



Village of Hampshire
Village Board Meeting
Thursday, November 6, 2025 – 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comments
5. Swearing in of Police Officer Steven Korus
6. A Motion to Approve the Meeting Minutes from October 16, 2025
7. Appointments
 - a. Motion to Re-Appoint Jeanie Mayer to the Downtown Beautification Committee for a 3-Year Term
 - b. Motion to Re-Appoint Michelle Bunkowske to the Downtown Beautification Committee for a 3-Year Term
8. Village Manager's Report
 - a. Resolution Approving a Final Plat of Subdivision for Prairie Ridge North Neighborhood G1
 - b. Resolution Approving a Final Plat of Subdivision for Prairie Ridge North Neighborhood G2
 - c. Resolution Approving a Final Plat of Subdivision for Prairie Ridge North Neighborhood H
 - d. Resolution Approving a Final Plat of Subdivision for Prairie Ridge North Neighborhood I1
 - e. Resolution Approving a Final Plat of Subdivision for Prairie Ridge North Neighborhood I2
 - f. Resolution Setting the Public Hearing Date for Corporate Tax Levy for December 4, 2025
 - g. Ordinance Approving an Intergovernmental Agreement with the Huntley Fire Protection District for After-Hours Services
 - h. Ordinance Approving a Variance for 147 Mill Avenue to Permit a Gravel Loading Zone
 - i. Ordinance Approving a Special Use Permit for 45W353 U.S. Route 20 to Permit a Truck Maintenance Facility
 - j. Ordinance Approving Text Amendments to Chapter 6 Article III of the Hampshire Municipal Code regarding Fence Regulations
9. Staff Reports
 - a. Building Report
 - b. Engineering Report
10. Accounts Payable
 - a. A Motion to Approve the November 6, 2025, Accounts Payable to Personnel

b. A Motion to Approve the November 6, 2025, Regular Accounts Payable

11. Village Board Committee Reports

a. Business Development Commission

12. New Business

13. Announcements

14. Executive Session

15. Adjournment

Public Comments: The Board will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Village President may reduce the maximum time to three (3) minutes before public comments begin if more than five (5) persons have registered to speak. Public comment is meant to allow for expression of opinion on, or for inquiry regarding, public affairs but is not meant for debate with the Board or its members. Good order and proper decorum shall always be maintained.

Recording: Please note that all meetings held by videoconference may be recorded, and all recordings will be made public. While State Law does not require consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

Accommodations: The Village of Hampshire, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons.



-Village of Hampshire
Village Board Meeting Minutes
Thursday, October 16, 2025 – 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

1. Call to Order

Village President Michael J. Reid Jr. called to order the Village Board Meeting at 7:01 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday, October 16, 2025.

2. Roll Call by Village Clerk, Karen Stuehler

Present: Village President Michael J. Reid Jr., Trustee Fodor, Trustee Jarnebro, Trustee Koth, Trustee Pollastrini, Trustee Robinson.

Absent: Trustee Kelly joined remotely at 7:03.

A Quorum was Established.

Others Present: Village Manager Mary Jo Seehausen, Village Clerk Karen Stuehler, Chief Pann, Assistant Village Manager for Development Mo Khan, Village Attorney James Vasselli, Finance Director Lori Lyons. Tim Paulson from EEI joined remotely.

3. Pledge of Allegiance

President Michael J. Reid Jr. led the Pledge of Allegiance.

4. A Motion to Approve Trustee Kelly to join the Village Board Meeting remotely.

Trustee Fodor moved to Approve Trustee Kelly to join the Village Board Meeting remotely.

Seconded by: Trustee Jarnebro

Roll Call Vote:

Ayes: Fodor Jarnebro, Koth, Pollastrini, Robinson.

Nayes: None.

Absent: Kelly.

Abstain: None.

Motion Approved.

5. Public Comments

None.

6. **A Motion to Approve the Meeting Minutes with corrections for October 2, 2025.**

Trustee Pollastrini moved to Approve the Meeting Minutes with corrections for October 2, 2025.

Seconded by: Trustee Robinson.

Roll Call Vote:

Ayes: Fodor Jarnebro, Kelly, Koth, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

7. **Village Manager's Report**

a. **A Motion to Approve Ordinance 25-32 a Temporary Construction Easement Agreement for Lead Service Line Replacement at 152 East South Avenue.**

Trustee Koth moved to Approve Ordinance 25-32 a Temporary Construction Easement Agreement for Lead Service Line Replacement at 152 East South Avenue.

Seconded by: Trustee Fodor.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Kelly, Koth, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

b. **A Motion to Approve Resolution 25-43 Approving Virtra Contract Renewal in the Amount of \$26,839.99**

Trustee Pollastrini moved Approve Resolution 25-43 Approving Virtra Contract Renewal in the Amount of \$26,839.99

Seconded by: Trustee Jarnebro.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Kelly, Koth, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

c. **A Motion to Approve Resolution 25-44 Approving a Contract with Midwest Fiber Networks in the Amount of \$43,750.**

Trustee Koth moved to Approve Resolution 25-44 Approving a Contract with Midwest Fiber Networks in the Amount of \$43,750.

Seconded by: Trustee Fodor.

Roll Call Vote:

Ayes: Fodor Jarnebro, Kelly, Koth, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

d. **A Motion to Approve Progress Payment #6 to Lamp, Inc. for the Public Works Facility Project in the Amount of \$1,110,122.**

Trustee Pollastrini moved to Approve Progress Payment #6 to Lamp, Inc. for the Public Works Facility Project in the Amount of \$1,110,122.

Seconded by: Trustee Fodor.

Roll Call Vote:

Ayes: Fodor Jarnebro, Kelly, Koth, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None

e. **A Motion to Approve a Change order to Schroeder Asphalt Services Quote for Jefferson Street Roadway Improvements in the Amount of \$29,229.**

Trustee Pollastrini moved to Approve a Change order to Schroeder Asphalt Services Quote for Jefferson Street Roadway Improvements in the Amount of \$29,229.

Seconded by: Trustee Robinson.

Roll Call Vote:

Ayes: Fodor Jarnebro, Kelly, Koth, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None

8. **Staff Reports**

a. Police Report:

Trustee Fodor reported that there were some corrections that needed to be made to the scorecard report.

Trustee Pollastrini found it to be unnerving for the year-to-date calls, especially the mental health and domestic violence calls.

Chief Pann reported explained that there are more calls for service. These calls are more significant and can take more time to deal with.

b. Streets Report:

No discussion.

9. **Accounts Payable**

a. **A Motion to Indefinitely Table the Accounts Payable to Personnel for October 16, 2025.**

Trustee Fodor moved to Indefinitely Table the Accounts Payable to Personnel for October 16, 2025

Seconded: Trustee Robinson.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Kelly, Koth, Pollastrini. Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

b. **A Motion to Approve October 16, 2025, Regular Accounts Payable in the amount of \$345,927.96.**

Trustee Robinson moved to Approve October 16, 2025, Regular Accounts Payable in the amount of \$345,927.96.

Seconded by: Trustee Jarnebro.

Roll Call Vote.

Ayes: Fodor, Jarnebro, Kelly, Koth, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

10. Village Board Committee Reports

a. Business Development Commission:

Trustee Kelly reported that the next meeting will be on October 22, 2025 and everyone is welcome to join.

Mo Khan added that they would be working on the comprehensive plan.

11. New Business

President Reid reported that there will be a new USPS sorting facility behind the Chick-N-Dip. The current building there will be remodeled on the inside. AT this time the Village has not seen any plans and have not say in the approval or zoning of this property. Being that this is the United States Postal Service they may obtain any property that the owner is willing to rent or sell and the Village does not have any say in anything they do.

12. Announcement

Happy Birthday was sung to President Reid.

President Reid also shared that he had the opportunity to meet with Governor Pritzker at the Allen Conro Farm regarding a 30-year lease for a solar farm.

13. Executive Session

No discussion.

14. Adjournment

Trustee Koth moved to adjourn at 7:55 p.m.

Seconded by: Trustee Robinson.

Roll Call Vote.

Ayes: Fodor, Jarnebro, Kelly, Koth, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

Meeting Video Available Online at www.hamsphireil.org

Village of Hampshire
234 S State Street
Hampshire, IL 60140

Attn: Mike Reid, Village President
CC: Bill Swalwell, Committee Chair

RE: Beautification Committee Letter of Interest

Gentlemen,

I am writing to express my interest in serving on the Beautification Committee for a third term.

As you know, I have been involved with this committee for several years and during that time I worked to help develop the façade grant application and process, assisted with wayfinding signs and other projects assigned to the committee by the BDC.

I have enjoyed working with the Village on various projects that benefit and promote our downtown and other business districts. It has been an incredible experience to witness the revitalization of the Village and all of the accomplishments that have been achieved in the last several years.

I look forward to hearing from you regarding this reappointment to the Beautification Committee.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Jeanie Mayer', with a long horizontal line extending to the right.

Jeanie Mayer
651 S State Street
Hampshire, IL 60140
224-276-0411

Michelle Bunkowske
14N511 Getzelman Rd
Hampshire IL 60140
847-638-7155

Subject: Intent to Continue Membership in the Beautification Committee

Dear Mike Reid and Bill Swalwell,

Please accept this letter as my formal intent to continue serving as a member of the Village Hampshire's Downtown Beautification Subcommittee.

It has been a privilege to contribute to the committee's efforts in beautifying our community's growing downtown area. I am deeply committed to supporting our shared goals and look forward to collaborating on future projects that make a meaningful impact.

Thank you for the opportunity to remain part of this wonderful team. Please let me know if there are any additional steps, I need to take to confirm my continued membership.

Kindest regards,
Michelle Bunkowske



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

Agenda Supplement

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on November 6, 2025
RE: PZC-25-15 - Prairie Ridge North Neighborhoods G1, G2, H, I1, & I2
- Final Plat of Subdivisions

Background: Resolution 23-06 approved a Preliminary Plat of Subdivision for the Prairie Ridge North Development. As Crown or one of its builders are ready to proceed with construction of the infrastructure and homes, Crown comes forward for Final Plat of Subdivision(s) approval.

Crown is requesting approval of Final Plat of Subdivision for the Neighborhoods G1, G2, H, I1, and I2.

The Final Plat of Subdivisions have been reviewed and approved by the Village Engineer and are in general conformance with the subdivision ordinance and the approved preliminary plat.

Neighborhood	# of Units on Preliminary Plat	# of Units on Final Plat
G (Townhomes)	46 (# of Buildings)	46
H (Single-Family)	123	123
I (Single-Family)	146	146

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission held a Public Meeting on the matter on October 13, 2025 and recommended approval of the Final Plat of Subdivision by a vote of 4-0.

There are no Findings of Fact required for a Plat of Subdivision.

Public Comments: No public comments were provided prior to or during the Public Meeting.

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation for a Final Plats of Subdivision for the Prairie Ridge North Neighborhoods G1, G2, H, I1, and I2.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Resolution 23-06
4. Prairie Ridge North Preliminary Plat of Subdivision
5. Prairie Ridge North Neighborhood G1 Final Plat of Subdivision
6. Prairie Ridge North Neighborhood G2 Final Plat of Subdivision
7. Prairie Ridge North Neighborhood H Final Plat of Subdivision
8. Prairie Ridge North Neighborhood I1 Final Plat of Subdivision
9. Prairie Ridge North Neighborhood I2 Final Plat of Subdivision



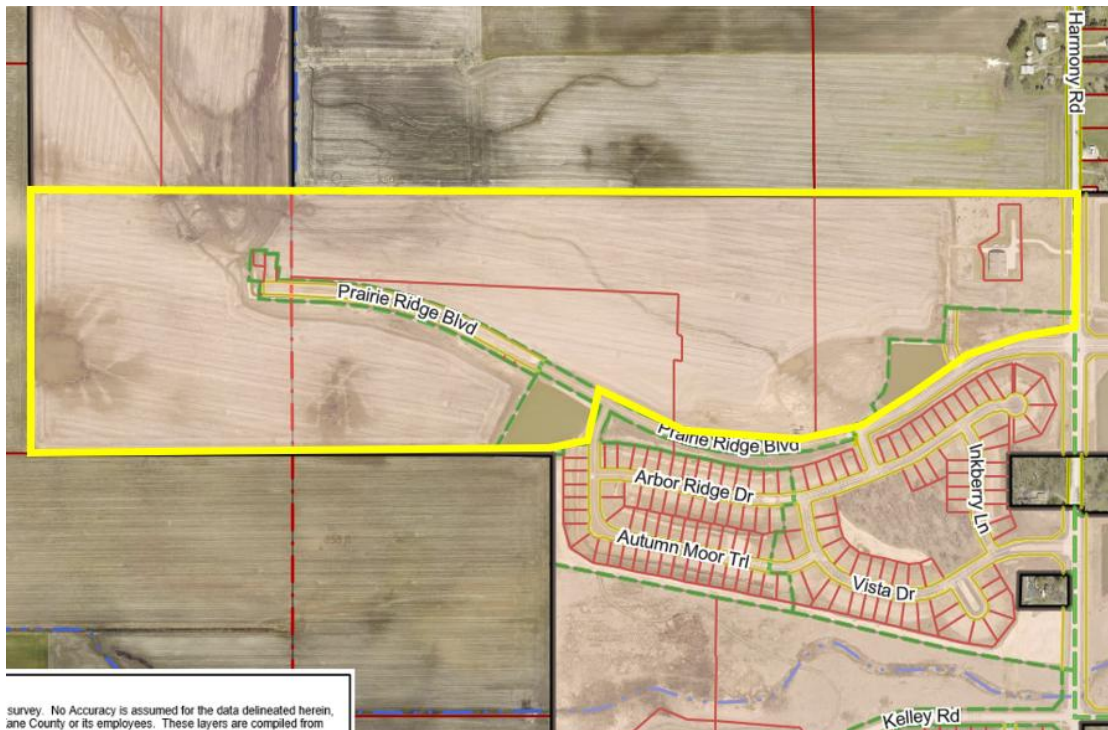
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on October 13, 2025
RE: PZC-25-15 - Prairie Ridge North Neighborhoods G1, G2, H, I1, & I2 - Final Plat of Subdivisions

PROPOSAL: Hampshire West, LLC dba Crown Community Development (Petitioner & Owner) is requesting the approval of the following:

1. Final Plat of Subdivision for Prairie Ridge North Neighborhood G1 in accordance with Sec. 7-2-4 of the Subdivision Ordinance
2. Final Plat of Subdivision for Prairie Ridge North Neighborhood G2 in accordance with Sec. 7-2-4 of the Subdivision Ordinance
3. Final Plat of Subdivision for Prairie Ridge North Neighborhood H in accordance with Sec. 7-2-4 of the Subdivision Ordinance
4. Final Plat of Subdivision for Prairie Ridge North Neighborhood I1 in accordance with Sec. 7-2-4 of the Subdivision Ordinance
5. Final Plat of Subdivision for Prairie Ridge North Neighborhood I2 in accordance with Sec. 7-2-4 of the Subdivision Ordinance





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

BACKGROUND: In March 2023, Crown Community Development received approval for Preliminary Plat of Subdivision for Prairie Ridge North, see Resolution 23-06 attached. When ready to develop and improve the various neighborhoods, Crown requests Final Plat of Subdivision approval.

ANALYSIS: Crown has submitted a Final Plat of Subdivision for the Prairie Ridge North Neighborhoods G1, G2, H, I1, & I2.

The Final Plat of Subdivisions have been reviewed and approved by the Village Engineer and are in general conformance with the subdivision ordinance and the approved preliminary plat.

Neighborhood	# of Units on Preliminary Plat	# of Units on Final Plat
G (Townhomes)	46 (# of Buildings)	46
H (Single-Family)	123	123
I (Single-Family)	146	146

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

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

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is recommending that the Final Plats of Subdivisions for Prairie Ridge North Neighborhoods W, X, & Y be approved by the Village Engineer prior to signature by the Village and recording with the County.

RECOMMENDED MOTIONS:

1. I move to recommend approval of PZC-25-15 for a Final Plats of Subdivision for Prairie Ridge North Neighborhoods G1, G2, H, I1, & I2.

DOCUMENTS ATTACHED:

1. Land Use Application
2. Resolution 23-06
3. Prairie Ridge North Preliminary Plat of Subdivision
4. Prairie Ridge North Neighborhood G1 Final Plat of Subdivision
5. Prairie Ridge North Neighborhood G2 Final Plat of Subdivision
6. Prairie Ridge North Neighborhood H Final Plat of Subdivision
7. Prairie Ridge North Neighborhood I1 Final Plat of Subdivision
8. Prairie Ridge North Neighborhood I2 Final Plat of Subdivision



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

Land Use Application

Date: 9/26/25

The Undersigned respectfully petitions the Village of Hampshire to review and consider granting the following approval(s) on the land herein described.
(check all that apply)

- ☐ Variance*
- ☐ Special Use Permit*
- ☐ Rezoning from _____ District to _____ District (ex. M1 to M2)*
- ☐ Annexation*
- ☒ Subdivision
- ☐ Other Site Plan: _____

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: HAMPSHIRE WEST LLC Email: DOLSE.M@CROWN-CHICAGO.COM

Address: 1751A WEST DIEHL RD Phone: (630) 267-0782
NAPERVILLE IL 60563

CONTACT PERSON (if different from applicant)

Name: DAN OLSEN Email: S.A.A.

Address: S.A.A. Phone: S.A.A.

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): PRAIRIE RIDGE NORTH PHASES G1, G2, H, I & J2

Address: HARMONY RD & PRAIRIE RIDGE BLVD

Parcel Number(s): 01-17-200-007, 01-16-100-008, 01-16-100-005, 01-16-100-007

Total Area (acres): 171.465 01-16-200-022

Legal Description: must be attached to this application

Fire Protection District: HAMPSHIRE F.P.D.

School District: CUSD 300

Library District: ELLA JOHNSON L.D.

Park District: HAMPSHIRE TOWNSHIP P.D.

Township: HAMPSHIRE

Current Zoning District: PUD

Current Use:

AGRICULTURAL

Proposed Zoning/Variance/Use:

RESIDENTIAL

Reason/Explanation for Zoning/Variance/Use:

PLAT OF SUBDIVISIONS.

