



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, June 8, 2026 - 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. Motion to Approve the Meeting Minutes from April 13, 2026
5. Public Comments
6. New Business
 - a. Case# PZC-26-06 - Public Hearing
Address: 279 N. State St. Hampshire, IL 60140
PIN: 01-22-301-003
Petitioner & Owner: Scott Dalby
Request: Rezoning (Map Amendment) from B-1, Central Business District to R-2, Single-Family Residence District
Action: Motion to make a recommendation regarding Case# PZC-26-06
 - b. Case# PZC-26-01 - Public Hearing/Meeting
Address: No Address
PIN: 01-24-300-017; 01-24-300-009
Petitioner: Martam Construction, Inc.
Owner: Brier Hill Ventures, LLC
Request: The following zoning entitlement requests are being made:
 1. Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-2, General Industrial District
 2. Special Use per Sec. 6-9-2-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials
 3. Final Plat of SubdivisionAction: Motion(s) to make a recommendation(s) regarding Case# PZC-26-01
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, April 13, 2026 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

MEETING MINUTES

1. **Call to Order**

The Village of Hampshire Planning & Zoning Commission was called to order by Chairwoman Klein at 7:00 P.M.

2. **Pledge of Allegiance**

3. **Roll Call**

Present: Commissioners Richard Frillman, Grace Duchaj, Scott McBride, Bill Rossetti, Ron Ross and Chairwoman Christine Klein

Absent: Commissioner Sharon Egger

Others Present: Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from March 9, 2026**

Motion: Commissioner McBride

Second: Commissioner Duchaj

Ayes: Commissioners Frillman, Duchaj, McBride, Rossetti, and Ross

Nays: None

Abstain: None

Motion Approved

5. **Public Comments**

None

6. **New Business**

a. **Case# PZC-26-04 - Public Hearing**

Address: 201 Keyes Avenue, Hampshire, IL 60140

PIN: 01-22-302-009

Petitioner: KM Real Estate Partners, LLC

Owner: Fontana Holdings, LLC

Request: The following zoning entitlement requests are being made:

- 1. Request for Rezoning (Map Amendment) from B-1, Central Business District to M-1, Restricted Industrial District**
- 2. Request for Special Use per Sec. 6-9-2-C of the Hampshire Zoning Ordinance to Operate a Recycling Center**

Action: Motion(s) to make a recommendation(s) regarding Case# PZC-26-04

Mr. Khan presented the requests being made by the Petitioner. Mr. Khan provided a background on the subject properties and the use of the general area nearby. Mr. Khan reviewed the proposed conditions of approval and stated that the special use, if recommended for approval, would be tied to the proposed business and use. Mr. Khan stated a public comment was submitted prior to the public hearing and is included in the Commissioner's packet.

The Petitioner and Petitioner's Attorney gave a presentation on the Petitioner's requests.

The following public comments were provided during the public hearing:

1. Mr. Schiltz stated concerns about the location of the business and its proximity to the Village's downtown.
2. Ms. Johnson stated concerns about the odor and noise created by the business.
3. Mr. Wilson stated concerns about the noise and light created by the business.
4. Mr. Brase asked about the previous use of the building.

Commissioner Duchaj requested that the motions for the recommendation of the rezoning and special use be separated and voted on individually.

Chairwoman Klein requested a motion to recommend approval of the rezoning (map amendment) request.

Motion: Commissioner Duchaj

Second: Commissioner McBride

Ayes: Commissioners Frillman

Nayes: Commissioners Duchaj, McBride, Rossetti, and Ross

Motion Failed

Chairwoman Klein requested a motion to recommend denial of the rezoning (map amendment) request.

Motion: Commissioner Duchaj

Second: Commissioner McBride

Ayes: Commissioners Duchaj, McBride, Rossetti, and Ross

Nayes: Commissioner Frillman

Motion Passed

Chairwoman Klein requested a motion to recommend approval of the special use request pursuant to staff's recommended conditions of approval.

Motion: Commissioner Duchaj

Second: Commissioner McBride

Ayes: Commissioners Frillman

Nayes: Commissioners Duchaj, McBride, Rossetti, and Ross

Motion Failed

Chairwoman Klein requested a motion to recommend denial of the special use request

Motion: Commissioner Duchaj

Second: Commissioner McBride

Ayes: Commissioners Duchaj, McBride, Rossetti, and Ross

Nayes: Commissioner Frillman

Motion Passed

7. **Old Business**

None.

8. **Announcements**

Mr. Khan stated that the legislation regarding the Accessory Dwelling Units (ADUs) is still going through the State Legislature.

9. **Adjournment**

Motion to Adjourn

Motion: Commissioner Rossetti

Second: Commissioner Ross

Aye: Commissioners Frillman, Duchaj, McBride, Rossetti, Ross

Nayes: None
Abstain: None

Motion Approved.

Adjourned at 7:43 P.M.

