



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, October 27, 2025 - 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 October 13, 2025
5. Public Comments
6. New Business
 - a. Case# PZC-25-09 - Public Hearing

Address: 45W353 US Route 20

PIN: 01-02-400-012; 01-02-300-008

Petitioner: Ian Stanciu

Owner: Light Properties, LLC

Request: Special Use per Sec. 6-9-5-D of the Hampshire Zoning Ordinance to permit a truck maintenance facility

Action: Motion to make a recommendation regarding Case# PZC-25-09
7. Old Business
 - a. Review of Proposed Zoning Districts
 - b. Review of Proposed Land Uses
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 13, 2025 - 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 Richard Frillman, Grace Duchaj, Sharon Egger, and Ron Ross and Chairwoman Christine Klein

Absent: Commissioners Scott McBride and Bill Rossetti

Others Present: Mo Khan, Assistant Village Manager for Development, Mary Jo Seehausen, Village Manager

4. **A Motion to Approve the Meeting Minutes from August 25, 2025**

Motion: Commissioner Ross

Second: Commissioner Egger

Ayes: Commissioners Duchaj, Egger, and Ross

Nays: None

Abstain: Commissioner Frillman

Motion Approved

5. **Public Comments**

None.

6. **New Business**

a. **Case#: PZC-25-15 - Public Meeting**

Address: N/A

PIN: 01-17-200-007; 01-16-100-008; 01-16-100-005; 01-16-100-007; 01-16-200-022

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

Request: Final Plat of Subdivision Approval for Prairie Ridge North Neighborhoods G1, G2, H, I1, and I2

Action: Motion to make a recommendation regarding Case# PZC-25-15

Mr. Khan presented the request being made by the Petitioner. Mr. Khan stated that the Preliminary Plat was approved and when the Petitioner is ready to develop/construct the neighborhood they come forward with the Final Plat of Subdivision for review and approval. Mr. Khan stated that the proposed Final Plats of Subdivision are in general conformance with the Preliminary Plat of Subdivision.

Mr. Khan further stated that the plats have been reviewed and approved by the Village Engineer.

There were no public comments provided prior to or during the meeting.

Motion: Commissioner Duchaj

Second: Commissioner Egger

Aye: Commissioners Frillman, Duchaj, Egger and Ross

Nays: None

Abstain: None

Motion Approved.

b. Case#: PZC-25-13 - Public Hearing

Address: 147 Mill Avenue

PIN: 01-21-429-003

Petitioner & Owner: Hampshire Township

Request: Variance to Sec. 6-11-1-E of the Hampshire Zoning Ordinance to permit a gravel loading zone, whereas it is required to be a paved surface

Action: Motion to make a recommendation regarding Case# PZC-25-13

Mr. Khan presented the request being made by the Petitioner. Mr. Khan stated that the correct code section that the variance is being requested for is Sec. 6-11-1-E rather than 6-11-2-J.

Mr. Khan stated that the Hampshire Township is proposing to demolish a portion of the existing building on the subject property and replace it with a salt dome. Since improvements are being made to the subject property the portion of the subject property being altered/improved must be brought into compliance with current requirements.

Commissioner Ross asked if improvements are being made to the property, why the entire property is not being brought into compliance with current requirements. Mr. Khan stated that the Village historically only requires the portion being improved/alterd to be brought into compliance with current requirements.

The Commission asked if there would be any parking on the subject property. The petitioner stated that there would not be at the current time. The petitioner further added that they plan to demolish additional portions of the existing building and then pave the parking lot and loading zone areas.

The Commission asked what the timeline is for the additional demolition and paving. The petitioner stated that it could be up to 10 years before the additional improvements are made.

The Commission asked Village staff if other variances have been granted for gravel lots. Mr. Khan stated that variances have been granted to the park district and a property on Arrowhead Dr. for gravel parking lots. The variance for the park district included a condition that the accessible stall be paved.

Commissioner Duchaj stated that this request is different from the other requests where variances were granted because this is for a loading zone area rather than a parking lot.

Motion: Commissioner Duchaj

Second: Commissioner Egger

Aye: Commissioners Frillman, Duchaj and Egger

Nayes: Commissioner Ross.

Abstain: None

Motion Approved.

c. **Case#: PZC-25-14 - Public Hearing**

Address: N/A

PIN: N/A

Petitioner: Village of Hampshire

Request: Text Amendments to Chapter 6 Article III of the Hampshire Zoning Ordinance regarding Fence Regulations & Requirements

Action: Motion to make a recommendation regarding Case# PZC-25-14

Mr. Khan presented the request being made by the Village of Hampshire. Mr. Khan stated that the zoning ordinance is largely silent on regulations and requirements regarding the construction of fences.

Mr. Khan went over the various regulations and requirements being proposed by Village staff regarding fence construction.

The Commission had questions and asked for clarification for when fences would be required and the regulations for when a non-residential use abuts a residential use. Mr. Khan clarified the proposed regulations and requirements for this situation.

Commissioner Duchaj proposed to allow fences in a residential district to be up to a maximum of seven-foot, whereas Village staff proposed a maximum height of six-foot. The Commission agreed that seven-foot should be allowed.

Commissioner Duchaj proposed to include snow and silt fencing in the list of prohibited style of fences unless during a snow event or

construction. The Commission agreed to include snow and silt fencing in the list of prohibited style of fences.

