



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, July 14, 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 March 10, 2025
5. Public Comments
6. New Business
 - a. Case#: PZC-25-06 – Public Meeting

Address: 1012-1022 Turin Dr.; 1024-1034 Turin Dr.; 1036-1046 Turin Dr.; 1060-1070 Turin Dr.; 1214-1234 DaVinci Dr.

PIN: 01-26-125-001; 01-26-125-002; 01-26-125-003; 01-26-182-005

Petitioner & Owner: Elston Townhomes, LLC

Request: Final Plat of Subdivision Approval

Action: Motion to make a recommendation regarding Case# PZC-25-06
 - b. Case# PZC-25-07 – Public Hearing

Address: 135 W. Oak Knoll Dr.

PIN: 01-28-429-011

Petitioner: Karen Dodge

Owner: Resource Bank NA

Requests:

 - i. Variance to Sec. 6-12-4-C-1-b of the Hampshire Zoning Ordinance to permit a sign setback of two feet (2'), whereas the minimum required setback is fifteen feet (15').
 - ii. Variance to Sec. 6-12-4-C-3 of the Hampshire Zoning Ordinance to permit a sign height of twelve feet (12'), whereas the maximum allowed height is five and one-half feet (5.5').

Action: Motion to make a recommendation regarding Case# PZC-25-07
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 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, March 10, 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 Rick Frillman, Grace Duchaj, Scott McBride, Bill Rossetti, Sharon Egger, and Chairwoman Christine Klein

Absent: Commissioner Ron Ross

Others Present: Michael Reid, Jr., Village President, Trustee Aaron Kelly, Trustee Laura Pollastrini, and Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from February 10, 2025**

Motion: Commissioner McBride

Second: Commissioner Egger

Ayes: Commissioners Frillman, Duchaj, Rossetti, and Egger

Nays: None

Abstain: None

Motion Approved

5. **Public Comments**

No Public Comments

6. **New Business**

a. **Planning & Zoning Commission Training**

Mr. Green of the American Planning Association - Illinois Chapter provided a Plan Commission Training.

7. **Old Business**

None.

8. **Announcements**

Mr. Khan stated that there will be no meeting on March 24, 2025

9. **Adjournment**

Motion to Adjourn

Motion: Commissioner McBride

Second: Commissioner Egger

Ayes: Commissioner Frillman, Duchaj, McBride, Rossetti, and Egger

Nayes: None

Motion Approved

Adjourned at 9:27 P.M.

Submitted: June 23, 2025

Approved:



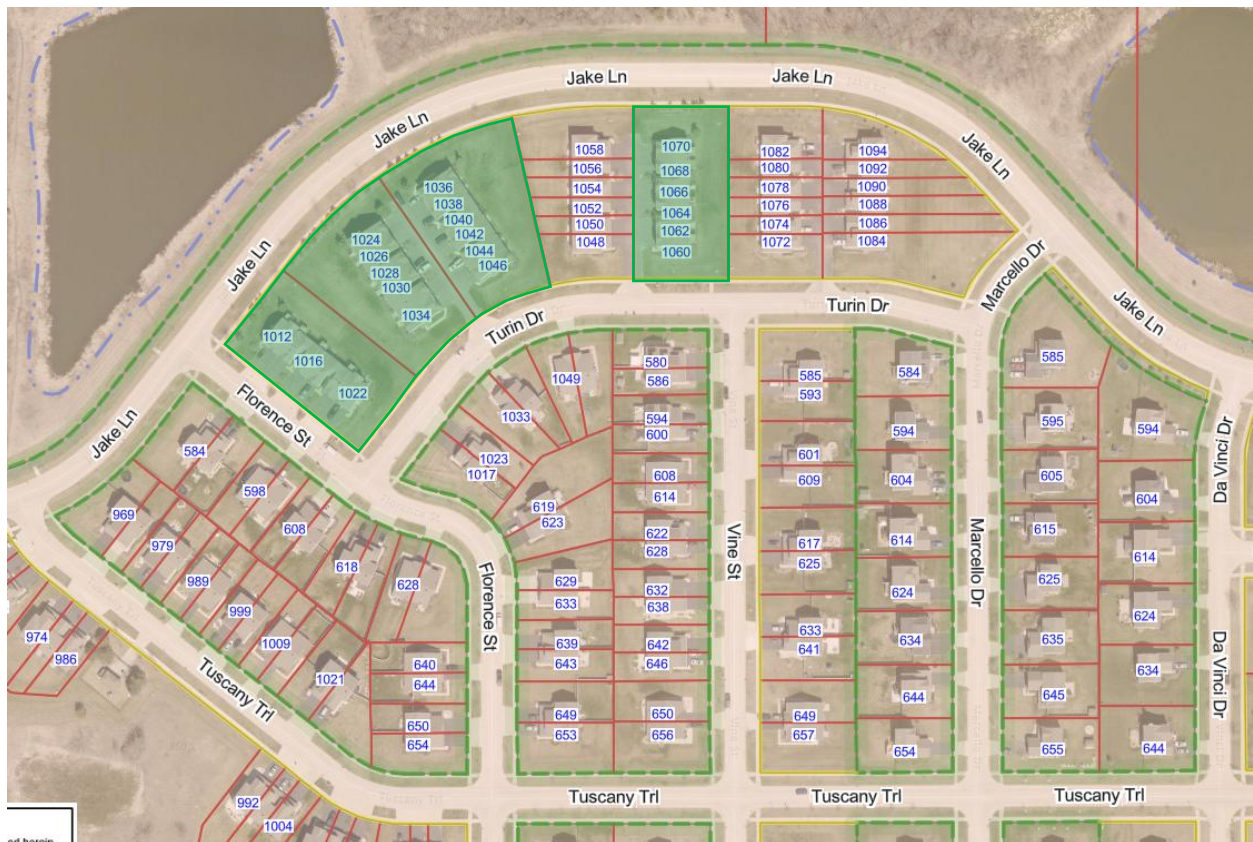
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on July 14, 2025
RE: PZC-25-06 - Tuscany Woods (Turin & DaVinci Drive) - Final Plat of Resubdivision

