillman  
Second: Commissioner Rapach  
Ayes: Commissioner Rapach  
Nays: Commissioners Egger, Rossetti, Frillman, and Duchaj  
Motion Failed.

Motion to Recommend Denial of Case # PZC-24-05  
Second: Commissioner Rapach  
Ayes: Commissioners Egger, Rossetti, Frillman, and Duchaj  
Nays: Commissioner Rapach  
Motion Approved.

9. **Old Business**

None.

10. **Announcements**

Mr. Khan provided an update on recent decisions made by the Village Board on cases heard by the Planning & Zoning Commission.

11. **Adjournment**

Motion: Commissioner Rapach  
Second: Commissioner Rossetti  
Ayes: Commissioners Rapach, Egger, Rossetti, Frillman, Duchaj  
Nays: None.  
Motion Approved.

Meeting adjourned at 7:46 P.M.



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234 S. State Street, Hampshire IL 60140  
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## AGENDA SUPPLEMENT

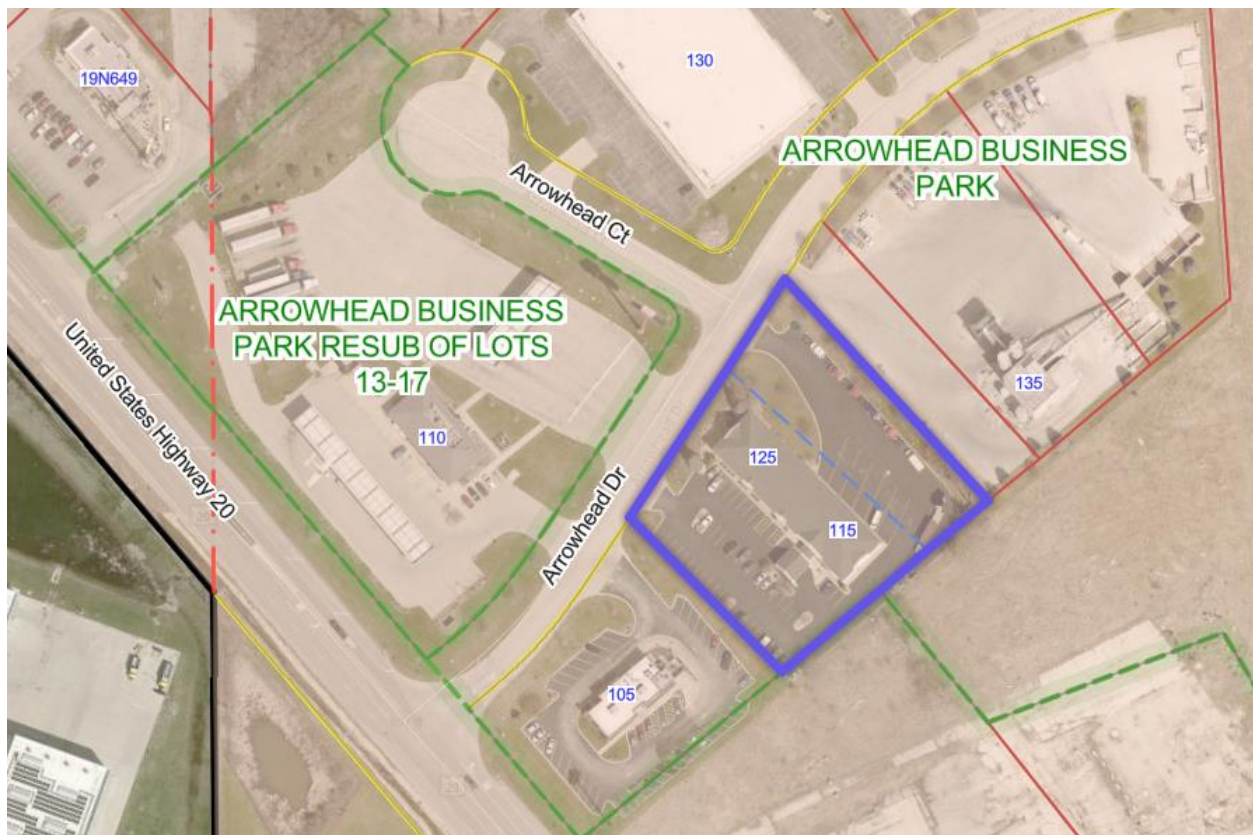
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**TO: Planning & Zoning Commission**  
**FROM: Mo Khan, Assistant Village Manager for Development**  
**FOR: Planning & Zoning Commission Meeting on September 23, 2024**  
**RE: PZC-24-07 - 115 Arrowhead Dr. - Variance**

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**PROPOSAL:** EMMAR Real Estate 2, LLC (Petitioner & Owner) is requesting the following in order to construct a restaurant on the subject property:

1. Variance to Sec. 6-8-7-F-4 of the Hampshire Zoning Ordinance to permit a front-yard setback of 10 feet, whereas the minimum front-yard setback required is 25 feet.