Submitted: June 8, 2026
Approved:



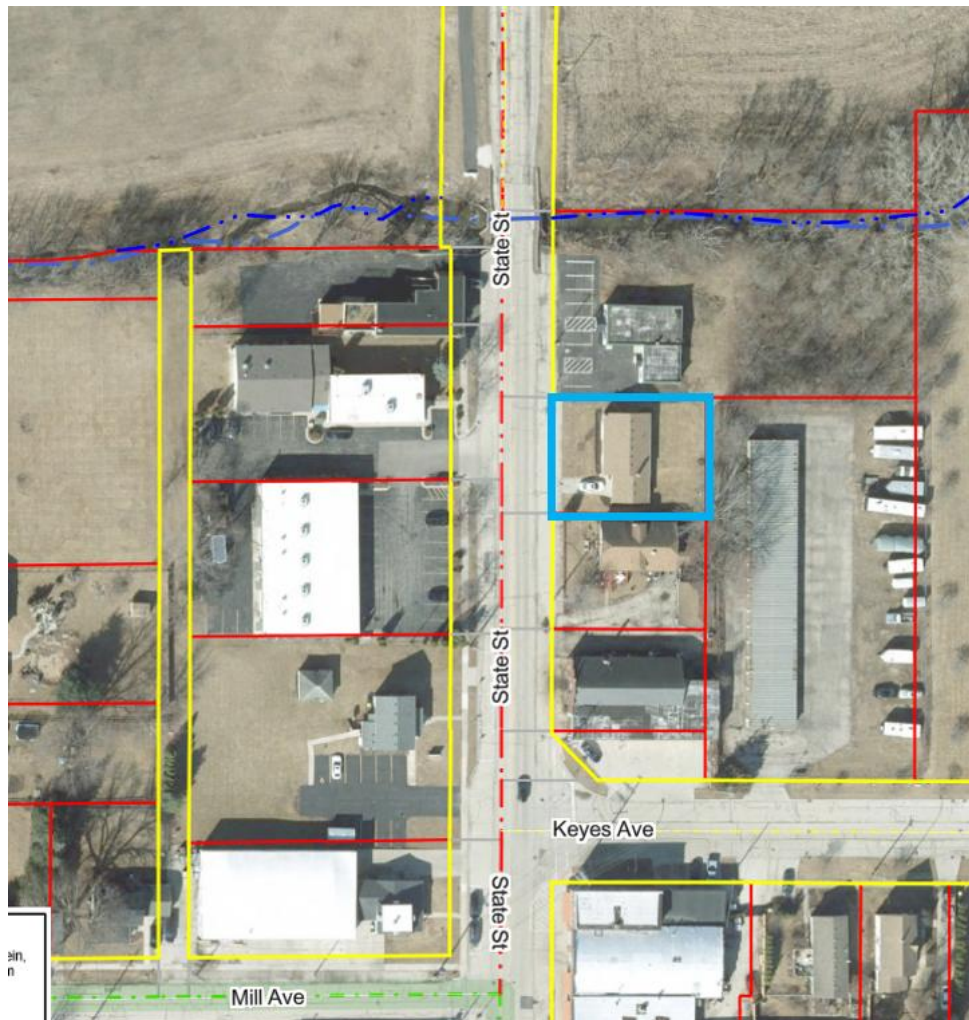
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234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on June 8, 2026
RE: PZC-26-06 - 279 North State Street - Rezoning (Map Amendment)

PROPOSAL: Scott Dalby (Petitioner & Owner) is requesting the following to operate a single-family residence at 279 N. State Street:

1. Request for Rezoning (Map Amendment) from B-1, Central Business District to R-2, Single-Family Residence District





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BACKGROUND: The subject property has been used as a residential property for its entirety. The subject property is currently a non-conforming use as a single-family residence is not permitted within the B-1, Central Business District. The single-family residence use ceased in 2025 and was not re-established within six (6) months. Per Sec. 6-4-3-E-2, any future use after six (6) months of the non-conforming use ceasing must be in conformance with the uses permitted in the B-1, Central Business District.

ANALYSIS: The subject property is approximately 7,500 sq. ft. and located on the east side of State Street and approximately 210 ft. north of the intersection of State St. and Keyes Ave. The subject property is improved with an approximately 1,670 sq. ft. single-story residential structure.

The subject property is currently zoned B-1, Central Business District. The general purpose of the B-1, Central Business District is to "...recognize the historic significance, spatial layout, and yard and parking limitations of the Central Business District and immediately surrounding adjacent areas..." [Sec. 6-8-2-A].

The following are the adjacent property zoning and uses:

North: M-1, Restricted Industrial - Office/Commercial Use

South: B-1, Central Business - Residential Use

East: B-1, Central Business - Storage Use

West: B-1, Central Business - Office/Commercial Use

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

REQUIRED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The following are the required findings of fact for a Rezoning (Map Amendment) per Sec. 6-14-3-G-8-a:

1. Existing uses of property within the general area of the property in question.
2. The zoning classification of property within the general area of the property in question.
3. The suitability of the property in question to the uses permitted under the existing zoning classification.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.
5. The objectives of the current land use plan.



