

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

Meeting
Tuesday, May 12, 2020
7:00 p.m.
Hampshire Village Hall
234 South State Street

AGENDA

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of Minutes – December 10, 2019
- E. New Business:
 - 1. Consideration and recommendation regarding an Application for Variance of the Community Graphics Regulations filed by Modern Signs, Inc. for Thornton's Inc. for general variations of the Village Community Graphics Regulations, pursuant to §6-12-14(B) of the Village Code, for proposed signage at the Thornton's Development located at 19N479 US Highway 20 in the Village.
 - 2. Consideration and recommendation regarding Application for Zoning Amendment filed by J. Maki as owner, to amend the zoning classification of the property at 220 Keyes Avenue from B-2 Community Business Zoning District to M-2 General Industrial Zoning District for a multi-faceted contractor's yard, to wit: a landscape business and storage yard on the premises.
 - 3. Consideration of a Petition for Variance of the requirements of the M-2 General Industrial Zoning District under §6-14-3(F) of the Village Code, filed by J. Maki as owner of the property at 220 Keyes Avenue, to vary the requirements of §6-9-3(A) to allow for landscape screening of an outdoor storage yard in lieu of a fence not less than 6' nor more than 8' in height on the premises.
 - 4. Consideration and recommendation regarding an Application for Text Amendment to allow "Tattoo Parlors and Body Piercing Establishments" as a permitted use in the B-2 Community Business Zoning District.
 - 5. Consideration of a Petition for Text Amendments relating to the General Regulations of the Village's Zoning Regulations i) governing the location in front, side and rear yards of sheds and fences; and ii) to update the performance standards for fire prevention regulations, per the International Code Council Fire Prevention Code, 2006 Edition, and any amendments to said edition adopted by the Village for its Building Regulations.

6. Consideration of authorizing the Chair to execute and deliver to Board of Trustees appropriate Findings of Fact and Recommendation regarding Items #2-5 under New Business.

F. Old Business:

1. Consideration of the Petition of the Village for Zoning Text Amendment to modify §6-8-2(B) of the Village Code to allow beer gardens as a permitted use in the B-1 Central Business District.

2. Consideration of the Petition of the Village for Zoning Text Amendment to modify §6-8-2(B) of the Village Code to allow residential uses above the ground floor as a permitted use in the B-1 Central Business District.

3. Consideration of authorizing the Chair to execute and deliver to Board of Trustees appropriate Findings of Fact and Recommendation regarding Items #1 and #2 under Old Business.

G Public Comment

H. Announcements: Next meeting date – TBA

I. Adjournment

Attendance: By Executive Order of the Governor, No. 2020-10 and No. 2020-18, all public gatherings for essential governmental services are currently restricted to no more than ten (10) persons through May 30, 2020. Accommodations with adequate distancing will be made for up to the maximum of ten (10) persons, including ZBA members and village personnel, to be in attendance. Anyone who desires to attend by Video Conference must notify the Village Clerk of such request by e-mail to Lvasquez@hampshireil.org no later than 24 hours prior to the meeting, so that a link to participate may be sent via e-mail address the day of the meeting, together with a PDF version of exhibits and other documents to be considered at the meeting. Anyone who desires to attend by Tele Conference must notify the Village Clerk of such request at 847-683-2181 Ext. 0 no later than 4:30 p.m. the day prior to the meeting, and a telephone number and passcode will be provided.

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

Public Comment: Comments to the Zoning Board of Appeals, or questions to the applicant, may be submitted prior to the meeting or public hearing by 4:30 May 13, 2020 in writing addressed to the Village Clerk, and placed in the drop box at Village Hall or via e-mail to Lvasquez@hampshireil.org. Any written comments so received shall be noted in the minutes of the meeting.

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

**VILLAGE OF HAMPSHIRE
ZONING BOARD OF APPEALS**

**MINUTES
December 10, 2019**

A meeting of the Hampshire Zoning Board of Appeals was called to order at 7:00 p.m.. Members present: Chair C. Christensen, W. Albert, F. Frillman, and H. Hoffman, and J. Schaul. Also present was Village Attorney M. Schuster.

On motion made by H. Hoffman, seconded by R. Frillman, to approve the minutes of the meeting of the Zoning Board of Appeals held on September 24, 2019, the vote to approve was unanimous. Motion passed.

The first order of business was to convene a public hearing regarding the Petition filed by the Village to amend the Zoning Regulations to create a special use for Adult-Use Cannabis Dispensing Facilities in the B-2 Community Business Zoning District and in the HC Highway Commercial Zoning District.

The public hearing was opened at 7:04 p.m.

The Village Attorney recited that notice of the public hearing for both petitions had been published in the Daily Herald newspaper on November 16, 2019, and that a Certificate of Publication was on file with the Village Clerk.

The Village Attorney presented an overview of the Illinois Cannabis Regulation and Tax Act; and the proposed amendments relating to various Adult-Use Cannabis Establishments which could be permitted in the Village.

Three members of the public commented on the Petition. Mr. Lynn Acker, Pastor XX, and Ms. Barbara Brust each made a statement that he/she opposed the amendments.

The public hearing was recessed at 7:10 p.m.

After a short discussion by the members of the Board, on motion by H. Hoffman, seconded by W. Albert, to recommend disapproval of the Petition for Zoning Amendment, to create various special uses for Adult-Use Cannabis Business Establishments in the Village, the vote was 5 aye, 0 nay. Motion passed..

On motion duly made and seconded, the meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Joseph Schaul
Secretary

VILLAGE OF HAMPSHIRE

APPLICATION FOR VARIANCE OF COMMUNITY GRAPHICS REGULATIONS

The undersigned respectfully petitions the Village of Hampshire to review and consider granting a variation of the Community Graphics Regulations in regard to the following sign(s) which applicant proposes to erect in the Village:

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: THORNTON'S DREW ZAZOFSKY

Address: 2600 JAMES THORNTON WAY LOUISVILLE, KY 40245

Phone: (617) 320-2759 Fax: ()

E-mail: DREW.ZAZOFSKY@MYTHORNTONS.COM

CONTACT PERSON (If different from Applicant)

Name: ERNIE DIFIORE MODERN SIGNS, INC.

Address: 1727 ARMITAGE CT ADDISON, IL 60101

Phone: (630) 495-1725 Fax: ()

E-Mail: ERNIE@MODERNSIGNSINC.COM

-- IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY? YES [] NO [X]

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

-- IS THE APPLICANT AND/OR OWNER A TRUSTEE OR A BENEFICIARY OF A TRUST? YES [] NO [X]

(If the Applicant and/or owner of the subject property is a Trustee of a trust or beneficiary(ies) of a trust, a Disclosure Statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be verified by the Trustee and shall be attached hereto).

PART II. PROPERTY INFORMATION

ADDRESS OF PROPERTY: 19 N 479 US HWY 20

PARCEL INDEX NUMBER(S): 01-02-100-005 AND 01-02-100-013
LEGAL DESCRIPTION: A legal description must be attached to this application.

AREA OF PARCEL (ACRES): 7.2 ACRES

CURRENT ZONING CLASSIFICATION: HC (HIGHWAY COMMERCIAL)

PROPOSED VARIANCE(S): Attach a separate page or pages (if necessary). Include appropriate drawings. And, indicate the Section number(s) of the Village Code which set forth the standard to be varied for each particular sign at issue:

SEE ATTACHED LIST OF VARIATIONS REQUESTED

PART III. REQUIRED DOCUMENTATION / FEE

Applicant shall submit an original and no less than eight (8) copies of the following documentation in support of its application:

- Signed Land Development Application.
 - Legal Description of Property
 - Site Plan (showing location(s) of proposed signage)
 - Drawing(s) depicting signs in question
- Application Fee (Amount) \$ _____ and Deposit (Amount) \$ _____

I, ERNIE DIFIORE, hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Hampshire ordinances.

2/19/2020

Date



Signature of Applicant

List of Sign Variations requested by Thornton's

WALL/CANOPY SIGNS

- 6-12-4-B-2-A Allows 1 wall/canopy sign per street front exposure.
6-12-4-B-2-B Allows 120 - 240 SF total wall/canopy signage based upon building Setback.
6-16-4-B-1-B-2 Allows 120 SF total wall/canopy signage

Request variation to 10 wall/canopy signs totaling 268+ SF. Described as follows;

Gas Canopy at approximately 40' setback from Rt. 20
3 canopy signs @ 41 SF totaling 123 SF (C-1, C-2, C-3)

Diesel Canopy at approximately 253' setback from Rt. 20
2 canopy signs @ 41 SF totaling 82 SF (I-1, I-2)

Store at approximately 152' setback from Rt. 20
2 wall signs @ 46 SF and 17 SF totaling 63 SF (D, E)
3 wall signs (for future tenants) @ TBD SF (B1, B2, B3)

6-12-3-E Allows Information Signs to be exempt from permitting.

2 canopy vinyls (G @ 49 SF and J @ 41 SF totaling 90 SF) on the Diesel Canopy to be exempt from permitting as Information Signs. Signs read *Truck Entry* and *Truck Exit*.

FREESTANDING POLE SIGNS

- 6-16-4-B-1-A-1 Allows 1 freestanding pole sign
6-16-4-C-1-A-1 Allows 115 SF sign area
6-16-4-C-1-A-2 Allows 16' sign height

Request variation to 2 freestanding pole signs.

Request these Special Use Permit conditions apply to sign A @ 76 SF and 15' and sign H @ 107 SF and a variation to sign H to 21.5'.

FREESTANDING HIGHWAY SIGNS

- 6-16-4-C-1-A-5 Allows 850 SF sign area
6-16-4-C-1-A-6 Allows 80' sign height

Request these Special Use Permit conditions apply to sign F at 675 SF and a variation to 100'.

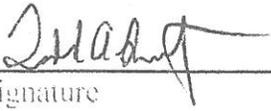
LETTER OF AUTHORIZATION

(1/2/2020)

To Whom It May Concern:

This letter is to certify that Modern Sign or agent thereof is authorized to file the Land Development Application on behalf of Thorntons LLC at the following property address:

19N479 Hwy. 20 Hampshire, IL. 60140

5/17/20

SignatureDate

TODD A. SMUTZ

Printed Name

BSTP MIDWEST

LL Name

410 N. MICHIGAN AVE. CHICAGO, IL 60611

LL address

December 19, 2018

Jeff Magnussen
Village President
Village of Hampshire
234 S. State Street
Hampshire, IL 60140

Re: Letter of Owner Authorization

Mr. Magnussen:

479 Enterprises, Inc is the owner of the approximately 7.2-acre property on the northeast corner of US Highway 20 and Dietrich Road in Hampshire (PIN: 01-02-100-005 & 01-02-100-013) and it hereby permits BSTP Midwest, LLC to submit zoning applications to the Village of Hampshire.

Respectfully,

Signature: *[Handwritten Signature]*
Name: UMAR PARDHAN
Its: Authorized Agent

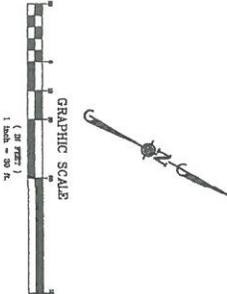
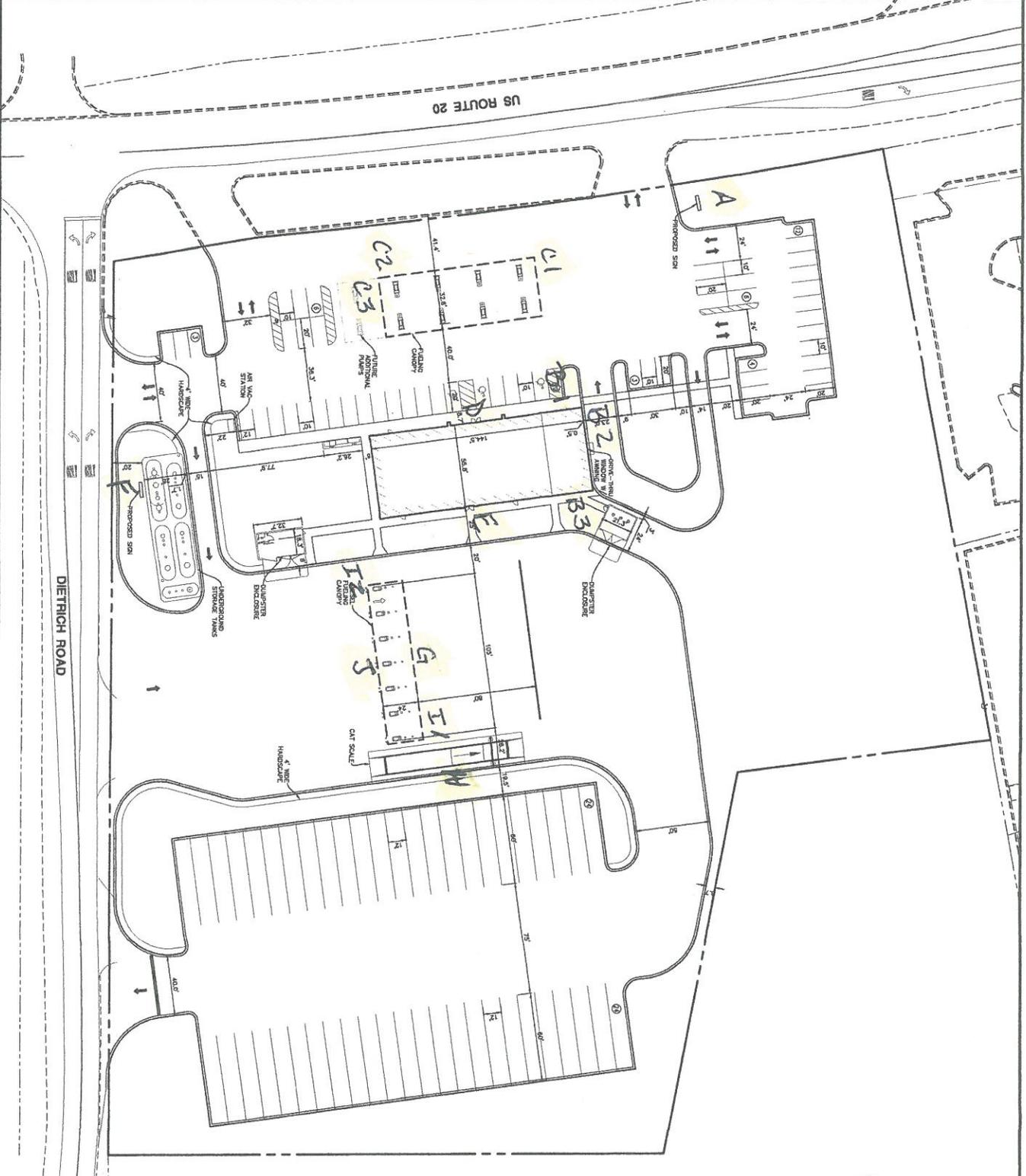
LEGAL DESCRIPTION

PARCEL 1:

Part of the Southwest Quarter and part of the Northwest Fractional Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows: Beginning at the point of intersection of the Northwesterly right-of-way line of Dietrich Road with the Northeasterly right-of-way line of U.S. Route 20; thence Northwesterly along the Northeasterly line of U.S. Route 20, for a distance of 98.35 feet; thence Northwesterly along said Northeasterly right-of-way line; being curved to the left, having a radius of 4467.37 feet, a central angle of 05 degrees 01 minutes 39 seconds, a chord bearing of North 37 degrees 46 minutes 38 seconds West, a chord distance of 391.87 feet (392.06 feet Deeded), and an arc distance of 392.00 feet to the termination of said curve; thence North 40 degrees 17 minutes 28 seconds West along said Northeasterly right-of-way line, a distance of 34.29 feet; thence North 49 degrees 42 minutes 34 seconds East, a distance of 404.51 feet; thence South 37 degrees 25 minutes 14 seconds East, a distance of 598.23 feet (598.20 feet Deeded) to the Northwesterly right-of-way line of said Dietrich Road; thence South 60 degrees 16 minutes 34 seconds West along said right-of-way line, a distance of 400.0 feet to the Place of Beginning, in Kane County, Illinois.