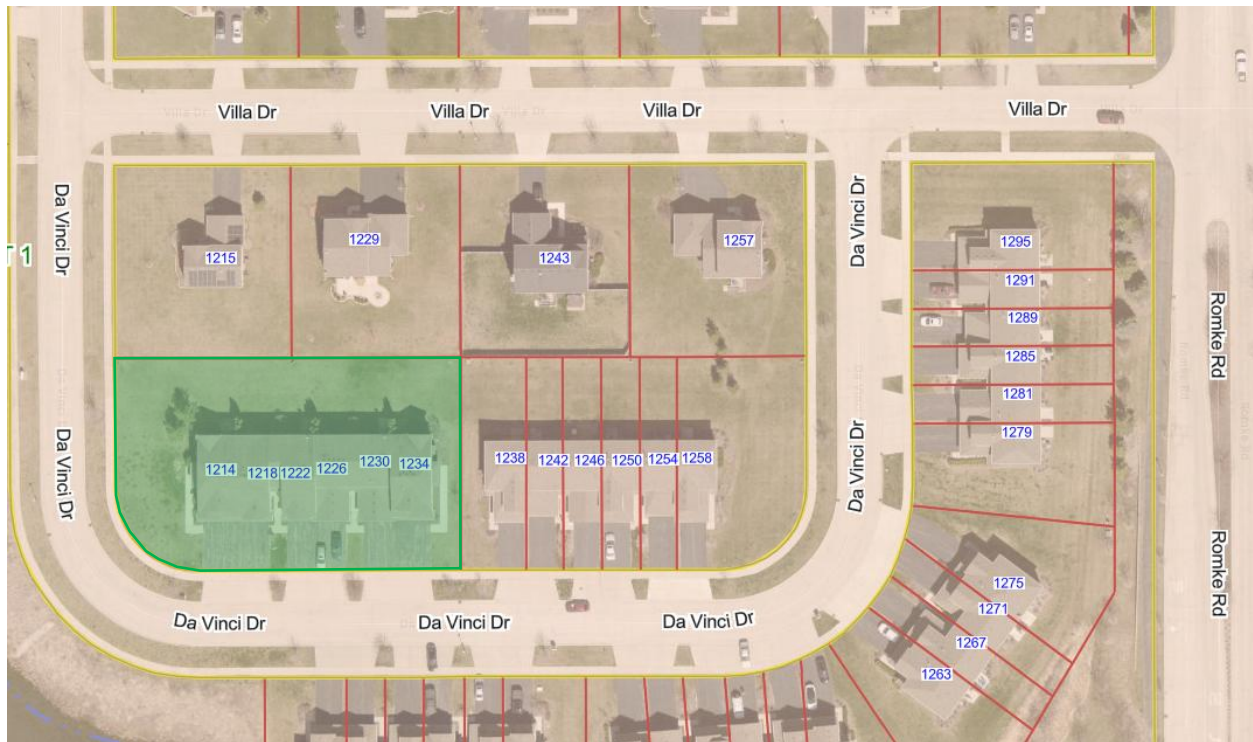
PROPOSAL: Elston Townhomes, LLC (Petitioner & Owner) is requesting the approval of the following:

1. Final Plat of Resubdivision for Tuscany Woods - 1012-1022, 1024-1034, 1036-1046, 1060-1070 Turin Drive in accordance with Sec. 7-2-4 of the Subdivision Ordinance
2. Final Plat of Resubdivision for 1214-1234 DaVinci Drive in accordance with Sec. 7-2-4 of the Subdivision Ordinance





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



BACKGROUND: Tuscan Woods was developed between the late 2000's to late 2010's. Part of the development included the construction of townhomes for both to own and to rent. Elston Townhomes is seeking to condominiumizing the townhomes that were built to rent. There are four townhome buildings that will be subdivided and create a total of 30 individual lots.

ANALYSIS: Elston Townhomes has submitted Plat of Subdivisions for each of the five (5) lots to be subdivided. The Village Engineer has reviewed the Final Plats of Subdivision for each of the five (5) lots and have issued comments for the Petitioner to amend the Final Plats of Subdivision.

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

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition.

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff recommending the following condition of approval:

1. Village engineer shall approve the Final Plats of Resubdivision prior to recording with the County.



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

RECOMMENDED MOTIONS:

1. I move to recommend approval of PZC-25-06 for Final Plats of Resubdivision for Turin and DaVinci Drives in the Tuscany Woods Subdivision.

DOCUMENTS ATTACHED:

1. Land Use Application
2. 1020-1070 Turin Drive - Final Plat of Resubdivision
3. 1214-1234 DaVinci Drive - Final Plat of Resubdivision



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: Elston Townhomes LLC Email: agreenberg@jdirealty.com

Address: 853 N Elston Ave, Chicago, IL 60642 Phone: 312-433-0500

CONTACT PERSON (if different from applicant)

Name: Michael Muthleb Email: mmuthleb@ginsbergjacobs.com

Address: 300 South Wacker Dr., Suite 2750, Chicago, Illinois 60606 Phone: 312-235-4502

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

 x 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 x 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): Tuscany Woods

Address: 1012-1022 Turin Drive, 1024-1034 Turin Drive, 1036-1046 Turin Drive, 1060-1070 Turin Drive, 1214-1234 DaVinci Drive

Parcel Number(s): 01-26-125-001; 01-26-125-002; 01-26-125-003; 01-26-125-005; 01-26-182-005

Total Area (acres): Turin Drive Plat: 0.81 acres; DaVinci Drive Plat: 0.23 acres - Total 1.04 acres.

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

Park District: Hampshire Park District

Township: Hampshire Township

Current Zoning District: Residential

Current Use:

Residential

Proposed Zoning/Variance/Use:

No change in use or variance is being proposed.

Reason/ Explanation for Zoning/ Variance/ Use:

The owner of the properties would like to subdivide the lots into individual lots. Two separate plats of subdivision are included with this application.

ADDRESS:
1012-1022, 1024-1034, 1036-1046, 1060-1070
Turn Drive, Hampshire, IL 60140

FIELD WORK COMPLETED ON: 03/15/2024

CLIENT:
JDI Realty, LLC
853 N. Elston Ave, Chicago, IL 60642



SCALE 1"=60'



Basis of Bearing

STATE PLANE COORDINATES

FINAL PLAT OF RESUBDIVISION

Lots 368, 370, 371 and 372 in Tuscany Woods Unit 1, Being A Subdivision of Part Of Section 26, Township 42 North, Range 6, East of the Third Principal Meridian, in Kane County, Illinois, According to the Plat thereof recorded December 27, 2006 as document 2006K139816, in Kane County, Illinois.