**A RESOLUTION
APPROVING A REVISED PRELIMINARY DEVELOPMENT PLAN FOR
THE PRAIRIE RIDGE PLANNED RESIDENTIAL DEVELOPMENT
IN THE VILLAGE
(Hampshire West LLC (Crown) -- Prairie Ridge Development)**

WHEREAS, the Village has previously approved a Preliminary Development Plan for the Prairie Ridge Development in the Village by Resolution No. 05-10 enacted on April 14, 2005; and

WHEREAS, the Owner has recently filed a Petition for approval of a revised Preliminary Development Plan for a portion of the development, to modify the overall design and developmental controls of the portion of the Prairie Ridge Planned Residential Development to be designated as Prairie Ridge North; and

WHEREAS, a public hearing regarding this request for approval of a revised Preliminary Development Plan for that part of the Prairie Ridge Development in the Village designated as Prairie Ridge North, was conducted before the Planning & Zoning Commission on February 13, 2023, pursuant to notice published in the Daily Herald newspaper on January 27, 2023; and

WHEREAS, the Planning & Zoning Commission, after conclusion of its public hearing, and after review and deliberation on the matter, recommended to the Village Board of Trustees that the Preliminary Development Plan for Prairie Ridge North (Revised 2023) be approved; and

WHEREAS, the Corporate Authorities have reviewed the Petition, the proposed Preliminary Development Plan for Prairie Ridge North (Revised – 2023), the testimony and evidence presented at the public hearing, if any; and the recommendation and comments of the Planning & Zoning Commission; and

WHEREAS, the Corporate Authorities have also considered the correspondence from the Village Engineer, Engineering Enterprises, Inc., dated March 8, 2023, in regard to Preliminary Engineering and Plat Review for Prairie Ridge North; and

WHEREAS, the Corporate Authorities find that the revised Preliminary Development Plan as revised will serve the purposes and objectives and meets the standards of the Planned Residential Development regulations, and may be approved.

NOW THEREFORE BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS AS FOLLOWS:

Section 1. The Preliminary Plat of Subdivision for Prairie Ridge North, including that certain Preliminary Engineering Plan prepared by Cemcon, Ltd. dated December 14, 2022, last revised February 10, 2023, and identified by Project Reference 456.275,

together constituting the Preliminary Development Plan for the Prairie Ridge Planned Residential Development – Revised 2023, shall be and hereby is approved, subject to the following:

a) Owner shall comply with the comments and conditions set forth in the correspondence from the Village Engineer, Engineering Enterprises, Inc., dated March 8, 2023, in regard to the Preliminary Engineering and Plat Review for Prairie Ridge North.

Section 2. The Village President shall execute, and the Village Clerk attest, the Preliminary Plat on behalf of the Village, upon receipt of an original duly executed by all other parties identified thereon.

Section 3. Any motion, order, resolution or ordinance in conflict with the provisions of this Resolution is to the extent of such conflict hereby superseded and waived.

Section 4. If any section, subdivision, sentence or phrase of this Resolution is for any reason held to be void, invalid, or unconstitutional, such decision shall not affect the validity of the remaining portion of this Resolution.

Section 5. This Resolution shall take full force and effect upon its passage and approval as provided by law.

ADOPTED THIS 16th DAY OF MARCH, 2023.

AYES: Fodor, Koth, Mott, Pollastrini, Robinson

NAYS: Kelly

ABSENT: _____

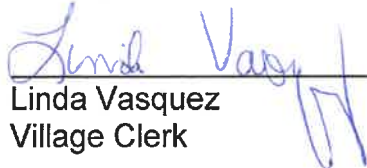
ABSTAIN: _____

APPROVED THIS 16th DAY OF MARCH, 2023.



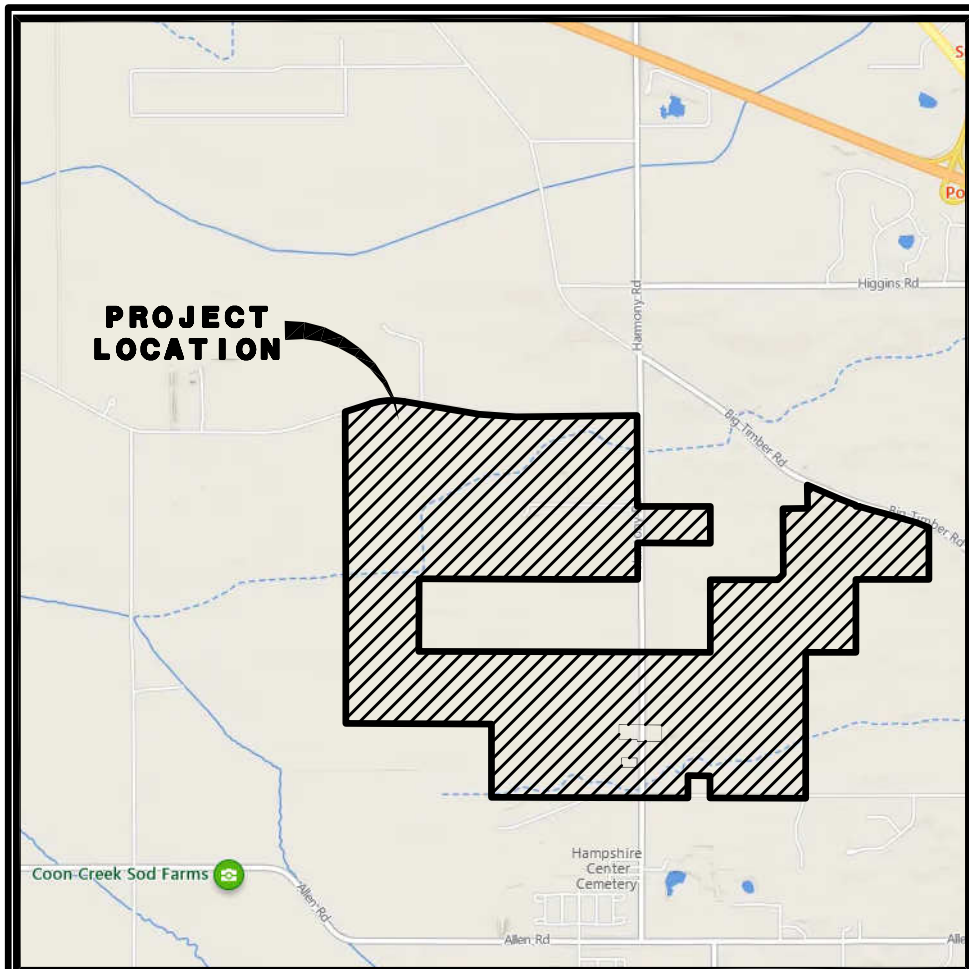
Michael J. Reid, Jr.
Village President

ATTEST:


Linda Vasquez
Village Clerk

PRELIMINARY PLAT OF SUBDIVISION
FOR
PRAIRIE RIDGE NORTH

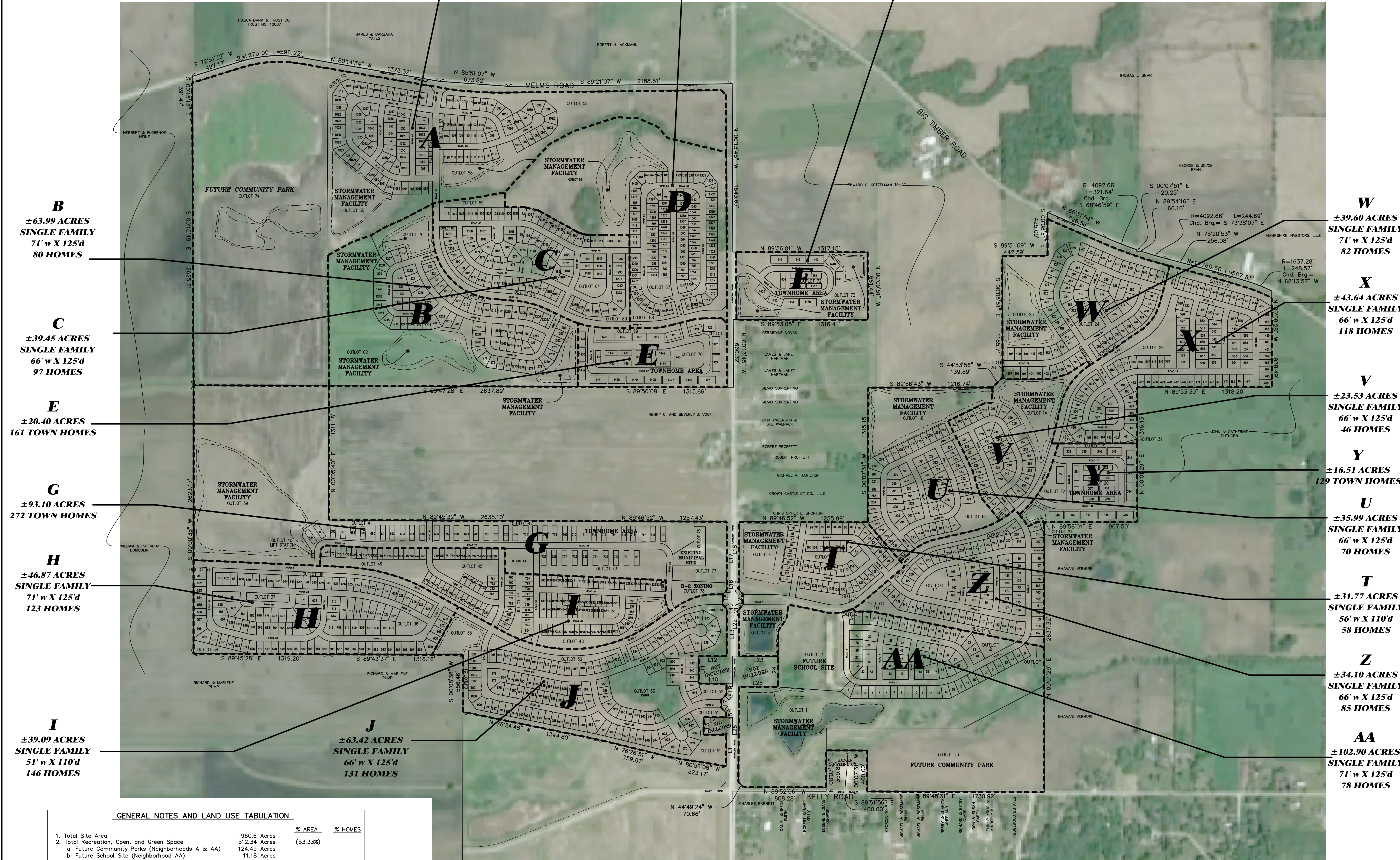
SHEET 1 OF 9



LOCATION MAP

LINE	LENGTH	BEARING
L1	256.86'	S 00°31'00" E
L2	222.04'	N 89°34'30" W
L3	170.00'	N 00°20'21" E
L4	222.14'	S 89°34'30" E
L5	43.78'	S 00°31'00" W
L6	70.71'	S 44°46'52" E
L7	80.00'	N 00°31'00" E
L8	70.71'	S 45°31'00" W
L9	105.80'	S 00°31'00" W
L10	271.39'	N 89°43'33" W
L11	389.00'	N 00°10'10" E
L12	271.83'	S 89°43'33" E
L13	463.59'	S 00°07'54" W
L14	56.57'	S 44°52'00" E
L15	100.00'	N 00°07'54" E
L16	56.57'	S 45°07'54" W
L17	870.52'	S 00°07'54" W
L18	870.44'	N 00°07'54" E
L19	56.57'	N 44°52'00" W
L20	100.00'	N 00°07'54" E
L21	56.57'	N 45°07'54" W
L22	463.59'	N 00°07'54" E
L23	389.00'	S 89°43'33" W
L24	108.56'	S 00°10'10" E
L25	383.64'	N 89°34'30" E
L26	528.52'	N 00°31'00" E

400 200 0 400
SCALE: 1 INCH = 400 FEET



GENERAL NOTES AND LAND USE TABULATION

		% AREA	% HOMES
1. Total Site Area	960.6 Acres		
2. Total Recreation, Open, and Green Space	512.34 Acres	(53.33%)	
a. Future Community Parks (Neighborhoods A & AA)	124.49 Acres		
b. Future School Site (Neighborhood AA)	11.18 Acres		
c. Municipal Site (Neighborhood G)	1.81 Acres		
d. Public Open Space (Floodplain, Buffers, Outlots, SWM)	374.86 Acres		
3. Total Residential Area	298.06 Acres	(31.03%)	
a. Single Family (71'x125')	363 Homes		(18.27%)
b. Single Family (66'x125')	661 Homes		(33.26%)
c. Single Family (56'x110')	176 Homes		(8.86%)
d. Single Family (51'x110')	146 Homes		(7.35%)
e. Townhomes	641 Homes		(32.26%)
f. Total Homes	1987 Homes		
4. B-2 Zoning	146.23 Acres	(15.43%)	
5. Community Wide Roadway Dedication	2.07 DU/Acre		
6. Gross Density			

SINGLE FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Planned Lot Size	Average Lot Size (Sq. Ft.)	Max Lot Size (Sq. Ft.)	Min Lot Size (Sq. Ft.)	Median Lot Size (Sq. Ft.)	Total Lot Area (Ac)	Total Lot Area (Ac)	Neighborhood Area (Ac)
A	114	8,250	9,446	13,296	8,250	8,850	1,076,837	24.72	169.56
B	80	8,875	10,266	17,028	8,875	9,581	821,248	18.85	63.99
C	97	8,250	9,785	18,103	8,250	9,021	949,100	21.79	39.45
D	118	6,160	6,888	11,322	6,160	6,670	812,776	18.66	61.93
H	123	8,875	10,157	17,777	8,875	9,009	1,240,969	28.68	46.87
I	146	5,610	6,021	10,015	5,610	6,115	879,115	20.18	39.09
J	131	8,250	9,591	15,871	8,250	8,837	1,256,420	28.84	63.65
T	58	6,160	6,825	9,842	6,160	6,160	383,076	8.79	31.77
U	70	8,250	9,940	14,545	8,250	9,360	695,807	15.97	35.99
V	46	8,250	9,253	12,690	8,250	8,875	425,617	9.77	23.53
W	82	8,875	9,956	15,672	8,875	9,292	816,432	16.74	39.80
X	118	8,250	9,378	18,193	8,250	8,718	1,106,546	25.40	43.84
Z	85	8,250	9,558	13,453	8,250	8,949	812,447	18.65	34.10
AA	78	8,875	10,231	14,394	8,875	9,732	797,998	18.32	102.90
Total Single Family Homes	1346		8,977	18,193	5,610	8,875	12,082,788	277.36	796.07

MULTI FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Neighborhood Area (Ac)
E	161	20.40
F	79	19.46
G	272	92.87
I	123	16.51
Total Multi Family Homes	641	149.26

LOT REQUIREMENTS	51' Single-Family N-I	56' Single-Family N-D N-T	66' Single-Family N-C N-J N-U N-X N-A N-V N-Z	71' Single-Family N-B N-H N-W N-AA
MINIMUM LOT SIZE				
Minimum Lot Width	51'	56'	65'	65'
Minimum Lot Depth	110'	110'	110'	110'
Minimum Lot Area	5,610 Sq.-Ft.	6,160 Sq.-Ft.	8,250 Sq.-Ft.	8,875 Sq.-Ft.
MINIMUM SETBACKS				
Front Yard	25'	25'	25'	25'
Interior Side Yard	7.5'	7.5'	7.5'	7.5'
Corner Side Yard w/ Drive/No Drive	20'/15'	20'/15'	20'/15'	20'/15'
Rear Yard	25'	25'	25'	25'
EXTRA DIMENSIONS & ENCROACHMENTS				
Side Yard Obstruction (Chimney)	3'	3'	3'	3'
Rear Yard Obstruction (Deck)	10'	10'	10'	10'
Minimum Building Heights (As Measured from Finish Floor Elevation)	35'	35'	35'	35'
Front Yard Encroachment (Porch)	5'	5'	5'	5'

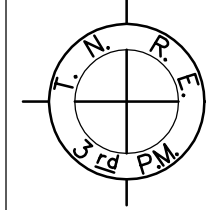
TOWNHOME REQUIREMENTS	Front-Loaded Townhomes N-E N-F N-Y	Rear-Loaded Townhomes N-E N-F N-G N-Y
R.O.W. & P.L. SETBACKS		
To Adjacent Property Line	30'	30'
Front to Internal R.O.W.	25'	20'
Side to Internal R.O.W.	25'	20'
BUILDING SETBACKS		
Front to Front	40'	40'
Rear to Rear	50'	60'
Side to Side	20'	20'
Front to Side	50'	40'
Rear to Side	40'	50'
EXTRA DIMENSIONS & ENCROACHMENTS		
Minimum Building Heights (As Measured from Finish Floor Elevation)	37'	37'
Side Yard Obstruction (Stoop)	3'	3'
Rear Yard Obstruction (Deck)	10'	10'
Front Yard Obstruction (Stoop)	5'	5'

NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS OF A FOOT.
DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
BUILDING LINES SETBACKS ARE 30' FRONT AND 15' CORNER SIDE UNLESS OTHERWISE NOTED.
ALL WATERMAIN 8" UNLESS NOTED OTHERWISE.
ALL SANITARY SEWERS 8" UNLESS NOTED OTHERWISE.

LINE LEGEND

--- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
--- LOT LINE/PROPERTY LINE (Solid Line)
--- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
--- BUILDING LINE (Long Dashed Lines)
--- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
--- CENTERLINE (Single Dashed Lines)
--- QUARTER SECTION LINE (Double Dashed Lines)
--- SECTION LINE (Triple Dashed Lines)
--- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON WILL COUNTY FIRM.



NOTE:
BOUNDARY SURVEY INFORMATION PER A.L.T.A. LAND TITLE SURVEYS AND PLATS OF SURVEY PREPARED BY MANHARD CONSULTANTS, LTD. ON BEHALF OF PROPERTY OWNER.

PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
(630) 851-5490

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: PREOVER
DRAWN BY: KMS FLD, BK. / PG. NO.: -----
COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF : TOPO BASE, PREOVERSCRN PROJECT MANAGER : MAM
REV: 02-01-23/LAL REV: 02-10-23/LAL

FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NORTH
NEIGHBORHOOD G, PHASE 1

PART OF THE NORTHWEST QUARTER OF SECTION 16
AND THE NORTHEAST QUARTER OF SECTION 17,
BOTH IN TOWNSHIP 42 NORTH, RANGE 6
EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS.