Motion: Commissioner Egger

Second: Commissioner Duchaj

Aye: Commissioners Duchaj, Egger and Chairwoman Klein

Nayes: Commissioner Frillman and Ross.

Abstain: None

Motion Approved.

7. Old Business

Chairwoman Klein asked Village staff about the status of the land use text amendments. Mr. Khan stated he is working on the text amendments and can bring it back for further discussion at the next Planning & Zoning Commission meeting. Mr. Khan asked if Commissioners have any revisions or recommendations regarding the land use table to email him.

8. Announcements

None.

9. Adjournment

Motion to Adjourn

Motion: Commissioner Egger

Second: Commissioner Ross

Aye: Commissioners Frillman, Duchaj, Egger and Ross

Nayes: None

Abstain: None

Motion Approved.

Adjourned at 7:33 P.M.

Submitted: October 27, 2025

Approved:



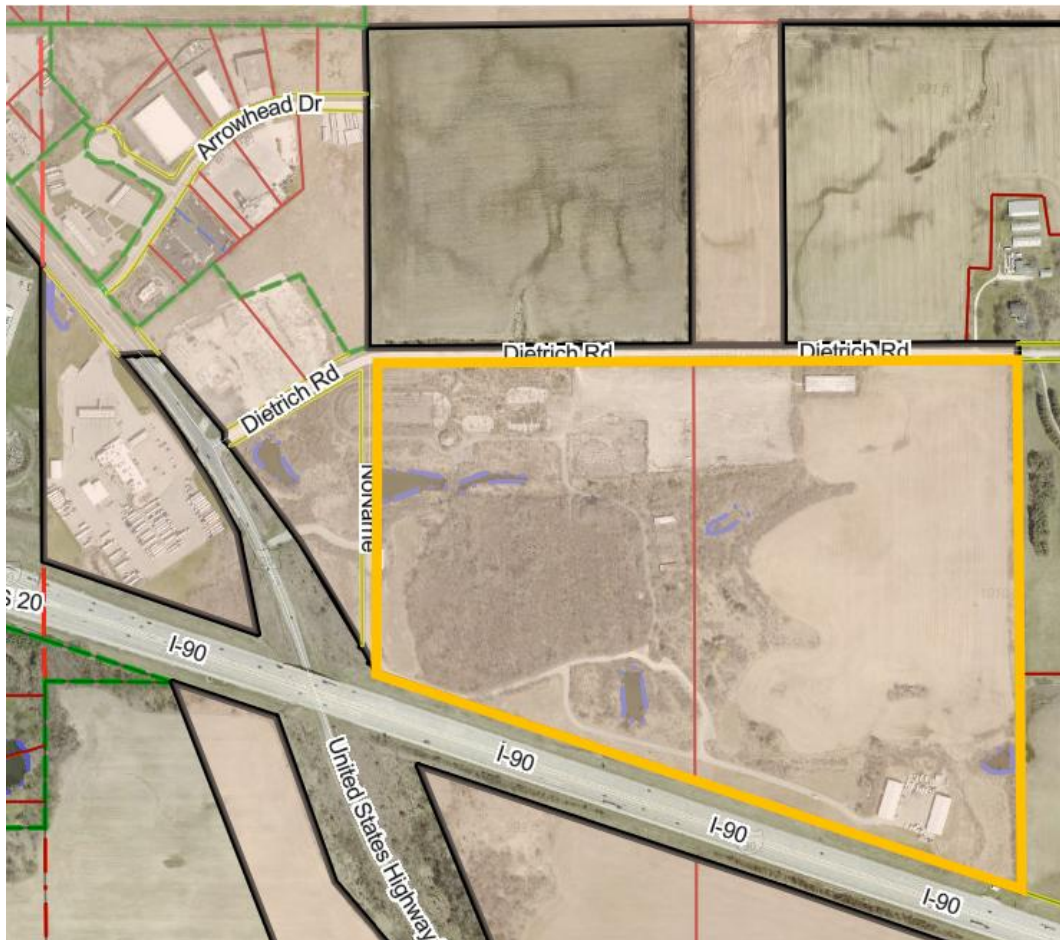
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234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on October 27, 2025
RE: PZC-25-09 - 45W353 US Route 20 - Special Use

PROPOSAL: Ian Stanciu (Petitioner) on behalf of Light Properties, LLC (Owner) is requesting the following to operate a truck maintenance facility at 45W353 US Rte. 20:

1. Request for Special Use per Sec. 6-9-5-D of the Hampshire Zoning Ordinance to permit a truck maintenance facility.





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BACKGROUND: The subject properties, informally known as the Light Properties, were annexed and rezoned from R-1 to O-M in 2023. An annexation agreement was also approved between the property owner and the Village at the same time of annexation and rezoning.

The annexation agreement permits the parking of vehicles (including trucks and trailers) when effective screening is provided on the subject property. The screening must be approved by the Village engineer and/or Village Board.

Additionally, the petitioner requested the approval of the following special uses that were denied by the Village Board:

1. Storage of property, including trailers, should not be required to be located in completely enclosed buildings or structures.
2. Other manufacturing, processing and storage uses determined by the Planning & Zoning Commission to be of the same general character as the uses permitted in the O-M District, Sec. 6-9-5.
3. Building materials sale and storage.
4. Cartage and express facilities.
5. Electrical, lighting, and wiring equipment.
6. Food manufacture, packaging, and processing.
7. Ground-mounted solar energy systems.
8. Planned Developments.