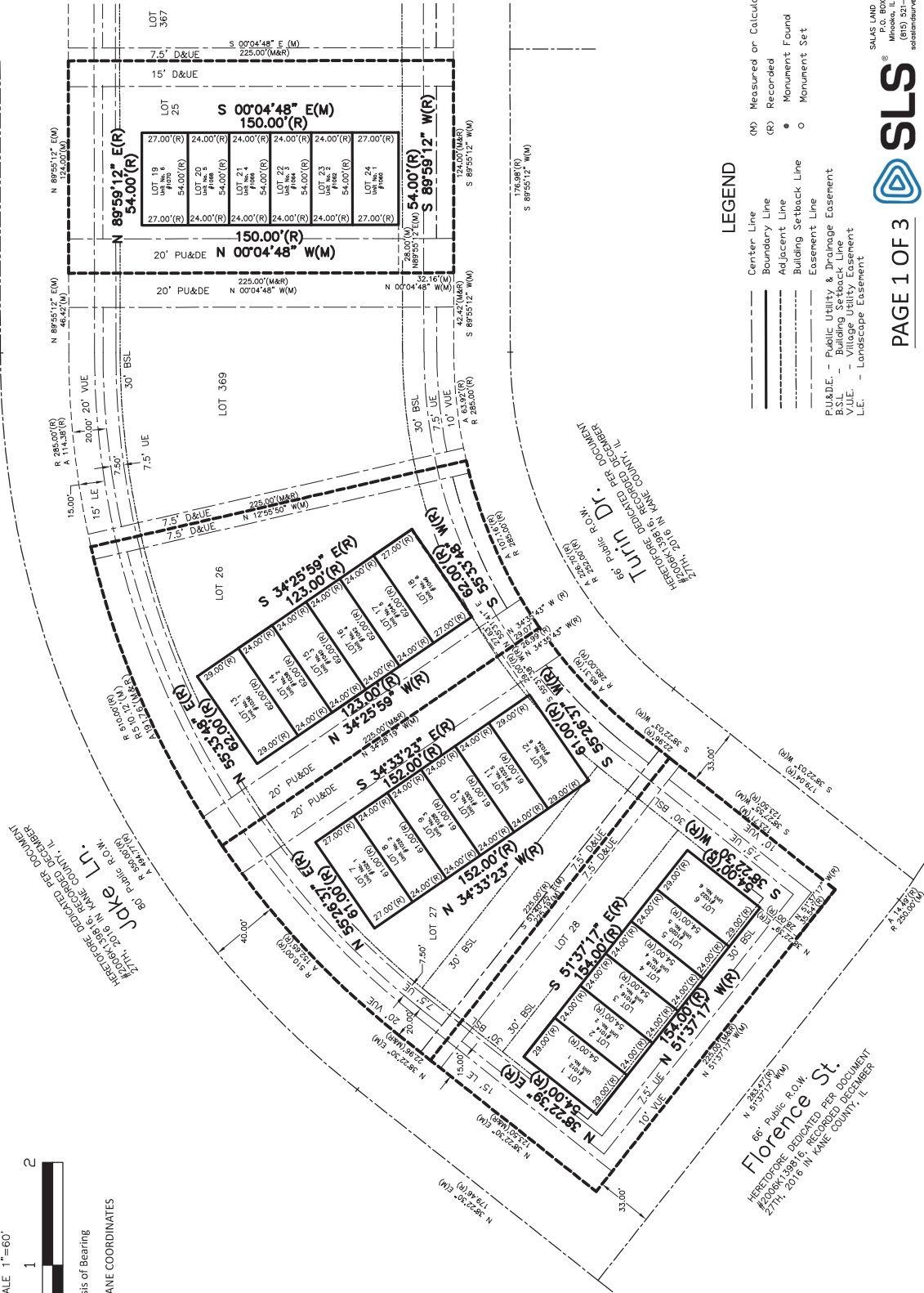
Area
LOT 1: 1,566.00 Sq. Feet
LOT 2: 1,296.00 Sq. Feet
LOT 3: 1,296.00 Sq. Feet
LOT 4: 1,296.00 Sq. Feet
LOT 5: 1,296.00 Sq. Feet
LOT 6: 1,566.00 Sq. Feet
LOT 7: 1,647.00 Sq. Feet
LOT 8: 1,464.00 Sq. Feet
LOT 9: 1,464.00 Sq. Feet
LOT 10: 1,464.00 Sq. Feet
LOT 11: 1,464.00 Sq. Feet
LOT 12: 1,769.00 Sq. Feet
LOT 13: 1,769.00 Sq. Feet
LOT 14: 1,798.00 Sq. Feet
LOT 15: 1,488.00 Sq. Feet
LOT 16: 1,488.00 Sq. Feet
LOT 17: 1,674.00 Sq. Feet
LOT 18: 1,458.00 Sq. Feet
LOT 19: 1,458.00 Sq. Feet
LOT 20: 1,296.00 Sq. Feet
LOT 21: 1,296.00 Sq. Feet
LOT 22: 1,296.00 Sq. Feet
LOT 23: 1,296.00 Sq. Feet
LOT 24: 1,458.00 Sq. Feet
LOT 25: 19,800.00 Sq. Feet
LOT 26: 24,202.48 Sq. Feet
LOT 27: 22,653.15 Sq. Feet
LOT 28: 19,506.25 Sq. Feet

NOTES:
LOCATION OF THE BOUNDARY DESCRIBED IN THE LEGAL DESCRIPTION WAS INTENDED TO MATCH THE INTERIOR PARTY WALLS BETWEEN EACH UNIT BASED ON EXTERIOR OBSERVATIONS MADE BY THE SURVEYOR AT THE TIME OF THE SURVEY.

CONCRETE MONUMENTS ARE LOCATED AT THE NE CORNER OF JAKE LANE AND SOUTHWEST CORNER OF LOT 1024 OF THE ORIGINAL TUSCANY WOODS UNIT 1. SUBDIVISION. THESE WERE SET FOR THE ORIGINAL CREATION OF THE SUBDIVISION. 3/4" IRON PIPES WERE SET ORIGINALLY AT ALL LOTS CORNERS WHEN THE ORIGINAL TUSCANY WOODS UNIT 1 WAS CREATED.

ALL EASEMENTS SHOWN HEREON ARE EXISTING. EASEMENTS PER DOCUMENT #2006K139816, RECORDED DECEMBER 27TH, 2016 IN KANE COUNTY, IL.

THERE IS A BLANKET ACCESS AND UTILITY EASEMENT, WITH PROVISIONS, OVER ALL LOTS, PER DOCUMENT # 2006K139816, RECORDED DECEMBER 27TH, 2016 IN KANE COUNTY, ILLINOIS.



LEGEND

- Center Line
 - Boundary Line
 - Adjacent Line
 - Building Setback Line
 - Easement Line
 - Public Utility & Drainage Easement
 - Public Utility Easement
 - Village Utility Easement
 - Landscaping Easement
- (M) Measured or Calculated
(R) Recorded
• Monument Found
○ Monument Set
- P.U.D.E. - Public Utility & Drainage Easement
P.U.E. - Public Utility Easement
V.U.E. - Village Utility Easement
L.E. - Landscaping Easement

FINAL PLAT OF RESUBDIVISION

OWNERSHIP CERTIFICATE (Corporation)

STATE OF ILLINOIS)
JSS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, _____,

AN _____ CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND THROUGH ITS DULY ELECTED OFFICERS, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS THE DULY ELECTED OFFICERS OF SAID CORPORATION, HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR THE VILLAGE OF HAMPSHIRE, AMERITECH, COM ED, NICOR, MEDIACOM AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED AND SHOWN HEREON.

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS DULY ELECTED OFFICERS OF SAID CORPORATION, FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

DATED AT _____, _____ COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

PRESIDENT SECRETARY

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS,

THIS _____ DAY OF _____, 2025.

COUNTY CLERK

NOTARY CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF KANE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF _____, DO HEREBY CERTIFY THAT _____ AND _____,

PERSONALLY KNOWN TO ME TO BE OFFICERS OF _____,

APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

FINAL PLAT OF RESUBDIVISION

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)

)SS

COUNTY OF KANE)

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

DATED AT HAMPSHIRE, ILLINOIS, THIS ____ DAY OF _____, 2025.

VILLAGE ENGINEER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)

)SS

COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE,
ILLINOIS, THIS ____ DAY OF _____, 2025.

VILLAGE PRESIDENT

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

)SS

COUNTY OF GRUNDY)

THIS IS TO CERTIFY THAT I, JOSE R SALAS RIVERA, ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035003933, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED
AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

Lots 368, 370, 371 and 372 in Tuscany Woods Unit 1, Being A Subdivision of Part Of Section 26,
Township 42 North, Range 6, East of the Third Principal Meridian, in Kane County, Illinois.
According to the Plat thereof recorded December 27, 2006 as document 2006k139816, in Kane
county, Illinois.