VILLAGE OF HAMPSHIRE
RESOLUTION NO. 25-
RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
FOR PRAIRIE RIDGE NORTH NEIGHBORHOOD G, PHASE 1

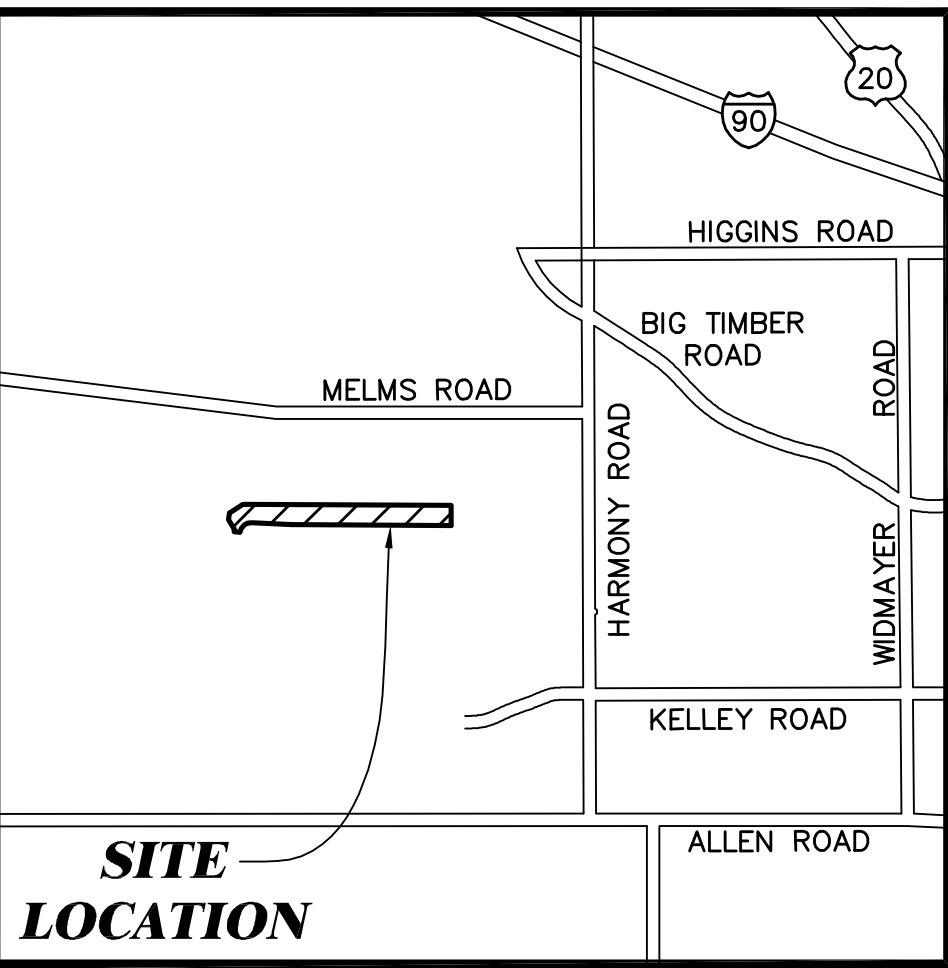
THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:
(PRINT NAME)
(ADDRESS)
(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF SUBDIVISION
11.027 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS
PART OF 01-16-100-005
PART OF 01-16-200-022
HAMPSHIRE, ILLINOIS

100 50 0 100
SCALE: 1 INCH = 100 FEET

N

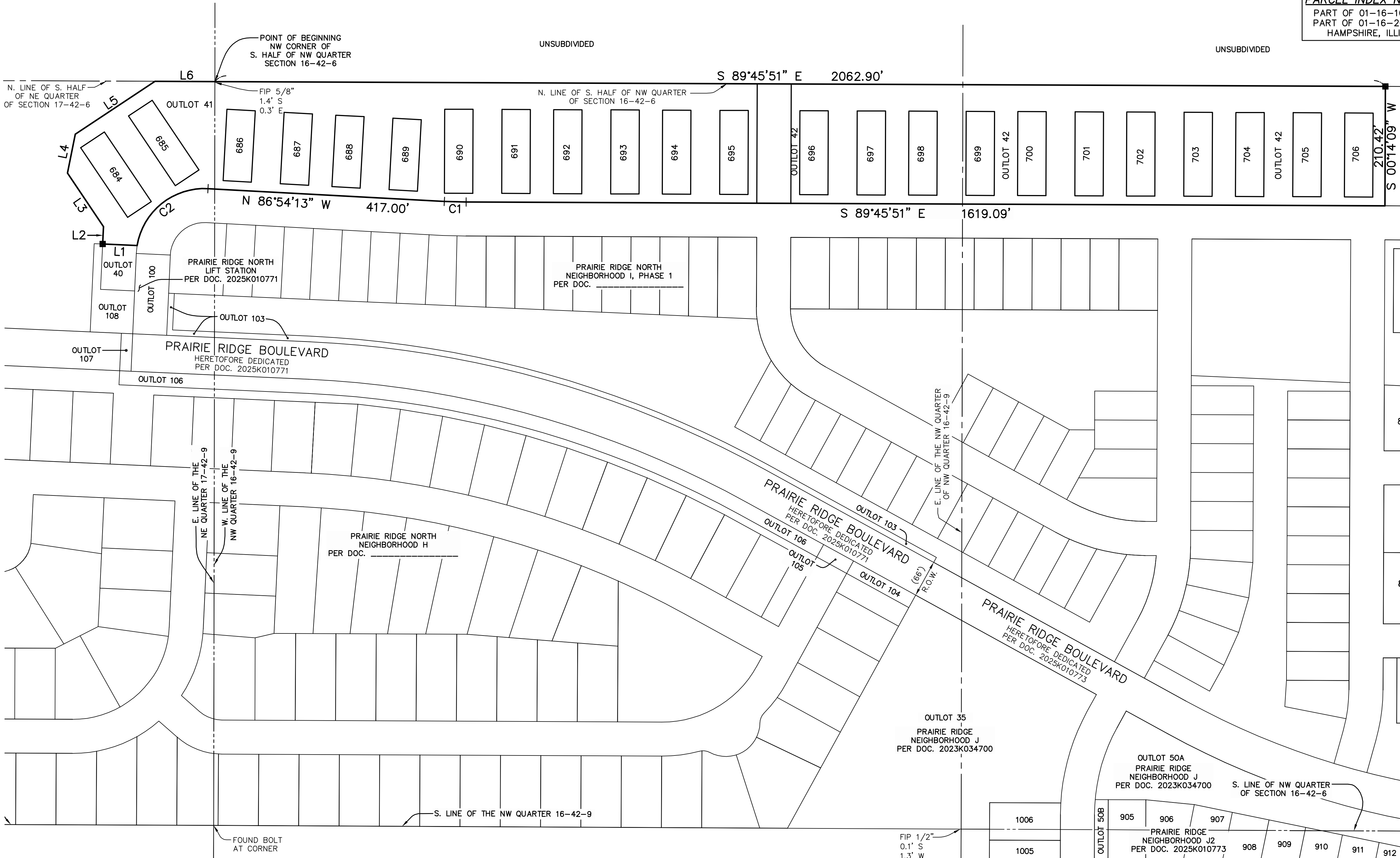


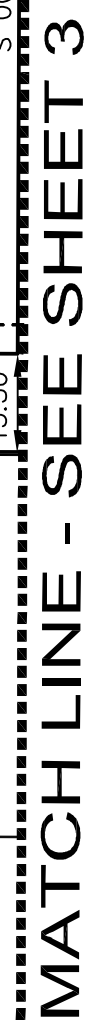
VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 87°23'58" W	60.83'
L2	N 02°36'02" E	30.64'
L3	N 33°55'32" W	113.74'
L4	N 11°24'48" E	69.87'
L5	N 56°24'48" E	168.53'
L6	S 89°44'17" E	105.40'

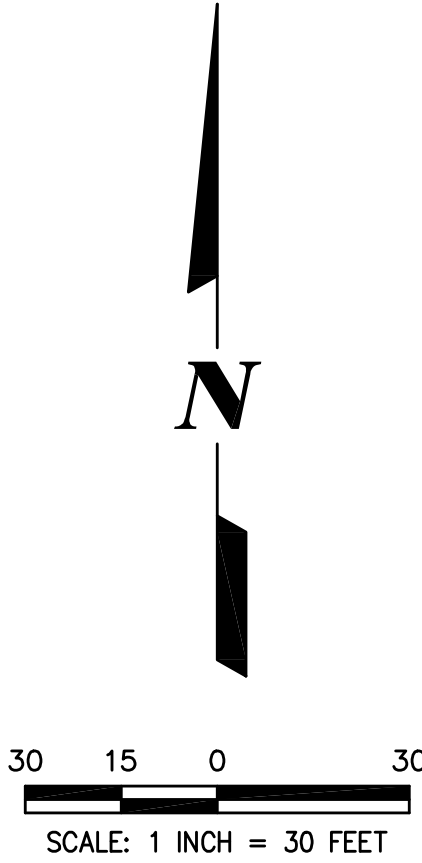
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	38.44'	770.00'	N 88°20'02" W	38.44'
C2	175.44'	120.00'	S 51°12'43" W	160.23'

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
684	7,400	696	7,400
685	7,400	697	7,400
686	6,300	698	7,400
687	6,300	699	7,400
688	6,300	700	7,400
689	6,300	701	7,400
690	7,400	702	7,400
691	7,400	703	7,400
692	7,400	704	7,400
693	7,400	705	7,400
694	7,400	706	7,400
695	7,400	OUTLOT 41	162,980
		OUTLOT 42	138,910





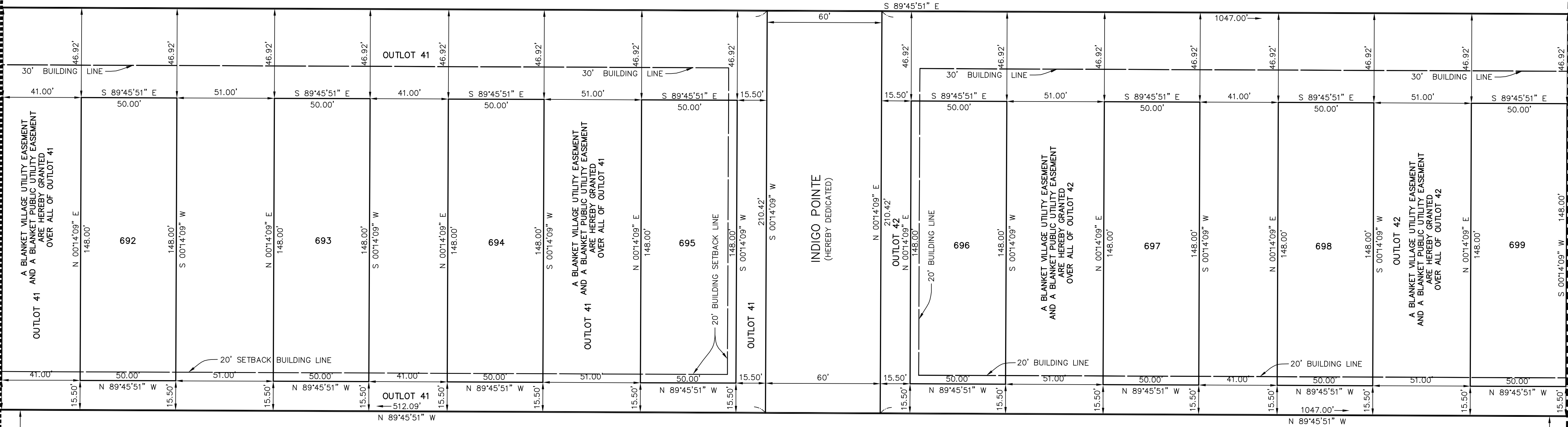
PLOT FILE CREATED: 7/17/2025 BY: TONY BLUS
DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-G-1.DWG



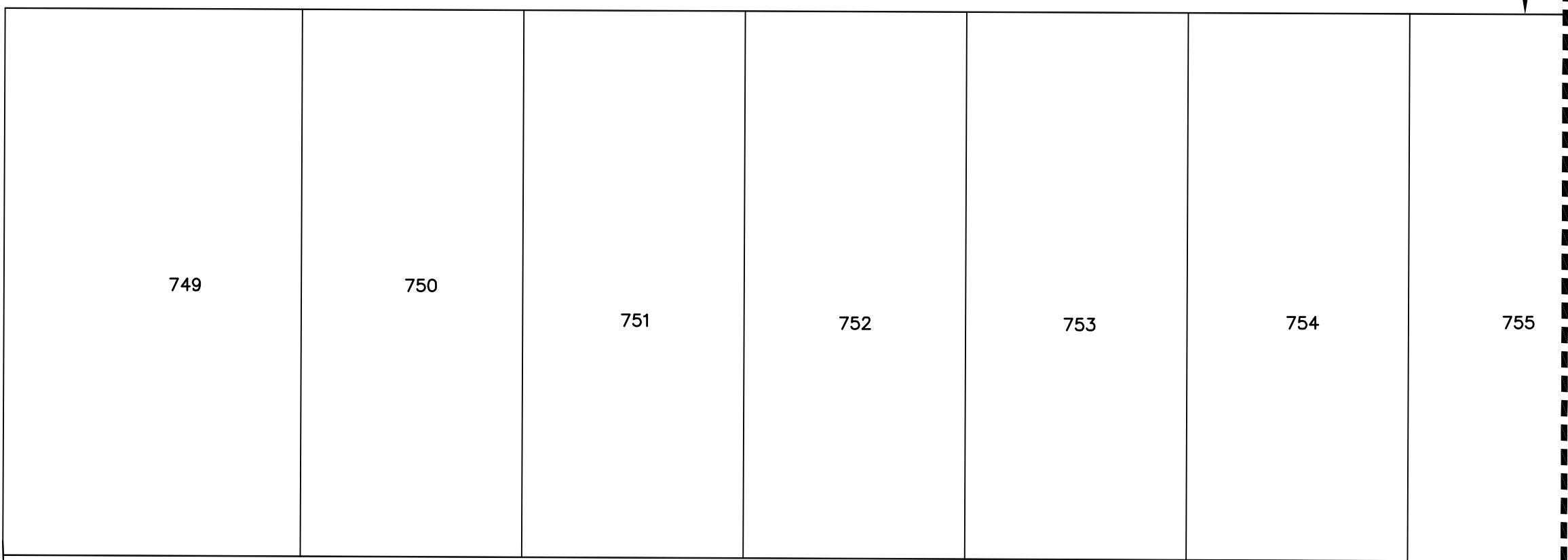
MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4

UNSUBDIVIDED



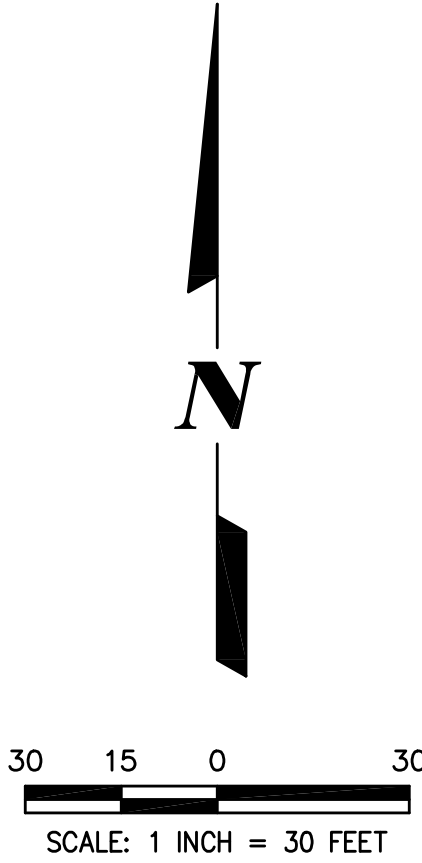
WATERCREST ISLE
(HERETOFORE DEDICATED)