PARCEL 2:

Part of the Southwest Quarter and part of the Northwest Fractional Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows: Commencing at the point of intersection of the Northwesterly right-of-way line of Dietrich Road with the Northeasterly right-of-way line of U.S. Route 20; thence North 60 degrees 16 minutes 34 seconds East along the Northwesterly right-of-way line of said Dietrich Road, a distance of 400.00 feet to the Place of Beginning of the hereinafter described parcel of land; thence continuing North 60 degrees 16 minutes 34 seconds East along said Northwesterly right-of-way line, a distance of 202.02 feet; thence North 29 degrees 53 minutes 41 seconds West a distance of 373.40 feet; thence South 71 degrees 14 minutes 08 seconds West, a distance of 262.92 feet; thence South 37 degrees 25 minutes 14 seconds East, a distance of 427.23 feet to the Place of Beginning, in Kane County Illinois.



- SITE DIMENSIONAL AND PAVED NOTES:**
1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 2. OTHERS' NOTES AND NOTES SHALL BE SHOWN UNLESS OTHERWISE NOTED.
 3. ALL CURB RISE SHALL BE 3" MEASURED TO FACE OF CURB AND CURB SHALL BE 2'-0" WIDE.
 4. THE ALL PROPOSED CURB AND CUTS TO EXISTING CURB AND CUTS SHALL BE 2'-0" WIDE.
 5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN CONSIDERED IN THE LAYOUT OF THE DRIVEWAY. DRIVEWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ILLINOIS STATE DEPARTMENT OF TRANSPORTATION (SDOT) STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION. DRIVEWAY SHALL BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 6. UNPROPOSED ADJACENT TO BUILDING, IF EXISTING, SHALL AS SHOWN. EXISTING STAIRS, WALKWAYS, ACCESS, AND OTHER FEATURES OF PROPOSED BUILDING SHALL BE CONSIDERED IN THE LAYOUT OF THE DRIVEWAY. DRIVEWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ILLINOIS STATE DEPARTMENT OF TRANSPORTATION (SDOT) STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION. DRIVEWAY SHALL BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 7. LOCATION OF PRIVATE SEWERAGE SHALL BE CONSIDERED IN THE LAYOUT OF THE DRIVEWAY. DRIVEWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH ILLINOIS STATE DEPARTMENT OF TRANSPORTATION (SDOT) STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION. DRIVEWAY SHALL BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 8. STRENGTH OF EXISTING SHALL BE IN ACCORDANCE WITH LATEST STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
 9. EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH LATEST STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
 10. PROVIDE EXISTING CURB AND PAVED AT ALL HANDICAPPED AND STAIR STATIONS AND PARK LOCATIONS PER FEDERAL AND STATE SPECIFICATIONS AND ILLINOIS STATE DEPARTMENT OF TRANSPORTATION (SDOT) STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION.
 11. THE CONTRACTOR SHALL CONTACT ALL UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.

SITE DATA

SITE AREA	7.22 ACRES
PARKING REQUIRED (1 PER 150 SF)	54 SPACES
CAR PARKING PROVIDED	54 SPACES
HANDICAP PROVIDED	3 SPACES
TRUCK PARKING PROVIDED	48 SPACES

THORNTONS FUEL CENTER
VILLAGE OF HAMPSHIRE, ILLINOIS
SITEPLAN

Manhard CONSULTING
200 Springer Drive, Lombard, IL 60148 ph 630.881.8500 fx 630.681.8885 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

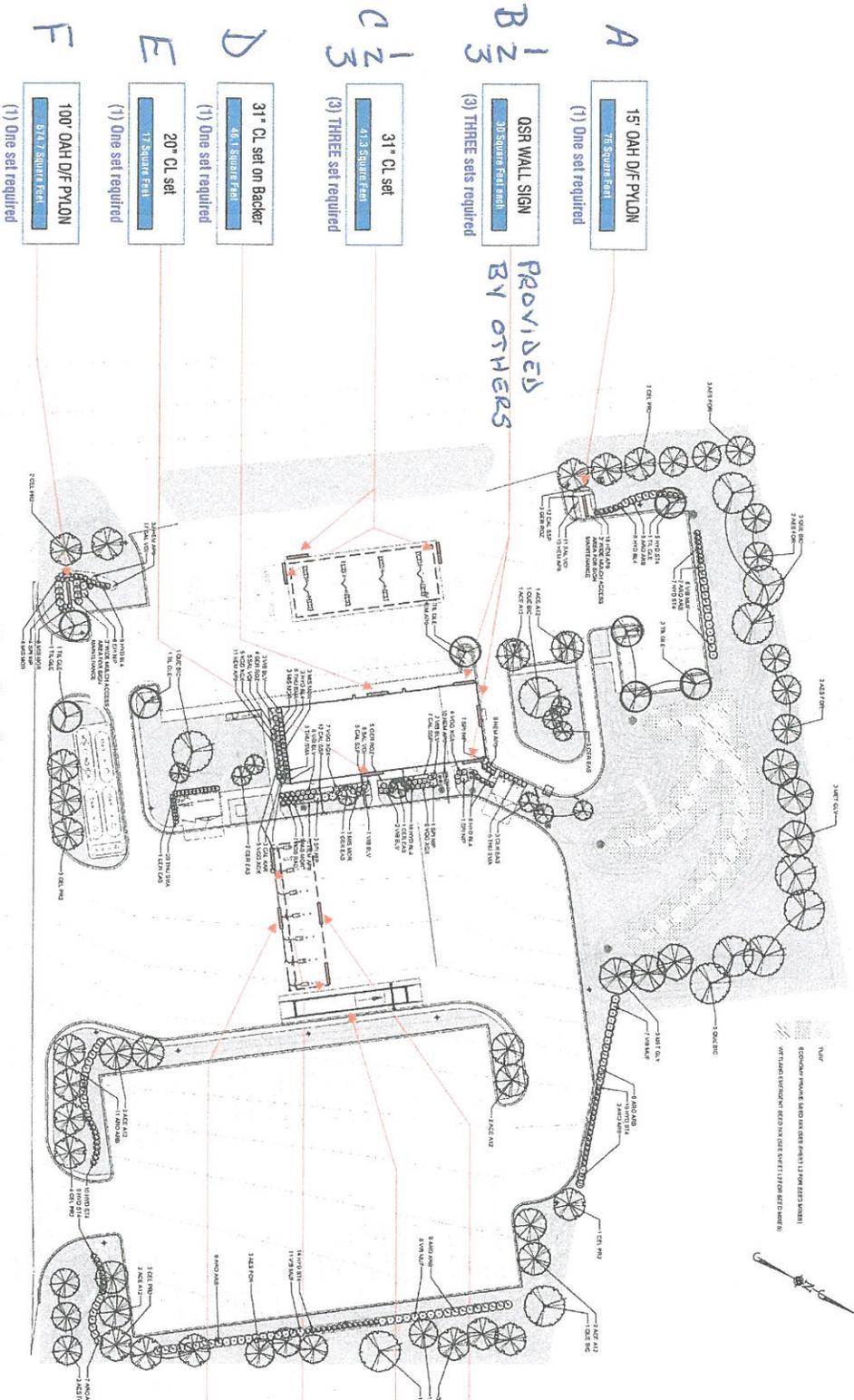
DATE: 10/17/18
DRAWN: J. L. [unreadable]
CHECKED: [unreadable]
SCALE: 1" = 20' FT.

THORNTONS FUEL CENTER
VILLAGE OF HAMPSHIRE, ILLINOIS
SITEPLAN
SHEET 1 OF 1



SITE PLAN

REFERENCE ONLY



PROVIDED BY OTHERS

PROVIDED BY OTHERS

- A** 15' OAH D/F PYLON
78 Square Feet
(1) One set required
- B** OSR WALL SIGN
30 Square Feet Each
(3) THREE sets required
- C** 31" CL set
41.3 Square Feet
(3) THREE set required
- D** 31" CL set on Backer
46.7 Square Feet
(1) One set required
- E** 20" CL set
17 Square Feet
(1) One set required
- F** 100' OAH D/F PYLON
674.7 Square Feet
(1) One set required

- G** TRUCK EXIT
48.9 Square Feet
(1) One set required
- H** CAT Scale Sign
(1) ONE set required
- I** 31" CL set
41.3 Square Feet
(2) Two sets required
- J** TRUCK ENTRY
48.6 Square Feet
(1) One set required



8959 Tyler Boulevard
Mentor, Ohio 44060
440.209.6200
800.627.4460
themcgroup.com

CLIENT: **THORNTONS**
ADDRESS: 19M479 HWY 20
HAMPSHIRE, IL 60140
PAGE NO. 2

TICKET NO.: 520008
DATE: 01/09/19
PROJECT MANAGER: KEVIN HORNE
DESIGNER: KW

REVISION HISTORY:
2/7/19 CA REVISED SITE PLAN
02/20/19 KW REVISED SITE PLAN AND SIGNAGE
05/17/19 KW Revised to show updated sign and sq ft
10/07/19 KW Updated signplan

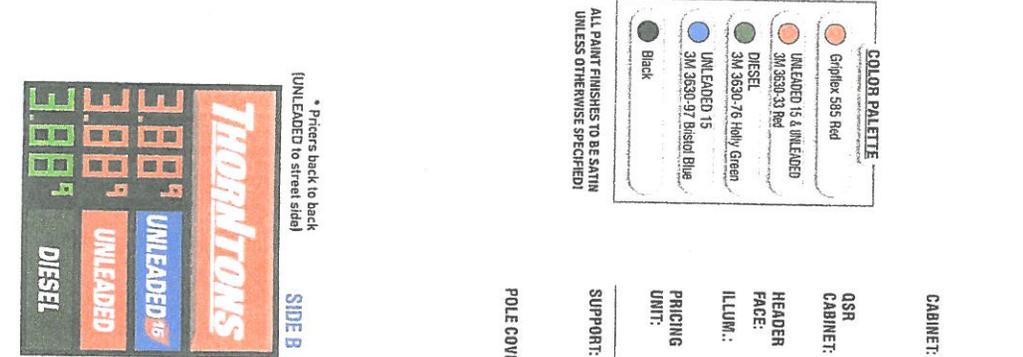
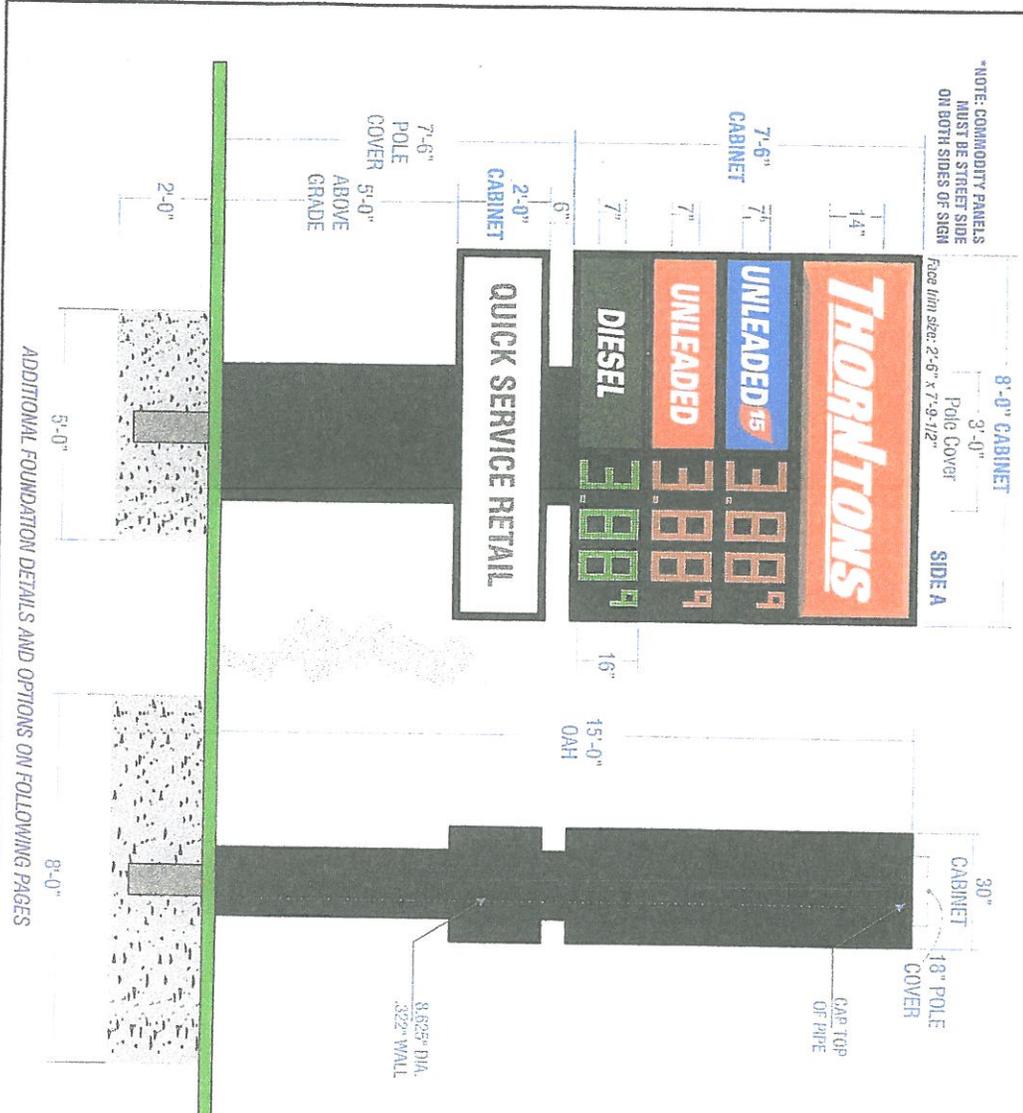
CLIENT SIGNATURE:
APPROVAL DATE:

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D/F ILLUMINATED PYLON

Scale: 3/8" = 1'-0"
7/8 Square Feet



COLOR PALETTE

●	Griflex 505 Red
●	UNLEADED 15 & UNLEADED 16
●	3M 3830-33 Red
●	DIESEL
●	3M 3830-76 Holly Green
●	UNLEADED 15
●	3M 3830-97 Bristol Blue
●	Black

ALL PAINT FINISHES TO BE SATIN UNLESS OTHERWISE SPECIFIED!