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

I FURTHER CERTIFY THAT PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A
SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY BASED ON FIRM 17089C0109J, DATED, JUNE 2, 2015, ALL OF THE PROPERTY IS
LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.

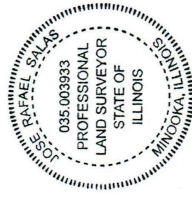
I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND I HAVE DESCRIBED
THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR
SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN
12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF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

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

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS, THIS 30th, DAY OF JUNE ,
2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035003933

EXPIRES: NOVEMBER 30TH, 2026



SECRETARY

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)

)SS

COUNTY OF KANE)

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

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2025.

VILLAGE COLLECTOR

FINAL PLAT OF RESUBDIVISION

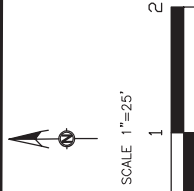
Lot 254 in Tuscany Woods Unit 1, Being A Subdivision of Part Of Section 26, Township 42 North, Range 6, East of the Third Principal Meridian, in Kane County, Illinois. According to the Plat thereof recorded December 27, 2016 as document #2006K139816, in Kane County, Illinois.

ADDRESS:
1214-1234 Da Vinci Drive
Hampshire, IL 60140

FIELD WORK COMPLETED ON: 03/29/2025

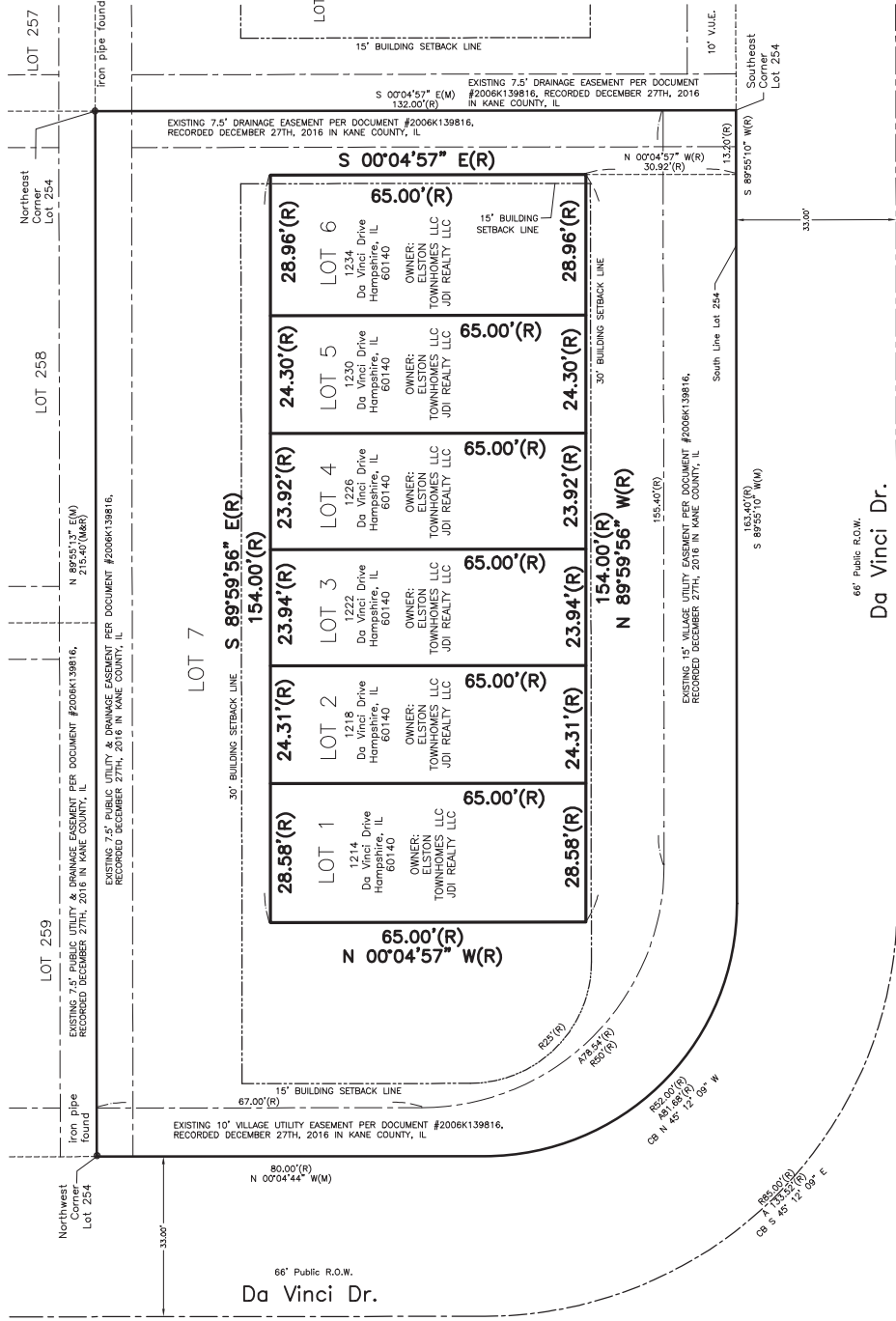
CLIENT:

JDI Realty, LLC
853 N Elston Ave, Chicago, IL 60642



Basis of Bearing

STATE PLANE COORDINATES



LEGEND

- Boundary Line
- Adjacent Line
- Building Setback Line
- Easement Line
- PLUIDE - Public Utility & Drainage Easement
- B.S.L. - Building Setback Line
- V.U.E. - Village Utility Easement
- (M) Measured or Calculated
- (R) Recorded
- Monument Found
- Monument Set

Notes:

LOCATION OF THE BOUNDARY DESCRIBED IN THE LEGAL DESCRIPTION WAS INTENDED TO MATCH THE INTERIOR PARTY WALLS BETWEEN EACH UNIT BASED ON EXTERIOR OBSERVATIONS MADE BY THE SURVEYOR AT THE TIME OF THE SURVEY.

CONCRETE MONUMENTS ARE LOCATED AT THE NE CORNER OF KANE LANE AND SOUTHWEST CORNER OF LOT 254. THESE MONUMENTS WERE SET FOR THE SUBDIVISION. THESE WERE SET FOR THE ORIGINAL CREATION OF THE SUBDIVISION. 3/4" IRON PIPES WERE SET ORIGINALLY AT ALL LOTS' CORNERS WHEN THE ORIGINAL TUSCANY WOODS UNIT 1 WAS CREATED.

THERE IS A BLANKET ACCESS AND UTILITY EASEMENT, WITH PROVISIONS, OVER ALL LOTS. PER DOCUMENT # 2006K139816, RECORDED DECEMBER 27TH, 2016 IN KANE COUNTY, ILLINOIS.

HERETOFORE DEDICATED PER DOCUMENT #2006K139816, RECORDED DECEMBER 27TH, 2016 IN KANE COUNTY, IL

Da Vinci Dr.

66' Public R.O.W.