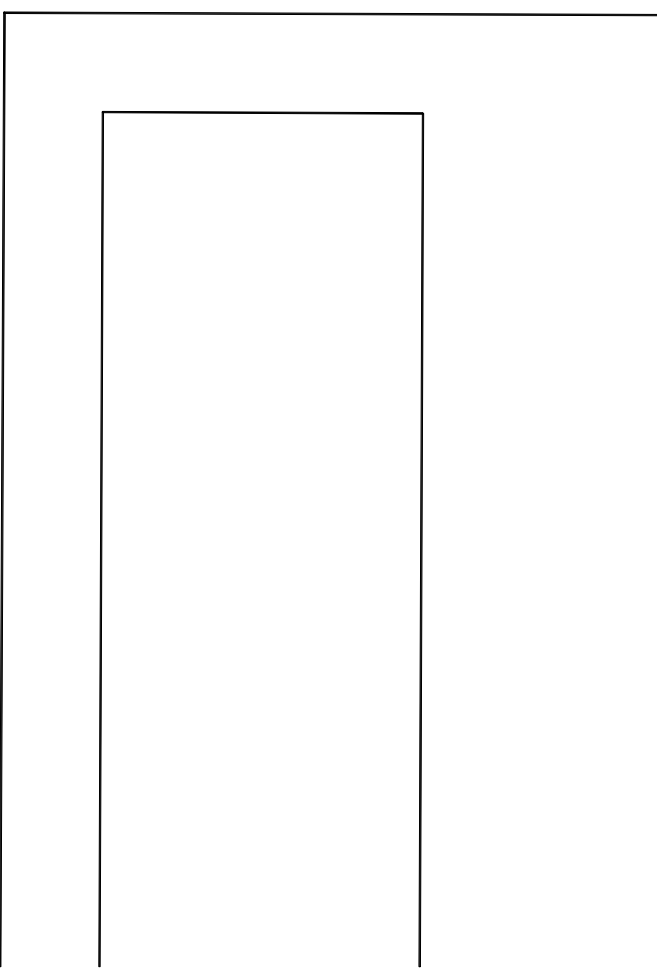
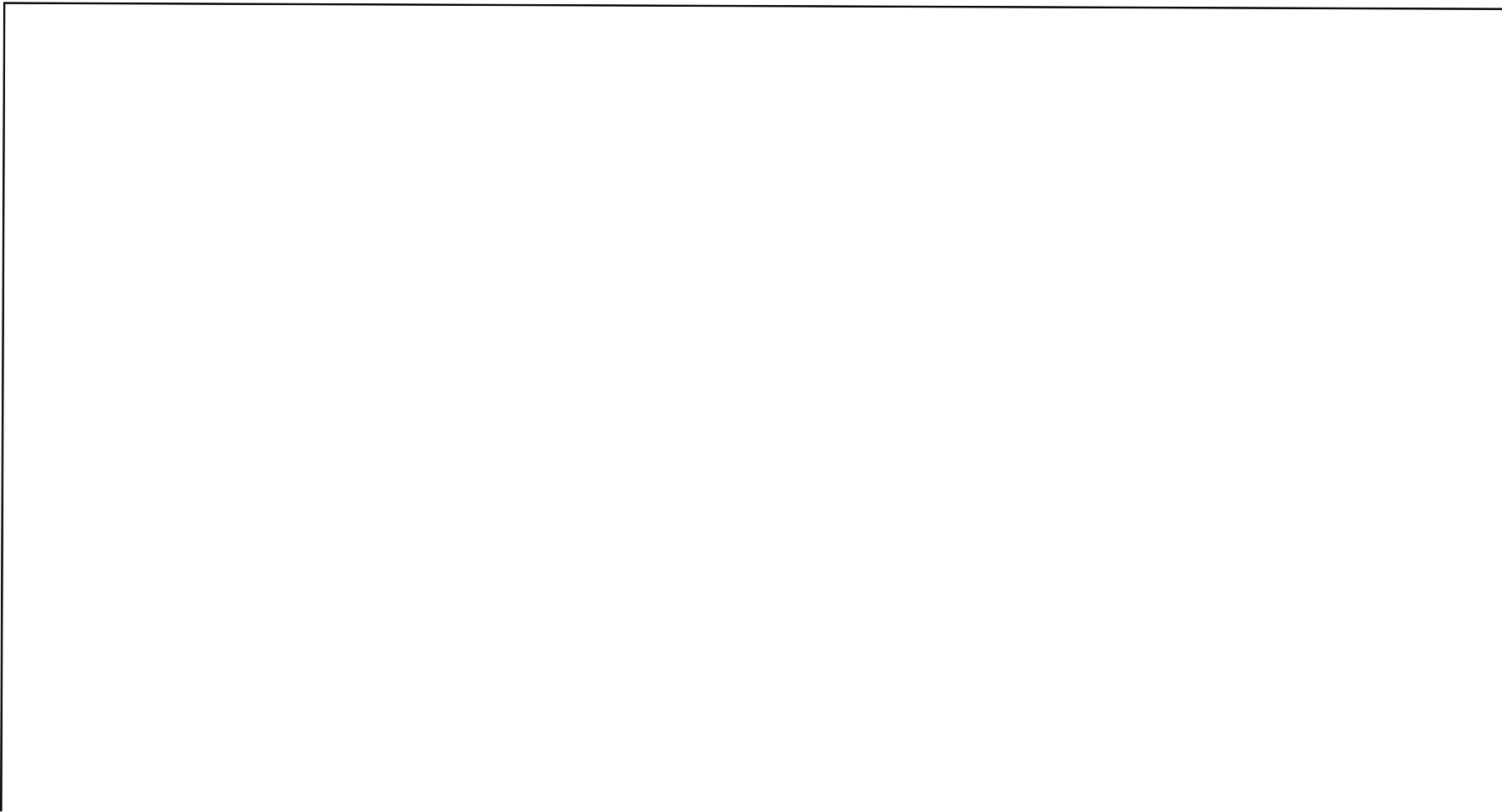
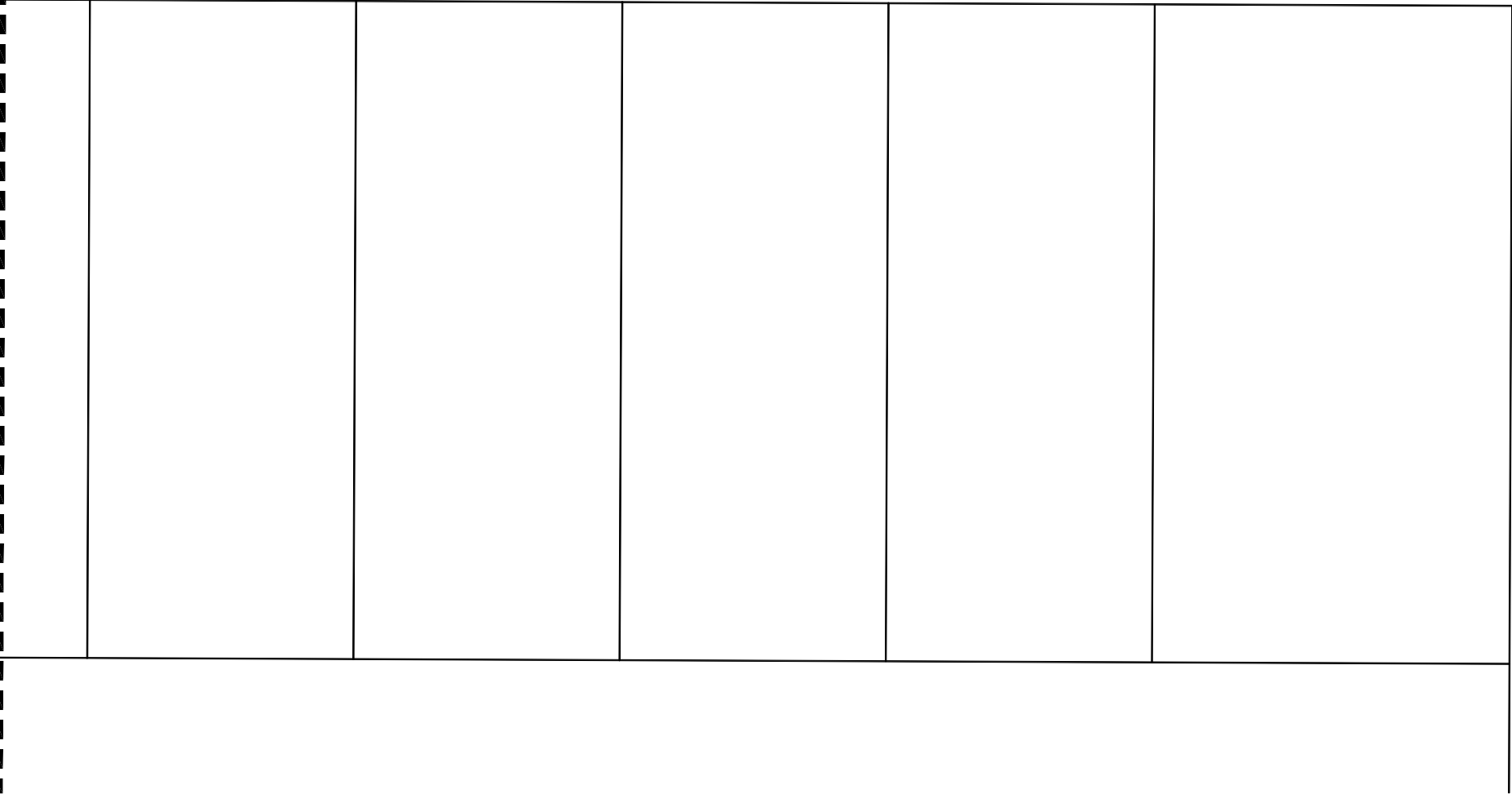
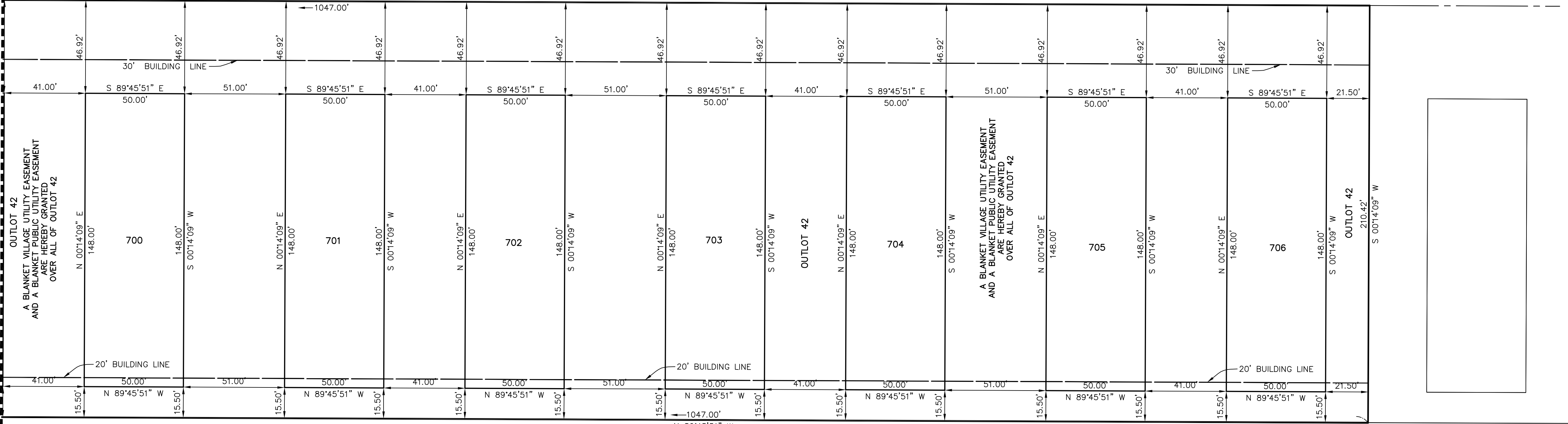
OUTLOT
45



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com
DISC NO.: 456275 FILE NAME: SUBPLAT-G-1
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-29-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-28-25
REVISED 03-27-25\AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-10-25\AJB PER VILLAGE COMMENTS DATED 05-19-25
REVISED 07-17-25\AJB PER VILLAGE COMMENTS DATED 06-30-25
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MATCH LINE - SEE SHEET 3



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
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DISC NO.: 456275 FILE NAME: SUBPLAT-G-1
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COMPLETION DATE: 01-29-25 JOB NO.: 456.275
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REVISED 06-10-25\AJB PER VILLAGE COMMENTS DATED 05-19-25
REVISED 07-17-25\AJB PER VILLAGE COMMENTS DATED 06-30-25
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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, LLC, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS PLATED HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED, FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

HAMPSHIRE WEST LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

NOTARY CERTIFICATE

NOTARY PUBLIC

[illegible]

THAT PART OF THE NORTHWEST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 17, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS EAST, 2062.90 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 14 MINUTES 09 SECONDS WEST, 210.42 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 51 SECONDS WEST, 1619.09 FEET; THENCE WESTERLY 38.44 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING NORTH 88 DEGREES 20 MINUTES 02 SECONDS WEST; THENCE NORTH 86 DEGREES 54 MINUTES 13 SECONDS WEST, 417.00 FEET; THENCE SOUTHWESTERLY 175.44 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET AND CHORD THAT BEARS SOUTH 51 DEGREES 12 MINUTES 43 SECONDS WEST; THENCE NORTH 87 DEGREES 23 MINUTES 58 SECONDS WEST, 60.93 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 02 SECONDS EAST, 30.64 FEET; THENCE NORTH 33 DEGREES 00 MINUTES 00 SECONDS WEST, 10.00 FEET; THENCE NORTH 11 DEGREES 24 MINUTES 48 SECONDS EAST, 69.87 FEET; THENCE NORTH 51 DEGREES 24 MINUTES 48 SECONDS EAST, 168.53 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 44 MINUTES 17 SECONDS EAST, 105.40 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

THIS _____ DAY OF _____, 20____.

SECRETARY

ATTEST: _____

VILLAGE COLLECTOR

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

COUNTY CLERK

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

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FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NORTH
NEIGHBORHOOD G, PHASE 2
PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 16,
TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS.

VILLAGE OF HAMPSHIRE
RESOLUTION NO. 25-
RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
FOR PRAIRIE RIDGE NORTH NEIGHBORHOOD G, PHASE 2

THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF SUBDIVISION

24.469 ACRES

(MORE OR LESS)

PARCEL INDEX NUMBERS
PART OF 01-16-100-005
01-16-200-020
PART OF 01-16-200-022
HAMPSHIRE, ILLINOIS

100 50 0 100
SCALE: 1 INCH = 100 FEET

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS
AND POINTS OF CURVATURE UNLESS OTHERWISE
NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC
DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD
DATA. ALL OTHER DIMENSIONS ARE MEASURED.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS
OTHERWISE NOTED.

V.U.E. - INDICATES VILLAGE UTILITY EASEMENT
HEREBY GRANTED. SEE PROVISIONS FOR
DETAILS.

P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
HEREBY GRANTED. SEE PROVISIONS FOR
DETAILS.

THE BEARINGS SHOWN ARE BASED UPON THE EAST
LINE OF THE SUBJECT SITE BEING S 00°07'54" W
(ASSUMED).

GAP IN LOT NUMBERING DUE TO THE PREDEFINED
LOT NUMBERING WITHIN THE ENTIRE PRAIRIE RIDGE
DEVELOPMENT.

F.I.P. = FOUND IRON PIPE (# AS SHOWN)
F.I.R. = FOUND IRON ROD (# AS SHOWN)

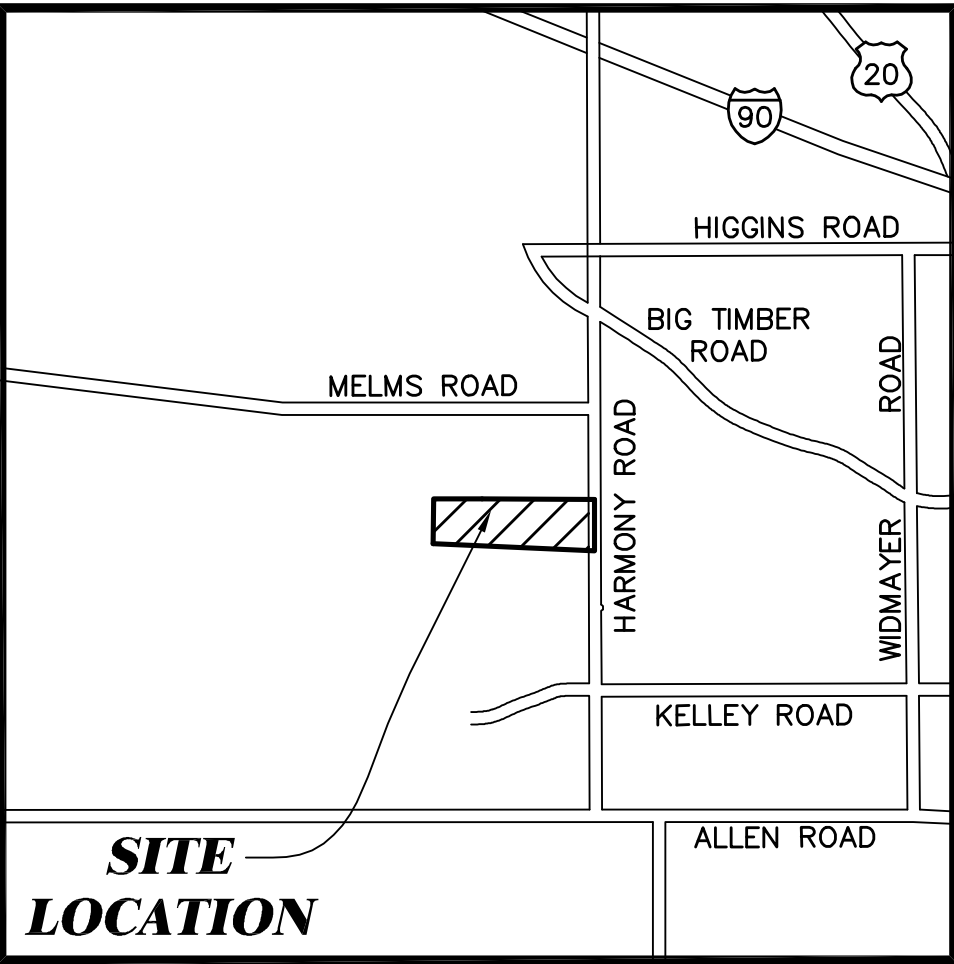
ALL OUTLOTS TO BE OWNED AND MAINTAINED BY
THE HOMEOWNERS ASSOCIATION.

LEGEND

- SUBDIVISION BOUNDARY LINE
(Heavy Solid Line)
- LOT LINE/PROPERTY LINE
(Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE
(Light Solid Line)
- BUILDING LINE
(Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT
(Short Dashed Lines)
- CENTERLINE
(Single Dashed Lines)
- QUARTER SECTION LINE
(Double Dashed Lines)
- SECTION LINE
(Triple Dashed Lines)
- SET CONCRETE MONUMENT
- SECTION CORNER OR QUARTER SECTION
CORNER

PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, IL 60563
(630) 851-5490

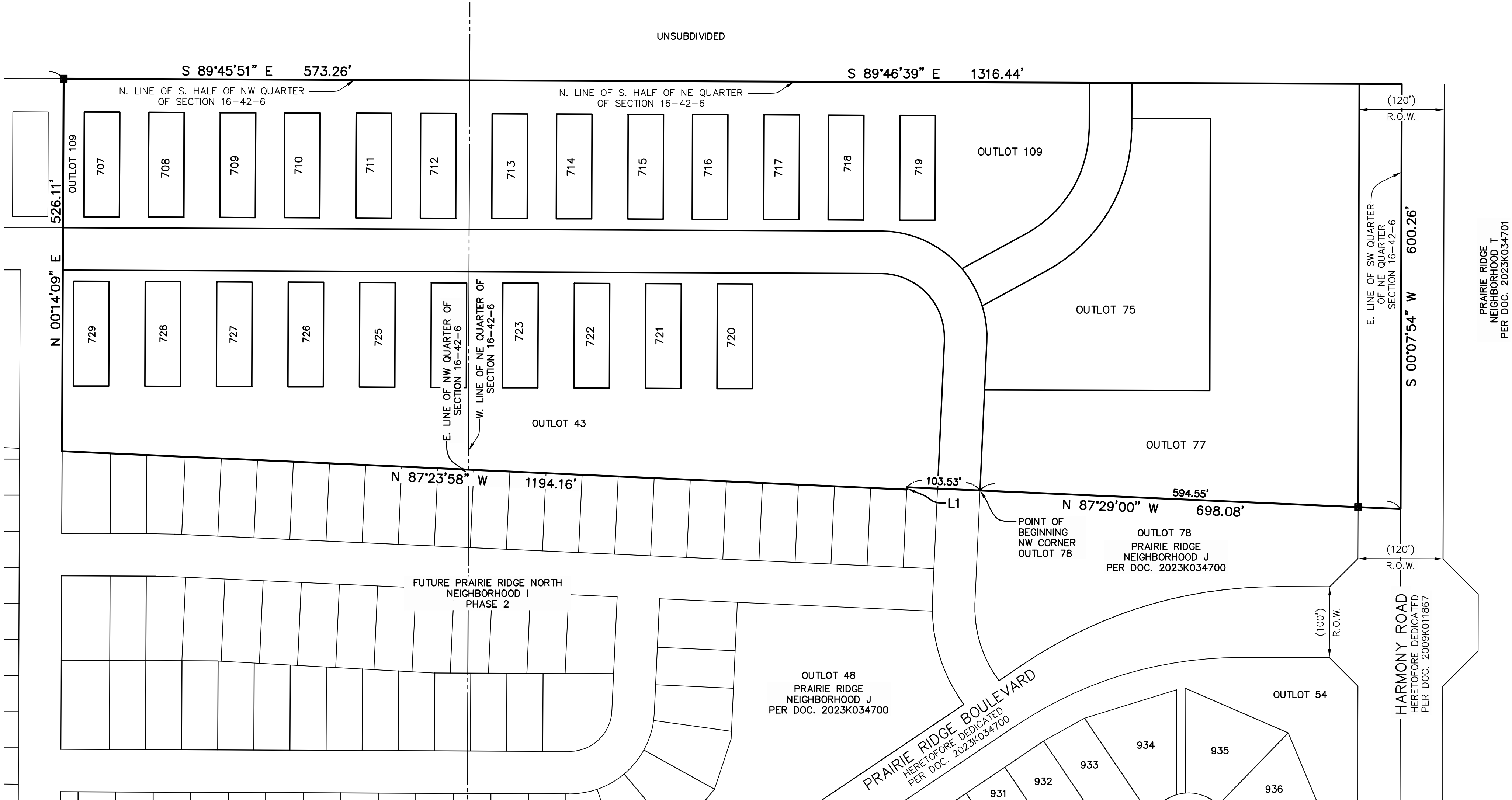
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com
DISC NO.: 456275 FILE NAME: SUBPLAT-G-2
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-29-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-28-25
REVISED 03-27-25\AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-12-25\AJB PER VILLAGE COMMENTS DATED 05-19-25
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VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 02°36'02" W	3.21'