CABINET: 30" Deep Flat d alum. construction with 2" retainers & 2" divider bar - all painted Black; Cabinet to sleeve overtop internal support & saddle weld into place as req'd
Sign cabinet provided to Thornton's by Sunshine Electronic Displays

QSR CABINET: 30" Deep Flat d alum. construction with 2" retainers - all painted Black; Cabinet to sleeve overtop internal support & saddle weld into place as req'd; Poly faces w/ surface applied vinyl graphics - **TO BE PROVIDED BY OTHERS**

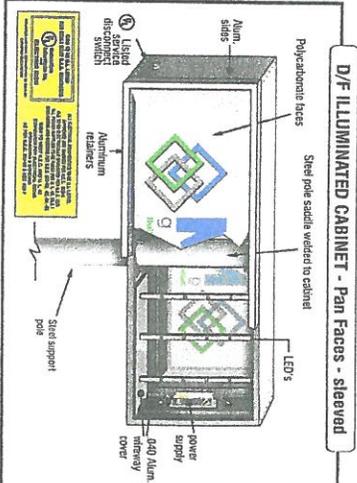
HEADER: (2) Two glass panned polycarbonate faces w/ reverse sprayed graphics to match colors shown; *Provided by MC GROUP*

ILLUM.: Internal White Sunshine LED lightstrips; Power supplies to be housed within cabinet

PRICING UNIT: Sunshine double price unit; Character height = 16"; Red & Green LED digit colors; Commodity panels are flat white polycarbonate panels w/ reverse welded copy to match colors shown

SUPPORT: 8'-00" / 8.625" DIA / .322" WALL - Internal Support Pole; *See engineer drawings on following pages for more info;* Direct burial installation as required by city requirements & engineering specs

POLE COVER: Min. .063 flat d alum. Pole cover; All sides painted black



CABINET NOTE: CABINET MUST RECEIVE EXTERNAL ELECTRICAL SIGNAL TO BE USED & ADJUSTABLE TO CORRECT HEIGHTS

ADDITIONAL FOUNDATION DETAILS AND OPTIONS ON FOLLOWING PAGES



8959 Tyler Boulevard
Mentor, Ohio 44060
440.209.6200
800.627.4460
themcgroup.com

CLIENT: **Thorntons**
ADDRESS: 19A79 HWY. 20
HAMPSHIRE, IL 60140
PAGE NO. 11

TICKET NO.: 520008
PROJECT MANAGER: KEVIN HORNE
ELECTRONIC FILE NAME: THORNTONS(20)91LHAMPSHIRE
DATE: 02/11/19
DESIGNER: KW

REVISION HISTORY:

10/28/19 KW	ADDED ENGINEERING
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CLIENT SIGNATURE: _____
APPROVAL DATE: _____

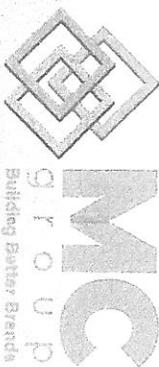
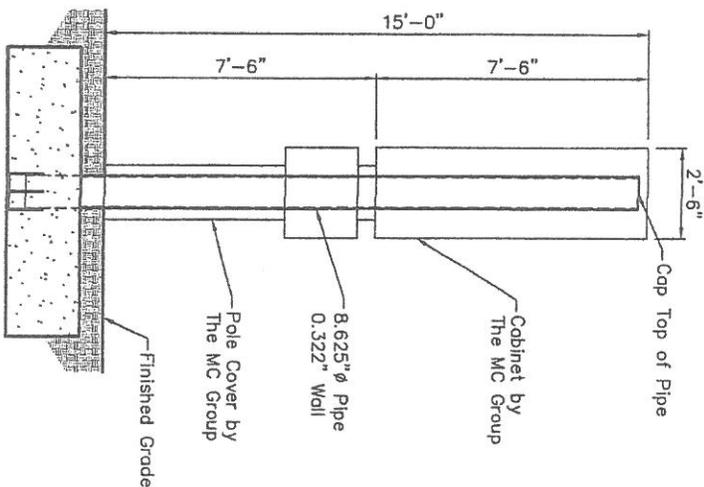
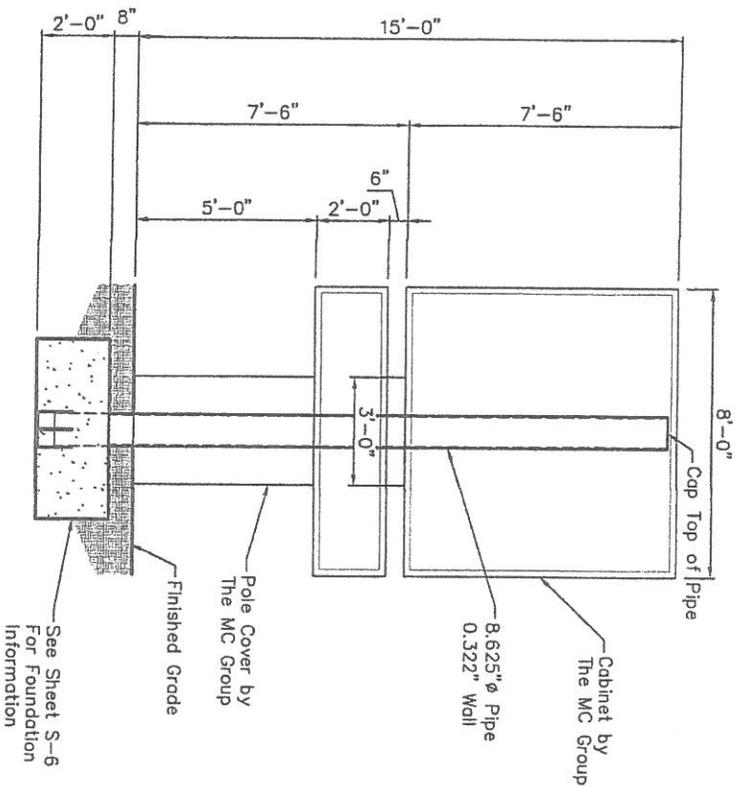
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ENGINEERING

REGISTERED ONLY

SPREAD FOUNDATION OPTION



Building Better Brands

8959 Tyler Boulevard
Mentor, Ohio 44060
440.289.6200
800.677.4460
theMCgroup.com

CLIENT: THORNTONS

ADDRESS: 19M479 HWY 20
HAMPSHIRE, IL 60140

PAGE NO. 12

TICKET NO. S20008

PROJECT MANAGER: KEVIN HORNE

DATE: 10/28/19

DESIGNER: KW

REVISION HISTORY:

CLIENT SIGNATURE:

APPROVAL DATE:

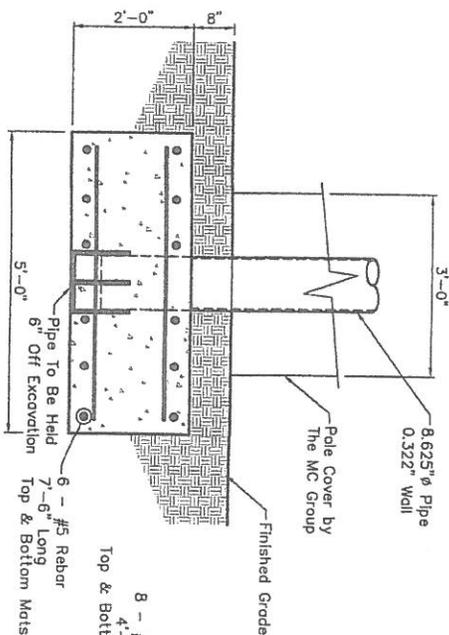
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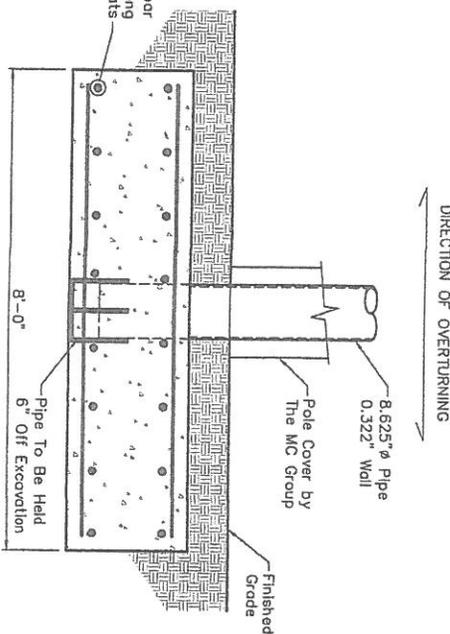
ENGINEERING

REFERENCE ONLY

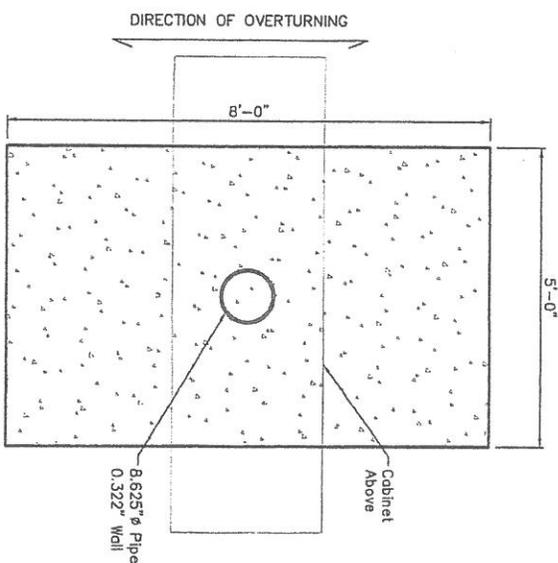
SPREAD FOUNDATION OPTION



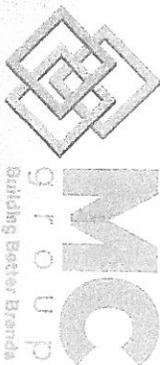
FOUNDATION ELEVATION
SCALE: 1/2" = 1'-0"



FOUNDATION PROFILE
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN
SCALE: 1/2" = 1'-0"



Building Better Brands

8959 Tyler Boulevard
Mentor, Ohio 44060
440.209.6200
800.927.4400
theMCGroup.com

CLIENT: **THORNTONS**

ADDRESS: 19M179 HWY. 20
HAMPSHIRE, IL 60140

PAGE NO. 13

TICKET NO.: 520008

DATE: 10/28/19

PROJECT MANAGER: KEVIN HORNE

DESIGNERS: KW

ELECTRONIC FILE NAME: THORNTONS(20)9111HAMPSHIRE

REVISION HISTORY:

CLIENT SIGNATURE:

APPROVAL DATE:

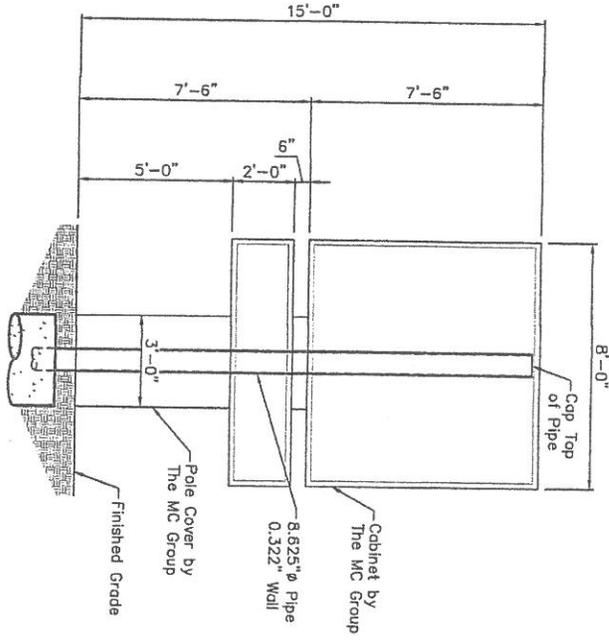
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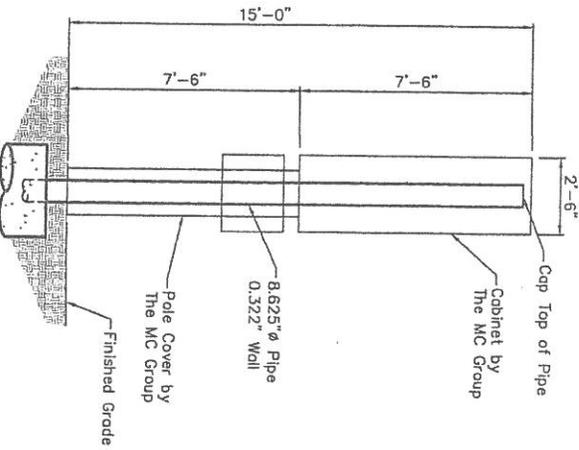
ENGINEERING

REFERENCE ONLY

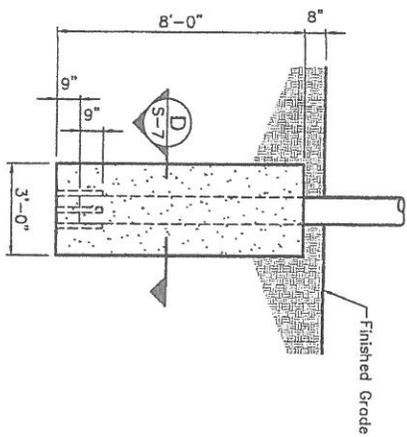
PIER FOUNDATION OPTION



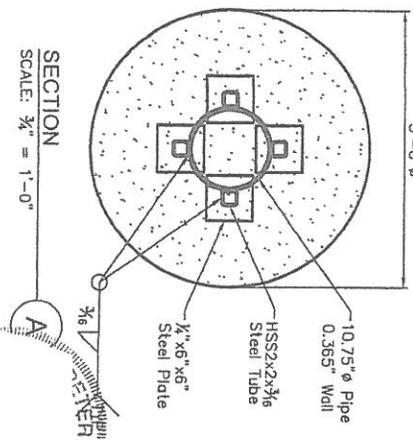
STRUCTURE ELEVATION
SCALE: 1/4" = 1'-0"



STRUCTURE PROFILE
SCALE: 1/4" = 1'-0"



Foundation Elevation
SCALE: 1/4" = 1'-0"



SECTION
SCALE: 3/4" = 1'-0"



8959 Tyler Boulevard
Mentor, Ohio 44060
440.209.6700
390.637.4690
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CLIENT: **Thornions**
ADDRESS: 19N479 HWY. 20
HAMPSHIRE, IL 60140
PAGE NO. 14

TICKET NO.: 520008
PROJECT MANAGER: KEVIN HORNE
DESIGNER: KW
DATE: 10/29/19
ELECTRONIC FILE NAME: THORNIONS2019ILHAMPSHIRE

REVISION HISTORY:

NO.	DESCRIPTION	DATE

CLIENT SIGNATURE: _____
APPROVAL DATE: _____

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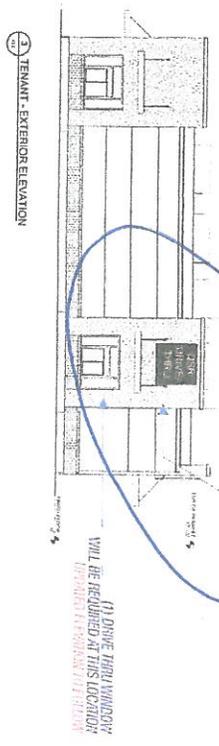
BUILDING ELEVATIONS

Scale: 1/16" = 1'-0"

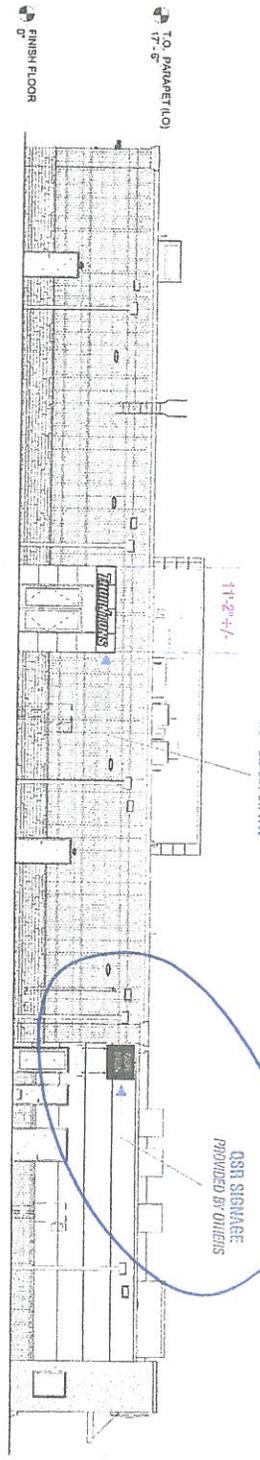
ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



1 COMPOSITE EXTERIOR ELEVATION - NORTH



1 TENANT - EXTERIOR ELEVATION



2 COMPOSITE EXTERIOR ELEVATION - SOUTH



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CLIENT: **THORNIONS**
ADDRESS: 19A479 HWY 20
HAMPSHIRE, IL 60140
PAGE NO. 3

TICKET NO.: 520008
PROJECT MANAGER: KEVIN HORNE
DESIGNER: KW
ELECTRONIC FILE NAME: THORNIONS2019ILHAMPSHIRE

REVISION HISTORY:

DATE	REVISION
02/20/19 KW	Revised to show updated arch. plans
10/01/19 KW	Added drive thru note

CLIENT SIGNATURE
APPROVAL DATE:

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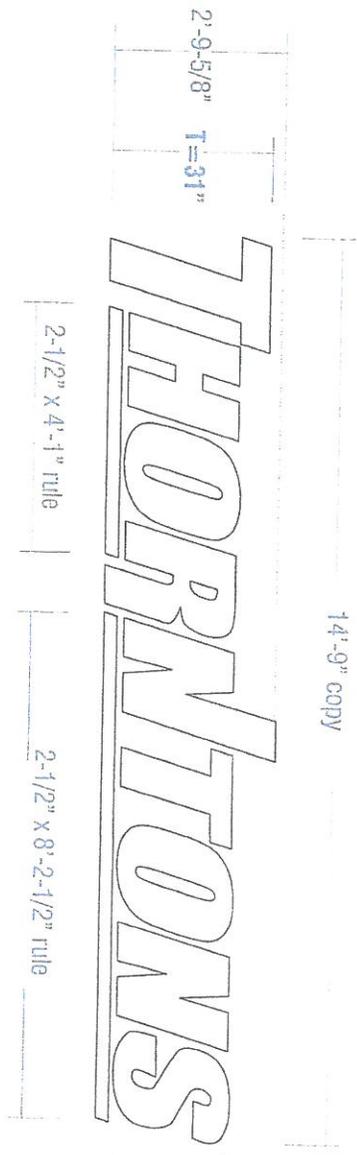
C 1-2-3



LED ILLUM. CHANNEL LETTERS

Scale: 1/2" = 1'-0"
41.3 Square Feet

31 INCH



14'-9" COPY

THORNTONS

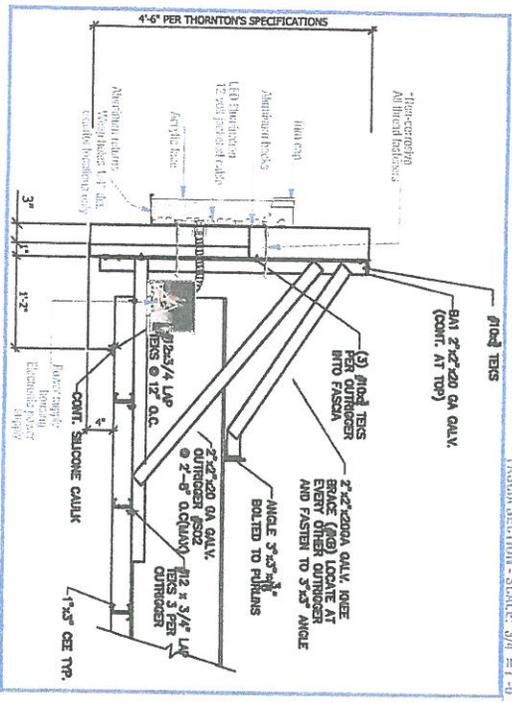
N=21'-1/2"

COLOR PALETTE
#7328 White Acrylic

ALL PAINT FINISHES TO BE SATIN UNLESS OTHERWISE SPECIFIED

- FACES:** 3/16" #7328 White acrylic
- TRIMCAP:** 1" White jewelfite
- LETTER BACKS:** .063 alum. - prefinish White all sides
- RETURNS:** 5" deep .040 alum. returns painted GG White
- ILLUM.:** White GE LED's as required by manufacturer; Whips to be a minimum of 6'-0" in length
- INSTALL:** Channel letters to be flush mounted to canopy fascia using 3/8" all thread fasteners as required
- QUANTITY:** (3) Three required for main canopy
(2) Two required for diesel canopy
- MANUFACTURING NOTE:** Electric feeds need to be in center of letters
- CONSTRUCTION NOTE:** All signage required to have external disconnect switches as required by NEC

ELECTRICAL NOTE:
ILLUMINOS: Any channel letter sets must have seal like connectors and housings per code



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CLIENT: **THORNTONS**
ADDRESS: 19M479 HWY 20
HAMPSHIRE, IL 60140
PAGE NO. 8

TICKET NO.: 520008
DATE: 01/09/19
PROJECT MANAGER: KEVIN HORNE
DESIGNER: KW

REVISION HISTORY:

02/20/19 KW	Revised dty
10/07/19 KW	Updated size

CLIENT SIGNATURE: _____
APPROVAL DATE: _____

PRINTS ARE THE EXCLUSIVE PROPERTY OF MC GROUP. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF MC GROUP.

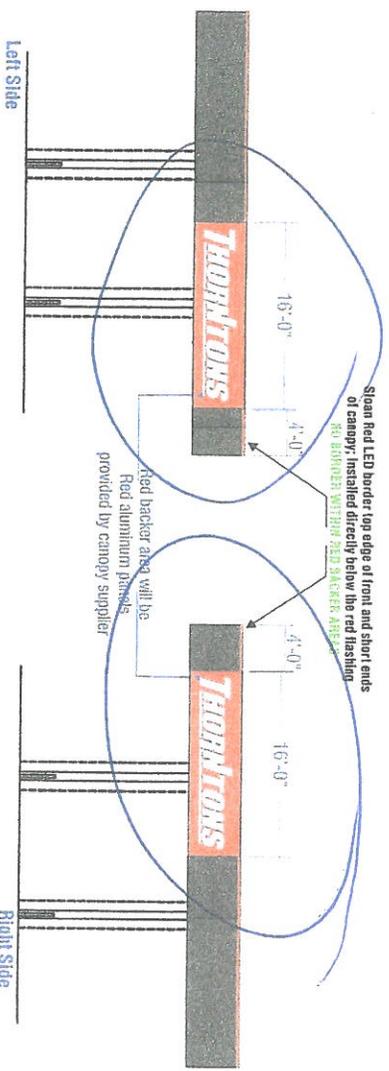
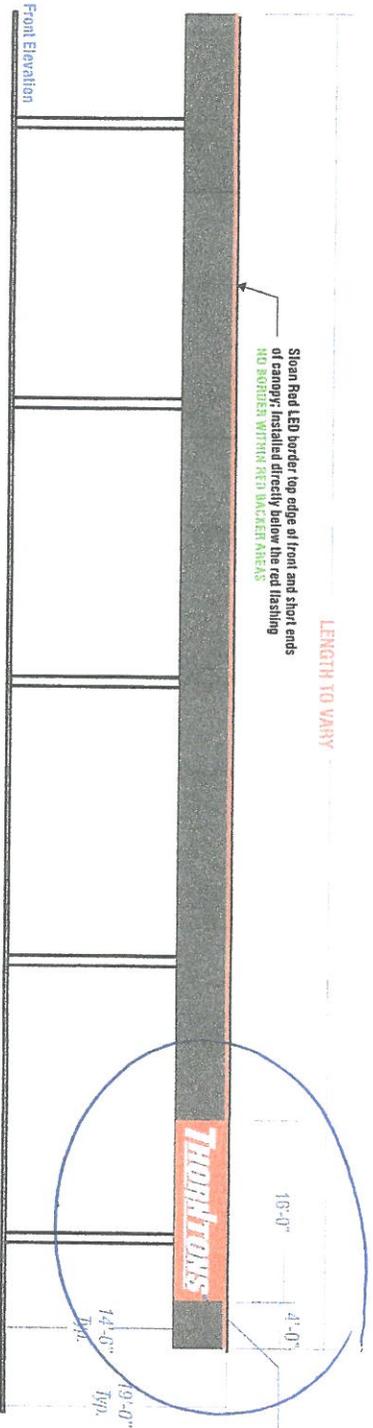


TYPICAL RETAIL CANOPY ELEVATIONS

Scale: 3/32" = 1'-0"

31 INCH

TYPICAL CANOPY VIEW
EXACT MEASUREMENTS OF CANOPY TO BE PROVIDED!

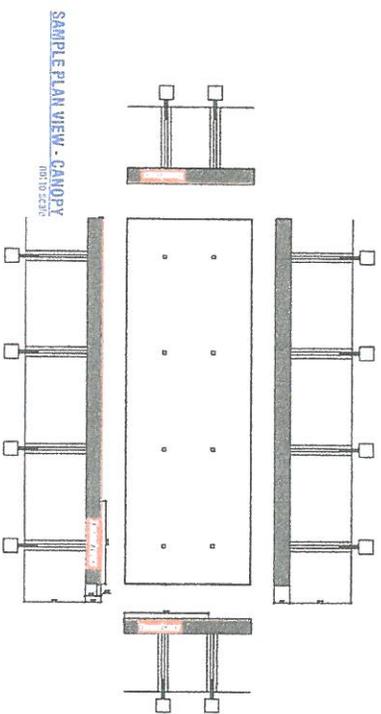


Red backer area will be Red aluminum panels provided by canopy supplier

COLOR PALLETTE

PMS 8600 C

ALL PAINT FINISHES TO BE SATIN UNLESS OTHERWISE SPECIFIED



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PAGE NO. 6

TICKET NO.: 520008
PROJECT MANAGER: KEVIN HORNE
DATE: 01/09/19
DESIGNER: KW

REVISION HISTORY:

NO.	DATE	DESCRIPTION
1	10/01/19	KW: Updated sizes

CLIENT SIGNATURE: _____

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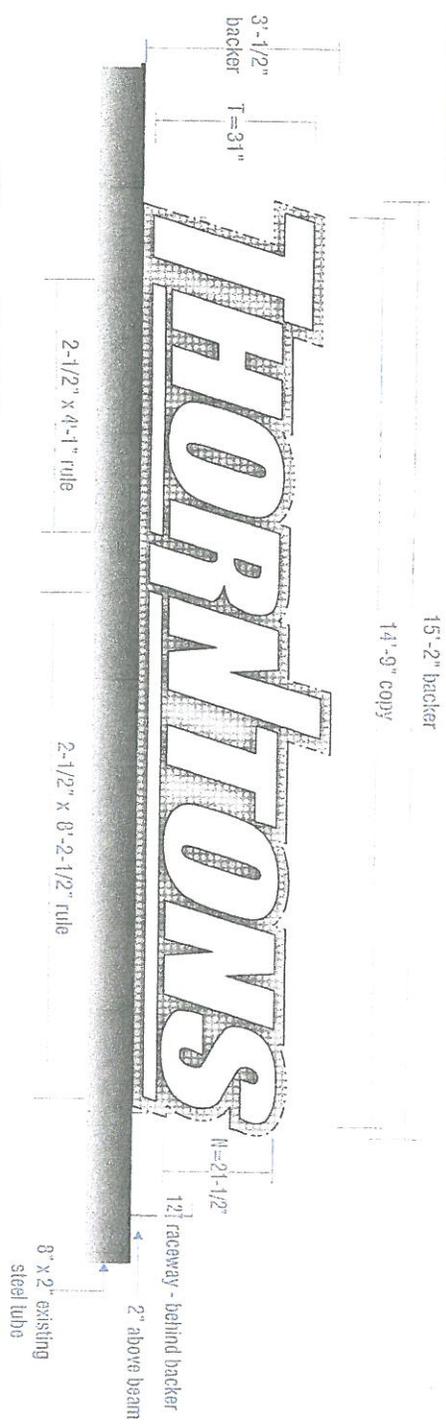
D



LED ILLUM CHANNEL LETTERS

Scale: 1/2" = 1'-0"
46.1 Square Feet

31 INCH on backer



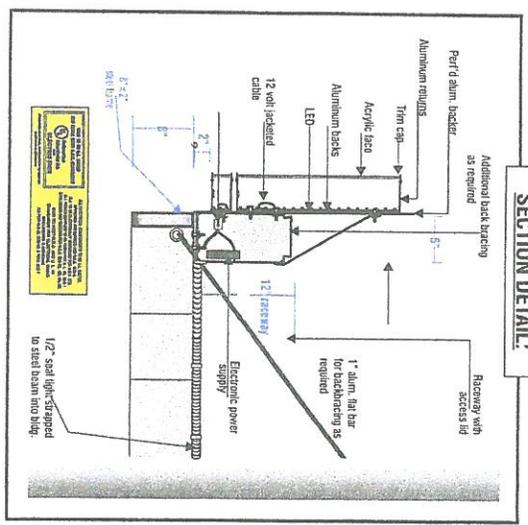
COLOR PALETTE

- #7328 White Acrylic
- Raceway: Black
- Metallic Silver
- MP 33172 Silver Surf

ALL PAINT FINISHES TO BE SATIN UNLESS OTHERWISE SPECIFIED!

- FACES:** 3/16" #7328 White acrylic
- TRIMCAP:** 1" White jewelle
- LETTER BACKS:** .063 alum. - prefinish White all sides
- RETURNS:** 5" deep .040 alum. returns painted GG White
- ILLUM.:** While GE LED's as required by manufacturer; Whips to be a minimum of 6'-0" in length; POWER SUPPLIES TO BE HOUSED WITHIN RACEWAY
- BACKER:** .080 perforated alum. screen backer; Holes to be .50" diameter and are 1 1/16" on centers to allow for 48% visibility; Backer painted Metallic Silver front & back; Backer to be mounted behind letters & will help to conceal raceway
- INSTALL:** Custom 12" high x 6" deep alum. raceway to house all electrical - Painted Black - all sides; Raceway mounted to 1/4" steel plate shelf provided at top edge of steel tube using stainless steel fasteners as required; 1" alum. flat bar to be used for back bracing as necessary - painted Black to match raceway
- QUANTITY:** (1) One channel lettered required for storefront elevation
- CONSTRUCTION NOTES:** ALL SIGNAGE IS REQUIRED TO HAVE EXTERNAL DISCONNECT SWITCHES AS REQUIRED BY NEC

ELECTRICAL NOTE:
ILLUMS: Any channel letter sets must have seal the connectors and housings per code



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PAGE NO. 4

TICKET NO.: 520008
PROJECT MANAGER: KEVIN HORNE
DESIGNER: KW

DATE: 01/09/19

REVISION HISTORY:

NO.	DESCRIPTION

CLIENT SIGNATURE: _____

APPROVAL DATE: _____

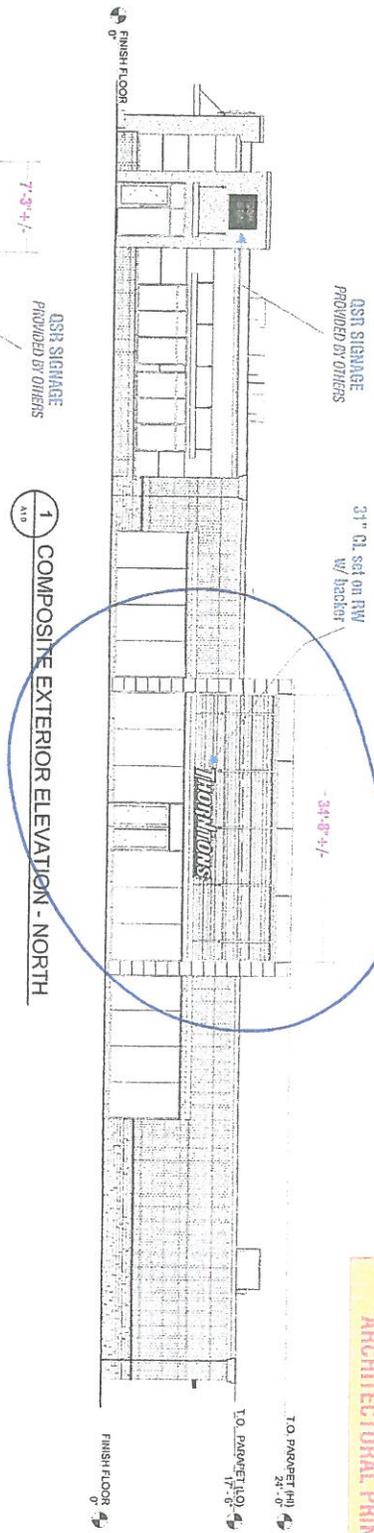
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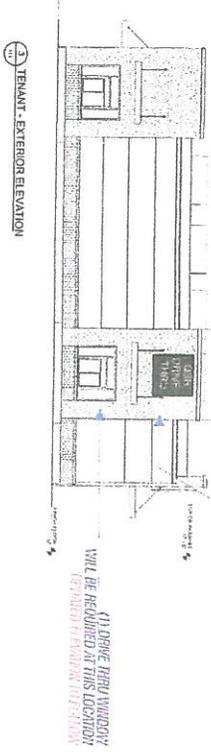
BUILDING ELEVATIONS