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PROPOSED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The proposed findings of facts shall be as follows:

1. The existing uses within the general area vary from residential to storage/warehouse. The property directly adjacent to the south is a residential use while properties to the north, east, and west are used for non-residential purposes.
2. The zoning classification of the properties in the general area are either B-1, Central Business District or M-1, Restricted Industrial District.
3. The existing or established residential use of the subject property cannot occur under the current zoning classification. The existing or established use of the subject property pre-dates the current zoning classification.
4. There has been no trend in development or changes in the current zoning classification within the general area. The general area has been developed and pre-dates the current zoning classifications.
5. The current land use plan designates the subject property Community Commercial Center.

PUBLIC COMMENTS: Village staff has not received any public comments as of June 4, 2026.

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is not recommending any conditions of approval.

RECOMMENDED MOTION: I move to accept and adopt the Staff's Findings of Facts as included in this Agenda Supplement and recommend approval of PZC-26-06 for the following:

1. Request for Rezoning (Map Amendment) from B-1, Central Business District to R-2, Single-Family Residence District for the property located at 279 N. State St.

DOCUMENTS ATTACHED:

1. Land Use Application
2. Project Narrative
3. Petitioner's Response to Findings of Fact



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Land Use Application

Date: 04-16-2026

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 B-1 District to R-2 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: SCOTT DALBY Email: S. S. DALBY @ ATT. NET
Address: 1370 OAK HILL LANE Phone: 847 276-0918

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: 279 N STATE ST

Parcel Number(s): 01-22-301-003

Total Area (acres): Less than 1/4 Acre

Legal Description: must be attached to this application

Fire Protection District: HAMPSHIRE

School District: D 300

Library District: HAMPSHIRE

Park District: HAMPSHIRE

Township: HAMPSHIRE

Current Zoning District: B

Current Use:
RESIDENTIAL BUSINESS

Proposed Zoning/Variance/Use:
RESIDENTIAL

Reason/Explanation for Zoning/Variance/Use:
IT'S A HOUSE SINCE 1956

April 29, 2026

In reference to 279 N. State Street, I am requesting a zoning change of commercial to residential of this property.

At the current time this property has been for sale since January of 2026 with no offers due to the commercial zoning status.

This 279 N. State Street house was built in 1956. Over the years there have been other requests for older homes in Hampshire that have had zoning changes due to the need and/or changes in the growth of Hampshire. In the past houses on Mill and Washington (may be others) have requested and received zoning changes due to the need of residents. I ask you to consider my request as I am executor of this estate and need to sell this property to close the estate. As the months have passed, there have been zero offers made, but said concerns of the commercial zoning status.

Scott A Dalby

279 N STATE ST

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning and Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

- (1) Existing uses of property within the general area of the property in question.

Residential + Business

- (2) The zoning classification of property within the general area of the property in question.

Business

- (3) The suitability of the property in question to the uses permitted under the existing zoning classification.

It is a house /residential

- (4) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.

None

- (5) The objectives of the current land use plan.

To ~~zone~~ RESIDENTIAL



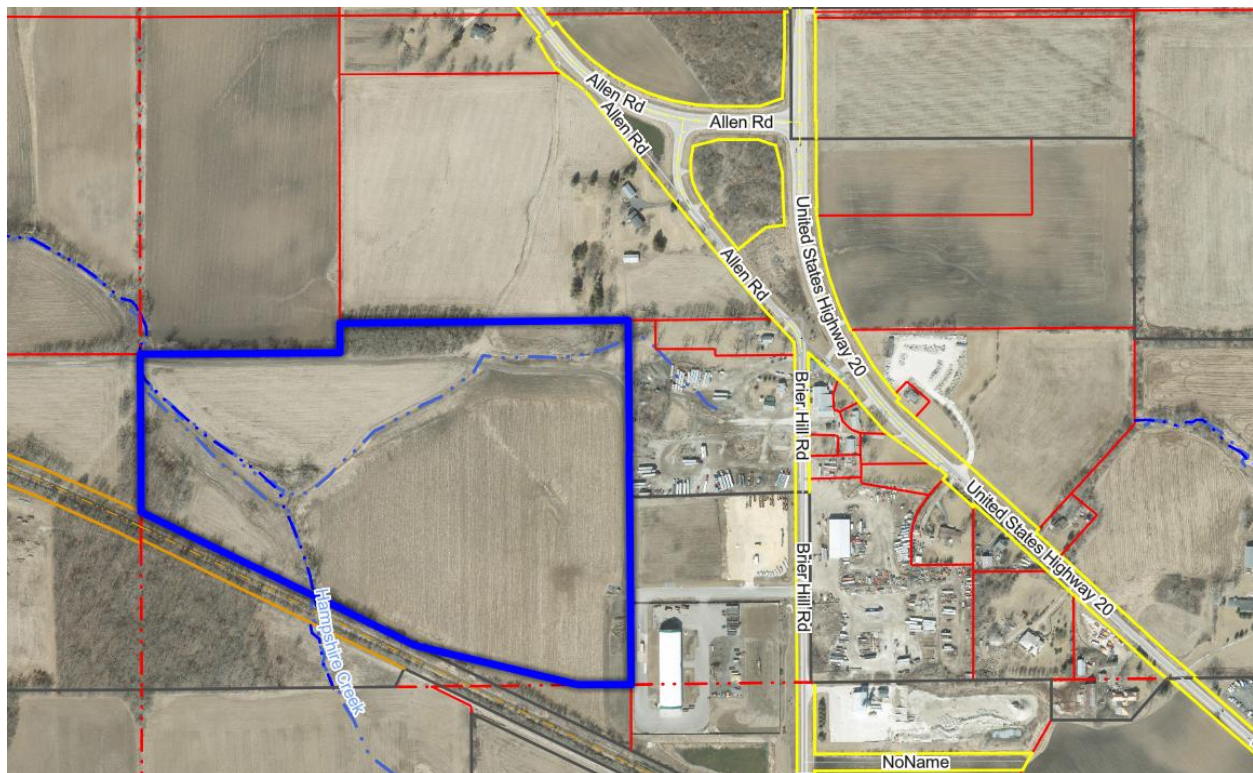
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AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on June 8, 2026
**RE: PZC-26-01 - 01-24-300-017; -009 - Rezoning (Map Amendment),
Special Use, and Final Plat of Subdivision**