HERETOFORE DEDICATED PER DOCUMENT #2006K139816, RECORDED DECEMBER 27TH, 2016 IN KANE COUNTY, IL



PAGE 1 OF 3

SALAS LAND SURVEYING
P.O. BOX 860
MARIETTA, GA 30067
(850) 521-6334
salaslandsurveying.com

FINAL PLAT OF RESUBDIVISION

OWNERSHIP CERTIFICATE (Corporation)

STATE OF ILLINOIS)
JSS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, _____,

AN _____ CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND THROUGH ITS DULY ELECTED OFFICERS, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS THE DULY ELECTED OFFICERS OF SAID CORPORATION, HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR THE VILLAGE OF HAMPSHIRE, AMERITECH, COM ED, NICOR, MEDIACOM AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED AND SHOWN HEREON.

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS DULY ELECTED OFFICERS OF SAID CORPORATION, FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

DATED AT _____, _____ COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

PRESIDENT SECRETARY

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS,
THIS _____ DAY OF _____, 2025.

COUNTY CLERK

NOTARY CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF KANE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND
STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND
_____, PERSONALLY KNOWN TO ME TO BE OFFICERS OF

_____, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED
THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY
ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND
PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

FINAL PLAT OF RESUBDIVISION

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

ISS

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

DATED AT HAMPSHIRE, ILLINOIS, THIS ____ DAY OF _____, 2025.

VILLAGE ENGINEER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

ISS

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, THIS ____ DAY OF _____, 2025.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

ISS

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

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2025.

VILLAGE COLLECTOR

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

ISS

COUNTY OF GRUNDY)

THIS IS TO CERTIFY THAT I, JOSE R SALAS RIVERA, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035003933, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

Lot 254 in Tuscany Woods Unit 1, Being A Subdivision of Part Of Section 28, Township 42 North, Range 6, East of the Third Principal Meridian, in Kane County, Illinois. According to the Plat thereof recorded December 27, 2006 as document 2006K139816, in Kane county, Illinois.

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

I FURTHER CERTIFY THAT PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17089C0109J, DATED JUNE 2, 2015. ALL OF THE PROPERTY IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING.

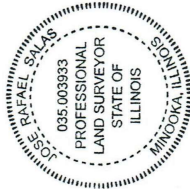
I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF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

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

GIVEN UNDER MY HAND AND SEAL AT MINOOKA, ILLINOIS, THIS 30th DAY OF JUNE, 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035003933

EXPIRES: NOVEMBER 30TH, 2026



SECRETARY



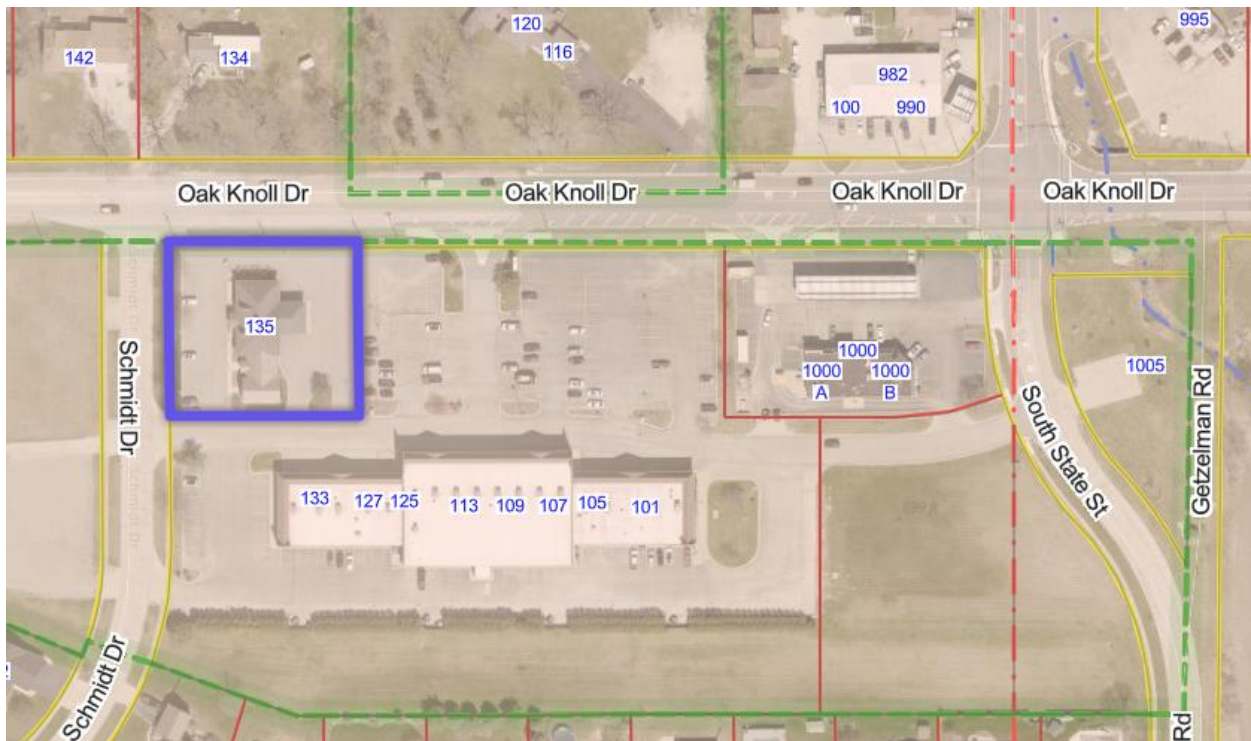
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on July 14, 2025
RE: PZC-25-07 - 135 West Oak Knoll Drive - Variances

PROPOSAL: Karen Dodge (Petitioner) on behalf of Resource Bank NA (Owner) is requesting the approval of the following to construct a monument sign:

1. Request for Variance to Sec. 6-12-4-C-1-b of the Hampshire Zoning Ordinance to permit a sign setback of two feet (2'), whereas the minimum required setback is fifteen feet (15').
2. Request for Variance to Sec. 6-12-4-C-3 of the Hampshire Zoning Ordinance to permit a sign height of twelve feet (12'), whereas the maximum allowed height is five and one-half feet (5.5').



BACKGROUND: The property owner previously had a ground monument sign in the proposed location that was removed when the Illinois Department of Transportation



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(IDOT) made roadway improvements to Oak Knoll Drive/IL Route 72. The IDOT improvements resulted in loss of land along Oak Knoll Drive and a berm being installed.

The property owner is requesting variances to install a new ground monument sign in the same location as the previous sign was located.

ANALYSIS: The subject property is approximately 0.72 acres (31,363 sq. ft.) and is located at the southeast corner of Oak Knoll and Schmidt Drives. The subject property is improved with an approximately 5,800 sq. ft. single-story commercial building that is used a bank.

The subject property is zoned B-2, Community Business District.

The following are the adjacent property zoning and uses:

North: F-1, Restricted Farming District - Residential

South: B-2, Community Business District - Commercial Strip Mall

East: B-2, Community Business District - Commercial Strip Mall

West: B-2, Community Business District - Vacant/Undeveloped

Zoning Bulk Standards: The zoning bulk standards for signage is provided below:

Code Section	Description	Required	Proposed
Sec. 6-12-4-C-1-b	Setback	≥ 15 ft.	2 ft.
Sec. 6-12-4-C-2	Area	≤ 60 sq. ft.	43.33 sq. ft.
Sec. 6-12-4-C-3	Height	≤ 5.5 ft.	12 ft.