Scale: 1/16" = 1'-0"

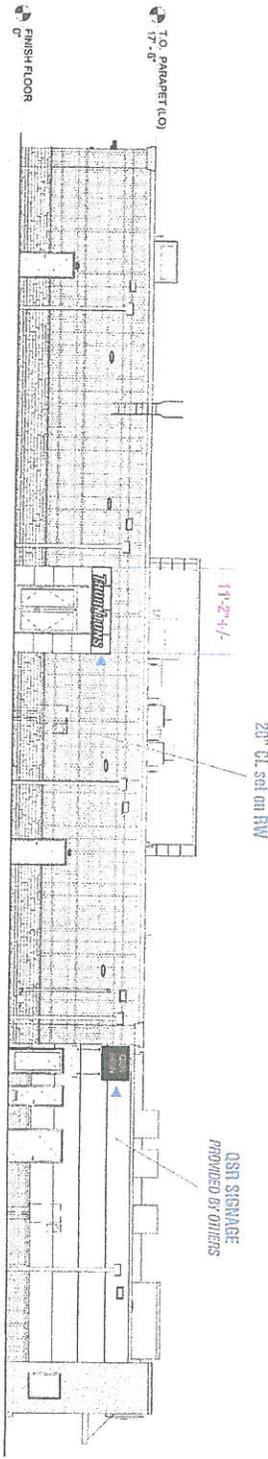
ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



1 COMPOSITE EXTERIOR ELEVATION - NORTH



2 TENANT - EXTERIOR ELEVATION



2 COMPOSITE EXTERIOR ELEVATION - SOUTH



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CLIENT: **THORNTONS**
ADDRESS: 19N479 HWY. 20
HAMPSHIRE, IL 60140
PAGE NO. 3

TICKET NO.: 520008
PROJECT MANAGER: KEVIN HORNE
DATE: 01/09/19
DESIGNER: KW

REVISION HISTORY:

02/20/19 KW	Revised to show updated arch. plans
10/01/19 KW	Added drive thru note

CLIENT SIGNATURE: _____
APPROVAL DATE: _____

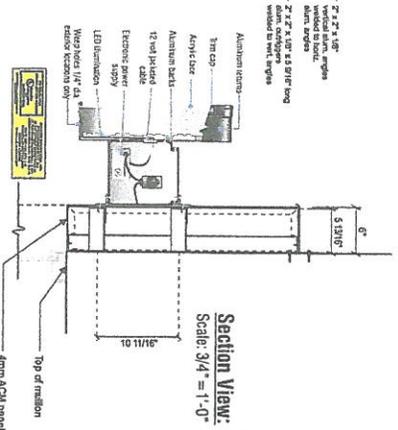
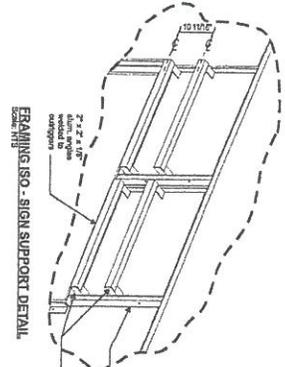
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LED ILLUM CHANNEL LETTERS

Scale: 3/4" = 1'-0"
17 Square Feet

20 INCH

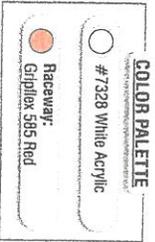


ENGINEERED DRAWING

- FACES:** 3/16" #7328 White acrylic
- TRIMCAP:** 1" White Jewelle
- LETTER BACKS:** .063 alum. - prefinish White all sides
- RETURNS:** 5" deep .040 alum. returns painted GG White
- ILLUM.:** White GE LED's as required by manufacturer; Whips to be a minimum of 6'-0" in length;
- POWER SUPPLIES TO BE HOUSED WITHIN RACEWAY**
- INSTALL:** Standard 8" high x 8" deep alum. raceway to house all electrical - Painted to Grip Flex 585 Flame Red match wall surface Raceway to be thru bolted into 2" alum. framework - framework provided by others
- QUANTITY:** (1) One Channel letterset required for rear elevation

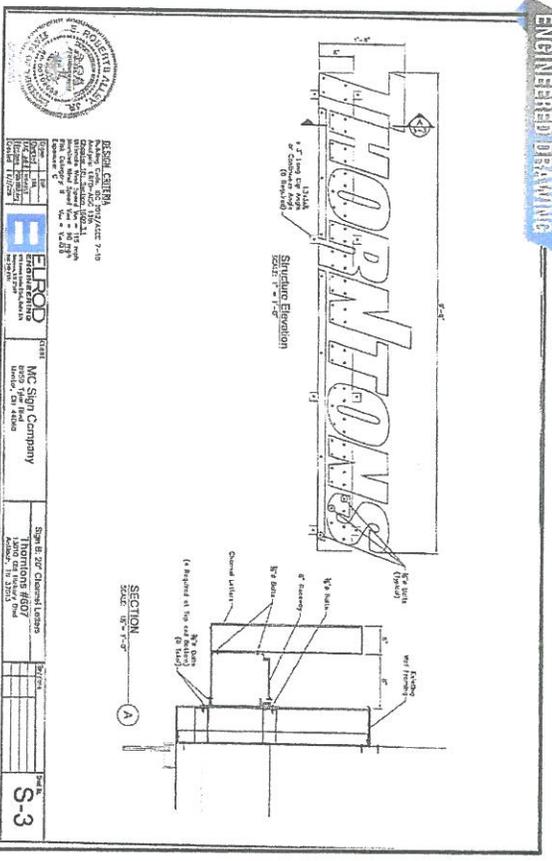
CONSTRUCTION ALL SIGNAGE IS REQUIRED TO HAVE EXTERNAL DISCONNECT SWITCHES AS REQUIRED BY NEC

MANUFACTURER SIGNAGE MUST BE 3 WIRE
NOTES:



ALL PAINT FINISHES TO BE SATIN UNLESS OTHERWISE SPECIFIED

ELECTRICAL NOTE: ILLUMS: Any channel letter sets must have seal the connectors and housings per code



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CLIENT: THORNTONS
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HAMPSHIRE, IL 60140
PAGE NO.: 5

TICKET NO.: 520008
DATE: 01/09/19
DESIGNER: KW
PROJECT MANAGER: KEVIN HORNE
ELECTRONIC FILE NAME: THORNTONS2019ILLHAMPSHIRE

REVISION HISTORY:

NO.	DESCRIPTION	DATE

CLIENT SIGNATURE:

APPROVAL DATE:

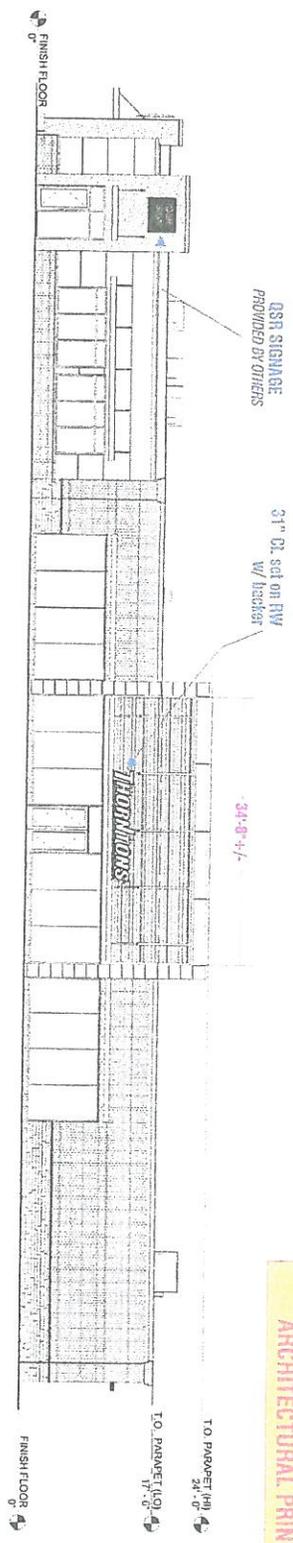
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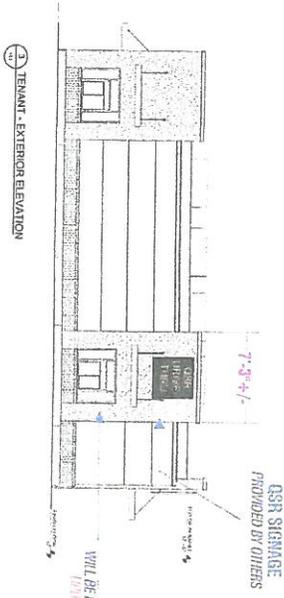
BUILDING ELEVATIONS

Scale: 1/16" = 1'-0"

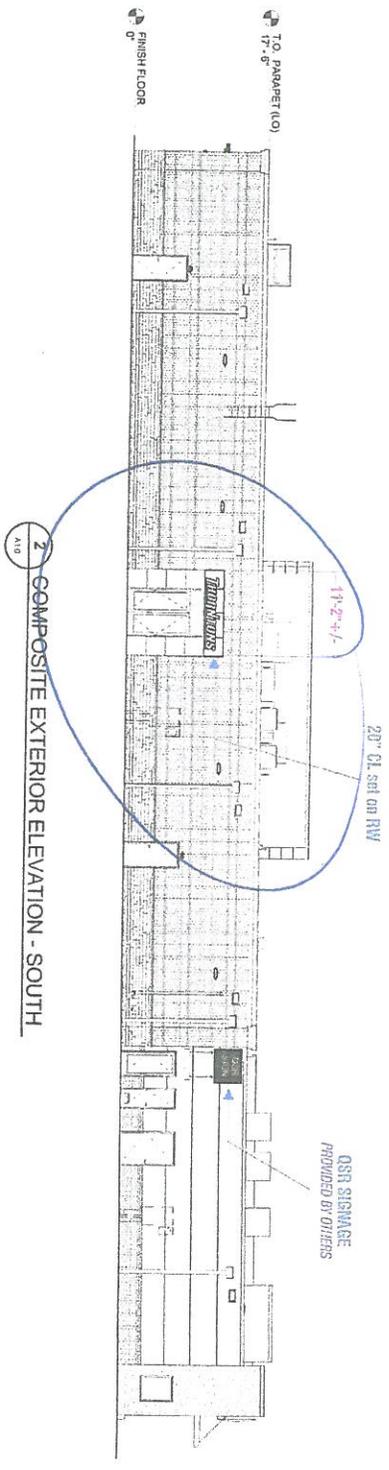
ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN



1 COMPOSITE EXTERIOR ELEVATION - NORTH



2 TENANT - EXTERIOR ELEVATION



2 COMPOSITE EXTERIOR ELEVATION - SOUTH



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PAGE NO. 3

TICKET NO.: 520008
PROJECT MANAGER: KEVIN HORNE
DESIGNER: KW
DATE: 01/09/19

REVISION HISTORY:

02/20/19 KW	Revised to show updated arch. plans
10/01/19 KW	Added drive thru note

CLIENT SIGNATURE: _____
APPROVAL DATE: _____

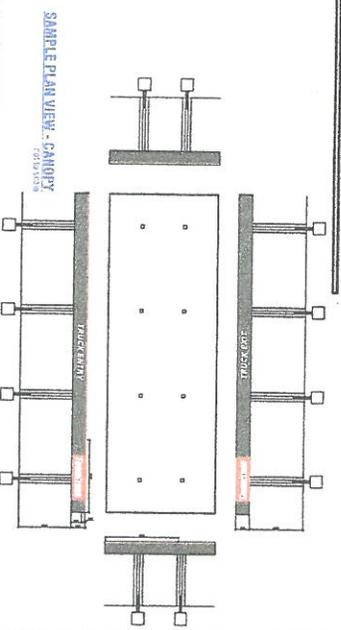
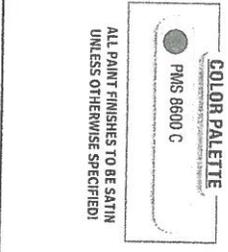
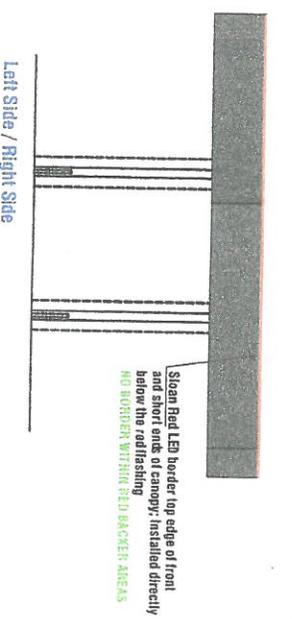
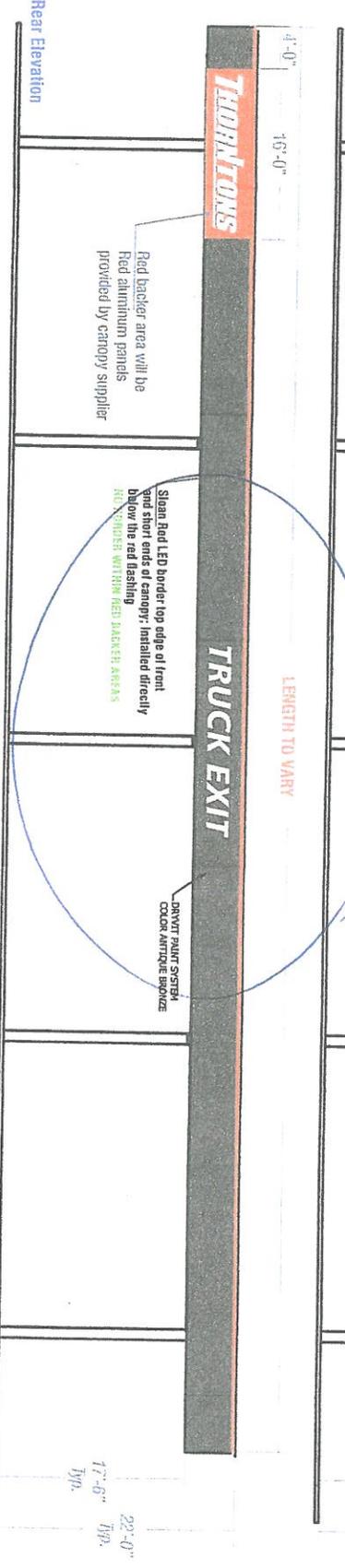
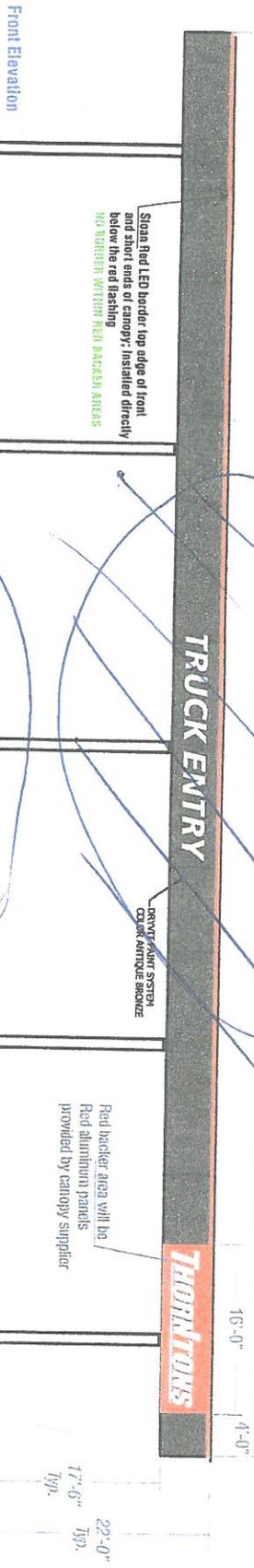
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TYPICAL DIESEL CANOPY ELEVATIONS