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
707	7,400	721	7,400
708	7,400	722	7,400
709	7,400	723	7,400
710	7,400	724	7,400
711	7,400	725	7,400
712	7,400	726	7,400
713	7,400	727	7,400
714	7,400	728	7,400
715	7,400	729	7,400
716	7,400	OUTLOT 43	273,667
717	7,400	OUTLOT 75	82,222
718	7,400	OUTLOT 77	178,000
719	7,400	OUTLOT 109	209,516
720	7,400		



WATERCREST ISLE
(HEREBY DEDICATED)

MATCH LINE - SEE SHEET 3

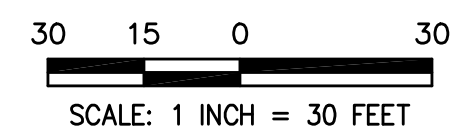
NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT 891756

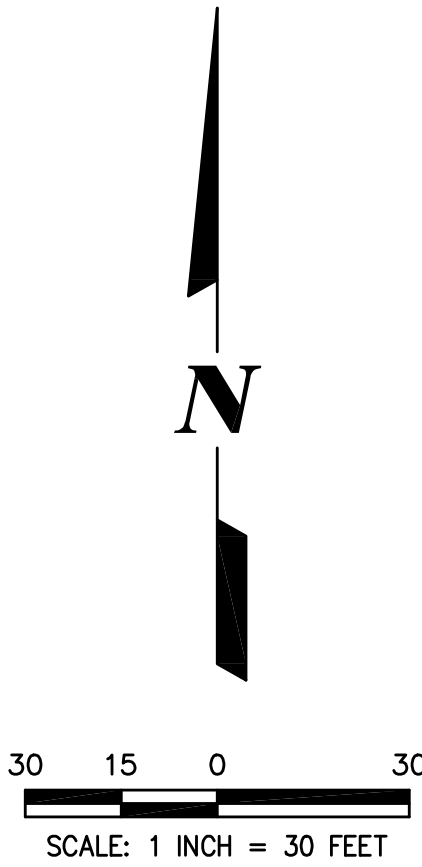
OUTLOT 43
A BLANKET VILLAGE UTILITY EASEMENT AND
A BLANKET PUBLIC UTILITY EASEMENT
ARE HEREBY GRANTED
OVER ALL OF OUTLOT 43



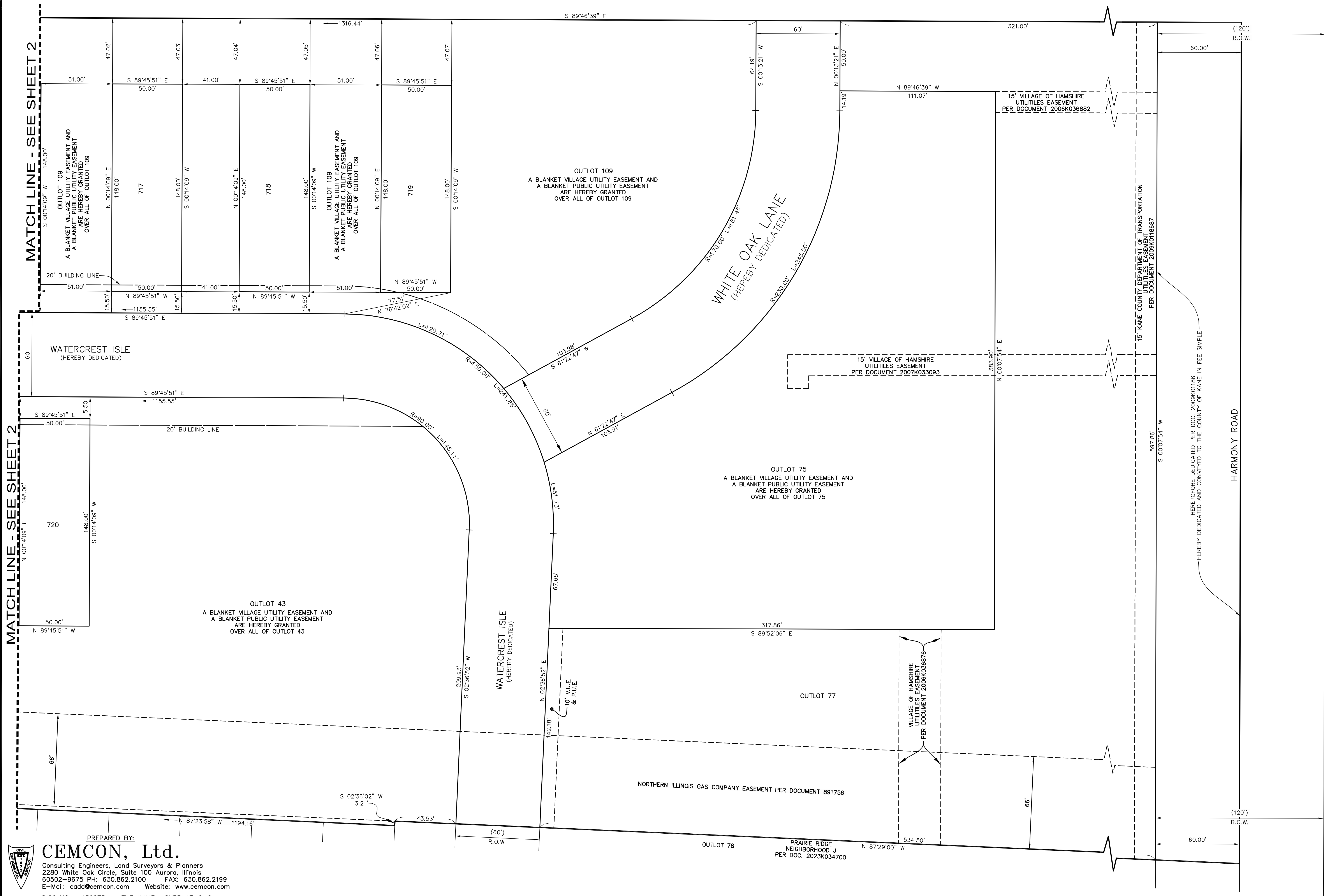
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-28-25
REVISED 03-27-25\AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-12-25\AJB PER VILLAGE COMMENTS DATED 05-19-25
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OUTLOT 6
PRAIRIE RIDGE
NEIGHBORHOOD J
PER DOC. 2023K034701



PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-G-2
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-29-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-28-25
REVISED 03-27-25\AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-12-25\AJB PER VILLAGE COMMENTS DATED 05-19-25
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OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, LLC, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS INDICATED ON THIS PLAT AS THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF HAMPSHIRE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED, FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS THIS ____ DAY OF _____, 20____

HAMPSHIRE WEST LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

TITLE: _____

PRINTED NAME

TITLE: _____

PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF HAMPSHIRE WEST, LLC, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 78 IN PRAIRIE RIDGE NEIGHBORHOOD J RECORDED AS DOCUMENT 2023K034700; THENCE NORTH 87 DEGREES 29 MINUTES 00 SECONDS WEST, 103.53 FEET ALONG THE NORTH LINE OF SAID LOT 78; THENCE SOUTH 02 DEGREES 36 MINUTES 02 SECONDS WEST, 3.21 FEET; THENCE NORTH 87 DEGREES 23 MINUTES 58 SECONDS WEST, 1194.16 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 09 SECONDS EAST, 526.11 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS EAST, 573.26 FEET ALONG THE NORTH LINE OF SAID SOUTH HALF; THENCE SOUTH 89 DEGREES 46 MINUTES 39 SECONDS EAST, 1316.44 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 07 MINUTES 54 SECONDS WEST, 600.26 FEET TO A NORTHERLY LINE OF AFOREMENTIONED NEIGHBORHOOD J; THENCE NORTH 87 DEGREES 29 MINUTES 00 SECONDS WEST, 594.55 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

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

FURTHER CERTIFY THAT NO PART OF THE ABOVE-DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17089C106J, DATED JUNE 2, 2015. ALL OF THE PROPERTY IIS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING.

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

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____ DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS ____ DAY OF _____, 20____.

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT: _____

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____.

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT ONE OF THE FOLLOWING CONDITIONS HAS BEEN SATISFIED BY THE OWNER: (I) THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED; (II) THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED; OR (III) THE VILLAGE HAS APPROVED RECORDING OF THE PLAT WITHOUT GURANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED.

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

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____.

COUNTY CLERK

KANE COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

ACCEPTED AND APPROVED THIS ____ DAY OF _____, A.D., 20____.

COUNTY ENGINEER

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

NO FENCE, SHED OR ANY STRUCTURE SHALL BE ERECTED WITHIN AN EASEMENT THAT WILL OBSTRUCT OR PROHIBIT THE OVERLAND FLOW OF STORMWATER, OR OBSTRUCT, IMPEDE, OR PRECLUDE READY ACCESS TO ANY UTILITY FACILITY OR APPURTENANCE, SUCH AS AN EQUIPMENT BOX, A CATCH BASIN, OR ANY OTHER SUCH FACILITY OR APPURTENANCE.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A PUBLIC UTILITY EASEMENT, VILLAGE UTILITY EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT OR EASEMENT FOR STORMWATER DETENTION BASIN, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.

PUBLIC UTILITY EASEMENT PROVISIONS

(ELECTRIC AND COMMUNICATION)

COMMONWEALTH EDISON COMPANY, AMERITECH, MEDIACOM, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "PUBLIC UTILITY EASEMENTS" AND JOINTLY WITH VILLAGE UTILITIES TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENTS" TOGETHER WITH THE RIGHT OF ACCESS THERETO AND TO ALL PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS

(NICOR)

NICOR, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS. SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

VILLAGE UTILITY EASEMENT PROVISIONS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM, SANITARY SEWER SYSTEM AND STORM DRAINAGE SYSTEM OF THE VILLAGE OF HAMPSHIRE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH UTILITIES.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A VILLAGE UTILITY EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

PREPARED BY:

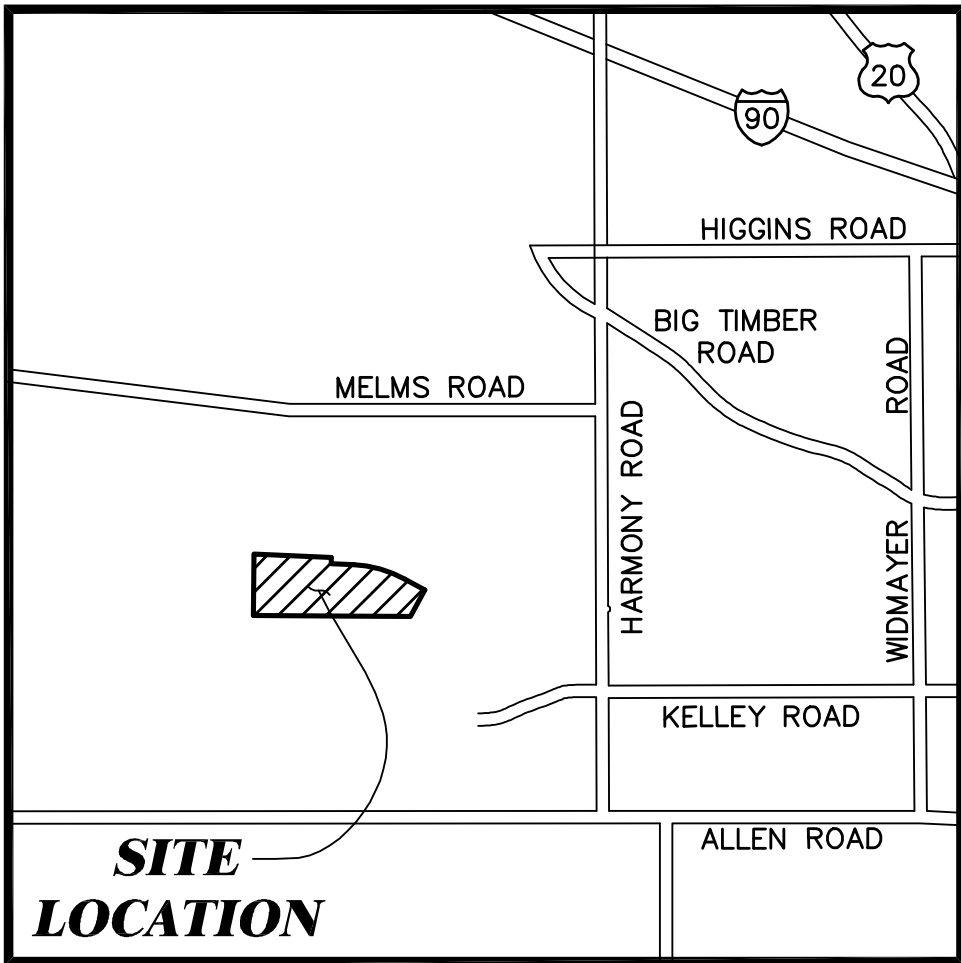


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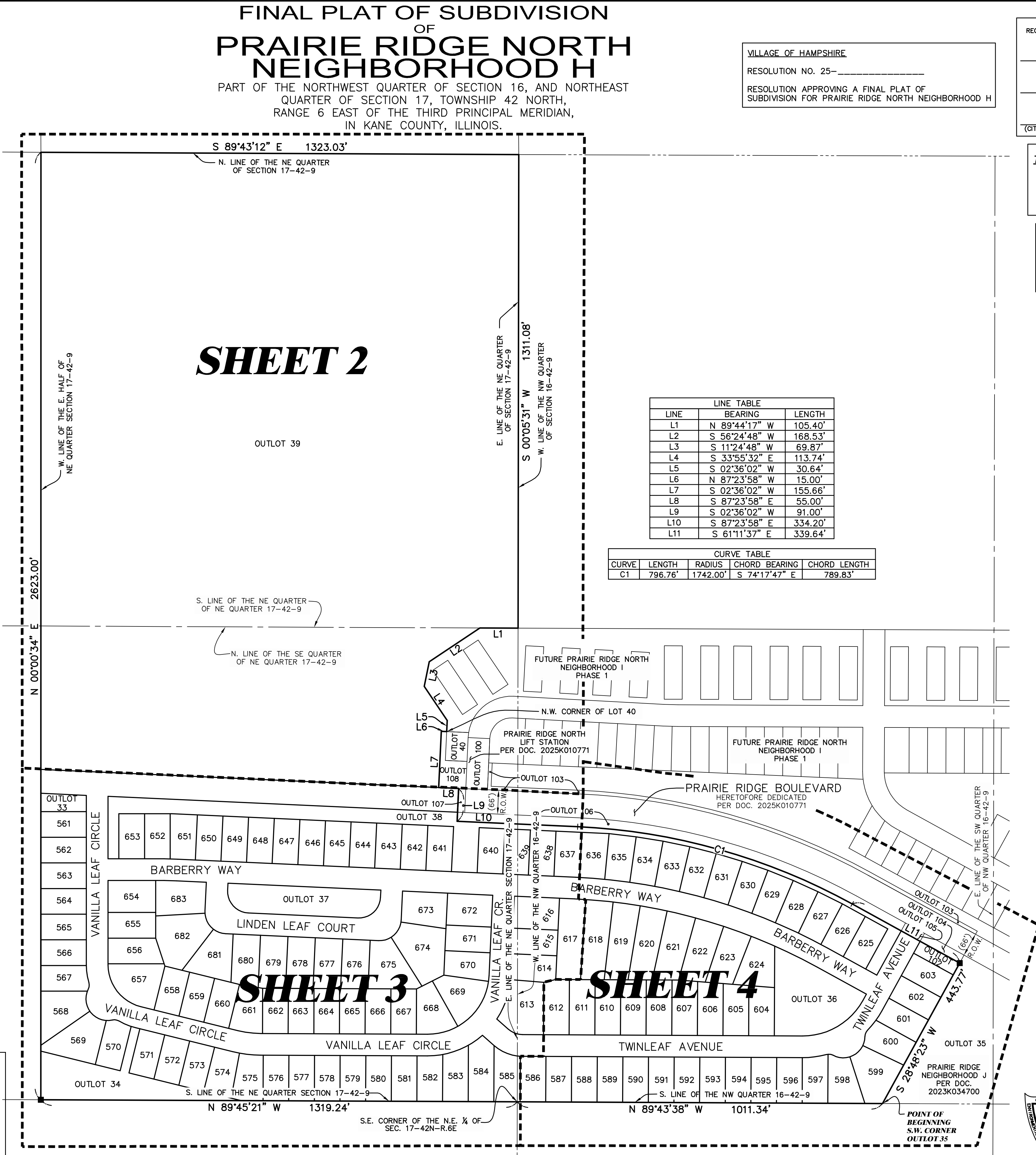
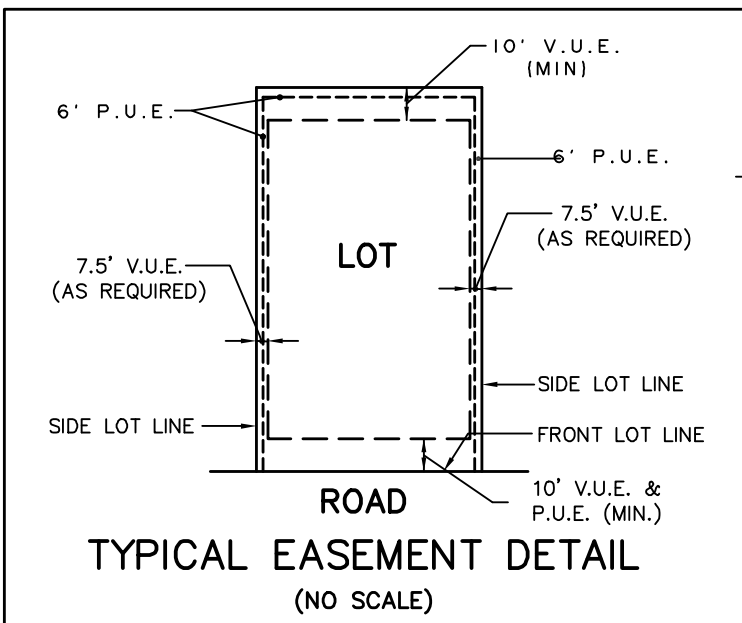
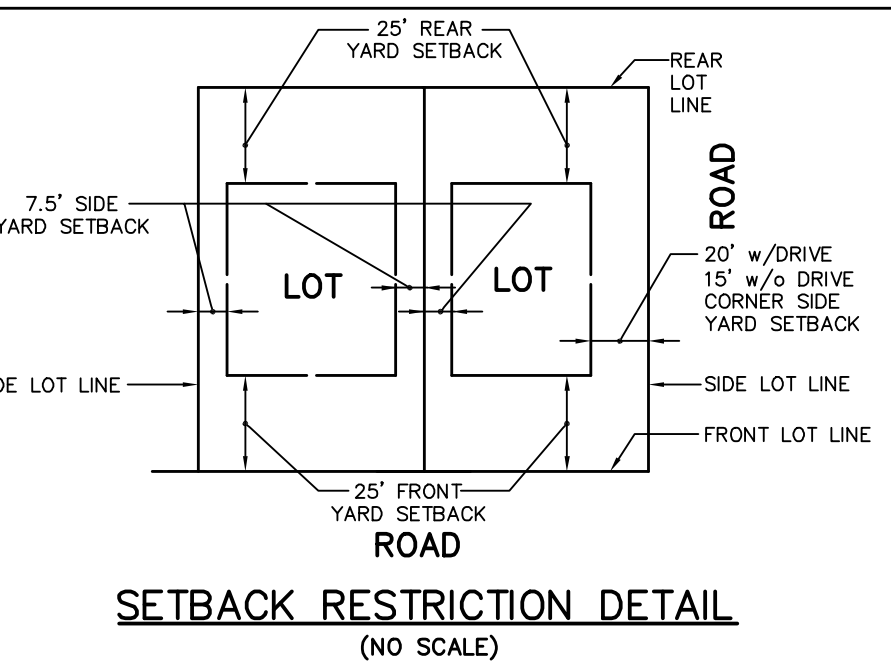
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
630502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-G-2
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-29-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-28-25
REVISED 03-27-25\AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-12-25\AJB PER VILLAGE COMMENTS DATED 05-19-25