PROPOSAL: Martam Construction, Inc. (Petitioner) on behalf of Brier Hill Ventures, LLC (Owner) is requesting the following to operate a construction company:

1. Request for Rezoning (Map Amendment) Upon Annexation from E-1, Estate District to M-2, General Industrial District.
2. Request for Special Use per Sec. 6-9-2-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials.
3. Request for Final Plat of Subdivision





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BACKGROUND: The subject property is currently unincorporated undeveloped farm/agricultural land. Martam Construction is seeking to annex and develop the land for its construction business. Martam Construction specializes in core construction developments including concrete paving, excavation, structural & bridges and underground utilities.

ANALYSIS: The subject properties are approximately 50 acres and located off of Brier Hill Rd. adjacent to 370 S. Brier Hill Rd.

The subject property is currently zoned F - Farming in unincorporated Kane County. The property upon annexation, if approved by the Village Board, would be zoned E-1, Estate District in accordance with Sec. 6-5-4 of the Hampshire Zoning Ordinance.

The following are the adjacent property zoning and uses:

North: F - Farming (Unincorporated)

South: Railroad Tracks/Right-of-Way

East: F - Farming (Unincorporated); M-2, General Industrial - Recycling Facility

West: F - Farming (Unincorporated)

Zoning Bulk Standards: A preliminary site plan has been submitted as part of the Petitioner's application to provide a general view of where buildings and land uses will be located. As the approval does not require the Petitioner to adhere to the submitted preliminary site plan, a zoning bulk standard review did not occur.

REQUIRED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The following are the required findings of fact for a Rezoning (Map Amendment) per Sec. 6-14-3-G-8-a:

1. Existing uses of property within the general area of the property in question.
2. The zoning classification of property within the general area of the property in question.
3. The suitability of the property in question to the uses permitted under the existing zoning classification.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.
5. The objectives of the current land use plan.

PROPOSED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The proposed findings of facts shall be as follows:



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1. The existing uses of properties within the general area are industrial in nature. The properties directly adjacent to the east include a recycling center and outdoor truck parking.
2. The zoning classification of the properties in the general area vary from farming to industrial. It should be noted that many of the uses are industrial in nature, including a contractor office and yard and outdoor semi-trailer parking. The directly adjacent property to the subject property is a recycling facility.
3. The property is not suitable to developed as residential under the E-1 zoning designation due to its location directly adjacent to and near industrial/non-residential uses.
4. The trend of development in the general area has been industrial/non-residential uses. The most recent development at 370 S. Brier Hill Rd. is a recycling facility.
5. The current future land use map designates the subject properties for Estate Residential.

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

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



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in each instance, be modified by the board of trustees pursuant to the recommendations of the Planning and Zoning Commission.

PROPOSED FINDINGS OF FACT (SPECIAL USE): The proposed findings of fact shall be as follows:

1. The proposed special use will generally not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed use is industrial in nature, which is consistent with other uses in the general area. The subject property is not adjacent to residential developments.
2. The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity. The proposed use will not prevent existing uses to continue and be enjoyed. Additionally, the uses in the general area mostly industrial in nature.
3. The proposed special use will not prevent the development of other properties in the general area. The proposed use is limited to the subject properties.
4. The proposed building will be new and modern in design as stated in the Petitioner's Findings of Fact.
5. Village utilities (water, sewer, storm sewer) are not nearby to be connected to. The subject properties will be served by a private well and septic. The site plan indicates the proposed location of on-site detention/retention ponds. These will be verified as part of the stormwater permit for the development. Access to the subject property will be through a private access drive located off of Brier Hill Rd.
6. The existing access road off of Brier Hill Rd. will be extended to the subject property to provide the required ingress/egress.
7. The outdoor operation and storage will be required to meet all applicable regulations of the zoning ordinance, including being screened by a solid/privacy fence.