**BACKGROUND:** The Petitioner is proposing to construct a single-story restaurant with approximately 120 seats. The restaurant is being proposed to complement and support the existing hotel use on the subject property.

The proposed restaurant building will be approximately 4,933 sq. ft. and will be connected to the existing hotel via a pathway.

**ANALYSIS:** The subject property is approximately 1.74 acres with frontage on Arrowhead Dr.

The subject property is zoned HC - Highway Commercial. The following are the adjacent property zoning and uses:

- North: PRD: O-M: Office & Restricted Manufacturing District - Industrial
- South: HC: Highway Commercial District - Restaurant
- East: M-2: General Industrial District - Vacant/Unimproved Land
- West: HC: Highway Commercial District - Gas Station

The following provides a summary of the proposed project's compliance with the zoning bulk standards:

Code Section	Description	Requirement	Proposed
Sec. 6-8-7-F-4	Front-Yard Setback	25 ft.	<b>10 ft.</b>
Sec. 6-8-7-F-5	Rear-Yard Setback	10 ft.	10 ft.
Sec. 6-8-7-F-6	Side-Yard Setback	10 ft.	10 ft.
Sec. 6-8-7-F-9	Building Coverage	38,310 ft. <sup>2</sup>	15,541 ft. <sup>2</sup>
Sec. 6-8-7-F-10	Lot Coverage	68,958 ft. <sup>2</sup>	63,673 ft. <sup>2</sup>
Sec. 6-8-7-F-11	Floor Area Ratio	145,578 ft. <sup>2</sup>	26,147 ft. <sup>2</sup>
Sec. 6-8-7-F-13	Building Height	3 stories or 35 ft., whichever is greater	25 ft. 2 in.
Sec. 6-8-7-G-2-a	Parking Lot Front-Yard Setback	15 ft.	15 ft.
Sec. 6-8-7-G-2-b	Parking Lot Side-Yard Setback	10 ft.	10 ft.
Sec. 6-11-2-M-4	# of Parking Spaces for Hotel (1 parking space per room; 55 rooms)	55	55



Sec. 6-11-2-M-28	# of Parking Spaces for Restaurant (1 parking space per 150 sf.)	33	33
2018 IAC*	# of Accessible Parking Stalls	4	4

2018 Illinois Accessibility Code Sec. 208.2

**REQUIRED FINDINGS OF FACT:** Sec. 6-14-3-F-11-a sets forth the following standards for variances:

The Planning & Zoning Commission shall not recommend a variation unless it shall find, based upon evidence presented to it at the public hearing on the application for variance, the following:

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.

For the purpose of supplementing the above standards, the Planning & Zoning Commission shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

1. That the particular physical surrounds, shape, or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out.
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same district.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.
4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
6. That the proposed variation will not impair adequate supply of light and air to adjacent property, or substantially increase danger of fire, or otherwise



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endanger the public safety, or substantially diminish or impair property values within the neighborhood.

**PROPOSED FINDINGS OF FACT:** The proposed findings of fact shall be as follows:

The property cannot yield a reasonable return if required to be built per the zoning code as it would result in the loss of parking stalls that are needed to support both the restaurant and hotel use, which would then need its own variance. The granting of the variance will not alter the essential character of the locality as the area consists of other restaurant and retail uses and the reduce setback will not create bulk along the public way as the proposed building is a single-story and similar if not shorter in building height compared to the surrounding industrial buildings.

**PUBLIC COMMENTS:** No public comments have been received as of September 18, 2023.

**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 approval of PZC-24-07 for a variance request to Sec. 6-8-7-F-4 of the Hampshire Zoning Ordinance to permit a front-yard setback of 10 ft., whereas the minimum setback required is 25 ft., for the property located at 115 Arrowhead Dr.