Scale: 3/32" = 1'-0"

TYPICAL CANOPY VIEW -
EXACT MEASUREMENTS OF CANOPY TO BE PROVIDED!
LENGTH TO VARY



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ADDRESS: 19479 HWY. 20
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PAGE NO. 7

TICKET NO.: 520008
PROJECT MANAGER: KEVIN HORNE
DESIGNER: KW
DATE: 01/09/19
ELECTRONIC FILE NAME: THORNTONS2019ILHAMPSHIRE

REVISION HISTORY:

NO.	DATE	DESCRIPTION
1	10/01/19	Updated sizes

CLIENT SIGNATURE: _____
APPROVAL DATE: _____

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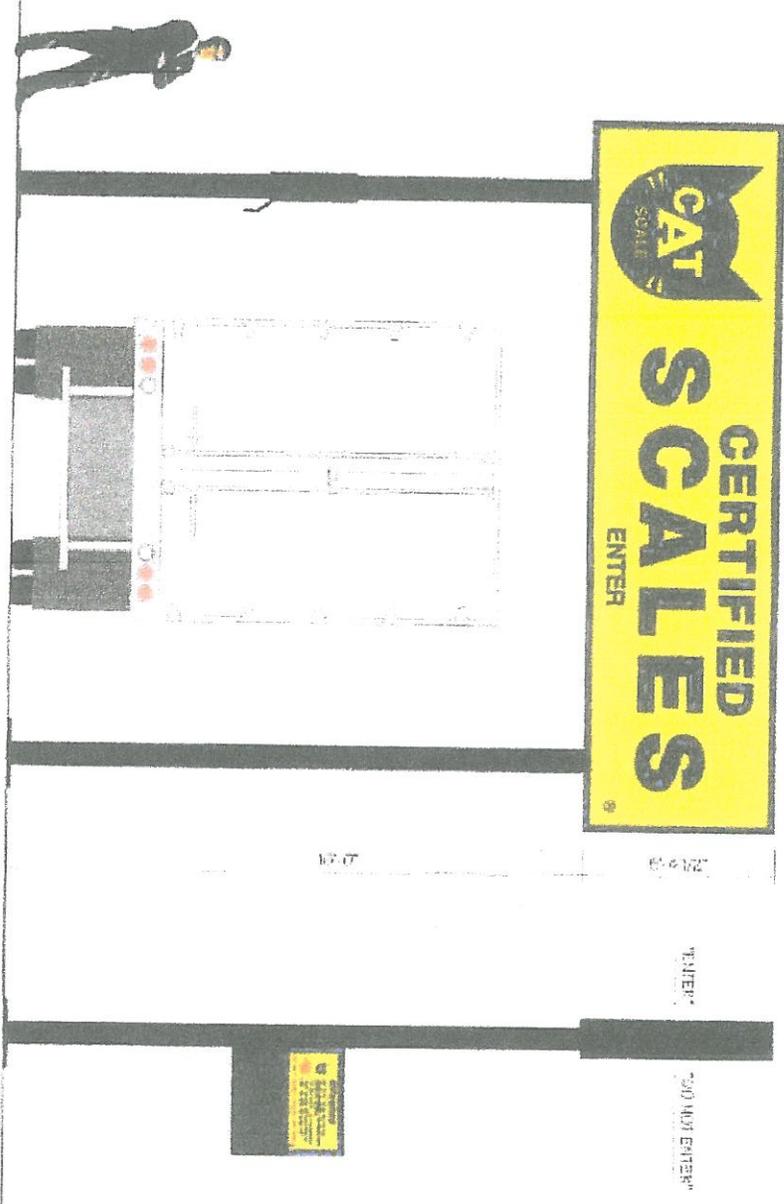
H



D/F ILLUM. CAT SCALE SIGN

REFERENCE ONLY

PERMITTING, MANUFACTURING AND INSTALL ALL TO BE PERFORMED BY OTHERS SIGN IS SHOWN FOR DEMONSTRATION PURPOSES ONLY!



FRONT VIEW

END VIEW



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CLIENT: **THORNTONS**
ADDRESS: 19M179 HWY. 20
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PAGE NO. 10

TICKET NO.: 520008
DATE: 02/11/19
PROJECT MANAGER: KEVIN HORNE
DESIGNER: KW
ELECTRONIC FILE NAME: THORNTONS02019ILHAMPshire

REVISION HISTORY:	

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I 1-2



LED ILLUM CHANNEL LETTERS

Scale: 1/2" = 1'-0"
41.3 Square Feet

31 INCH

14'-9" COPY

2'-9-5/8" T=31"
THORNTONS
N=21-1/2"

2-1/2" x 4'-1" rule
2-1/2" x 8'-2-1/2" rule

COLOR PALETTE
#7328 White Acrylic
ALL PAINT FINISHES TO BE SATIN UNLESS OTHERWISE SPECIFIED!

FACES: 3/16" #7328 White acrylic

TRIMCAP: 1" White Jewelite

LETTER BACKS: .063 alum. - prefinish White all sides

RETURNS: 5" deep .040 alum. returns painted GG White

ILLUM.: White GE LED's as required by manufacturer; Whips to be a minimum of 6'-0" in length

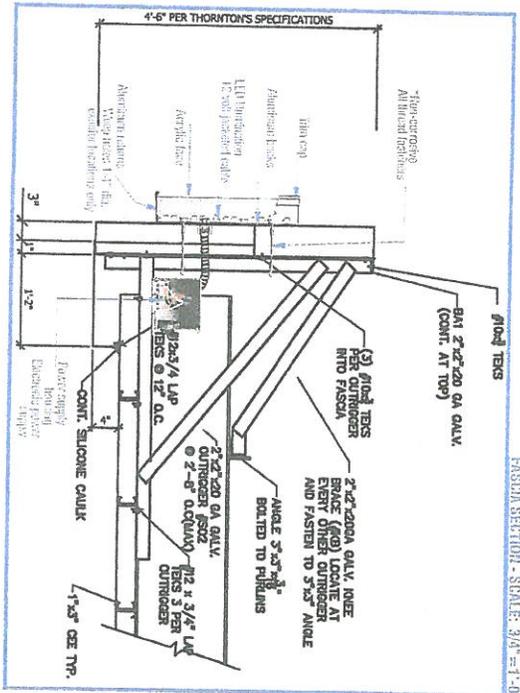
INSTALL: Channel letters to be flush mounted to canopy fascia using 3/8" all thread fasteners as required

QUANTITY: (3) Three required for main canopy
(2) Two required for diesel canopy

MANUFACTURING NOTE: Electric feeds need to be in center of letters

CONSTRUCTION NOTE: All signage required to have external disconnect switches as required by NEC

ELECTRICAL NOTE: ILLUMS: Any channel letter sets must have seal tie connectors and housings per code



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CLIENT: **Thorntons**

ADDRESS: 19N475 HWY 20
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PAGE NO. 8

TICKET NO.: 520008	DATE: 01/09/19
PROJECT MANAGER: KEVIN HORNE	DESIGNER: KW
ELECTRONIC FILE NAME: THORNTONS2019ILLHAMPSHIRE	

REVISION HISTORY:

02/20/19 KW	Revised qty
10/07/19 KW	Updated size

CLIENT SIGNATURE: _____

APPROVAL DATE: _____

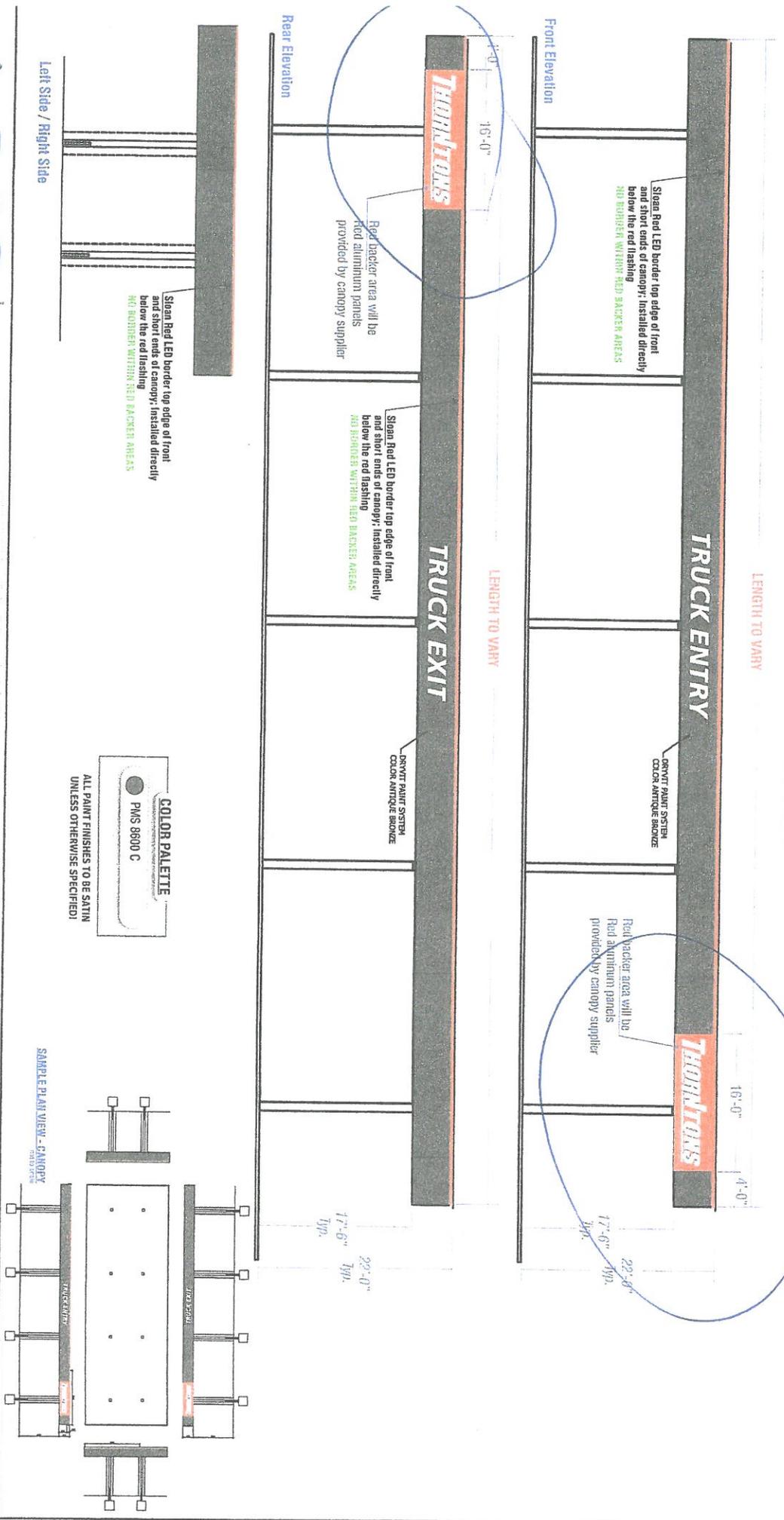
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TYPICAL DIESEL CANOPY ELEVATIONS

Scale: 3/4" = 1'-0"

TYPICAL CANOPY VIEW - EXACT MEASUREMENTS OF CANOPY TO BE PROVIDED!



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ADDRESS: 19N479 HWY. 20 HAMPSPHIRE, IL 60140
PAGE NO. 7

TICKET NO.: 520008
DATE: 01/09/19
PROJECT MANAGER: KEVIN HORNE
DESIGNER: KW
ELECTRONIC FILE NAME: THORNTONS\2019\IL\HAMPSPHIRE

REVISION HISTORY:

NO.	DATE	DESCRIPTION
1	10/07/19	KW Updated sizes

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5



VINYL GRAPHICS

HUMINST777 BLK BT

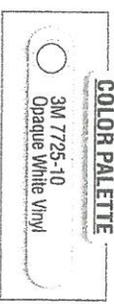
26 INCH

Scale: 3/8" = 1'-0"
41



GRAPHICS: Surface applied die cut opaque white vinyl graphics

QUANTITY: (1) ONE OF EACH REQUIRED FOR DIESEL CANOPY



MCG
Building Better Brands
g r o u p

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ADDRESS:
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HAMPSHIRE, IL 60140
PAGE NO.
9

TICKET NO.:
520008
PROJECT MANAGER:
KEVIN HORNE
DESIGNER:
KW
DATE:
01/09/19
ELECTRONIC FILE NAME:
THORNTONS2019ILVHAMPSHIRE

REVISION HISTORY:

NO.	DESCRIPTION	DATE

CLIENT SIGNATURE:

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TYPICAL DIESEL CANOPY ELEVATIONS

Scale: 3/32" = 1'-0"

TYPICAL CANOPY VIEW - EXACT MEASUREMENTS OF CANOPY TO BE PROVIDED!

LENGTH TO VARY

LENGTH TO VARY

Front Elevation

Sign Red LED border top edge of front and short ends of canopy; installed directly below the red flashing NO BROWNS WITHIN RED BACKER AREAS

PRIVET PAINT SYSTEM COLOR ANTIQUE BRONZE

Red backer area will be Red aluminum panels provided by canopy supplier

22'-0" Typ.

17'-6" Typ.

16'-0"

THORNTONS

TRUCK ENTRY

PRIVET PAINT SYSTEM COLOR ANTIQUE BRONZE

Red backer area will be Red aluminum panels provided by canopy supplier

Sign Red LED border top edge of front and short ends of canopy; installed directly below the red flashing NO BROWNS WITHIN RED BACKER AREAS

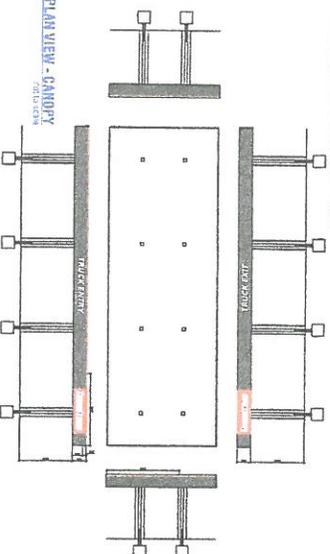
Rear Elevation

Sign Red LED border top edge of front and short ends of canopy; installed directly below the red flashing NO BROWNS WITHIN RED BACKER AREAS

Left Side / Right Side



SAMPLE PLAN VIEW - CANOPY



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PAGE NO. 7

TICKET NO.: 520008
PROJECT MANAGER: KEVIN HORNE
DATE: 01/09/19
DESIGNER: KW

ELECTRONIC FILE NAME: THORNTONS\2019\1\HAMPSHIRE

REVISION HISTORY:

NO.	DATE	DESCRIPTION
1	10/07/19 KW	Updated Specs

CLIENT SIGNATURE: APPROVAL DATE:

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300
5144

PAID

APR 16 2020

VILLAGE OF HAMPSHIRE

APPLICATION FOR CONCEPT PLAN, PRELIMINARY PLAN, ANNEXATION OR ZONING REVIEW -- CHECKLIST

Procedures and Deadlines:

1. Petitioner will file all documents and requests with the Village Clerk's office to initiate the development procedure.
2. Petitioner must submit a complete applications not less than forty-five (45) days before the initial meeting of any Village advisory body, to allow for staff review and consultation. The Village reserves the right to remove a Petitioner from the agenda for any scheduled meeting if the deadline is not met, the application is not complete, or the required fees and deposits have not been submitted.
3. Petitioner will be scheduled by the Village to have submittals reviewed by Village personnel and consultants, as necessary, and to be listed on the appropriate meeting agenda(s) upon fulfillment of submittal requirements for each. All late submittals will cause postponement to the next regularly scheduled meeting.
4. Meeting dates are subject to change. Petitioners will be notified of any meeting date changes.
5. The Plan Commission meets on the 2nd and 4th Mondays of the month.
6. The Zoning Board of Appeals meets on the 2nd and 4th Tuesday of the month.
- 7.. Petitions will be forwarded to the Village Board following recommendation from the appropriate advisory body. The Village Board meets on the 1st and 3rd Thursdays of the month.