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LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
561	8,946	626	9,084
562	8,946	627	9,217
563	8,946	628	9,211
564	8,946	629	9,211
565	8,946	630	9,211
566	8,946	631	9,211
567	9,217	632	9,211
568	13,505	633	9,211
569	14,919	634	9,211
570	9,229	635	9,218
571	8,946	636	9,145
572	8,946	637	8,909
573	8,946	638	8,875
574	9,415	639	8,875
575	9,867	640	8,875
576	8,946	641	8,875
577	8,946	642	8,875
578	8,946	643	8,875
579	8,946	644	8,875
580	8,946	645	8,875
581	8,946	646	8,875
582	9,002	647	8,875
583	9,994	648	8,875
584	12,008	649	8,875
585	9,903	650	8,875
586	8,946	651	9,090
587	8,946	652	8,876
588	8,946	653	8,875
589	8,946	654	11,682
590	8,946	655	9,372
591	8,946	656	10,201
592	8,946	657	14,552
593	8,946	658	8,875
594	8,946	659	8,875
595	8,946	660	8,875
596	8,946	661	10,121
597	9,187	662	8,875
598	10,543	663	8,875
599	14,300	664	8,875
600	9,835	665	8,875
601	8,895	666	8,875
602	8,875	667	8,875
603	8,875	668	11,349
604	9,654	669	12,813
605	10,031	670	9,206
606	10,407	671	8,875
607	10,770	672	11,062
608	10,874	673	11,539
609	10,874	674	17,773
610	10,874	675	14,638
611	10,874	676	10,346
612	10,742	677	10,584
613	15,685	678	10,822
614	9,059	679	11,047
615	8,875	680	10,660
616	11,063	681	12,690
617	15,830	682	17,552
618	15,484	683	12,790
619	15,012	OUTLOT 33	6,029
620	14,515	OUTLOT 34	40,415
621	14,209	OUTLOT 36	41,195
622	13,124	OUTLOT 37	32,366
623	11,824	OUTLOT 38	74,098
624	11,706	OUTLOT 39	2,198,090
625	9,017	OUTLOT 102	4,688

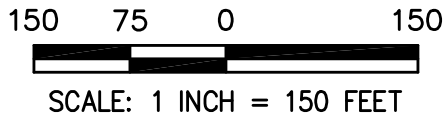


VILLAGE OF HAMPSHIRE
RESOLUTION NO. 25-
RESOLUTION APPROVING A FINAL PLAT OF
SUBDIVISION FOR PRAIRIE RIDGE NORTH NEIGHBORHOOD H

THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:
(PRINT NAME)
(ADDRESS)
(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF SUBDIVISION
94.209 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS
PART OF 01-16-100-008
01-17-200-004
PART OF 01-17-200-005
PART OF 01-17-200-007
HAMPSHIRE, ILLINOIS



NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS
AND POINTS OF CURVATURE UNLESS OTHERWISE
NOTED.
ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF.
DIMENSIONS SHOWN ALONG CURVES ARE ARC
DISTANCES.
DIMENSIONS ENCLOSED WITH () ARE RECORD
DATA. ALL OTHER DIMENSIONS ARE MEASURED.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS
OTHERWISE NOTED.
V.U.E. - INDICATES VILLAGE UTILITY EASEMENT
HEREBY GRANTED. SEE PROVISIONS FOR
DETAILS.
P.U.E. - INDICATES PUBLIC UTILITY EASEMENT
HEREBY GRANTED. SEE PROVISIONS FOR
DETAILS.
THE BEARINGS SHOWN ARE BASED UPON THE WEST
LINE OF THE SUBJECT SITE BEING N 00°00'34" E
(ASSUMED).
GAP IN LOT NUMBERING DUE TO THE PREDEFINED
LOT NUMBERING WITHIN THE ENTIRE PRAIRIE RIDGE
DEVELOPMENT.
F.I.P. = FOUND IRON PIPE (# AS SHOWN)
F.I.R. = FOUND IRON ROD (# AS SHOWN)
ALL OUTLOTS TO BE OWNED AND MAINTAINED BY
THE HOMEOWNERS ASSOCIATION.

LEGEND

- SUBDIVISION BOUNDARY LINE
(Heavy Solid Line)
- LOT LINE/PROPERTY LINE
(Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE
(Light Solid Line)
- BUILDING LINE
(Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT
(Short Dashed Lines)
- CENTERLINE
(Single Dashed Lines)
- QUARTER SECTION LINE
(Double Dashed Lines)
- SECTION LINE
(Triple Dashed Lines)
- SET CONCRETE MONUMENT
- SECTION CORNER OR QUARTER SECTION
CORNER

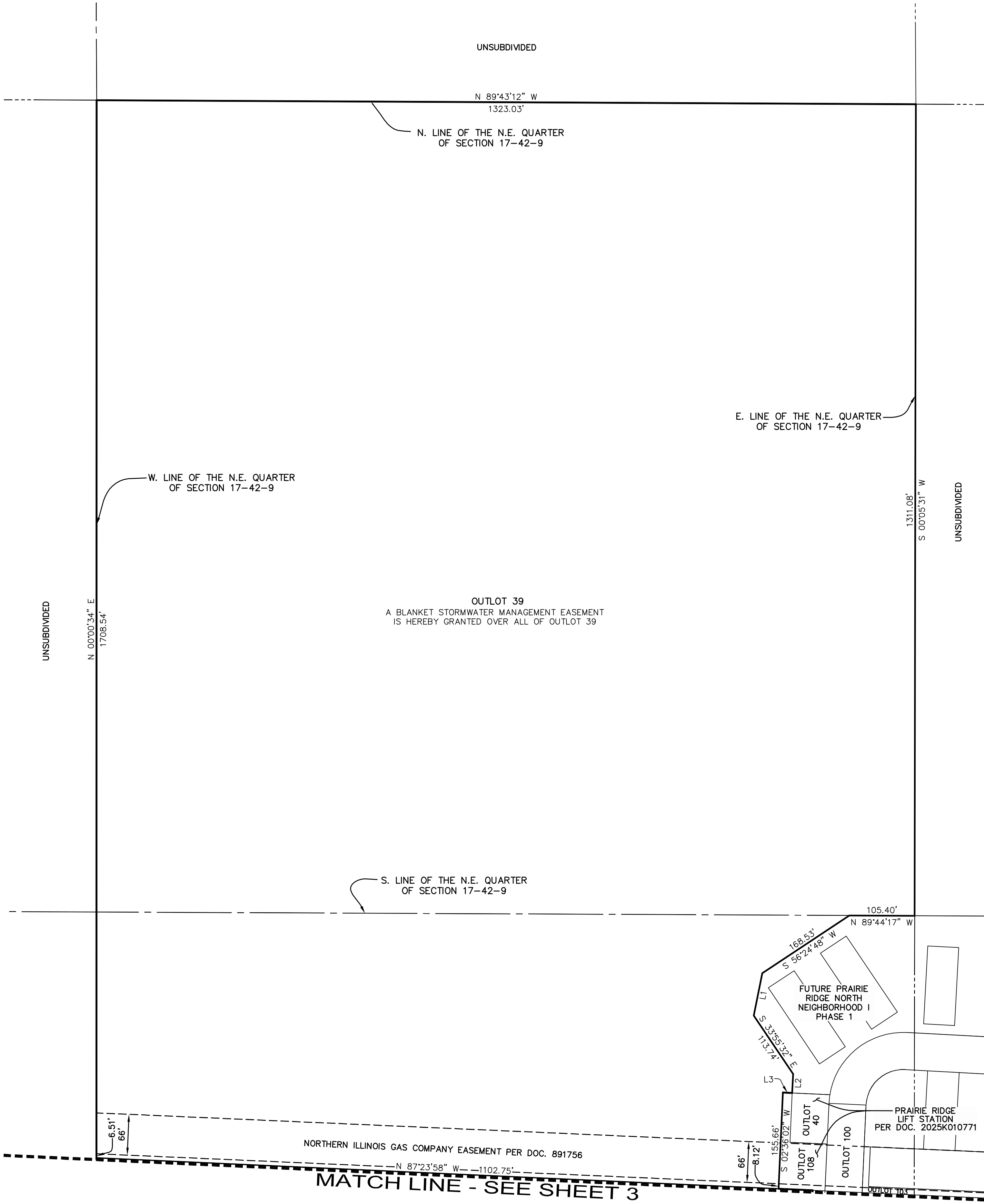
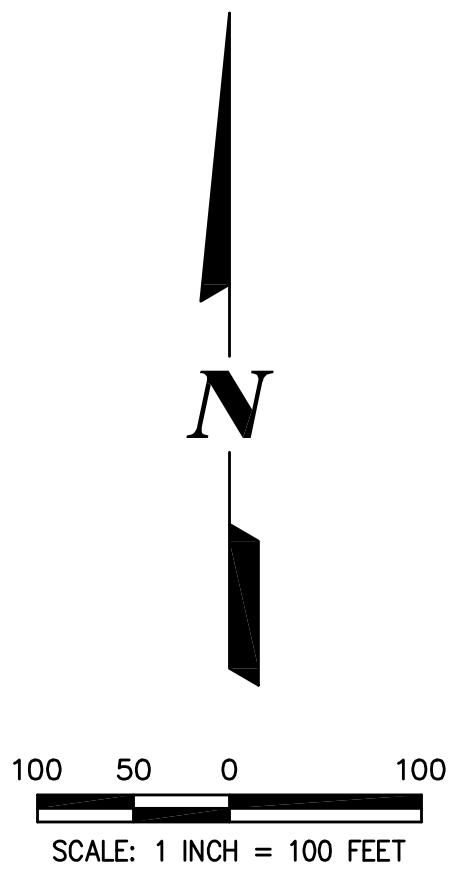
PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, IL 60563
(630) 851-5490

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-H
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-28-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-29-25
REVISED 04-02-25/AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-10-25/AJB PER VILLAGE COMMENTS DATED 05-19-25

FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NORTH
NEIGHBORHOOD H

SHEET 2 OF 5



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 11°24'48" W	69.87'
L2	S 02°36'02" W	30.64'
L3	N 87°23'58" W	15.00'



PREPARED BY:
CEMCON, Ltd.

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FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NORTH
NEIGHBORHOOD H

MATCH LINE - SEE SHEET 2

PRAIRIE RIDGE BOULEVARD
(HEREBY DEDICATED)

PRAIRIE RIDGE BOULEVARD
HERETOFORE DEDICATED
PER DOC. 2025K010771

PRAIRIE RIDGE LIFT STATION
PER DOC. 2025K010771

50 25 0 50
SCALE: 1 INCH = 50 FEET

N

MATCH LINE - SEE SHEET 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 02°36'02" E	20.00'
L2	S 02°36'02" W	20.00'
L3	S 00°00'34" W	71.00'
L4	N 18°08'08" W	81.38'
L5	N 48°43'43" W	42.82'
L6	S 48°43'43" E	42.85'
L7	N 89°43'38" W	7.93'
L8	S 63°01'11" W	17.08'
L9	S 63°01'11" W	67.67'
L10	S 76°48'53" W	34.12'
L11	N 89°43'38" W	68.58'
L12	N 00°15'07" W	36.15'
L13	S 02°36'02" W	25.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	18.61'	25.00'	S 05°16'54" E	18.19'
C2	6.08'	60.00'	S 23°42'37" W	6.08'
C3	13.25'	180.00'	S 74°01'13" E	13.24'
C4	31.24'	1540.00'	N 86°49'06" E	31.24'
C5	11.09'	1600.00'	N 87°12'03" W	11.09'
C6	37.54'	830.00'	N 88°41'42" W	37.53'
C7	34.82'	770.00'	S 88°41'42" E	34.82'
C8	94.25'	60.00'	S 42°23'58" E	84.85'
C9	94.25'	60.00'	N 47°36'02" E	84.85'
C10	166.37'	230.00'	N 69°31'54" E	162.79'
C11	42.93'	60.00'	N 69°13'40" W	42.02'
C12	85.87'	120.00'	S 69°13'40" E	84.05'
C13	78.49'	330.00'	S 82°56'32" E	78.30'
C14	64.22'	270.00'	N 82°56'32" W	64.07'
C15	50.45'	180.00'	S 68°05'57" E	50.28'
C16	18.61'	25.00'	S 81°24'03" F	18.19'
C17	135.45'	60.00'	S 38°03'34" E	108.46'
C18	50.45'	180.00'	S 08°01'11" E	50.28'

PREPARED BY:

CEMCON, Ltd.

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FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NORTH
NEIGHBORHOOD H

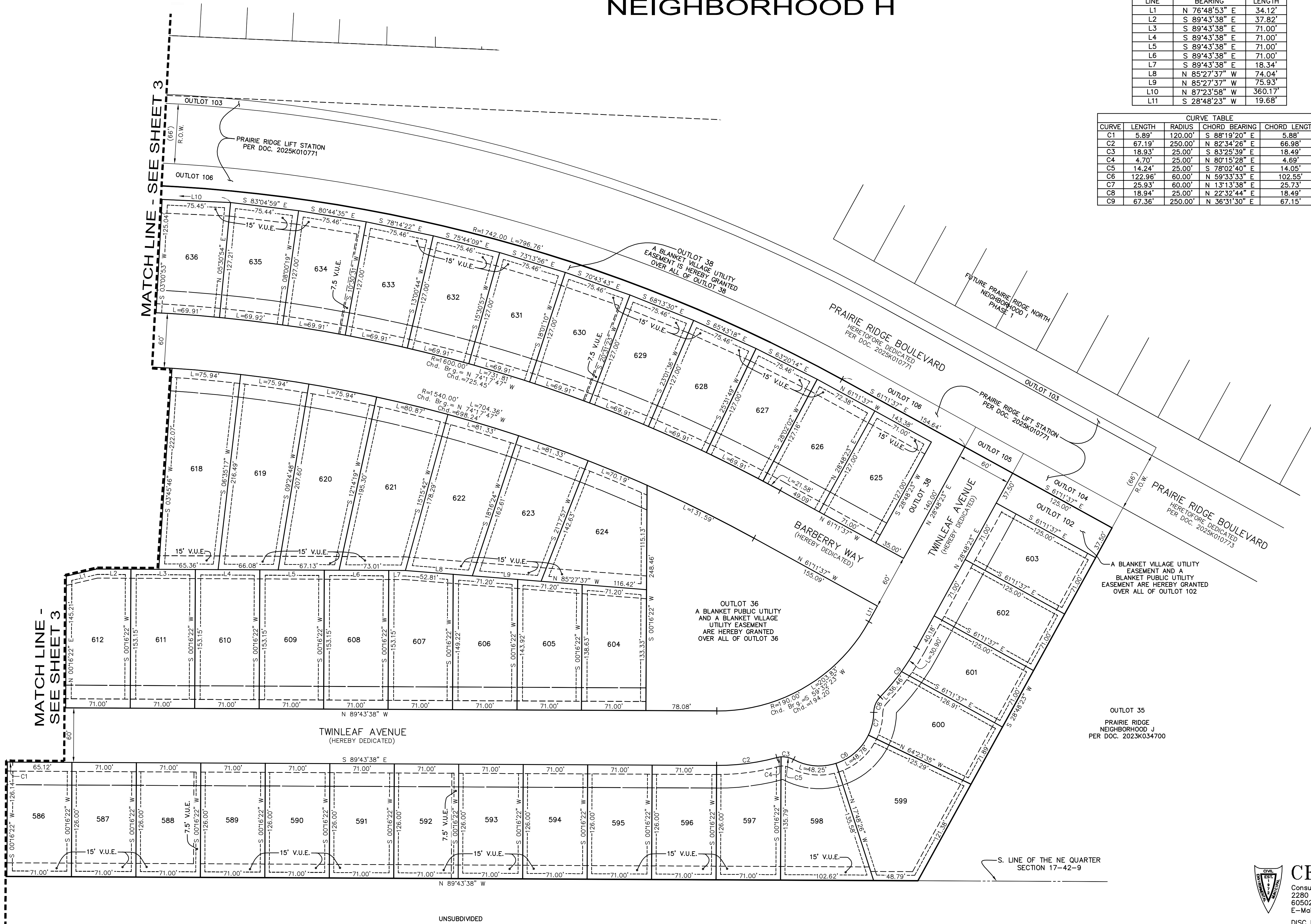
SHEET 4 OF 5

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 76°48'53" E	34.12'
L2	S 89°43'38" E	37.82'
L3	S 89°43'38" E	71.00'
L4	S 89°43'38" E	71.00'
L5	S 89°43'38" E	71.00'
L6	S 89°43'38" E	71.00'
L7	S 89°43'38" E	18.34'
L8	N 85°27'37" W	74.04'
L9	N 85°27'37" W	75.93'
L10	N 87°23'58" W	360.17'
L11	S 28°48'23" W	19.68'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	5.89'	120.00'	S 88°19'20" E	5.88'
C2	67.19'	250.00'	N 82°34'26" E	66.98'
C3	18.93'	25.00'	S 83°25'39" E	18.49'
C4	4.70'	25.00'	N 80°15'28" E	4.69'
C5	14.24'	25.00'	S 78°02'40" E	14.05'
C6	122.96'	60.00'	N 59°33'33" E	102.55'
C7	25.93'	60.00'	N 13°13'38" E	25.73'
C8	18.94'	25.00'	N 22°32'44" E	18.49'
C9	67.36'	250.00'	N 36°31'30" E	67.15'



50 25 0 50
SCALE: 1 INCH = 50 FEET



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com
DISC NO.: 456275 FILE NAME: SUBPLAT-H
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-28-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-29-25
REVISED 04-02-25\AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-10-25\AJB PER VILLAGE COMMENTS DATED 05-19-25
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OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS INDICATED ON THIS PLAT AS THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF HAMPSHIRE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED, FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS THIS ____ DAY OF ____ 20____

HAMPSHIRE WEST LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

TITLE: _____ TITLE: _____

PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF HAMPSHIRE WEST, LLC, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, AND NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 35 IN PRAIRIE RIDGE NEIGHBORHOOD J RECORDED AS DOCUMENT 2023K034700, SAID POINT BEING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS WEST, 1011.34 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 45 MINUTES 21 SECONDS WEST, 1319.24 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 34 SECONDS EAST, 2623.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS EAST, 1323.03 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 05 MINUTES 31 SECONDS WEST, 1311.08 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 44 MINUTES 17 SECONDS WEST, 105.40 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 56 DEGREES 24 MINUTES 48 SECONDS WEST, 168.53 FEET; THENCE SOUTH 11 DEGREES 24 MINUTES 48 SECONDS WEST, 69.87 FEET; THENCE SOUTH 33 DEGREES 55 MINUTES 32 SECONDS EAST, 113.74 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 02 SECONDS WEST, 30.64 FEET TO THE NORTHWEST CORNER OF OUTLOT 40 IN PRAIRIE RIDGE NORTH LIFT STATION SUBDIVISION RECORDED AS DOCUMENT 2025K010771; THE FOLLOWING SEVEN COURSES ARE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION: (1) THENCE NORTH 87 DEGREES 23 MINUTES 58 SECONDS WEST, 15.00 FEET; (2) THENCE SOUTH 02 DEGREES 36 MINUTES 02 SECONDS WEST, 155.66 FEET; (3) THENCE SOUTH 87 DEGREES 23 MINUTES 58 SECONDS EAST, 55.00 FEET; (4) THENCE SOUTH 02 DEGREES 36 MINUTES 02 SECONDS WEST, 91.00 FEET; (5) THENCE SOUTH 87 DEGREES 23 MINUTES 58 SECONDS EAST, 334.20 FEET; (6) THENCE EASTERLY, 796.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1742.00 FEET AND A CHORD BEARING SOUTH 74 DEGREES 17 MINUTES 47 SECONDS EAST; (7) THENCE SOUTH 61 DEGREES 11 MINUTES 37 SECONDS EAST, 339.64 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED OUTLOT 35; THENCE SOUTH 28 DEGREES 48 MINUTES 23 SECONDS WEST, 443.77 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

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

FURTHER CERTIFY THAT NO PART OF THE ABOVE-DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17089C106J, DATED JUNE 2, 2015. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING.