**DOCUMENTS ATTACHED:**

1. Land Use Application
2. Architectural Plans
3. Project Narrative





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

### Land Use Application

Date: \_\_\_\_\_

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: Farruh Amonov Email: [REDACTED]

Address: 210 Flannigan Rd, Hampshire IL Phone: [REDACTED]

CONTACT PERSON (if different from applicant) 60140

Name: Farrukh Shamsutdin Email: [REDACTED]

Address: 210 Flannigan Rd, Hampshire IL Phone: [REDACTED]

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): Restaurant

Address: 115 Arrowhead Dr

Parcel Number(s): 01-02-153-009

Total Area (acres): 1.74 acres/ 75,794 sq. ft.

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire District

School District: Dundee School District 300

Library District: Ella Johnson Library District

Park District: Hampshire Park District

Township: Hampshire Township

Current Zoning District: HC - Highway Commercial

Current Use:

Hotel

Proposed Zoning/Variance/Use:

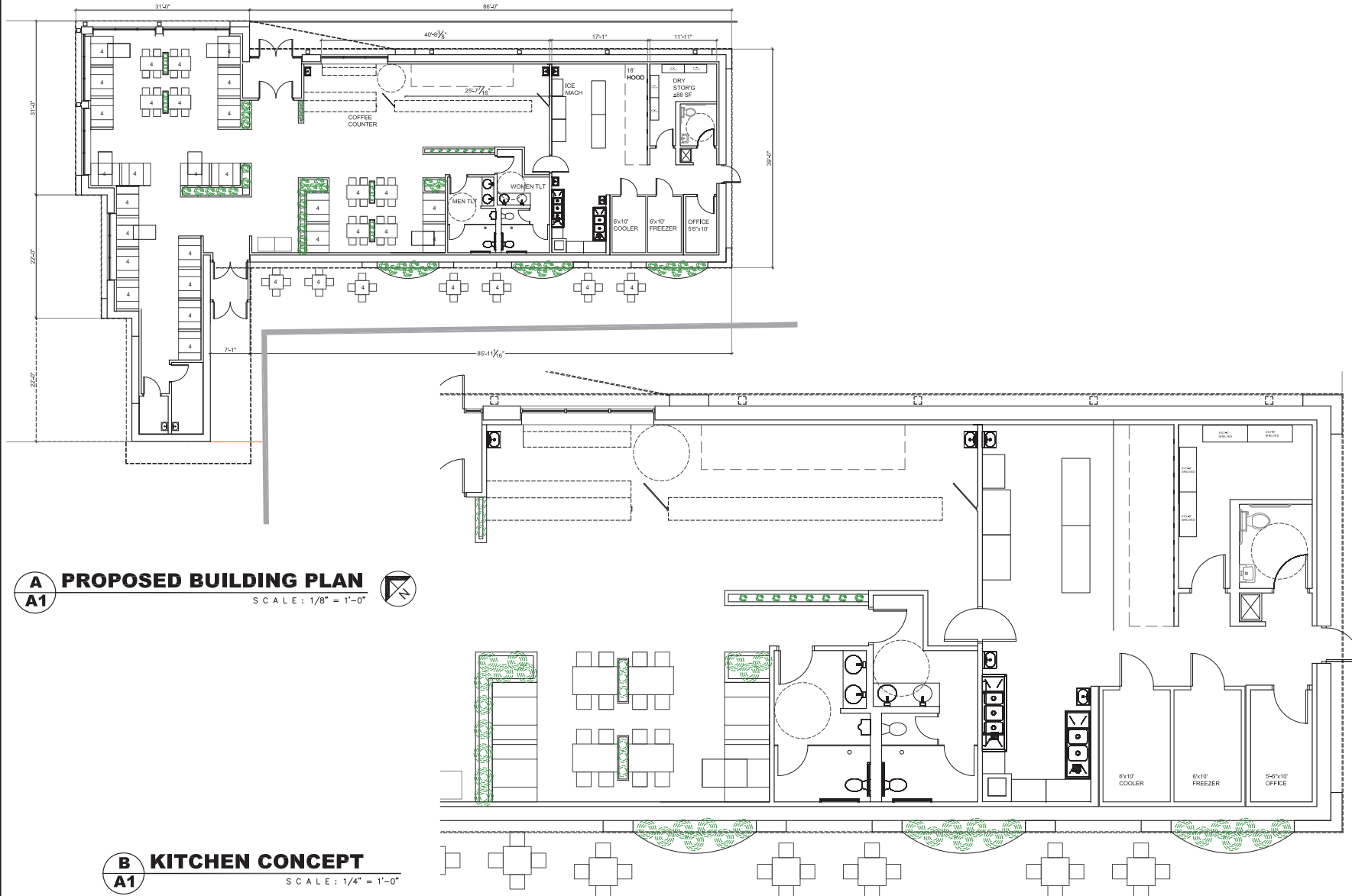
Variance to Sec. 6-8-7-F-4 of the Hampshire Zoning Ordinance to permit a  
Front-Yard Setback of 10 feet, whereas a minimum setback of 25 feet is required