FINAL PLAT OF SUBDIVISION: The subject property will be subdivided for the development of Martam Construction's business. Various access easements are proposed to provide the required access off of Brier Hill Rd. There are no minimum lot requirements/standards for properties in the M-2 zoning district. The Final Plat of Subdivision has been reviewed by the Village Engineer and has recommended approval of the plat.

PUBLIC COMMENTS: Village staff has not received any public comments as of June 4, 2026.



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

1. The Special Use shall only apply to Martam Construction, Inc. and shall not be transferred to a new business.
2. If the use shall cease operations for a period of six (6) consecutive months the Special Use shall be considered null and void.
3. A solid fence or wall of a minimum six (6) feet in height shall be provided around the perimeter of the site.

RECOMMENDED MOTION: I move to accept and adopt the Staff's Findings of Facts as included in this Agenda Supplement and recommend approval of PZC-26-01 for the following:

1. Request for Rezoning (Map Amendment) Upon Annexation from E-1, Estate District to M-2, General Industrial District.
2. Request for Special Use per Sec. 6-9-2-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials.
3. Request for Final Plat of Subdivision

Pursuant to Staff's Recommended Conditions of Approval #1-3

DOCUMENTS ATTACHED:

1. Land Use Application
2. Project Narrative & Response to Findings of Fact
3. Plat of Survey
4. Site Plan
5. Site Plan Aerial
6. Plat of Subdivision



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Land Use Application

Date: 1-23-26

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 E1 District to M2 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: Martam Construction, Inc. Email: robert@martam.com
Address: 1200 Gasket Dr., Elgin, IL 60120 Phone: 847-980-8546

CONTACT PERSON (if different from applicant)

Name: Scott G. Richmond, Esq. Email: sgr@attorneys-illinois.com
Address: 2000 McDonald Rd., Ste. 200, South Elgin, IL 60177 Phone: 847-695-2400

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

 YES x 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): Martam Construction, Inc.

Address: 1200 Gasket Dr., Elgin, IL 60120

Parcel Number(s): 01-24-300-017 01-24-300-009

Total Area (acres): 36

Legal Description: must be attached to this application

Fire Protection District: Hampshire FPD

School District: CUSD 300

Library District: Hampshire

Park District: Hampshire Township Park District

Township: Hampshire Township

Current Zoning District: Agriculture- Kane County

Current Use:

Farming

Proposed Zoning/Variance/Use:

M2 zoning - use for daily operations and offices of Martam Construction, Inc. Outside storage for large construction equipment along with processing of concrete and asphalt millings and storage onsite. Outside storage of metal sheeting, H-Piles, steel plates, concrete barrier walls, pipes, manholes, lumber, concrete forms and other construction materials.

Reason/ Explanation for Zoning/ Variance/ Use:

Operation of construction, excavation, concrete paving, underground utilities, and structural bridges company.

PROJECT NARRATIVE

Martam Construction, Inc. is under contract to purchase the subject properties from Brier Hill Ventures, LLC. The existing use of the properties is exclusively farming. Brier Hill Venures seeks to subdivide the property and sell it to Martam Construction, Inc.

Martam Construction, Inc. intends to relocate its operations from 1200 Gasket Dr. in Elgin to this site in Hampshire. It is a larger site and better suited for the construction operations of Martam.

Martam Construction was founded in 1973 by Tamas and Maria Kutrovatz. The Martam family continues to own and operate the company today. Robert Kutrovatz heads the Martam operations. Martam engages in large scale construction projects for government and private development. They have worked on tollway projects, runway expansions, municipal projects and a variety of private construction projects. They are active in the community as well.

The site will include a corporate headquarters and shop, along with outside large equipment storage as well as outside material storage and processing for Martam jobs. A proposed driveway will be constructed linking the property with the existing private driveway for Midwest Material Management connected to Brier Hill Road.

FINDINGS OF FACT - RE-ZONING

The following are Petitioner's responses regarding Findings of Fact (6-14-3(G)(8)(a)):

1. The existing uses of properties within the general area of the property in question will not be adversely affected. In this area adjacent to the subject parcels to the west wetlands and farming. To the south is vacant farmland. To the north is also farmland with some single family residences as part of the farmland. To the east is industrial/manufacturing zoned M2 and operated by Midwest Material Management as well as trailer storage.
2. The annexation and re-zoning of the parcels is compatible with those surrounding it. Directly to the east is zoning M2 To the north, south and west are vacant farmland in unincorporated Kane County.
3. The properties in the Petition are suitable to the uses permitted under the existing zoning classification. The property is not suitable as E-1 due to the adjacent M2 use. The surrounding properties to the north, west and south are unincorporated farmland and to the east is zoned M2. The subject property will be adjacent to the existing M2 use and is compatible with the area and will be buffered by the rail tracks to the south and landscape buffers to the north.

4. The trend of development in this area is commercial/industrial due to its proximity to Brier Hill Road and major highways. Surrounding parcels are zoned M2 or are unincorporated farmland.