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

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS 8TH DAY OF SEPTEMBER, 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184--002937
EXPIRATION DATE IS APRIL 30, 2027

FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NORTH
NEIGHBORHOOD H

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS ____ DAY OF _____, 20____.

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT: _____

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____.

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT ONE OF THE FOLLOWING CONDITIONS HAS BEEN SATISFIED BY THE OWNER: (I) THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED; (II) THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED; OR (III) THE VILLAGE HAS APPROVED RECORDING OF THE PLAT WITHOUT GUARANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED.

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

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____.

COUNTY CLERK

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HAMPSHIRE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (abbreviated S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF HAMPSHIRE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERCTED WITHIN A STORMWATER MANAGEMENT EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

UTILITY EASEMENT PROVISIONS

COMMONWEALTH EDISON COMPANY, AMERITECH, MEDIACOM, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENTS" TOGETHER WITH THE RIGHT OF ACCESS THERETO TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM, SANITARY SEWER SYSTEM, STORM DRAINAGE SYSTEM OF THE VILLAGE OF HAMPSHIRE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH UTILITIES.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERCTED WITHIN A VILLAGE UTILITY EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

NO FENCE, SHED OR ANY STRUCTURE SHALL BE ERCTED WITHIN AN EASEMENT THAT WILL OBSTRUCT OR PROHIBIT THE OVERLAND FLOW OF STORMWATER, OR OBSTRUCT, IMPEDE, OR PRECLUDE READY ACCESS TO ANY UTILITY FACILITY OR APPURTENANCE, SUCH AS AN EQUIPMENT BOX, A CATCH BASIN, OR ANY OTHER SUCH FACILITY OR APPURTENANCE.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERCTED WITHIN A PUBLIC UTILITY EASEMENT, VILLAGE UTILITY EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT OR EASEMENT FOR STORMWATER DETENTION BASIN, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.

PUBLIC UTILITY EASEMENT PROVISIONS
(ELECTRIC AND COMMUNICATION)

COMMONWEALTH EDISON COMPANY, AMERITECH, MEDIACOM, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "PUBLIC UTILITY EASEMENTS" AND JOINTLY WITH VILLAGE UTILITIES TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENTS" TOGETHER WITH THE RIGHT OF ACCESS THERETO AND TO ALL PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

NICOR, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS. SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

VILLAGE UTILITY EASEMENT PROVISIONS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM, SANITARY SEWER SYSTEM AND STORM DRAINAGE SYSTEM OF THE VILLAGE OF HAMPSHIRE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH UTILITIES.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERCTED WITHIN A VILLAGE UTILITY EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
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DISC NO.: 456275 FILE NAME: SUBPLAT-H
DRAWN BY: AUB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-28-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-29-25
REVISED 04-02-25\AUB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-10-25\AUB PER VILLAGE COMMENTS DATED 05-19-25

FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE
NEIGHBORHOOD I, PHASE 1
PART OF THE NORTHEAST AND NORTHWEST QUARTER
OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 6
EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS.

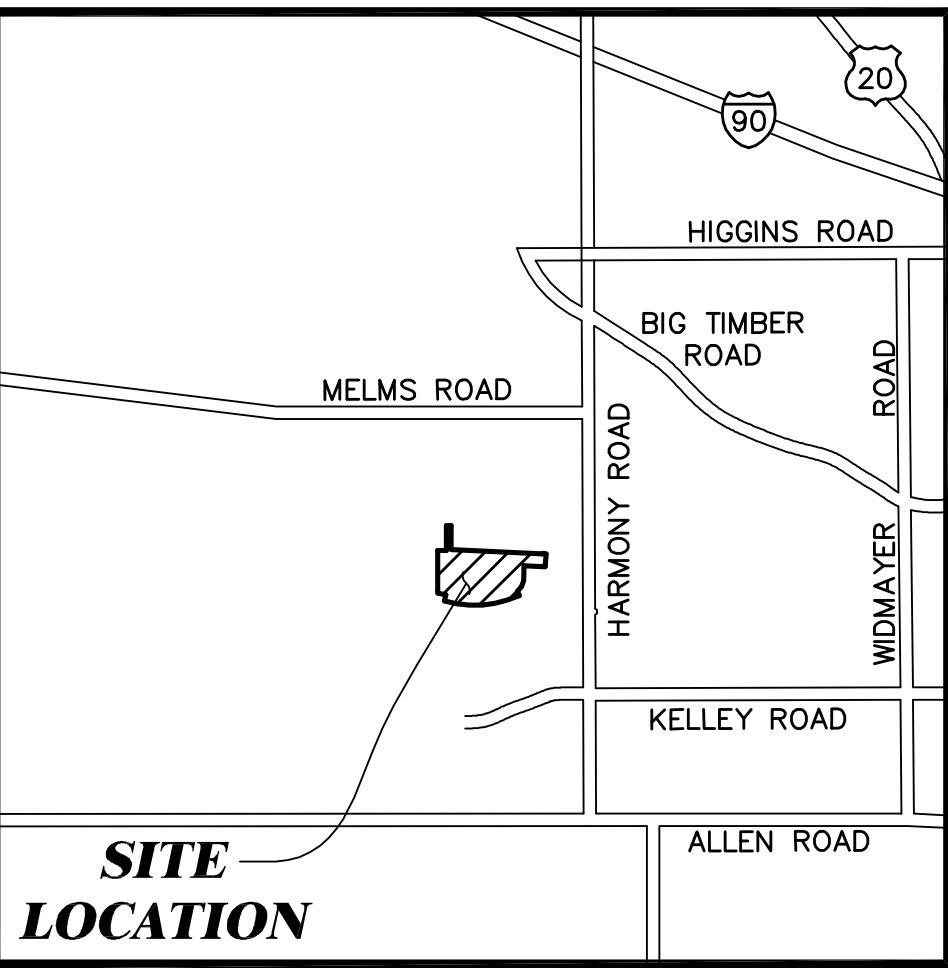
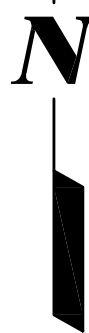
VILLAGE OF HAMPSHIRE
RESOLUTION NO. 25-
RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
FOR PRAIRIE RIDGE NEIGHBORHOOD I, PHASE 1

THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:
(PRINT NAME)
(ADDRESS)
(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF SUBDIVISION
23.452 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS
PART OF 01-16-100-006
PART OF 01-16-200-022
PART OF 01-17-200-006
HAMPSHIRE, ILLINOIS

100 50 0 100
SCALE: 1 INCH = 100 FEET

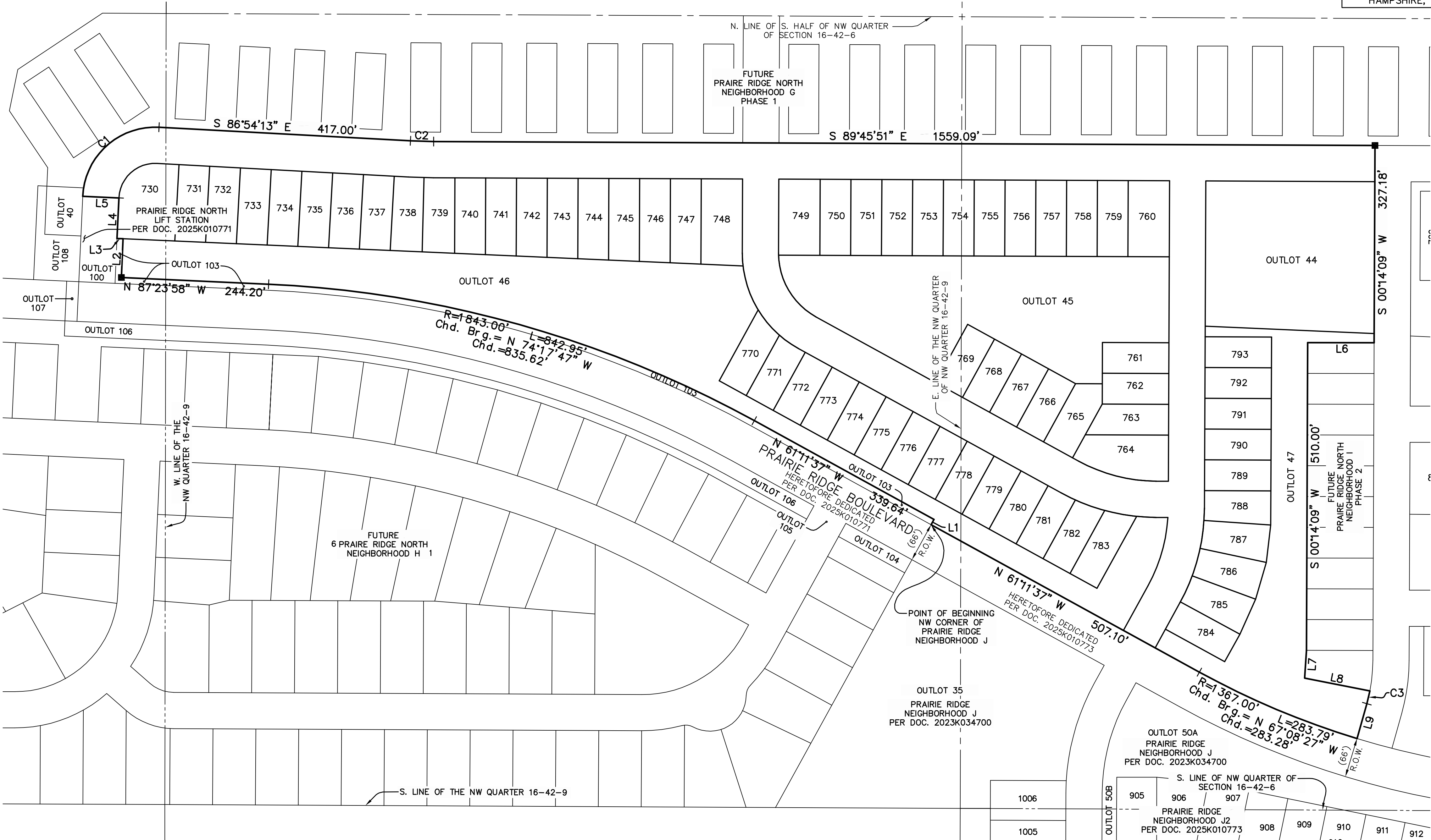


VICINITY MAP

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
730	11,472	764	10,009
731	6,455	765	6,567
732	6,429	766	5,610
733	6,403	767	5,610
734	6,376	768	5,610
735	6,350	769	5,610
736	6,324	770	6,249
737	6,297	771	5,664
738	6,302	772	5,610
739	6,519	773	5,610
740	6,432	774	5,610
741	6,536	775	5,610
742	6,539	776	5,610
743	6,743	777	5,610
744	6,846	778	5,610
745	6,950	779	5,610
746	7,054	780	5,610
747	7,157	781	5,620
748	9,785	782	5,839
749	8,631	783	6,474
750	6,426	784	5,803
751	6,426	785	6,168
752	6,426	786	6,168
753	6,426	787	6,042
754	6,426	788	5,826
755	6,426	789	5,610
756	6,426	790	5,610
757	6,426	791	5,610
758	6,426	792	5,610
759	6,426	793	5,610
760	8,631	OUTLOT 44	68,952
761	5,610	OUTLOT 45	98,030
762	5,610	OUTLOT 46	148,002
763	6,318	OUTLOT 47	64,054

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 28°48'23" E	10.00'
L2	N 02°36'02" E	64.34'
L3	N 87°29'00" W	10.00'
L4	N 02°36'02" E	67.28'
L5	N 87°23'58" W	60.00'
L6	N 89°45'51" W	110.00'
L7	S 03°43'40" W	46.26'
L8	S 78°54'05" E	110.00'
L9	S 15°39'16" W	60.05'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	189.53'	120.00'	N 47°50'54" E	170.44'
C2	38.44'	770.00'	S 88°20'02" E	38.44'
C3	21.73'	270.00'	S 13°20'55" W	21.73'



NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

V.U.E. - INDICATES VILLAGE UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

D.E. - INDICATES DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

P.U.E. - INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

THE BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBJECT SITE BEING S 00°14'09" W (ASSUMED).

GAP IN LOT NUMBERING DUE TO THE PREDEFINED LOT NUMBERING WITHIN THE ENTIRE PRAIRIE RIDGE DEVELOPMENT.

F.I.P. = FOUND IRON PIPE (# AS SHOWN)
F.I.R. = FOUND IRON ROD (# AS SHOWN)

ALL OUTLOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

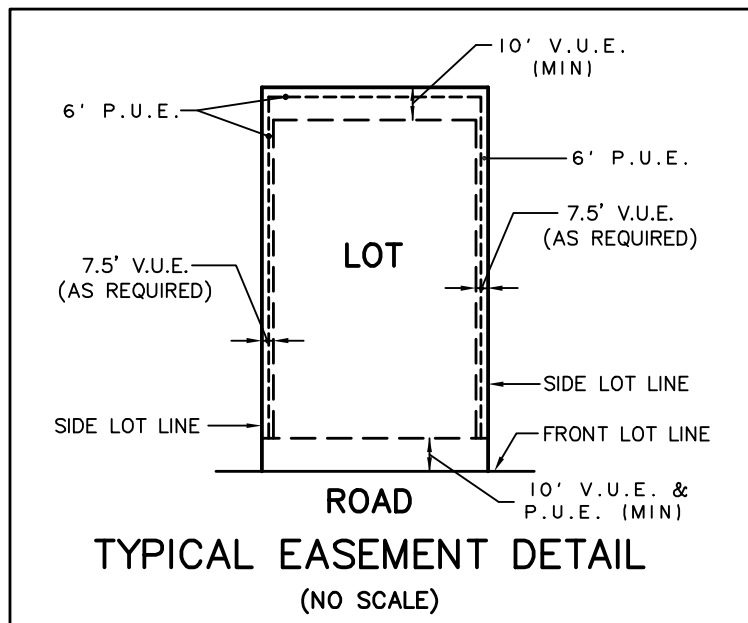
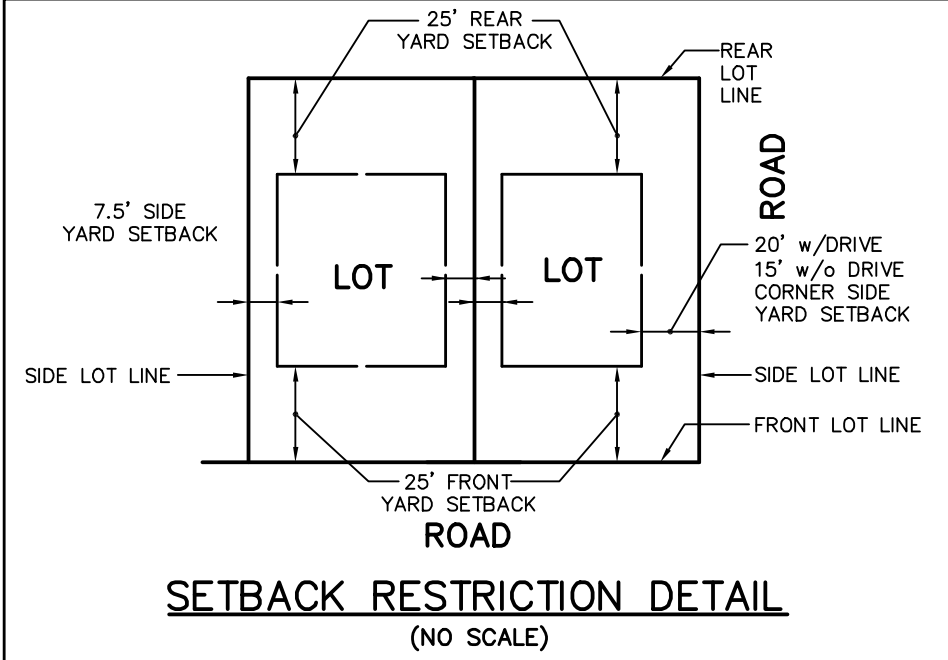
LEGEND