Reason/ Explanation for Zoning/ Variance/ Use:

See Project Narrative

# NEW PROPOSED RESTAURANT

## 115 ARROWHEAD HAMPSHIRE, ILLINOIS



**A** PROPOSED BUILDING PLAN  
**A1** SCALE: 1/8" = 1'-0"

**B** KITCHEN CONCEPT  
**A1** SCALE: 1/4" = 1'-0"

FOR DESIGN VARIANCE APPROVAL BY RELEASE  
 08/25/2024

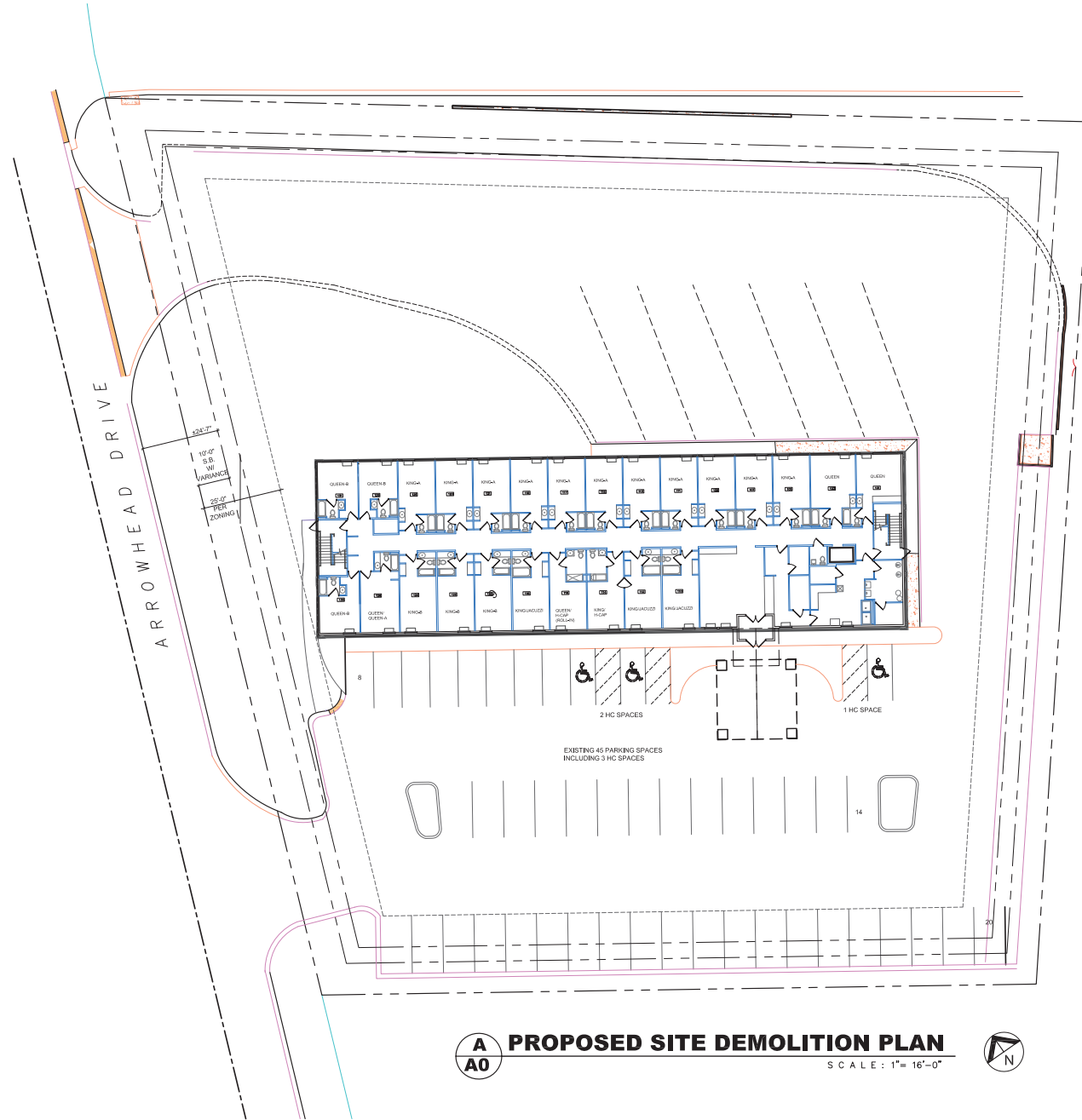
ISSUE	DATE

DRAWN BY: STAFF  
 APPROVED: AA  
 PROJECT NO. 24-037  
 DATE: ---  
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NEW PROPOSED RESTAURANT  