5. The proposed zoning of M2 and R1 meet the objectives of the current land use plan. The Future Land Use Map of the Village of Hampshire developed as part of the 2004 Comprehensive Plan Update calls for these parcels to be designated as Business Park, and the proposed use of M2 is compatible with said Future Land Plan.

Very truly yours,

Scott G. Richmond, Esq.

Scott G. Richmond, Esq.

Attorney for Petitioner, Martam Construction, Inc.



ARIANO HARDY RITT
RICHMOND LYTLE & GOETTEL P.C.

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Aaron J. Lytle *
Karrsten Goettel
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American Community Bank & Trust
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PO Box 857
Huntley, IL 60142

Frank V. Ariano (*Retired*)
Ralph C. Hardy (*1943-2021*)
Norbert C. Ritt (*Retired*)

**Licensed in Illinois & Wisconsin*

May 11, 2026

Via Email

Mr. Mo Khan
Asst. Village Manager
Village of Hampshire
PO Box 457
234 S. State St.
Hampshire, IL 60140

**Re: Martam Construction
PZC 26-01**

Dear Mr. Khan:

The following are the proposed findings of fact related to the subject property special use:

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

The proposed use of the site for general construction services including storage of materials outside will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The site will be complete fenced in and product will be stored onsite in a safe manner. No dangerous materials will be stored on site. This land is located adjacent to a commercial/industrial area and will not affect any residential communities in the area.

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

The special use for storage of outside materials will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within the neighborhood. This land is located adjacent to a commercial/industrial area and will not affect any residential communities in the area. It is also bordered by a railroad track and has long been vacant agricultural property.

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

The normal and orderly development and improvement of the surrounding property will not be impeded. This use is consistent with commercial/industrial uses of adjacent properties.

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

All structures constructed on site will be architecturally harmonious with the nearby commercial/industrial developments. The structures planned on site will be new and modern designs.

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

This site does not yet have sewer and water utilities available nearby. It will be served by well and septic. All drainage and water storage will be designed in accordance with the Kane County Stormwater Ordinances. Access road will be constructed to handle the traffic and sized equipment in use by the occupant.

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

The existing access road off of Brier Hill Road will be extended to the site and is already built to handle heavy vehicle loads.

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

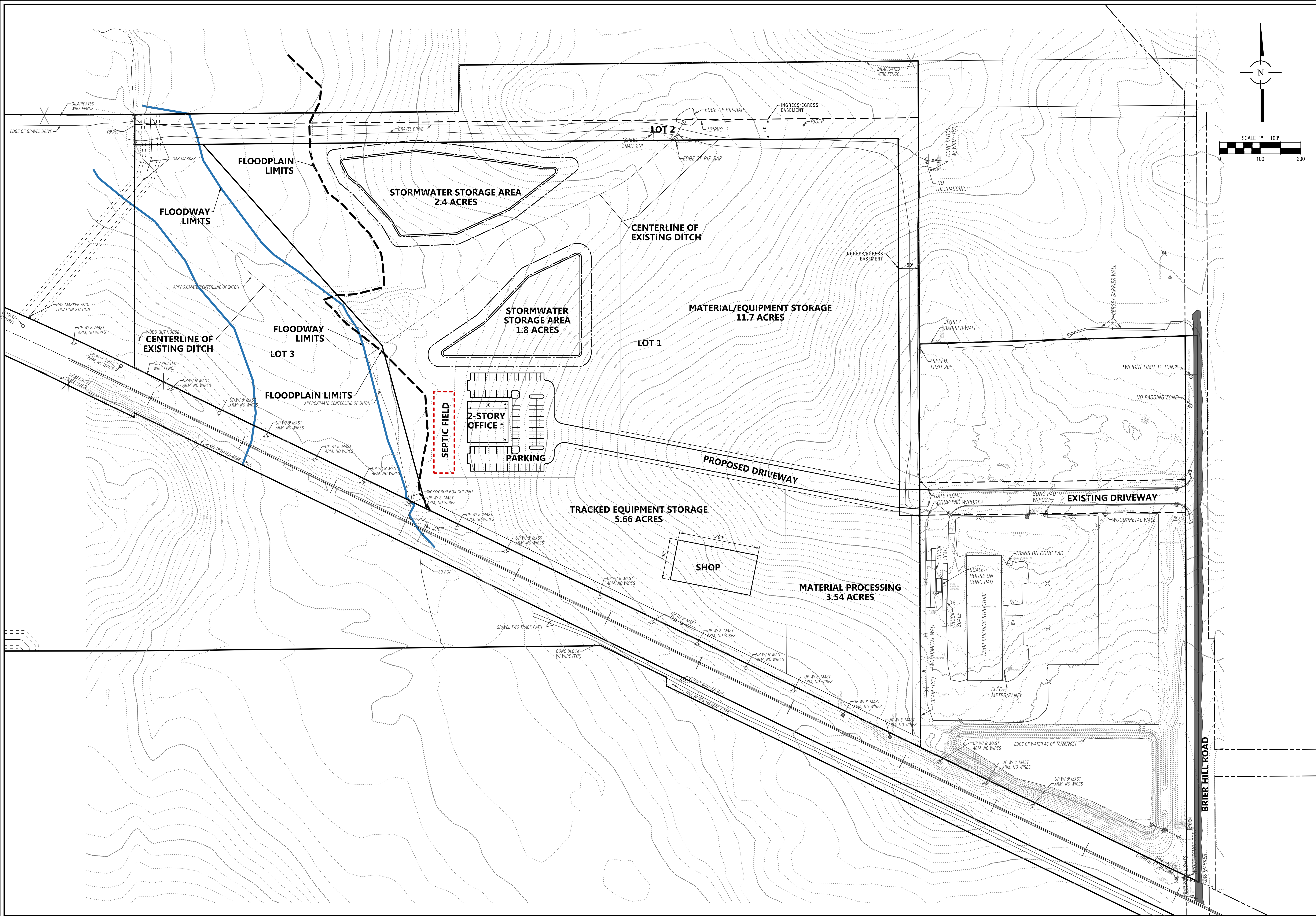
The storage of materials outside will in all other respects conform to the applicable regulations of the district in which it is located.