ANALYSIS: The subject properties are approximately 99 acres and located at the southeast corner of US Route 20 and Dietrich Rd. However, the petitioner is proposing to utilize only 5 acres of the subject property for the proposed use. The subject property is improved with two approximately 10,000 sq. ft. buildings located at the southeast corner of the subject properties and an approximately 13,000 sq. ft. metal barn at the northeast corner of the subject properties. There are also various gravel lots/areas throughout the subject properties.

The subject property is currently zoned O-M, Office and Restricted Manufacturing District.

The following are the adjacent property zoning and uses:

- North: O-M, Office & Restricted Manufacturing District - Undeveloped
- F, Farming (Kane County Unincorporated) - Farming/Agriculture
- F, Farming (Kane County Unincorporated) - Single-Family Residence
- South: Interstate 90
- East: F, Farming (Kane County Unincorporated) - Farming/Agriculture
- F, Farming (Kane County Unincorporated) - Single-Family Residence



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West: O-M, Office & Restricted Manufacturing District – Undeveloped

Zoning Bulk Standards: No changes are being proposed to the building or parking lot, so a zoning bulk standard review was not completed.

REQUIRED FINDINGS OF FACT: The following are the required findings of fact for a Special Use per Sec. 6-14-3-H-9:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
5. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the board of trustees pursuant to the recommendations of the Planning and Zoning Commission.

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

1. The establishment of the proposed special use will be determinantal to public welfare as the subject property is directly adjacent to two existing residential uses. A buffer area is not being provided between the proposed industrial-type use and the residential uses directly adjacent.
2. The establishment may be injurious to the directly adjacent residential uses to the subject property. Establishing an industrial type use adjacent to residential uses may impair property values.



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3. The petitioner has not provided evidence showing that the proposed use would not impede future development in the area.
4. No structures or buildings are being proposed to be built. The petitioner is proposing to utilize the existing metal-barn structure on the subject property.
5. Adequate access roads have not been provided to the subject property. The proposed location of the use is off of Dietrich Rd. Dietrich Rd. does not permit truck/trailer traffic by the Village and Hampshire Township, which would prevent access to the proposed use as there are not interior roads that would allow access from US Route 20.
6. The proposed site plan or site improvements do not show an access to the area proposed to be used from US Route 20.
7. The intent of the Office-Restricted Manufacturing (O-M) District is "intended to encourage a mixture of office, research, warehouse, and restricted manufacturing, together with complementary business and commercial uses in high quality campus-like settings" [Sec. 6-9-5-A]. The establishment of the proposed use would not be consistent with the intent/purpose of the O-M District as it not an office, research, warehouse, or manufacturing use in a campus-like setting.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition as of October 23, 2025.

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is recommending the following conditions of approval if the Planning & Zoning Commission recommends approval:

1. Access to the portion of the subject property that would be utilized for the proposed use be provided off of US Route 20.
2. Landscape screening be provided along Dietrich Rd. so as to effectively screen any outdoor vehicle/trailer storage.
3. Any area to be utilized for outdoor vehicle/trailer storage be paved in accordance with the Hampshire Zoning Ordinance.
4. All truck/vehicle repair and maintenance occur within a fully enclosed building or structure.
5. If the use is not established within one (1) year of the date of Village Board approval, the approval shall become null and void.

RECOMMENDED MOTION (Denial): I move to accept and adopt Staff's Findings of Fact included in the Agenda Supplement and recommend denial of PZC-25-09 for a Special Use to permit a truck maintenance facility at 45W353 US Route 20.



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RECOMMENDED MOTION (Approval): I move to accept and adopt the Petitioner's Findings of Fact as attached to this Agenda Supplement and recommend approval of PZC-25-09 for a Special Use to permit a truck maintenance facility at 45W353 US Route 20 pursuant to Staff's Recommended Conditions of Approval #1-5 as listed in this Agenda Supplement.

DOCUMENTS ATTACHED:

1. Land Use Application
2. Plat of Survey
3. Petitioner's Response to Findings of Fact
4. Site Plan



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Phone: 847-683-2181 ▪ www.hampshireil.org

Land Use Application

Date: 8/25/2025

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 _____ 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: IAN STANCIU Email: IAN@TEAMPRIME.COM

Address: 39W180 HIGHLAND AVE, ELGIN IL 60124 Phone: 2066015711

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: 45W353 HAMPSHIRE IL, 60140

Parcel Number(s): 01-02-400-012

Total Area (acres): aproximately 7 ACRES

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire Protection District

School District: Dundee School District 300

Library District: Ella Johnson Library

Park District: Hampshire Park District

Township: Hampshire

Current Zoning District: O-M

Current Use:

STORAGE

Proposed Zoning/Variance/Use:

LIGHT TRUCK AND TRAILER MAINTENANCE AND PARKING

Reason/Explanation for Zoning/Variance/Use:

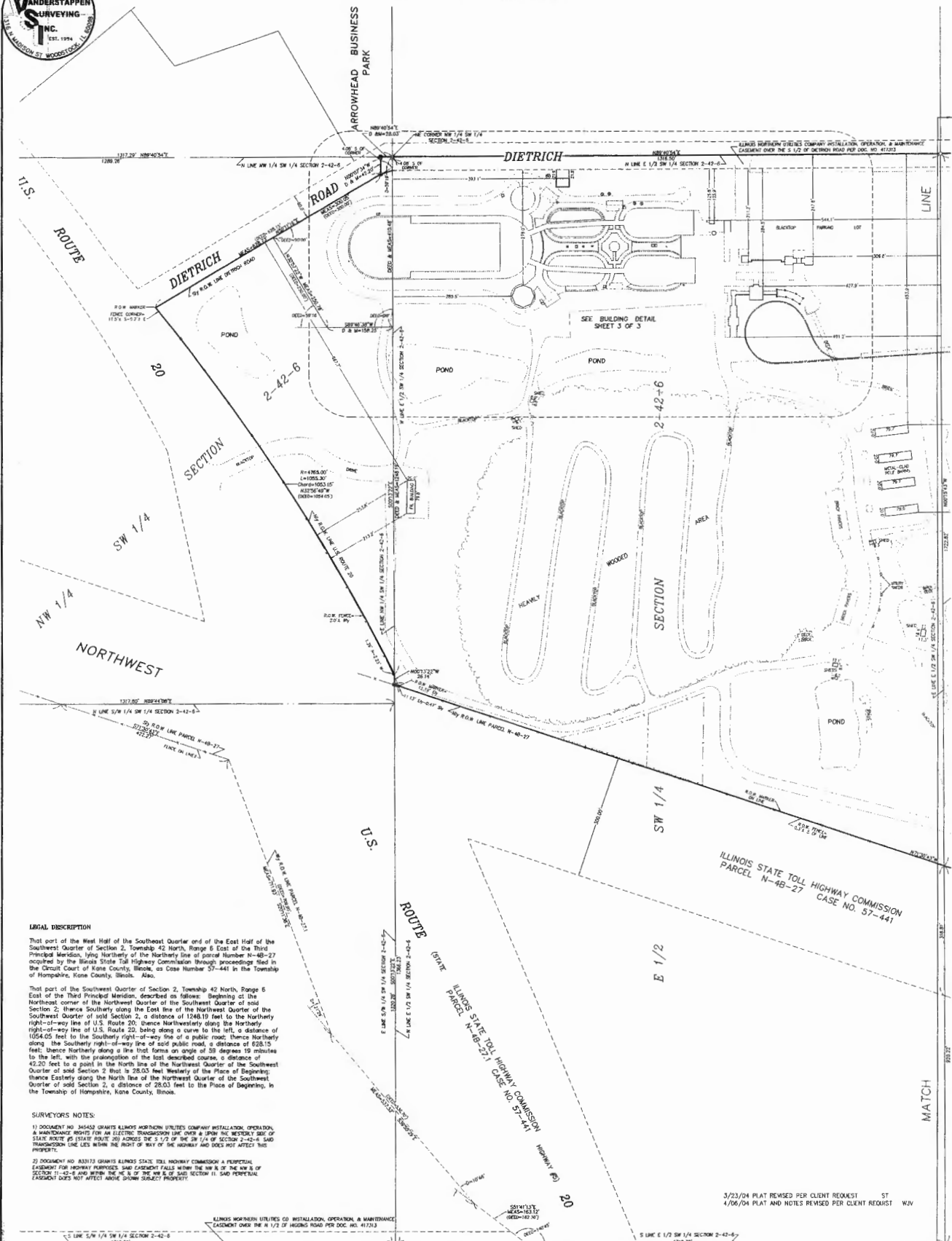
WE WOULD PERFORM LIGHT MAINTENANCE AND REPAIRS ON OUR EQUIPMENT

OUR MAIN FACILITY FOR ALL OTHER REPAIRS AND FLEET NEEDS IS LOCATED AT

16N196 WALKER RD, HAMPSHIRE IL, 60140



PLAT OF SURVEY



LEGAL DESCRIPTION

That part of the West Half of the Southeast Quarter and of the East Half of the Southwest Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, lying Northwesterly of the Northern line of parcel Number 11-48-27 acquired by the Illinois State Toll Highway Commission through proceedings filed in the Circuit Court of Kane County, Illinois, as Case Number 57-441 in the Township of Hampshire, Kane County, Illinois. Also:

That part of the Southwest Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 2; thence Southwesterly along the East line of the Northwest Quarter of the Southwest Quarter of said Section 2, a distance of 1248.19 feet to the Northern right-of-way line of U.S. Route 20; thence Northwesterly along the Northern right-of-way line of U.S. Route 20, being along a curve to the left, a distance of 1054.05 feet to the Southern right-of-way line of a public road; thence Northwesterly along the Southern right-of-way line of said public road, a distance of 628.15 feet; thence Northwesterly along a line that forms an angle of 59 degrees 19 minutes to the left, with the prolongation of the last described course, a distance of 42.20 feet to a point in the North line of the Northwest Quarter of the Southwest Quarter of said Section 2 that is 28.03 feet Westerly of the Place of Beginning; thence Easterly along the North line of the Northwest Quarter of the Southwest Quarter of said Section 2, a distance of 28.03 feet to the Place of Beginning, in the Township of Hampshire, Kane County, Illinois.