 115 ARROWHEAD DRIVE  
 HAMPSHIRE, ILLINOIS

SHEET DESCRIPTION  
 PROPOSED RESTAURANT  
 PLAN, WITH KITCHEN

SHEET NUMBER  
**A1**  
 SHEET 1 of 5



**A**  
**A0**

**PROPOSED SITE DEMOLITION PLAN**

SCALE: 1" = 16'-0"



ISSUE	DATE

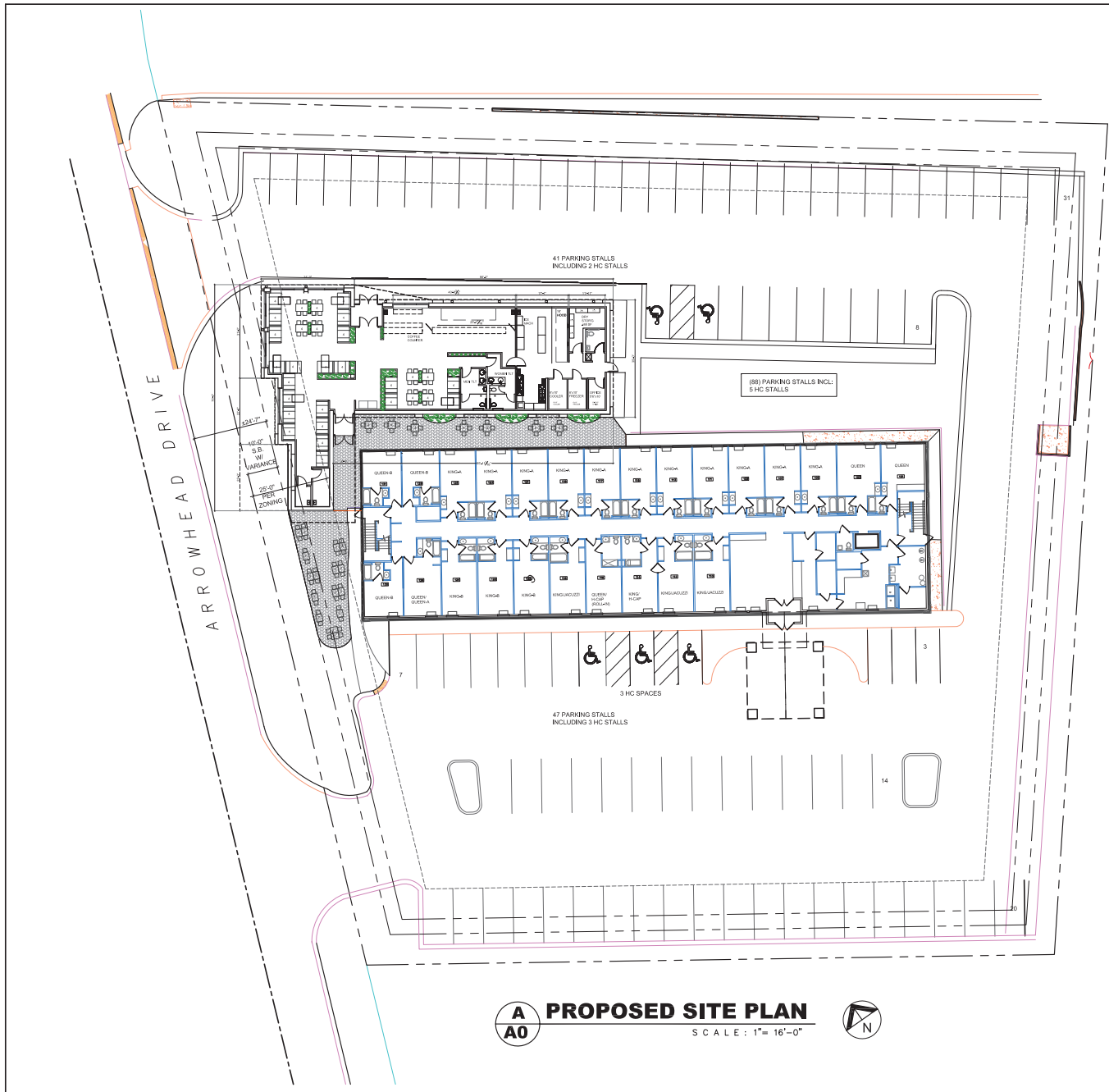
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 APPROVED: AA  
 PROJECT NO. 24-037  
 DATE: ---  
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NEW PROPOSED RESTAURANT  
 115 ARROWHEAD DRIVE  
 HAMPSHIRE, ILLINOIS