Respectfully submitted,

Scott G. Richmond, Esq.

Scott G. Richmond, Esq.

cc: Martam Construction



NO.	DATE	REMARKS
1	10/20/25	REVISED LOT LINES

NO.	DATE	REMARKS

SITE PLAN
HAMPSHIRE SITE
HAMPSHIRE, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:	11250.06SitePlan.DGN
DATE:	09/17/25
JOB NO.:	11250.06
SHEET	SP
	1 OF 1



NO.	DATE	REMARKS
1	10/20/25	REVISED LOT LINES

NO.	DATE	REMARKS
1	10/20/25	REVISED LOT LINES

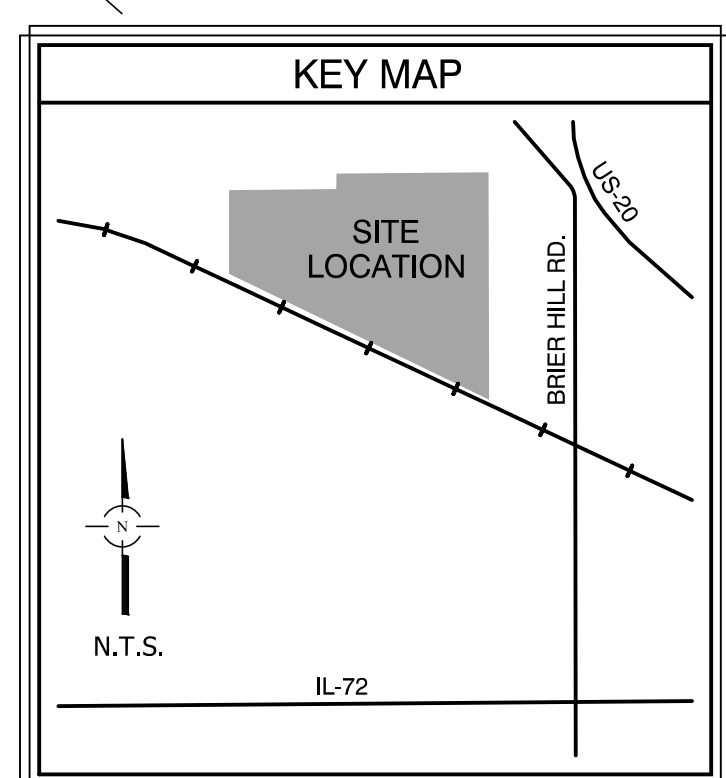
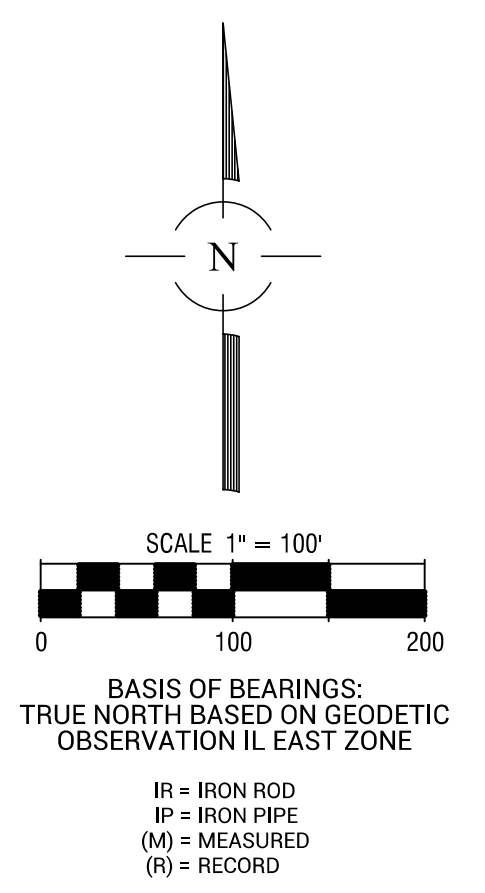
SITE PLAN
HAMPSHIRE SITE
HAMPSHIRE, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