REQUIRED FINDINGS OF FACT: The following are the required findings of fact for a Variance per Sec. 7-5-7-A-2:

1. Because of the particular physical surroundings, shape or topography conditions of the specific property involved, a particular and extraordinary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.
2. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property, and have not been created by any person having an interest in the property.
3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.



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4. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

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

1. The subject property does have unique physical surroundings. When IDOT expanded Oak Knoll Drive a berm was installed that hides the view of the building and the proposed sign if it were built to what the code allows.
2. The request is being made due to new topographic conditions created by the widening of Oak Knoll Drive by IDOT, which decreases the visibility of a sign built per the zoning ordinance.
3. The proposed variance is being requested due to changing topographic conditions rather than to increase property value.
4. The proposed variance will not be detrimental to the public safety or general welfare as the sign will not inhibit view of traffic on Oak Knoll Drive.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition as of July 9, 2025.

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-25-07 for variances to Sec. 6-12-4-C-1-b to permit a sign setback of 2 ft. and Sec. 6-12-4-C-3 to permit a sign height of 12 ft.

DOCUMENTS ATTACHED:

1. Land Use Application
2. Response to Findings of Fact
3. Site Plan
4. Sign Drawing
5. Sign Rendering



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Land Use Application

Date: 5-29-25

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: Karen Dodge Email: Karen.Dodge@municipalresolutions.com
Address: 325 Sandpiper Phone: 630-978-4110
Aurora, IL 60504

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: 135 W. oak Knoll Dr

Parcel Number(s): 01-28-429-011

Total Area (acres): _____

Legal Description: must be attached to this application

Fire Protection District: Hampshire

School District: Dundee CUSD 300

Library District: Ella Johnson

Park District: Hampshire

Township: Hampshire

Current Zoning District: 0060 - Commercial

Current Use:

Bank

Proposed Zoning Variance/Use:

Sign Location

Reason/ Explanation for Zoning/ Variance/ Use:

Due to the widening of Route 72 by the state - the sign is going to be closer to the lot line than allowed per the sign ordinance.

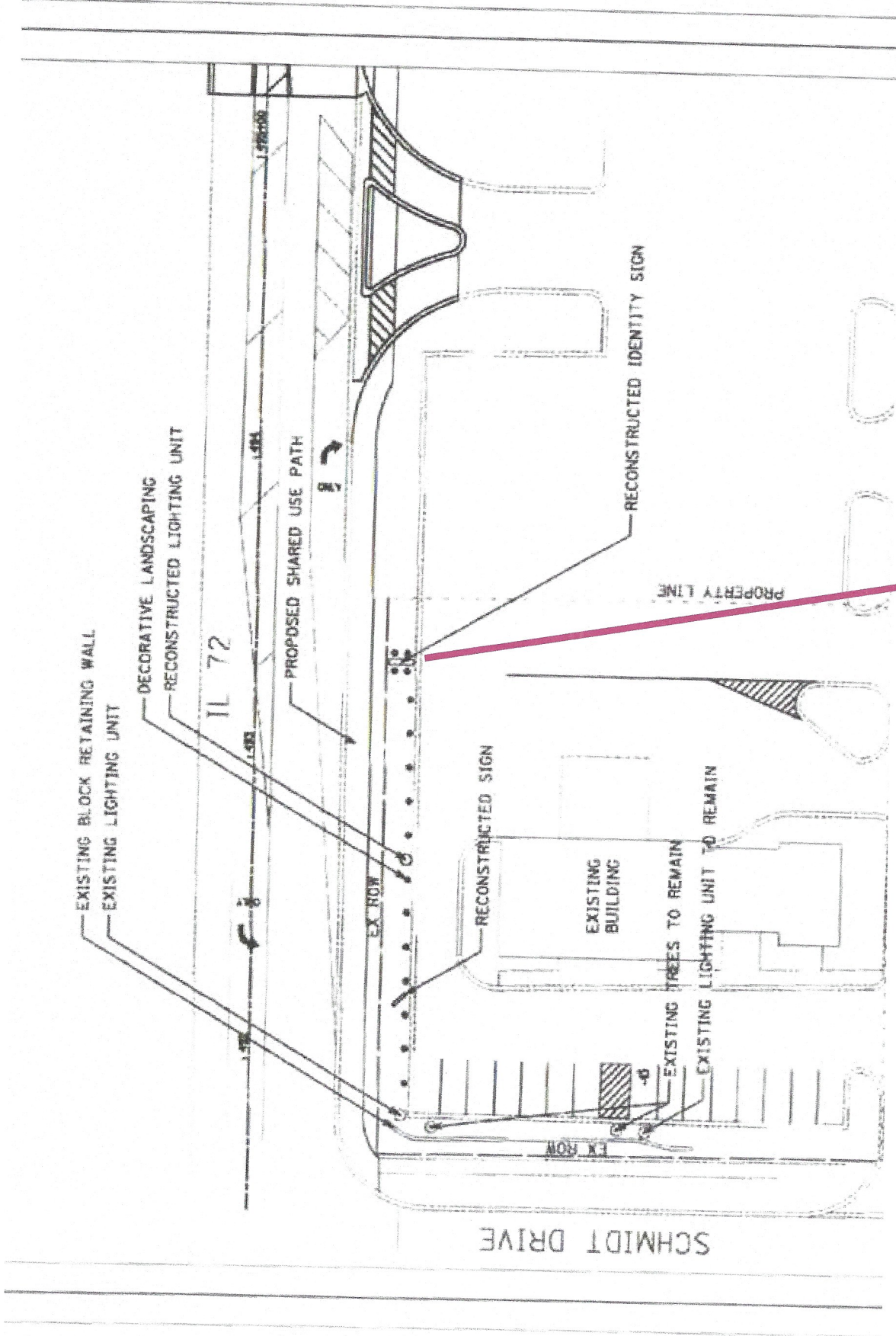
Village of Hampshire
Variance – Finding of Facts

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located, and that the variation, if granted, will not alter the essential character of the locality

Response: Due to LOT'S taking of the land, we can not meet the setbacks,

2. That the plight of the owner is due to unique circumstances and that the variation, if granted, will not alter the essential character of the locality