Village Contacts:

Jeffrey R. Magnussen / Village President	847-683-2181
Brad Sanderson, P.E./ Engineering Enterprises, Inc.	630-466-9350
Mark Schuster / Village Attorney	847-742-8800
Linda Vasquez / Village Clerk	847-683-2181 Ext. 0
Lori Lyons / Village Finance Director	847-683-2181 Ext. 25

City Manager

Jay Heages

683 2181 ext 26

(I think)

Village of Hampshire

Summary of the Development Application Review Process

The procedures, requirements and time frames for each step in the development application review process may be found in the Hampshire Subdivision Ordinance and the Hampshire Zoning Ordinance.

APPLICATION REVIEW

The Village and its consultants will review each development application and any supporting information within their respective area of expertise. This review is meant to identify initial issues pertaining to the development application that should be addressed by the Petitioner's subsequent submittals.

After Petitioner has submitted an application, Petitioner will receive notification of meeting dates for Village review (if applicable), and for required public meetings thereafter. If a public hearing is required in connection with the application, the Village will publish the required notice (at the Petitioner's cost). Petitioner is responsible for posting an appropriate notice on the premises, and may be required to mail notice (certified mail, return receipt requested) to nearby property owners.

Fees for any time spent by Village consultants reviewing your application will be deducted from the Development Deposit which must accompany the filing of your application.

The Village and its consultants are concerned with obtaining compliance with all the Village's technical requirements and identifying ways to achieve or improve upon the Village's development goals and objectives. The consultants have no authority to vary the requirements of the Subdivision Ordinance or Zoning Ordinance.

PLAN COMMISSION REVIEW

The Plan Commission is responsible for interpreting the Village's development goals and objectives and making recommendations to the Village Board concerning land use and land development in relation to the Comprehensive Plan. The Plan Commission relies upon the initial Village review, review by the Village consultants, the information provided by the applicant, and the input of the public, in determining its recommendation on each development or zoning application. The Plan Commission also reviews applications for text amendments and for special uses to make recommendations to the Zoning Board of Appeals. It is the applicant's responsibility to demonstrate that the criteria for approving or granting the requested application have been satisfied.

ZONING REVIEW

The Zoning Board of Appeals is responsible to review and make recommendations on each request to amend the zoning regulations, or to change the zoning classification of any parcel or parcels of land in the Village. The Zoning Board of Appeals also makes recommendations regarding applications for special use, or for variances. The Zoning Board of Appeals relies upon the information provided by the applicant, input from Village consultants, and input from the public in making its recommendations. It is the applicant's responsibility to demonstrate that the criteria for approving a change in the Zoning Regulations, or a change in the classification of any particular parcel, a special use, or a variance, are met.

VILLAGE BOARD REVIEW

The final decision for each development application rests with the Village Board. The Village Board may accept, reject or modify the Plan Commission / Zoning Board recommendations, as provided in the Hampshire Subdivision Ordinance and in the Zoning Ordinance.

The Village Board's action is final.

Village of Hampshire
Land Development Application

Case Number: _____
Date Filed: _____

THE UNDERSIGNED RESPECTFULLY PETITIONS THE VILLAGE OF HAMPSHIRE TO REVIEW AND CONSIDER GRANTING THE FOLLOWING APPROVAL(S) ON THE LAND HEREIN DESCRIBED. (check all that apply)

- Annexation *
- Rezoning from B4 District to M2 District
- Special Use Permit
- Variance
- Concept Plan
- Preliminary Plan
- Final Plan
- Site Plan Review

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: Jeanne Maki
Address: 1231 Old Oak Ct
Hampshire IL 60140
Phone: (847) 894-2927 Fax: (____) _____ - _____

CONTACT PERSON (If different from Applicant)

Name: Christine Klein - Century 21 New Heritage
Address: 120 W Oak Knoll Dr
Hampshire
Phone: (847) 489-2370 Fax: (____) _____ - _____

-- IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY? YES NO

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

-- IS THE APPLICANT AND/OR OWNER A TRUSTEE OR A BENEFICIARY OF A LAND TRUST? YES NO

(If the Applicant and/or owner of the subject property is a Trustee of a land trust or beneficiary(ies) of a land trust, a Disclosure Statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be verified by the Trustee and shall be attached hereto).

* Attach an original copy of a Petition for Annexation, 65 ILCS 5/7-8-1 et seq. to this Application.

Land Development Application

PART II. PROPERTY INFORMATION

ADDRESS OF PROPERTY: 220 Keyes Avenue

PARCEL INDEX NUMBER(S): 01-22-301-008

AREA OF PARCEL (ACRES): 1 acre

LEGAL DESCRIPTION: A legal description must be attached to this application.

The subject property is located in which **FIRE PROTECTION DISTRICT?** Yes

The subject property is located in which **PARK DISTRICT?** Yes

The subject property is located in which **SCHOOL DISTRICT?** Yes

The subject property is located in which **LIBRARY DISTRICT?** Yes

The subject property is located in which **TOWNSHIP ROAD DISTRICT?** No

CURRENT ZONING: B4

PROPOSED ZONING / VARIANCE: _____

Zoning - Return the property to an M zoning to accomodate landscape company
Variance - using a landscape barrier instead of a fence barrier

RECOMMENDED LAND USE: _____
(As described in the Hampshire Comprehensive Plan)

PROPOSED LAND USE: M2 for landscape company

NAME OF PROPOSED DEVELOPMENT: _____

PART III. REQUIRED DOCUMENTATION

- Two signed copies of the Land Development Application.
- Application Fee (Amount) \$_____ and Deposit (Amount) \$_____
- Proof of Ownership or Option (1 copy)
- Legal Description of Property /Plat of Survey (1 copy)
- List of property owners within 250 feet with parcel numbers (See enclosed sample letter)
- Preliminary Plan (____ folded full size copies)
- Landscape Plan: Preliminary OR Final (____ folded full size copies)
- Site Plan (6 copies)
- Architectural Elevations (2 full size, ____ folded reduced size copies)
- Final Plat of Subdivision (____ folded full size copies)
- Final Engineering Plans (____ copies signed and sealed)
- Petition for Annexation (2 copies)
- Annexation Agreement (6 signed copies)
- Plat of Annexation (6 copies)
- Fiscal Impact Study (If required by Staff- 6 copies)
- Traffic Impact Analysis (If required by Staff- 6 copies)
- Soil Conservation District Land Use Opinion (1 copy)
- Department of Conservation Endangered Species Report (1 copy)
- Army Corp. of Engineers Report on Wetlands (If required- 1 copy)

I, Jeanne Maki, hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Hampshire ordinances.

Jeanne Maki
Signature of Applicant

April 14, 2020
Date

EXHIBIT A

Developer's Agreement with Respect To
Land Development Fees and Deposits

The undersigned Developer acknowledges that he/she has filed a LAND USE APPLICATION with the Village, requesting zoning change from B4 to M2 and
grant a variance to have a landscape barrier
(type of action(s) requested)

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

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

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

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

Date

Jane Mafi
Developer

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

\$ 800.00
Amount

VILLAGE CLERK

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

Village of Hampshire HEARING SCHEDULE

VILLAGE REVIEW

The Village shall arrange a meeting of appropriate personnel and consultants as needed.

The Village Board of Trustees meets two times each month, generally on the 1st and 3rd Thursdays. The current schedule of meetings is available from the Village Clerk. .

PLAN COMMISSION SCHEDULE

The Plan Commission meets on the 2nd and 4th Mondays of the month at 7:00 p.m. at Village Hall. All **complete** Plan Commission submittals must be received not less than **10 days in advance** of the scheduled meeting. The Village reserves the right to reject incomplete submittals and reschedule Plan Commission items accordingly.

ZONING BOARD OF APPEALS SCHEDULE:

The Zoning Board of Appeals meets on the 2nd and 4th Tuesdays of the month at 7:00 p.m. at Village Hall. All complete submittals to the Zoning Board of Appeals must be received not less than **10 days in advance** of the scheduled meeting. The Village reserves the right to reject incomplete submittals and reschedule Plan Commission items accordingly.

REQUIRED DOCUMENTATION FOR DEVELOPMENT PETITIONS

	CONCEPT PLAN	SITE PLAN REVIEW	ANNEXATION	SUBDIVISION – PRELIMINARY	SUBDIVISION – FINAL	SPECIAL USE PERMIT	ZONING TEXT AMENDMENT	RE-ZONING	VARIANCE
Application ✓	X	X							
Application Fee & Deposit	X	X							
Proof of Ownership			X	X		X	X	X	X
Legal Description - Plat of Survey ✓									
Certified Mailing Receipts and List of Property Owners				X					
Tree Preservation and Removal Plan									
Site Analysis				X					
Site Plan/Preliminary Plan ✓				X		X	X	X	X
Landscape Plan ✓				X		X			
Preliminary Plan				X		X			
Architectural Elevations				X		X			
Final Plat of Sub.					X				
Final Engineering Plans					X				
Petition for Annexation					X				
Annexation Agreement			X						
Plat of Annexation			X						
Soil Conservation Land Use Opinion			X						
*Fiscal Impact Study				X					
*Traffic Impact Analysis									
*Dept. of Conservation Report									

* If Required by Staff

VILLAGE OF HAMPSHIRE VILLAGE ORDINANCE & REQUIREMENTS

Proposed developments in the Village of Hampshire are reviewed based on the Village's development ordinances, including the following:

- Zoning Ordinance
- Subdivision Ordinance and Standard Specifications
- Stormwater Ordinance
- Soil Erosion and Sediment Control Ordinance
- Floodplain Ordinance

It is strongly recommended that, before preparing submittal requirements and plans, you review these documents or have your professional consultants review them. Each of the above documents is available at the Village Hall.

SECTION I – OBLIGATION OF APPLICANT

It is the obligation of the Developer or Owner to pay all administrative, professional consulting and public hearing expenses, including court reporter fees, incurred by the Village in processing and acting upon petitions or requests for land development or expansion. The deposit for those fees and expenses as hereinafter set forth is intended to insure to the Village that adequate funds will be available to the Village to pay those fees and expenses, but the deposit required is based upon an estimate only of what those fees may be and by making the deposit the applicant is not relieved of the obligation to pay those fees in full if in fact those fees and expenses exceed the deposit amount.

SECTION II – DEPOSIT FOR FEES AND EXPENSES TO BE PAID TO THE VILLAGE FOR CONSIDERATION OF ZONING SUBDIVISION AND/OR ANNEXATION AGREEMENT PETITIONS

SECTION 2.01 ZONING REQUEST

At the time an application for a zoning change is presented to the Village and prior to any action thereon, funds shall be deposited with the Village of Hampshire in accordance with the following schedule:

- a) Variations to the Zoning Ordinance- \$500.00

In case of a variation requested for a single lot platted before this ordinance was adopted, the \$500.00 deposit will be the maximum paid by the lot owner notwithstanding the provisions contained in Section 5 of this ordinance.

- b) Appeal of a Decision of the Zoning Administrator \$500.00

In case of an appeal of a decision of the Zoning Administrator for a single lot platted before this ordinance was adopted, the \$500.00 deposit will be the maximum paid by the lot owner notwithstanding the provisions in Section 5 of this ordinance.

- c) Rezoning or Zoning Amendment- \$1,000.00
d) Special Use Permit (not as part of Planned Unit Development) - \$1,000.00
e) Special Use/Planned Unit Development - \$1,000.00

SECTION 2.02 SUBDIVISION PLATS

At the time a request to subdivide or re-subdivide lands is presented to the Village, and prior to any action thereon, funds shall be deposited with the Village in accordance with the following schedule which relates to the size of the proposed subdivision or re-subdivision:

- a) One (1) acre or any fraction thereof- \$1,000.00.
b) In excess of one (1) acre but not over ten (10) acres \$2,500.00.
c) In excess of ten (10) acres but not over thirty-five (35) - \$5,000.00.
d) In excess of thirty-five (35) acres - \$10,000.00.

If a Subdivision Plat requires a zoning amendment, variation, special use permit pursuant to the provisions of the Hampshire Zoning Ordinance, the sum deposited shall be in accordance with this Section rather than the provisions contained within Section 2.01.

SECTION 2.03 ANNEXATION; ANNEXATION AGREEMENTS

At the time a request for annexation or annexation agreement is presented to the Village and prior to any action thereon, funds shall be deposited with the Village in accordance with the following schedule relating to the size of the proposed annexation:

- a) One (1) acre or any fraction thereof- \$1,000.00.
- b) In excess of one (1) acre but not over ten (10) acres \$2,500.00.
- c) In excess of ten (10) acres but not over thirty-five (35) acres- \$5,000.00.
- d) In excess of thirty-five (35) acres- \$10,000.00.

If petition for annexation or annexation agreement requires a zoning amendment, variation, special use permit pursuant to the provisions of the Hampshire Zoning Ordinance, the sum deposited shall be in accordance with Section 2.01. However, the deposit provisions of this Section 2.03 shall be applied to a petition which requires a zoning amendment, variation, special permit or planned unit development zoning when the deposit would exceed \$1,000.00 pursuant to the deposit calculations in the Section.

SECTION 2.04 SUBDIVISION AND ANNEXATION

If an application is presented to the Village for both annexation and subdivision, then in lieu of the fee schedule in Section 2.03 above, and at the time such application is presented to the Village and prior to any action thereon, funds shall be deposited with the Village in accordance with the following schedule relating to the size of the land to be annexed and subdivide, or annexed and proposed for a planned unit development.

- a) One (1) acre or any fraction thereof- \$1,000.00.
- b) In excess of one (1) acre but not over ten (10) acres \$2,500.00.
- c) In excess of ten (10) acres but not over thirty-five (35) acres- \$5,000.00.
- d) In excess of thirty-five (35) acres- \$10,000.00.

SECTION 2.05 SITE DEVELOPMENT

At the time of application for Site Plan approval and prior to any action thereon, funds shall be deposited with the Village of Hampshire in accordance with the following schedule:

- a) One (1) acre or any fraction thereof- \$1,000.00.
- b) In excess of one (1) acre but not over ten (10) acres \$2,500.00.
- c) In excess of ten (10) acres but not over thirty-five (35) acres- \$5,000.00.
- d) In excess of thirty-five (35) acres- \$10,000.00.

SECTION 2.06 ADMINISTRATIVE FEE

The developer shall pay an administrative fee to the Village of ten (10) dollars per invoice.

SECTION 2.07 ADDITIONAL COSTS

The Developer shall pay all publication expenses and public hearing expenses, including court reporter fees.

SECTION 2.08 DEPOSIT AMOUNTS

The deposit amounts set forth herein shall be deposited in an escrow account maintained by the Village Treasurer. Interest on the account shall accrue to the Village of Hampshire.

SECTION 3 - INSPECTION AT DEVELOPER’S EXPENSE

- A. All public and private improvements proposed to be constructed shall be inspected during the course of construction by the Village Engineer or a duly designated deputy.
- B. During the course of construction of the improvements, the Developer shall be required to notify the Village Engineer forty-eight (48) hours before the inspection of all utilities.
- C. The Developer shall pay the cost of all inspection and testing services, in accord with a the schedule of fees established from time to time, based on current rates and standard engineering practice.

SECTION 4 - AGREEMENT TO PAY VILLAGE FEES IN FULL

Developers shall execute and file with the Village Clerk the “Developer’s Agreement with Respect to Land Development Fees and Deposits.”

SECTION 5 - AGREEMENT TO PAY EXPENSES

Invoices for professional services received on behalf of the applicant shall be submitted to the applicant on a timely basis and paid within 20 days of the date thereof.