SURVEYOR'S NOTES:

1) DOCUMENT NO. 345452 GRANTS KILNORTH NORTHERN UTILITIES COMPANY INSTALLATION, OPERATION, & MAINTENANCE RIGHTS FOR AN ELECTRIC TRANSMISSION LINE OVER & UPON THE WESTERLY SIDE OF STATE ROUTE 20 (STATE ROUTE 20) ACROSS THE S 1/2 OF THE SW 1/4 OF SECTION 2-42-6, SAID TRANSMISSION LINE LIES WITHIN THE RIGHT OF WAY OF THE HIGHWAY AND DOES NOT AFFECT THIS PROPERTY.

2) DOCUMENT NO. 833733 GRANTS ILLINOIS STATE TOLL HIGHWAY COMMISSION A PERPETUAL EASEMENT FOR HIGHWAY PURPOSES, SAID EASEMENT FALLS WITHIN THE SW 1/4 OF THE SW 1/4 OF SECTION 11-42-6 AND WITHIN THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 11, SAID PERPETUAL EASEMENT DOES NOT AFFECT ABOVE SHOWN SUBJECT PROPERTY.

LEGEND

● FOUND IRON BAR	● SET IRON BAR
○ FOUND SPIKE	○ SET SPIKE
○ FOUND IRON PIPE	○ FOUND WOODEN

CLIENT: WADE LIGHT & ASSOCIATES
DRAWN BY: J. L. W. CHECKED BY: M. W.
SCALE: 1"=100' ENC. 2, 7, 12, 13, 14, 15, 16, 17
BASIS OF BEARING: ASSUMED
P.L.N.: HAMPSHIRE TOWNSHIP-KANE COUNTY
JOB NO.: 240000-1 L.D. MGS.
FIELDWORK COMP. 3/21/04 W.K. PCL.
ALL DISTANCES SHOWN IN FEET AND DECIMAL FEET
PARTS HEREIN CORRECT TO 1/10"

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown herein unless the description referred to be surveyed contains a proper description of the required building line or easements.

- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or encumbrance should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

GROSS AREA= 4,858,606± Sq.Ft. 111.53 Acres
NET AREA= 4,770,660± Sq.Ft. 109.519 Acres

STATE OF ILLINOIS) S.S.
COUNTY OF McHENRY)

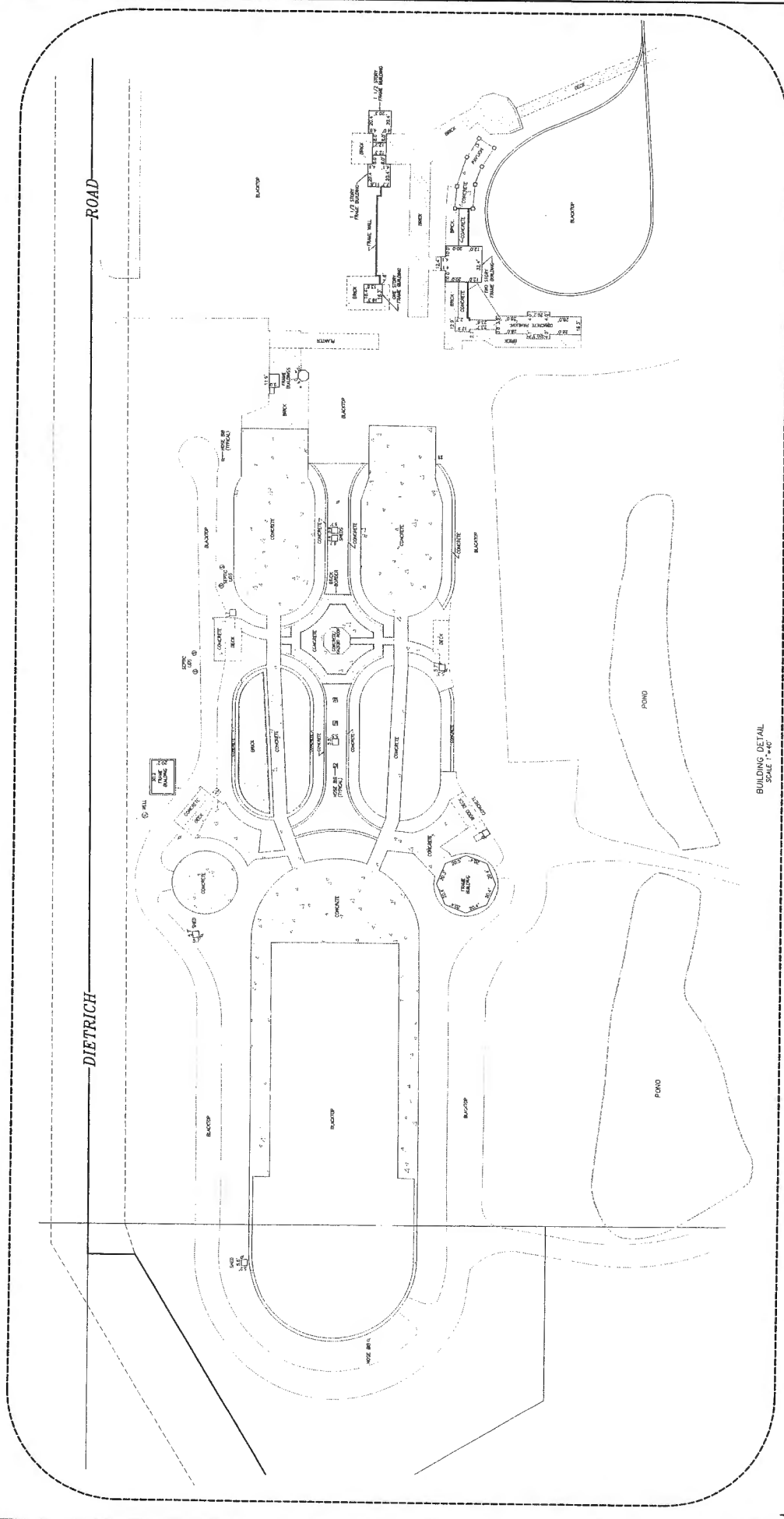
In my professional opinion, and based on my observations, I hereby certify to: 1) Ticer Title Insurance Company, 2) L.B. Andersen & Co., 3) Daniel B. Light, 4) Leah Rae Light, 5) WD Trust, & 6) Light Trust, that we have surveyed the premises above described, and that the plat herein is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 3/9 A.D., 2004.
VANDERSTAPPEN SURVEYING, INC.
Design Firm No. 184-002702