SHEET DESCRIPTION  
 PROPOSED RESTAURANT

SHEET NUMBER  
**A2**  
 SHEET 2 of 5

FOR DESIGN VARIANCE APPROVAL BY RELEASE  
 08/25/2024



**A**  
**AO** **PROPOSED SITE PLAN**  
 SCALE: 1" = 16'-0"

ZONE COMPLIANCE TABLE			
CODE SECTION	DESCRIPTION	REQUIREMENT	PROPOSED
6-8-7-F-4	FRONT-YARD SETBACK	25 FT.	10 FT.
6-8-7-F-5	REAR-YARD SETBACK	10 FT.	10 FT.
6-8-7-F-6	SIDE-YARD SETBACK	10 FT.	10 FT.
6-8-7-F-9	BUILDING COVERAGE (MAX 50%)	76,620x.5=38,310 SF	15,541 SF
6-8-7-F-10	LOT COVERAGE (MAX 90%)	76,620x.9=68,958 SF	63,673 SF
6-8-7-F-11	FLOOR AREA RATIO	76,620x1.9=145,578 SF	26,148 SF
6-8-7-F-13	BUILDING HEIGHT	3 STORIES OR 35 FEET, WHICHEVER IS GREATER	NEW #25'-2"
6-8-7-G-2-a	PARKING LOT FV-SETBACK	15 FT.	15 FT.
6-8-7-G-2-b	PARKING LOT SV-SETBACK	10 FT.	10 FT.
6-11-2-M-4	# OF PARKING SPACES (HOTEL) 1 PARKING SPACE PER ROOM (25 ROOMS)	55	55
6-11-2-M-28	# OF PARKING SPACES (RESTAURANT) 1 PARKING SPACE PER 150 SF.	33	33

FOR DESIGN VARIANCE APPROVAL BY VILLAGE  
 08/25/2024

ISSUE	DATE

DRAWN BY: STAFF  
 APPROVED: AA  
 PROJECT NO. 24-037  
 DATE: ----  
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**NEW PROPOSED RESTAURANT**  
 115 ARROWHEAD DRIVE  
 HAMPSHIRE, ILLINOIS

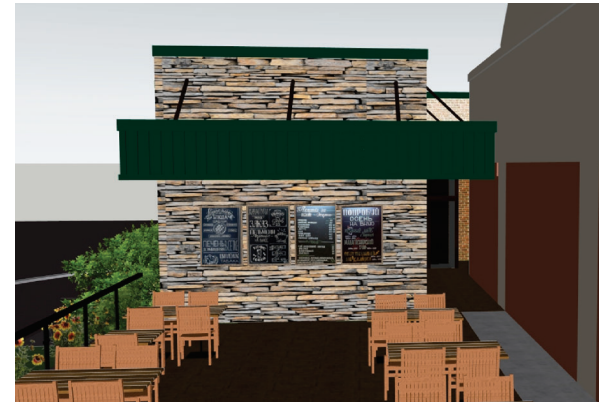
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**PROPOSED RESTAURANT**