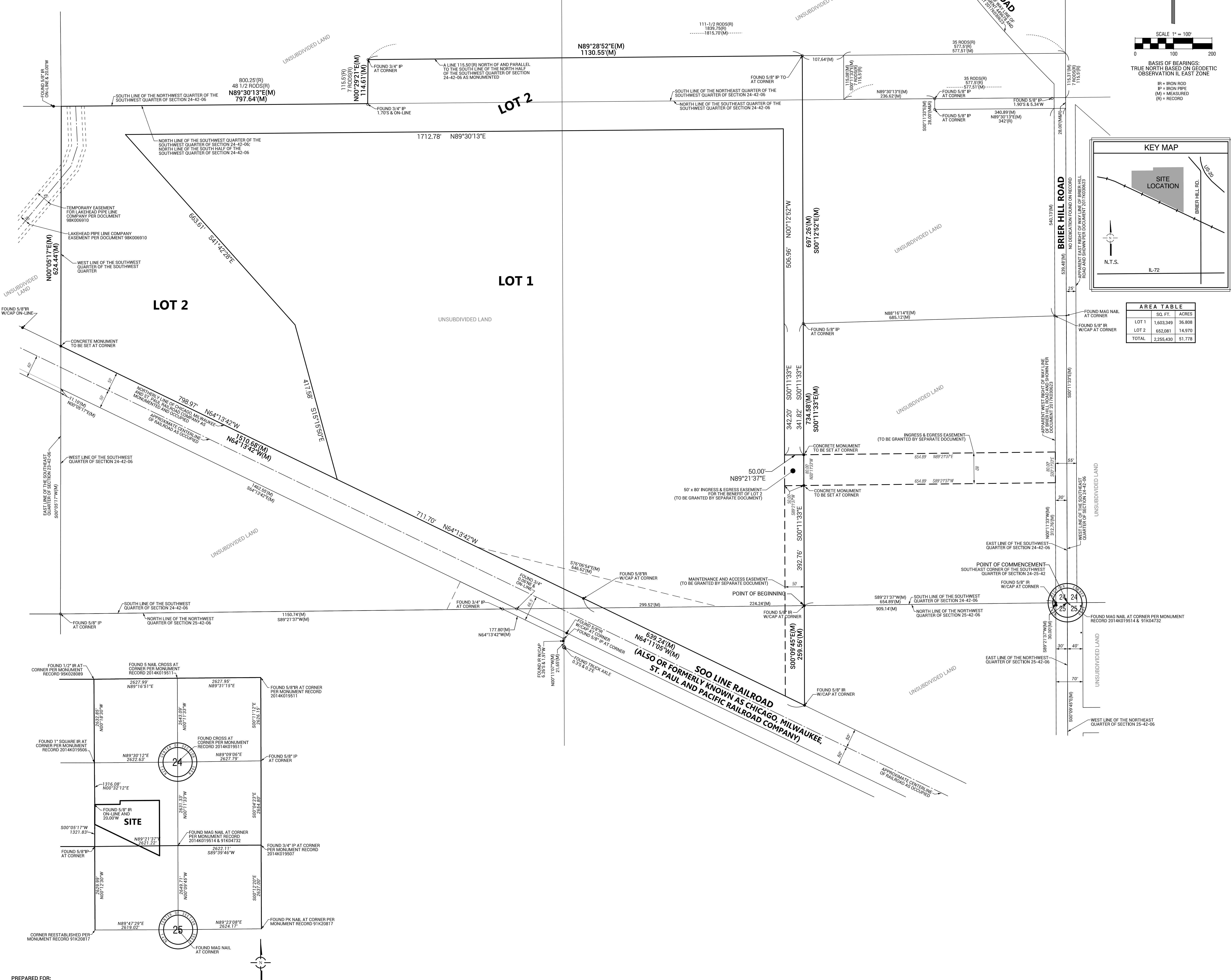
FILENAME:	11250.06SitePlan.DGN
DATE:	09/17/25
JOB NO.:	11250.06
SHEET	SP
	1 OF 1

FINAL PLAT OF MARTAM SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 AND PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS



AREA TABLE	
LOT	SQ. FT. ACRES
LOT 1	1,603,349 36.808
LOT 2	652,081 14.970
TOTAL	2,255,430 51.778



NO.	DATE	REMARKS

NO.	DATE	REMARKS
3	04/24/25	COMMENTS
2	04/01/25	COMMENTS
1	12/08/25	COMMENTS

PLAT OF SUBDIVISION
HAMPSHIRE SITE
HAMPSHIRE, ILLINOIS



FILENAME: 1120506SUB-01
DATE: 10/16/2025
JOB NO. 1120.06
SHEET 1 OF 2

PREPARED FOR:
MARTAM CONSTRUCTION, INC.
1200 GASKET DRIVE
ELGIN, ILLINOIS 60120

SECTION BREAKDOWN DETAIL
NOT TO SCALE

K:\Projects\112501125006\SUBDIVISION\1125006SUB-01.dwg Detail User: jsekovic