By: [Signature]
Illinois Professional Land Surveyor No. 2700



PLAT OF SURVEY



CLIENT: WADE LIGHT & ASSOCIATES
DRAWN BY: JST
CHECKED BY: JST
DATE: 11/14/10
P.L.N.: HAMPSHIRE, DOWNSHIP-JANE COUNTY
JOB NO.: 040504-1
DATE: 11/14/10
AL: 040504-1
DATE: 11/14/10
DATE: 11/14/10

The Planning and Zoning Commission shall make written findings of fact and shall submit same together with its recommendations to the village board of trustees for final action. No special use shall be recommended by the Planning and Zoning Commission, unless such board shall find, in writing, as follows:

- a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

***We've reviewed the proposal and don't see anything that would put the public's health, safety, or general well-being at risk.**

- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within the neighborhood;

***This special use won't get in the way of how people currently enjoy their properties nearby. We also believe it won't lower property values in the neighborhood.**

- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

***Establishing this special use won't stop the surrounding area from developing the way it's supposed to.**

- d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;

***The design of the new building fits well with the neighborhood. It won't look so out of place that it causes property values to drop.**

- e. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

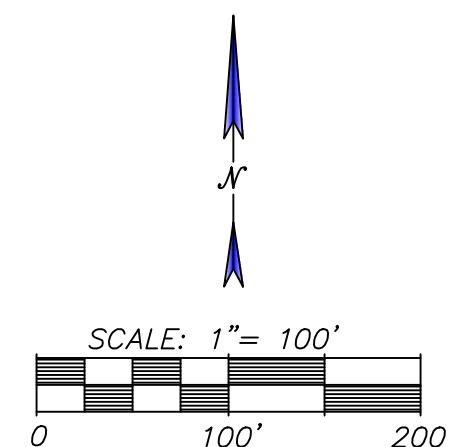
***All the necessary utilities, access roads, and other facilities are either already in place or will be provided.**

- f. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

***We're confident that the plans for getting in and out of the property will help keep traffic congestion on public streets to a minimum.**

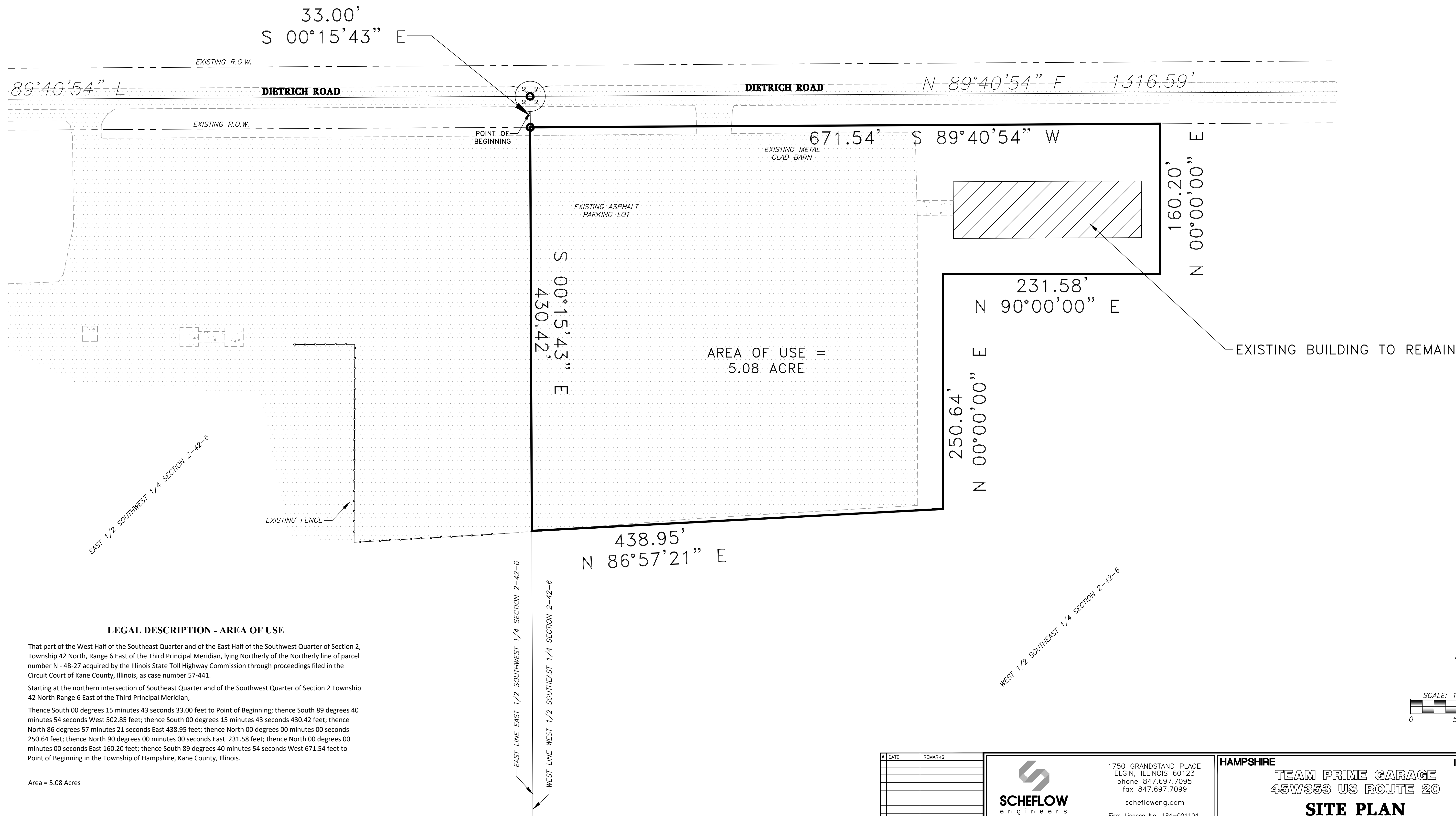
- g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the board of trustees pursuant to the recommendations of the Planning and Zoning Commission.