SECTION 6 - OTHER FEES

This ordinance does not affect the amount of nor the manner of payment of other Village fees, such as building permit fees, connection fees, and the like.

SECTION 9 - BUILDING PERMITS

In the event that any invoices are then outstanding and unpaid, any request for a building permit shall not be acted upon, and no building permit shall be issued, until payment has been received by the Village.

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF KEYES AVENUE, WITH THE EAST LINE OF STATE STREET IN THE VILLAGE OF HAMPSHIRE; THENCE EAST ALONG THE NORTH LINE OF KEYES AVENUE, A DISTANCE OF 528.00 FEET FOR THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE OF KEYES AVENUE, A DISTANCE OF 132.00 FEET; THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 07 MINUTES, 00 SECOND MEASURED CLOCKWISE FROM THE NORTH LINE OF KEYES AVENUE, A DISTANCE OF 330.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, A DISTANCE OF 132.00 FEET TO A LINE DRAWN NORTH FROM THE POINT OF BEGINNING, SAID LINE FORMING AN ANGLE OF 90 DEGREES, 20 MINUTES, 00 SECOND MEASURED CLOCKWISE FROM THE NORTH LINE OF KEYES AVENUE; THENCE SOUTH ALONG SAID LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

9

ch
CHICAGO TITLE INSURANCE COMPANY
1785 W. STATE STREET
CHICAGO, ILLINOIS 60614

47-

David J. Rickert Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number: **01-22-301-008**



1st
2
0
1
8

****DUPLICATE****

OLD SECOND NATIONAL BANK OF AURORA, TRUSTEE TR ;
 LIL WONDERS, INC JEANNE E HOLZKAMP
 817 MARK LN
 HAMPSHIRE IL 60140-

1ST INSTALLMENT 2018	3,866.63
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$3,866.63
INSTALLMENT BALANCE DUE DUE BY 06/03/19	Paid on 06/13/2019 \$0.00

Remove stub and remit with payment

01223010081000000000000603196

David J. Rickert Kane County Treasurer
 Make Checks Payable to: KANE COUNTY TREASURER
 Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number: **01-22-301-008**



2nd
2
0
1
8

****DUPLICATE****

OLD SECOND NATIONAL BANK OF AURORA, TRUSTEE TR ;
 LIL WONDERS, INC JEANNE E HOLZKAMP
 817 MARK LN
 HAMPSHIRE IL 60140-

2ND INSTALLMENT 2018	3,866.63
ADJUSTMENT	
PENALTY	
INSTALLMENT AMOUNT PAID	\$3,866.63
INSTALLMENT BALANCE DUE DUE BY 09/03/19	Paid on 09/01/2019 \$0.00

Remove stub and remit with payment

0122301008200000000000903193

Rate 2017	Tax 2017	Taxing District	Rate 2018	Tax 2018
0.327853	\$279.67	KANE COUNTY	0.323092	\$286.95
0.074645	\$63.67	KANE COUNTY PENSION	0.064567	\$57.35
0.165693	\$141.34	KANE FOREST PRESERVE	0.160562	\$142.61
0.000148	\$0.12	KANE FOREST PRESERVE PENSION	0.000140	\$0.12
0.115926	\$98.89	HAMPSHIRE TOWNSHIP	0.113007	\$100.37
0.004894	\$4.17	HAMPSHIRE TOWNSHIP PENSION	0.006023	\$5.35
0.229062	\$195.39	HAMPSHIRE TWP ROAD DIST	0.225675	\$200.43
0.000378	\$0.32	HAMPSHIRE TWP ROAD DIST PENSION	0.000355	\$0.32
0.004902	\$4.18	HAMPSHIRE CEMETERY	0.003554	\$3.16
0.489021	\$417.14	HAMPSHIRE VILLAGE	0.485512	\$431.21
0.018189	\$15.51	HAMPSHIRE VILLAGE PENSION	0.016868	\$14.98
5.686312	\$4,850.41	DUNDEE SCHOOL DISTRICT 300	5.543055	\$4,923.07
0.190000	\$162.08	DUNDEE SCHOOL DISTRICT 300 PENSION	0.153312	\$136.16
0.493160	\$420.67	ELGIN COLLEGE 509	0.501603	\$445.50
0.006758	\$5.76	ELGIN COLLEGE 509 PENSION	0.005911	\$5.25
0.181311	\$154.66	HAMPSHIRE PARK DISTRICT	0.178545	\$158.57
0.133190	\$113.61	ELLA JOHNSON LIBRARY	0.130017	\$115.47
0.009300	\$7.93	ELLA JOHNSON LIBRARY PENSION	0.008806	\$7.83
0.695148	\$592.96	HAMPSHIRE FIRE DISTRICT	0.786536	\$698.56
0.000000	\$0.00	NW KANE AIRPORT AUTHORITY	0.000000	\$0.00
0.000000	\$0.00	HAMPSHIRE TIF 1	0.000000	\$0.00

Parcel Number 01-22-301-008			TIF BASE 95,436.00
Late Payment Schedule			FAIR CASH VALUE 266,472.00
			LAND VALUE 21,545.00
			+ BUILDING VALUE 67,270.00
			- HOME IMPROVEMENT / VET 0.00
			= ASSESSED VALUE 88,815.00
			x STATE MULTIPLIER 1.0000
			= EQUALIZED VALUE 88,815.00
			- HOMESTEAD EXEMPTION 0.00
			- SENIOR EXEMPTION 0.00
			- OTHER EXEMPTIONS 0.00
			+ FARM LAND 0.00
			+ FARM BUILDING 0.00
			= NET TAXABLE VAL. 88,815.00
			x TAX RATE 8.707140
			= CURRENT TAX \$7,733.26
			+ NON AD VALOREM TAX \$0.00
			+ BACK TAX / FORF AMOUNT \$0.00
			- ENTERPRISE ZONE \$0.00
			= TOTAL TAX DUE \$7,733.26

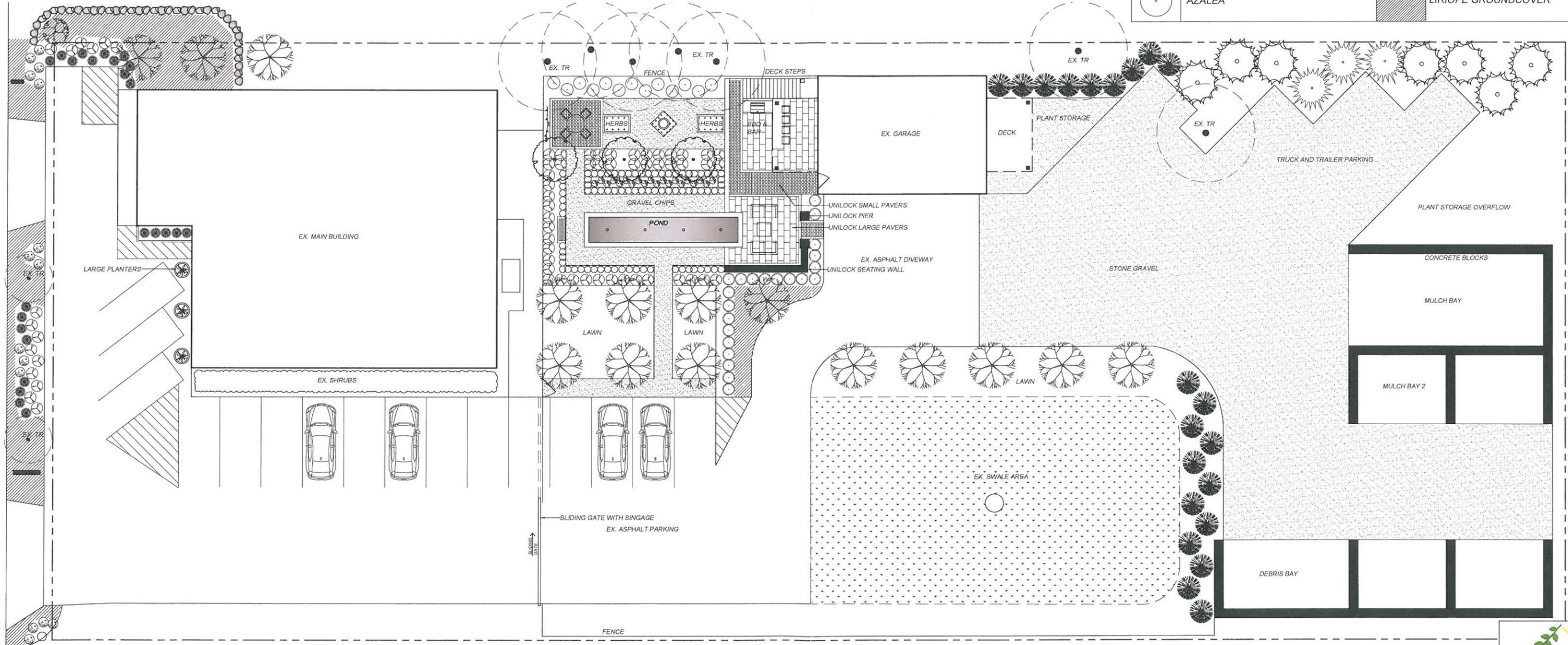
Mail To: OLD SECOND NATIONAL BANK OF AURORA, TRUSTEE TR # LIL WONDERS, INC JEANNE E HOLZKAMP 817 MARK LN HAMPSHIRE IL 60140-		
DUPLICATE		
Property Location: 220 KEYES AVE HAMPSHIRE, IL 60140		
Township HA	Tax Code HA900	Acres 1
Tax Rate 8.707140	Sold at Tax Sale	Forfeited Tax
First Installment Tax 3,866.63	Second Installment Tax 3,866.63	
Adjustment	Adjustment	
Penalty	Penalty	
Other Fees	Other Fees	
Paid on 06/13/2019	Paid on 09/01/2019	

2018 Kane County Real Estate Tax Bill
 David J. Rickert, County Treasurer
 719 S. Batavia Avenue, Bldg. A
 Geneva, IL 60134

8.825890	\$7,528.48	TOTAL	8.707140	\$7,733.26
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	RIVER BIRCH OR OKAME CHERRY TREE		HEDGE TAXUS HICKSII OR PRIVET
	KOUSA DOGWOOD		BOXWOOD
	WEEPING JAP MAPLE		HYDRANGEA 'ENDLESS SUMMER' OR 'LITTLE LIMELIGHT'
	NORWAY SPRUCE		LAVENDER
	CRYPTOMERIA RADICANS		ORNAMENTAL GRASS MISCANTHUS SINENSIS 'ADAGIO'
	THUJA GREEN GIANT		PERENNIAL MIX: SALVIA, NEPETA, HOSTA, ASTILBE, CONEFLOWER, HECUREA, PHLOX, PENNISETUM
	AZALEA		LIRIOPE GROUNDCOVER



20 KEYES AVE
HAMPSHIRE, IL 60140

ELEGANT OUTDOOR DESIGNS, INC

PROGRESS PLAN - NOT FOR CONSTRUCTION SCALE 3/32" = 1'-0"



**PETITION
FOR ZONING TEXT AMENDMENT**

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

Please consider the following request for amendment of the existing Village Zoning Regulations, Hampshire Municipal Code of 1985, as amended, Chapter 6: Zoning Regulations: in the following sections:

1. Amending §6-8-3(B) providing for uses allowed in the B-2 Community Business Zoning District to add tattoo parlors as a permitted use in said District.

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

Dated: April 17, 2020.

Respectfully submitted


Jay Hedges
Zoning Administrator

AGENDA SUPPLEMENT

TO: Village President and Board of Trustees, and Village Manager
FROM: Mark Schuster / Village Attorney
DATE: April , 2020
RE: Tattoo Parlors

The Village currently restricts tattoo parlors to its industrial districts (by enactment in ____). The idea at the time was to remove such uses from the mainstream businesses in the Village.

It has been proposed to allow such businesses in the Village's B-2 Community Business Zoning District. In particular, Mr. Lazar hopes to include such a business in his new development.

Similar service uses in that district would be the following:

Action(s) Needed

- A. Either i) authorize the Village President to initiate a petition for a zoning amendment change; or ii) by consensus, encourage Mr. Lazar to file such petition, to allow tattoo parlors in the B-2 Community Business Zoning District.
- B. Such petition would be heard by the Zoning Board of Appeals at a public hearing, and result in a recommendation from the Zoning Board of Appeals for or against such proposal;
- C. Review and consider the petition, the comments at the public hearing, and the findings and recommendation of the Zoning Board of Appeals for final approval or denial of the petition.

**PETITION
FOR ZONING TEXT AMENDMENT**

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

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

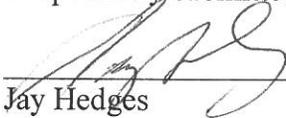
1. Governing the locations of sheds and fences in front, side, and rear yards on zoning lots in the village.
2. Governing performance standards by updating the standards as to fire prevention and regulation to conform to the regulations established by the International Code Council Fire Prevention Code, 2006 Edition, and any amendments to said edition adopted by the Village for purposes of Chapter 5: Building Regulations.

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

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

Dated: April 15, 2020.

Respectfully submitted



Jay Hedges
Zoning Administrator

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

CHAPTER 6 ZONING REGULATIONS

ARTICLE II RULES AND DEFINITIONS

SECTION 6-2-2 DEFINITIONS

LOT LINE, FRONT: That boundary of a lot which abuts a street line. On a corner lot in a residence district, the lot line having the shortest length abutting a street line shall be the front lot line; provided, for any residential building existing as of the date of amendment of this definition in 2020, the lot line to which the front elevation of the principal building on the lot actually faces shall be the front lot line.

CHAPTER 6 ZONING REGULATIONS

ARTICLE III GENERAL REGULATIONS

§6-3-7: Accessory Buildings And Uses: * * *

B. Accessory Buildings: * * *

3. Unless structurally a part of a principal building on the same lot, and in conformance with the requirements established for accessory buildings for special uses:

a. In All Residence Districts And Estate Districts:

1) Shall not be erected, altered at, or moved to a location within five (5') feet of the nearest wall of the principal building located on the same lot; and

2) In a rear yard or a side yard, shall be not less than ~~four feet (4')~~ five feet (5') from any property line, shall be not less than ten feet (10') from any alley, and shall not occupy more than thirty percent (30%) of the area of said yard.

b. In All Other Districts:

1) Shall not be erected, altered at, or moved to a location within ten feet (10') of the nearest wall of the principal building; and

2) Shall not be erected, altered at, or moved to a location within the required area for any front or side yard of the lot as established for said district.

4. Shall be constructed or erected in the same style, construction technique, and with materials substantially similar to those of the principal use; provided, in the case of an accessory shed, toolroom, or similar accessory building which is placed in line with any privacy or site-obscuring fence, the face of such building in line with such fence shall be finished with materials similar to such fence.

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§6-3-10: Permitted Obstructions, Yards:

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

A. In Any Yards: * * *

B. In Side Yards:

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

C. In Rear Yards: * * *

D. In Front Yards: Any item other than those described in Sub-section A of this section shall be considered obstructions and shall not be permitted. No fences shall be permitted in any front yard. Accessory buildings, including sheds, toolrooms, and other similar accessory buildings, shall be subject to Section B (3) above.

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§6-3-13: Performance Standards:

A. The following performance standards are established to protect the public health, safety, comfort, convenience and the general welfare of the village and to promote a more desirable environment in which to live and work within the village.

B. The performance standards set forth in this section shall apply to all the zoning districts in the village.

C. The performance standards in the village shall be as follows: * * *

5. Fire: In accordance with the ~~the BOCA national fire prevention code, 1996 edition, published by the Building Officials and Code Administrators International, Inc. (Country Club Hills, Illinois), and all amendments to said edition, is hereby adopted by reference and made a part of this chapter~~ fire regulations established by the International Code Council Fire Prevention Code, 2006 edition, and any amendments to said edition adopted by the Village for purposes of Chapter 5: Building Regulations.