Response: the sign is existing and should not alter the character,



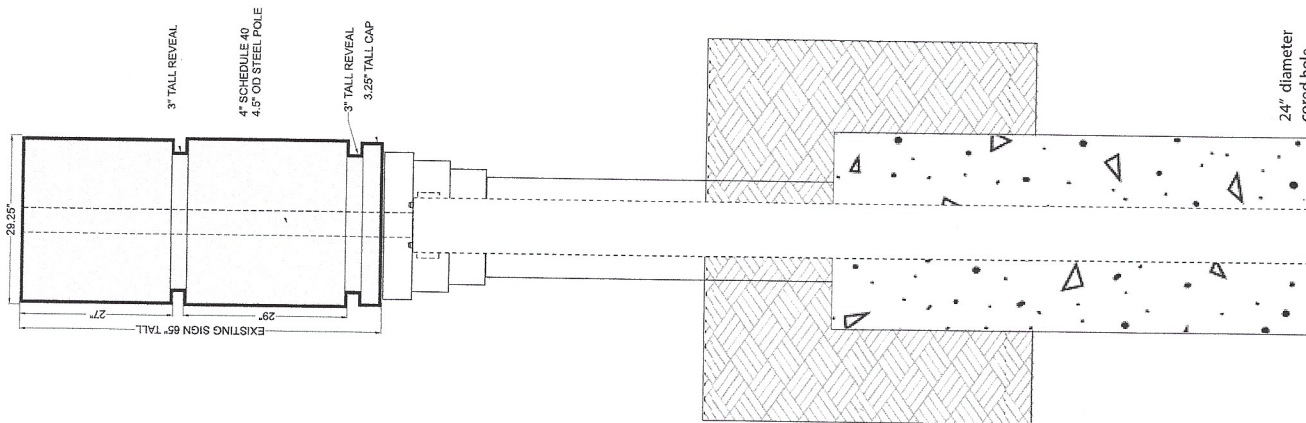
Revised by Jon
5/20/25

Existing electrical in the ground at the location of the sign. Circuit breakers 33 and 35 on Panel B. Each circuit is 20amp.

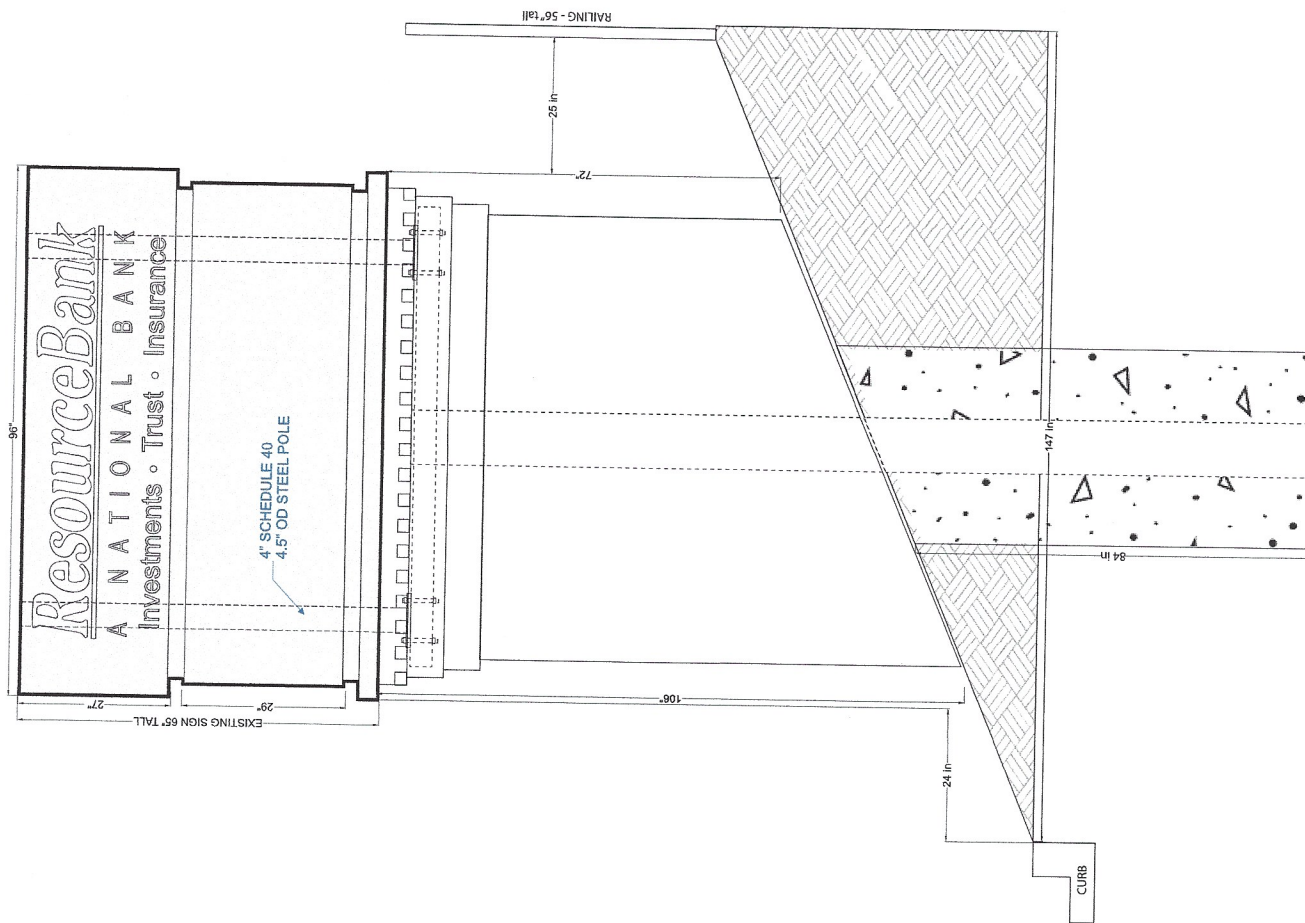
1170 East State Street
Sycamore, IL 60178
(815) 899-9211
www.bannerupsigns.com