***Overall, this special use meets all the other regulations for the district it's in.**



Area = 5.08 Acres

SCALE 1"=100'	DATE 9/11/25
DRAWN BY PCS	JOB NO. 6160
CHECKED BY FCC	SHEET NO. 1 of 1



LEGAL DESCRIPTION - AREA OF USE

That part of the West Half of the Southeast Quarter and of the East Half of the Southwest Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, lying Northerly of the Northerly line of parcel number N - 4B-27 acquired by the Illinois State Toll Highway Commission through proceedings filed in the Circuit Court of Kane County, Illinois, as case number 57-441.

Starting at the northern intersection of Southeast Quarter and of the Southwest Quarter of Section 2 Township 42 North Range 6 East of the Third Principal Meridian,

Thence South 00 degrees 15 minutes 43 seconds 33.00 feet to Point of Beginning; thence South 89 degrees 40 minutes 54 seconds West 502.85 feet; thence South 00 degrees 15 minutes 43 seconds 430.42 feet; thence North 86 degrees 57 minutes 21 seconds East 438.95 feet; thence North 00 degrees 00 minutes 00 seconds 250.64 feet; thence North 90 degrees 00 minutes 00 seconds East 231.58 feet; thence North 00 degrees 00 minutes 00 seconds East 160.20 feet; thence South 89 degrees 40 minutes 54 seconds West 671.54 feet to Point of Beginning in the Township of Hampshire, Kane County, Illinois.

Area = 5.08 Acres

#	DATE	REMARKS



SCHEFFLOW
engineers

1750 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
scheffloweng.com
Firm License No. 184-001104

HAMPSHIRE

TEAM PRIME GARAGE

45W353 US ROUTE 20

SITE PLAN

ILLINOIS

SCALE	DATE
1"=50'	9/11/25
DRAWN BY	JOB NO.
PCS	6160
CHECKED BY	SHEET NO.
FCC	1 of 1



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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 27, 2025
RE: Text/Map Amendment - Zoning Districts

Background: The Village is seeing an increase in development throughout the Village, primarily with new residential and industrial developments. Village staff have identified that consolidating certain zoning districts and identifying the purpose of each zoning district will better guide future development in the Village in a sound and orderly manner.

Analysis: The Village currently has twenty-one (21) zoning districts, of which three (3) of the districts have no properties zoned for.

Village staff opines that twenty-one (21) zoning districts is exorbitant. Village staff desires to consolidate certain zoning districts and establish purposes for each. The table below provides Village staff's recommendation on the consolidated district and general purpose of each district:

Existing Zoning District	New Zoning District	General Purpose
F-1	No Change	Farming and Agriculture
E-1, E-2, E-3	E	Estate-like Residential (extremely large single lots)
R-1	No Change	Large-Single Family Residence Lots
R-2	No Change	Small-Single Family Residence Lots
R-3	No Change	Duplex/Attached Single-Family Residence Lots
R-4	No Change	Multifamily Lots (Townhomes, Apartments, Condos, etc.)
B-1, B-2	B-1	Neighborhood Commercial
B-3	B-2	Corridor Commercial
B-4	B-3	Auto-Oriented Commercial (Gas Stations, Car Sales, Car Repairs, etc.)
HC	No Change	Highway Corridor Commercial
M-1, O-M	M-1	Limited/Light Industrial/Manufacturing
M-2, M-3	M-2	Heavy Industrial/Manufacturing

Existing Zoning District	New Zoning District	General Purpose
O-R	Eliminate	
Rural Residential	Eliminate	
Rural Business	Eliminate	
Recreational	Eliminate	

The following are the proposed purposes of each the proposed zoning district designation that would be incorporated and codified within the Village's Municipal Code if approved.