SHEET NUMBER  
**A3**  
 SHEET 3 of 5



**NORTHEAST ELEVATION - PROPOSED**

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



**SOUTHWEST ELEVATION ARCH PLAN**

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



**NORTHWEST ELEVATION ARCH PLAN - B**

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



**SOUTHEAST ELEVATION ARCH PLAN**

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



FOR DESIGN VARIANCE APPROVAL BY RELEASE  
08/12/2024

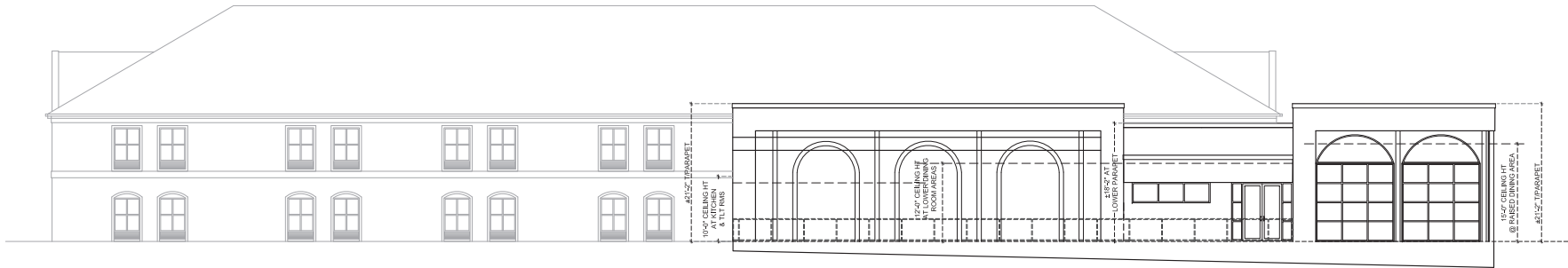
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PROJECT NO.	24-037
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NEW PROPOSED RESTAURANT  
115 ARROWHEAD DRIVE  
HAMPSHIRE, ILLINOIS