BANNER UP
SIGNS

SIDE VIEW

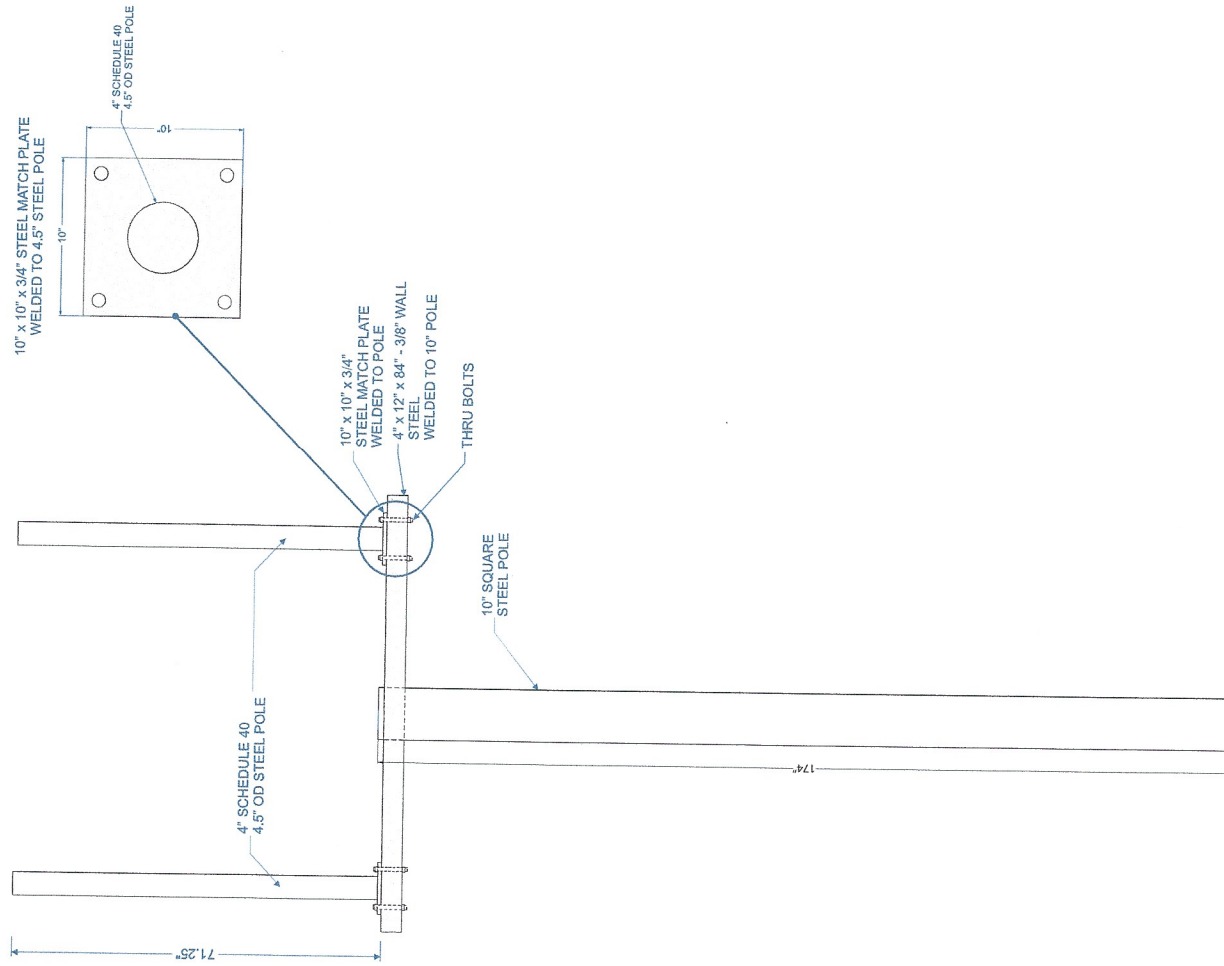


FRONT VIEW

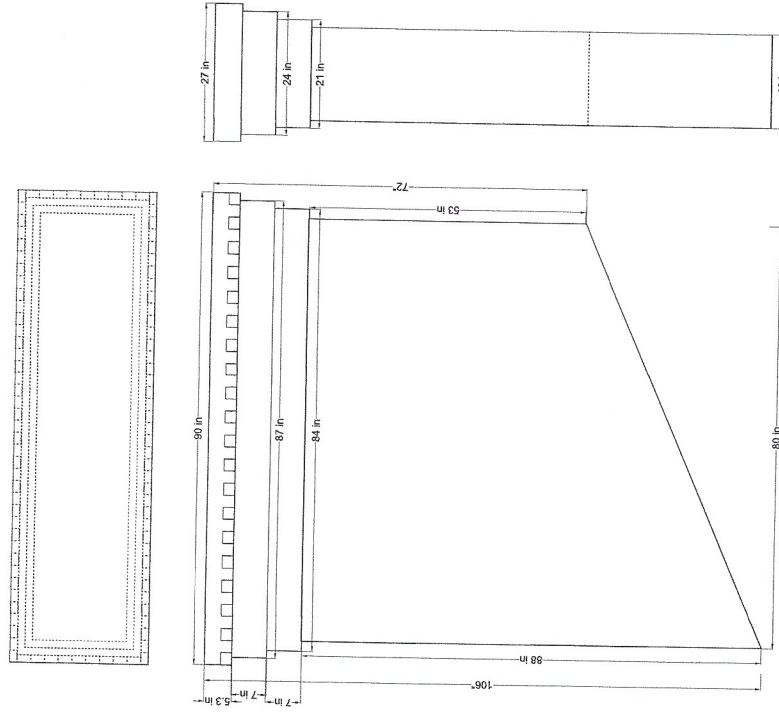


STEEL COMPONENTS

FRONT VIEW



POLE COVER/SKIRT

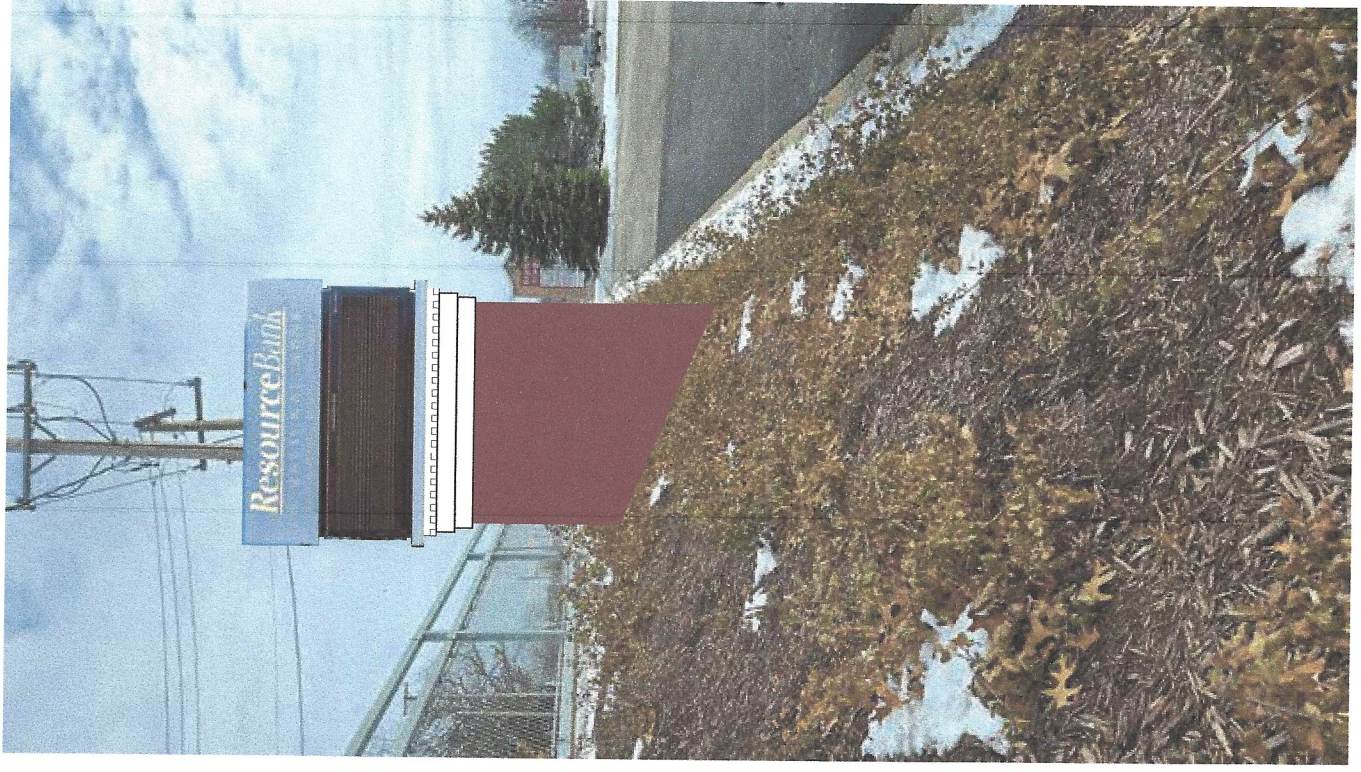




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Proposed View



Installation prior to road widening.



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