F-1: The purpose of the F-1 - Farming district is to provide for low-density single-family residence, farming/agriculture and similar uses on large, unsubdivided lots.

E: The purpose of the E - Estate district is to provide for low-density single-family residence and other compatible uses on large, unsubdivided lots.

R-1: The purpose of the R-1 - Large-Single Family Residence district is to provide for low-density single-family residential developments and other compatible uses on large, subdivided lots.

R-2: The purpose of the R-2 - Small-Single Family Residence district is to provide for low- to mid-density single-family residential developments and other compatible uses on small, subdivided lots.

R-3: The purpose of the R-3 - Duplex/Attached Single-Family Residence district is to provide for mid- to high-density single-family duplex/attached residential developments and other compatible uses on small, subdivided lots.

R-4: The purpose of the R-4 - Multifamily Residence district is to provide for mid- to high-density multifamily residential developments such as townhomes, rowhomes, apartments, condominiums, and other compatible uses.

B-1: The purpose of the B-1 - Neighborhood Commercial district is to provide and accommodate retail, specialty shops, business and professional offices, restaurants, and civic uses characteristic of a traditional downtown area.

B-2: The purpose of the B-2 - Corridor Commercial district is to provide and accommodate retail and services uses that are consumed by a larger population. This district is located along major roadways, such as IL-72, US-20, and Allen Rd.

B-3: The purpose of the B-3 - Auto-Oriented Commercial district is to provide and accommodate auto-oriented uses.

HC: The purpose of the HC - Highway Corridor Commercial district is to provide and accommodate motorist-oriented uses near and along the Interstate 90 interchange.

M-1: The purpose of the M-1 - Limited Industrial-Manufacturing district is to provide and accommodate low-intensity industrial, manufacturing, warehousing, and research facilities with minimal impacts on neighboring properties.

M-2: The purpose of the M-2 - Heavy Industrial-Manufacturing district is to provide and accommodate high-intensity industrial, manufacturing, warehousing, and research facilities with the potential for impacts on neighboring properties.

Recommendation: For the Planning & Zoning Commission to consider, discuss, and provide direction to Village staff on the proposed zoning consolidation and purposes.



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Agenda Supplement

TO:	Planning & Zoning Commission
FROM:	Mo Khan, Assistant Village Manager for Development
FOR:	Planning & Zoning Commission Meeting on August 25, 2025
RE:	Text Amendment - Proposed Land Uses

Background: The Village is seeing an increase in development throughout the Village, primarily with new residential and industrial developments. Village staff have identified that the list of land uses permitted by right or special use is exorbitant and does not reflect current land use types.

Analysis: The Village zoning ordinance currently lists 219 land uses, many of these are either duplicated and/or outdated. Village staff opines it is in the best interest of the Village to review these land uses and update the code. The proposed land use table lists 82 land uses and includes whether it be permitted by right or special use in the respective proposed zoning districts.

At the August 25, 2025 Planning & Zoning Commission meeting, the Commission discussed the proposed land use table as presented by Village staff. The following comments/changes were provided by the Commission:

1. Eliminate the Office-Research (O-R) District and roll the uses into the M-1 and M-2 Districts.
2. Change Gas Station to Passenger Automobile Fueling/Charging Facility
3. Add Parking Facility to the list of Land Uses

Recommendation: For the Planning & Zoning Commission to consider, discuss, and provide direction to Village staff on the proposed land use table.

Exhibits:

1. Proposed Land Use Table

Use Type	E	F-1	R-1	R-2	R-3	R-4	B-1	B-2	B-3	HC	M-1	M-2
Accessory Outdoor Storage	P	P					S	S	S	S	S	S
Animal Hospital								P			P	P
Animal Hospital w/ Boarding								S			P	P
Animal/Livestock Farming		P										
Auditorium								P			P	P
Automobile Body Repair Shop									P			
Automobile Parts Store								P	P			
Automobile Sale Dealership									P	P		
Automobile Service Station									P	P		
Automobile Waiting Station/Stop										P		
Automobile Wash									P	P		
Bank & Financial Institution							S	P				
Brewery/Distillery/Winery										P	P	P
Cannabis Craft Grower Facility											S	S
Cannabis Cultivation Facility											S	S
Cannabis Dispensing Facility								S		S	S	S
Cannabis Infuser Facility											S	S
Cannabis Processing Facility											S	S
Cannabis Transportation Facility											S	S
Cemetery	S	S										
College/University (Educational/Research Facility)											P	P
Community Center	P							P				
Concrete/Asphalt Plants												S
Construction/Building Material Storage Yard											S	P
Contractor/Construction Office								S			P	P
Crop Growing/Farming	P	P										
Currency Exchange								P				
Department Store								P		P		
Detention/Retention Ponds	P	P	P	P	P	P	P	P	P	P	P	P
Dry-Cleaning Establishment								P				
Dwelling, Detached Single-Family	P	P	P	P								
Dwelling, Duplex/Attached Single-Family					P							
Dwelling, located on 2nd Fl. or Above							P					
Dwelling, Multi-Family						P	S					
Fire Station	P		S	S	S	S	P	P	P	S	P	P
Firearm & Gun Store							S	S		S		
Funeral Home								P				
Golf Course	P											
Greenhouses	S	P	S	S							P	P
Hardware Store							P	P				
Heavy Manufacturing Facility												S
Hospital								P			P	P
Hotel/Motel								P		P	P	P

[illegible]