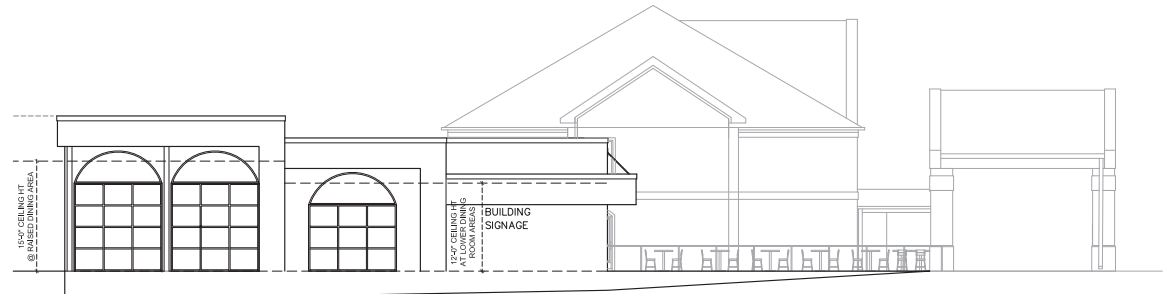
SHEET DESCRIPTION  
PROPOSED ELEVATIONS

SHEET NUMBER  
**A4**  
SHEET 4 of 5



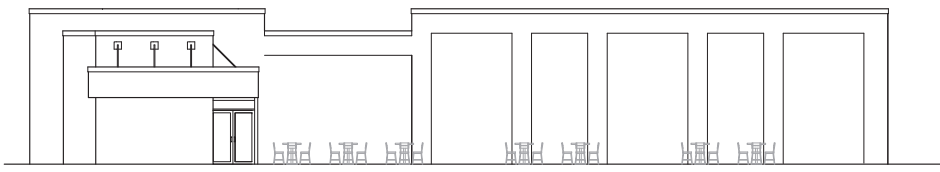
**NORTHEAST ELEVATION - PROPOSED**

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



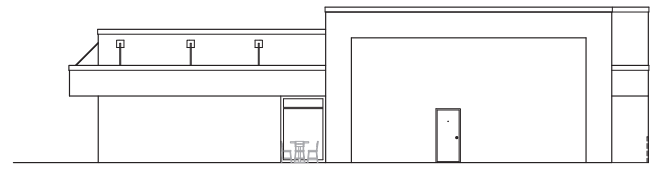
**NORTHWEST ELEVATION ARCH PLAN - B**

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



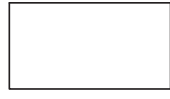
**SOUTHWEST ELEVATION ARCH PLAN**

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



**SOUTHEAST ELEVATION ARCH PLAN**

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



FOR DESIGN VARIANCE APPROVAL BY VILAGE  
 08/25/2024

ISSUE	DATE

DRAWN BY:	STAFF
APPROVED:	AA
PROJECT NO.	24-037
DATE	
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NEW PROPOSED RESTAURANT  
 115 ARROWHEAD DRIVE  
 HAMPSHIRE, ILLINOIS

SHEET DESCRIPTION  
 PROPOSED ELEVATIONS

SHEET NUMBER  
**A5**  
 SHEET 5 of 5



August 23, 2024

## **New Restaurant at 115 Arrowhead Drive**

### **Project Narrative**

This project consists of a new Ground up single-story Restaurant with seating for approximately 120 persons. The new Restaurant / Outdoor dining area will be built in-front and to the side of the existing Super 8 hotel. The building will be held off the existing hotel by approximately 9'-0" in the north south direction and approximately 12' in the east-west direction. The space in the north south direction will be used as the main entry for hotel guests. The breezeway will lead to this Restaurant Entry. The space between the proposed restaurant and the existing Super 8 Hotel building in the east-west direction will act as a pathway between the buildings as well as a second out-door patio dining area. This same area will provide decorative landscape areas for the hotel rooms located at the north-east corner of the hotel. The landscape areas were strategically placed to fall in-front of the hotel room windows. (Note the side of the building facing Arrowhead will act as the north side of the lot for this building)

The new design will include: 4,933 SF Restaurant

Main restaurant dining area: 1,870 SF

Toilet room core area: 320 SF

Kitchen Area: 1,017 SF,

Serving / Coffee counter area: 650 SF

Prayer Room Area: 150 SF

Mechanical / Sprinkler room area of 80 SF

Approx 843 SF Circulation and Perimeter Wall Construction

The building design will include raised foundations at the north and east facades due to the existing grade contours of the site. A civil engineer will be utilized during the construction document phase. The raised areas of the building will be for a higher volume ceiling dining area at the northeast corner of the building and a raised parapet area over the kitchen to hide the roof top units and kitchen exhaust from the hotel users on the first and second floor. The other dining areas will have 12'-0" high ceilings, and the toilet rooms, and kitchen areas will have 10'-0" high ceilings. The interior will be decorated with planters scattered through-out to provide a homey setting for customers dining.

The site for the new building will include additional parking for 39 cars including 2 new handicap parking spaces. From this parking area service to the kitchen will be provided and access to the east entry of the building will be provided.

The drainage for the site will comply with the MWRD requirements. The existing water supply, electrical, and gas sizes will be increased as needed to meet Code and Village requirements.



**Summary of Request:**

It is our request that the Village allow for a Front Yard Variance. The Zoning requires a 25' setback, we are asking for a 10' zoning setback. Currently there are 45 parking spaces including 3 handicap spaces serving the existing Super 8 Hotel which includes 55 rooms. This does not meet the zoning requirement of 1 per room. In order to get the required number of spaces for the Hotel and have room for the approximately 4,933 square foot restaurant with exterior seating also along Arrowhead drive we are asking for the 10' parking setback. This additional 15' allows for an additional approximately 60 seats for dining the prayer room and the additional outdoor seating proposed at the front patio facing Arrowhead Drive. This reduction of the seating will basically cut the seating in half at the interior and will make the project unfeasible.

**Proposed Findings of Fact for this Variance**

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. **The property area where the Restaurant is being proposed cannot yield a reasonable return if it is required to maintain the 25' building setback requirement. The number of Dining seats will be reduced by approximately 60. It will also eliminate the private prayer rooms the Owner of the Restaurant has on their wish list. In addition, the street fronting outdoor seating will be eliminated.**
  
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 **The site area of the building fronting Arrowhead drive – is the perfect space to provide dining for Truckers, and for the hotel Lodgers, and local residents\ and anyone traveling along Lake Street, The Restaurant proposed will enhance the stay for customers and for residents and anyone visiting the area.**

Please let us know should you have any questions for any of these requirements provided.

Thank you,



Al Arns,  
President  
A+M Architects, LLC