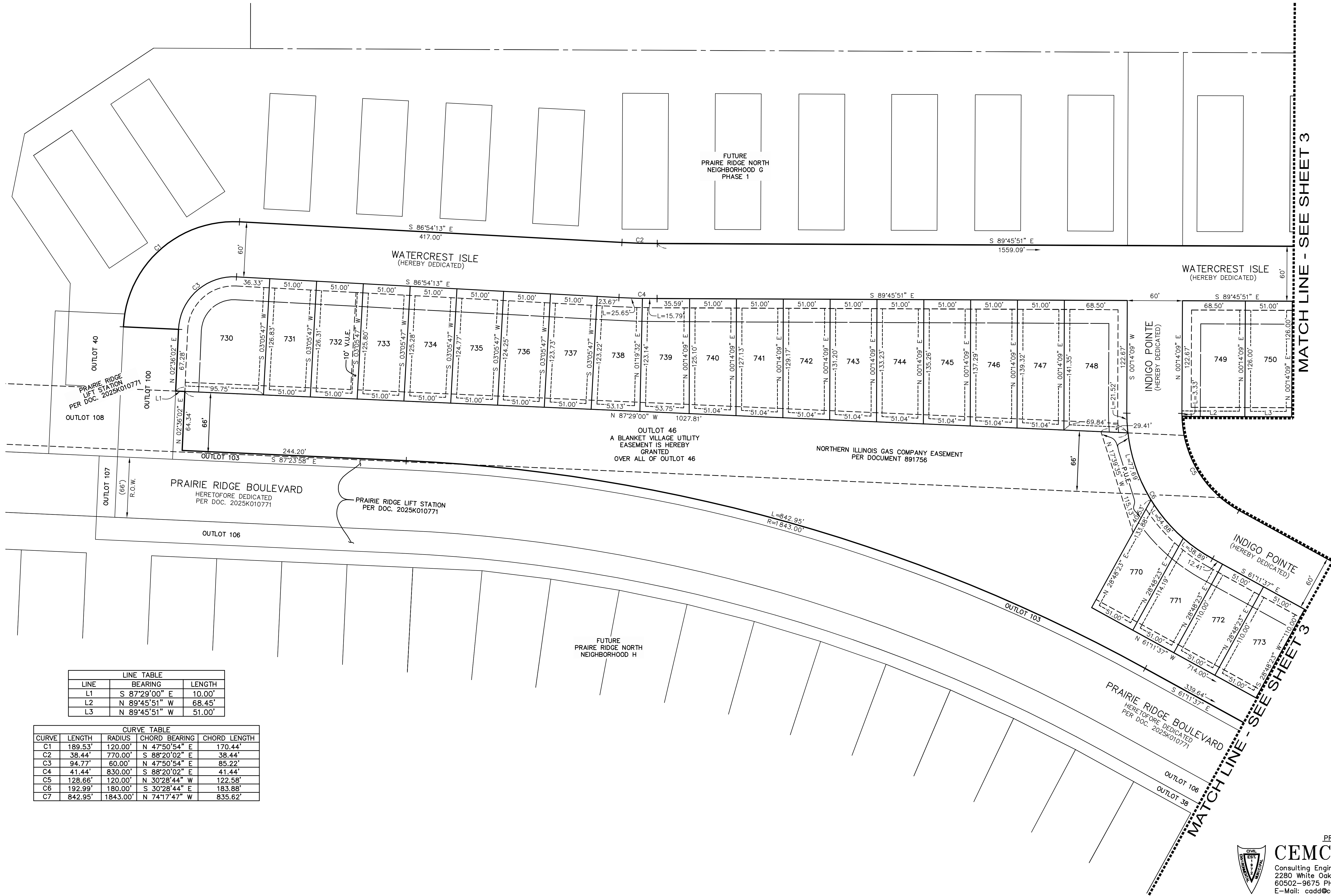
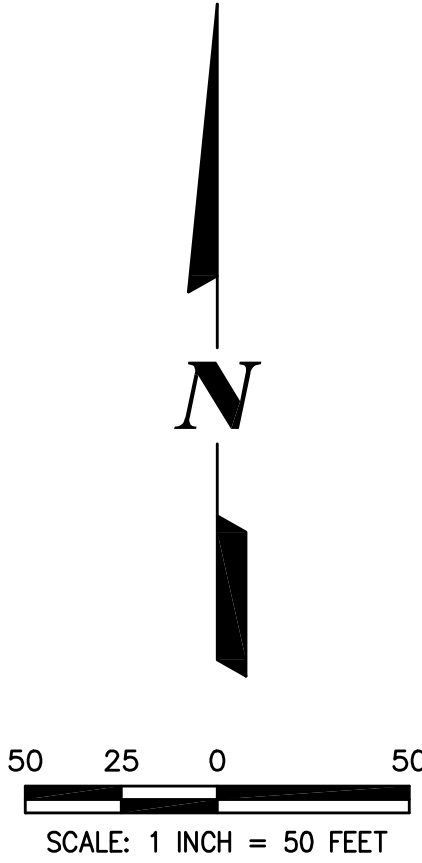
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- FUTURE LOT LINE/PROPERTY LINE (Light Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Long Dashed Lines)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SET CONCRETE MONUMENT
- SECTION CORNER OR QUARTER SECTION CORNER

PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, IL 60563
(630) 851-5490

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-I-1
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-28-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-28-25
REVISED 03-27-25\AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-10-25\AJB PER VILLAGE COMMENTS DATED 05-19-25
REVISED 07-17-25\AJB PER VILLAGE COMMENTS DATED 06-30-25
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 87°29'00" E	10.00'
L2	N 89°45'51" W	68.45'
L3	N 89°45'51" W	51.00'

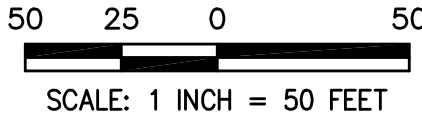
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	189.53'	120.00'	N 47°50'54" E	170.44'
C2	38.44'	770.00'	S 88°20'02" E	38.44'
C3	94.77'	60.00'	N 47°50'54" E	85.22'
C4	41.44'	830.00'	S 88°20'02" E	41.44'
C5	128.66'	120.00'	N 30°28'44" W	122.58'
C6	192.99'	180.00'	S 30°28'44" E	183.88'
C7	842.95'	1843.00'	N 74°17'47" W	835.62'



PREPARED BY:
CEMCON, Ltd.

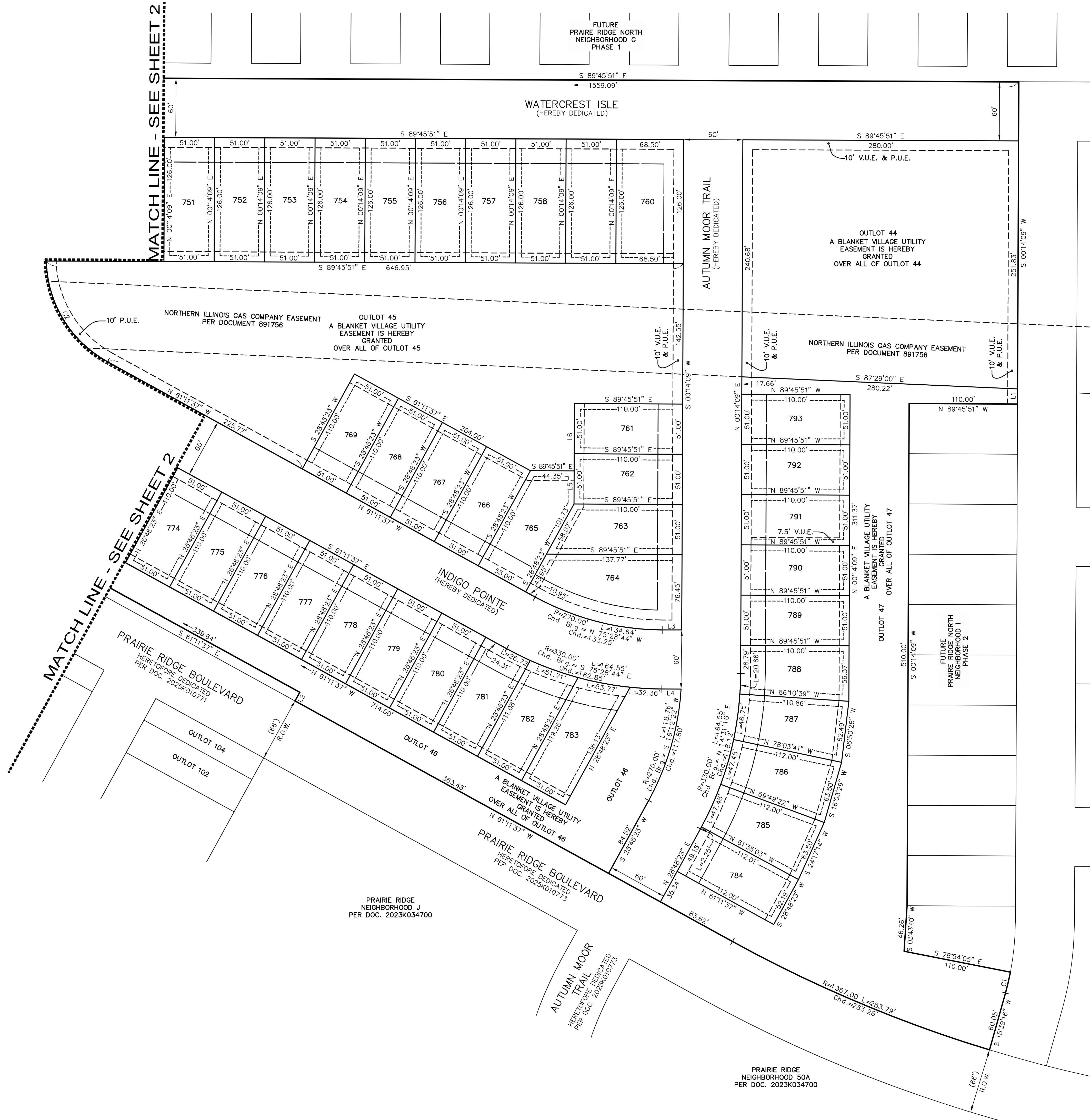
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REVISED 07-17-25\AJB PER VILLAGE COMMENTS DATED 06-30-25



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°14'09" W	15.35'
L2	N 28°48'23" E	10.00'
L3	N 89°45'51" W	19.91'
L4	S 89°45'51" E	19.44'
L5	S 00°14'09" W	33.57'
L6	N 00°14'09" E	68.43'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	21.73'	270.00'	S 13°20'55" W	21.73'
C2	125.32'	120.00'	N 31°16'30" W	119.70'



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REVISED 07-17-25\AJB PER VILLAGE COMMENTS DATED 06-30-25

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, LLC, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS INDICATED ON THIS PLAT AS THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF HAMPSHIRE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED, FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS THIS ____ DAY OF _____, 20____

HAMPSHIRE WEST LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

TITLE: _____

PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF HAMPSHIRE WEST, LLC, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 16, AND THE NORTHEAST QUARTER OF SECTION 17, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERN MOST CORNER OF PRAIRIE RIDGE NEIGHBORHOOD J RECORDED AS DOCUMENT 2023K034700; THENCE NORTH 28 DEGREES 48 MINUTES 23 SECONDS EAST, 10.00 FEET; THENCE NORTH 61 DEGREES 11 MINUTES 37 SECONDS WEST, 339.64 FEET; THENCE NORTHERLY AND WESTERLY, 842.95 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1843.00 FEET AND A CHORD BEARING NORTH 74 DEGREES 17 MINUTES 47 SECONDS WEST; THENCE NORTH 87 DEGREES 23 MINUTES 58 SECONDS WEST, 244.20 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 02 SECONDS EAST, 64.34 FEET; THENCE NORTH 87 DEGREES 29 MINUTES 00 SECONDS WEST, 10.00 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 02 SECONDS EAST, 67.28 FEET; THENCE NORTH 87 DEGREES 23 MINUTES 58 SECONDS WEST, 60.00 FEET; THENCE NORTHERLY, 189.53 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING NORTH 47 DEGREES 50 MINUTES 54 SECONDS EAST; THENCE SOUTH 86 DEGREES 54 MINUTES 13 SECONDS EAST, 417.00 FEET; THENCE EASTERLY, 38.44 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING SOUTH 88 DEGREES 20 MINUTES 02 SECONDS EAST; THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS EAST, 1559.09 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 09 SECONDS WEST, 327.18 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 51 SECONDS WEST, 110.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 09 SECONDS WEST, 510.00 FEET; THENCE SOUTH 03 DEGREES 43 MINUTES 40 SECONDS WEST, 46.26 FEET; THENCE SOUTH 78 DEGREES 54 MINUTES 05 SECONDS EAST, 110.00 FEET; THENCE SOUTHERLY, 21.73 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING SOUTH 13 DEGREES 20 MINUTES 55 SECONDS WEST; THENCE SOUTH 15 DEGREES 32 MINUTES 16 SECONDS WEST, 60.05 FEET TO A NORTHERLY LINE OF SAID PRAIRIE RIDGE NEIGHBORHOOD J; THE FOLLOWING TWO COURSES ARE ALONG SAID NORTHERLY LINE: 1) THENCE NORTHWESTERLY, 283.79 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1367.00 FEET AND A CHORD BEARING NORTH 67 DEGREES 08 MINUTES 27 SECONDS WEST; 2) THENCE NORTH 61 DEGREES 11 MINUTES 37 SECONDS WEST, 507.10 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

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

FURTHER CERTIFY THAT NO PART OF THE ABOVE-DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17089C106J, DATED JUNE 2, 2015. ALL OF THE PROPERTY IIS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING.

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

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____ DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS ____ DAY OF _____, 20____.

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT: _____

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____.

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT ONE OF THE FOLLOWING CONDITIONS HAS BEEN SATISFIED BY THE OWNER: (I) THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED; (II) THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED; OR (III) THE VILLAGE HAS APPROVED RECORDING OF THE PLAT WITHOUT GURANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED.

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

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____.

COUNTY CLERK

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

NO FENCE, SHED OR ANY STRUCTURE SHALL BE ERECTED WITHIN AN EASEMENT THAT WILL OBSTRUCT OR PROHIBIT THE OVERLAND FLOW OF STORMWATER, OR OBSTRUCT, IMPEDE, OR PRECLUDE READY ACCESS TO ANY UTILITY FACILITY OR APPURTENANCE, SUCH AS AN EQUIPMENT BOX, A CATCH BASIN, OR ANY OTHER SUCH FACILITY OR APPURTENANCE.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A PUBLIC UTILITY EASEMENT, VILLAGE UTILITY EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT OR EASEMENT FOR STORMWATER DETENTION BASIN, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.

PUBLIC UTILITY EASEMENT PROVISIONS

(ELECTRIC AND COMMUNICATION)

COMMONWEALTH EDISON COMPANY, AMERITECH, MEDIACOM, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "PUBLIC UTILITY EASEMENTS" AND JOINTLY WITH VILLAGE UTILITIES TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENTS" TOGETHER WITH THE RIGHT OF ACCESS THERETO AND TO ALL PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS

(NICOR)

NICOR, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS. SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

VILLAGE UTILITY EASEMENT PROVISIONS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM, SANITARY SEWER SYSTEM AND STORM DRAINAGE SYSTEM OF THE VILLAGE OF HAMPSHIRE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH UTILITIES.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A VILLAGE UTILITY EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THERewith SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

PREPARED BY:



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DISC NO.: 456275 FILE NAME: SUBPLAT-I-1

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COMPLETION DATE: 01-28-25 JOB NO.: 456.275

PROJECT REFERENCE: 456.216

CHECKED BY: JRP 01-28-25

REVISED 03-27-25\AJB PER VILLAGE COMMENTS DATED 03-06-25

REVISED 06-10-25\AJB PER VILLAGE COMMENTS DATED 05-19-25

REVISED 07-17-25\AJB PER VILLAGE COMMENTS DATED 06-30-25

FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NORTH
NEIGHBORHOOD I, PHASE 2

PART OF THE NORTHEAST AND NORTHWEST QUARTER
OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 6
EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS.

VILLAGE OF HAMPSHIRE
RESOLUTION NO. 25-
RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
FOR PRAIRIE RIDGE NORTH NEIGHBORHOOD I, PHASE 2

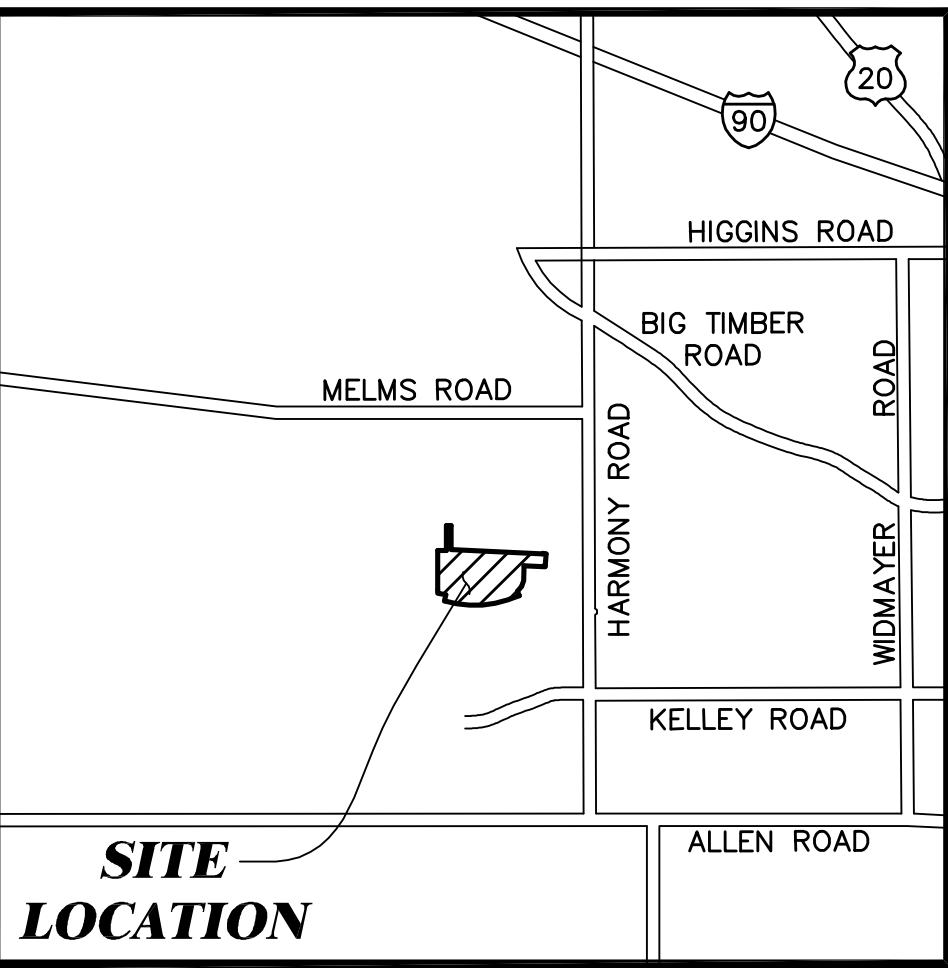
THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:
(PRINT NAME)
(ADDRESS)
(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF SUBDIVISION
18.308 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS
PART OF 01-16-100-006
PART OF 01-16-200-022
PART OF 01-17-200-006
HAMPSHIRE, ILLINOIS

100 50 0 100
SCALE: 1 INCH = 100 FEET

N

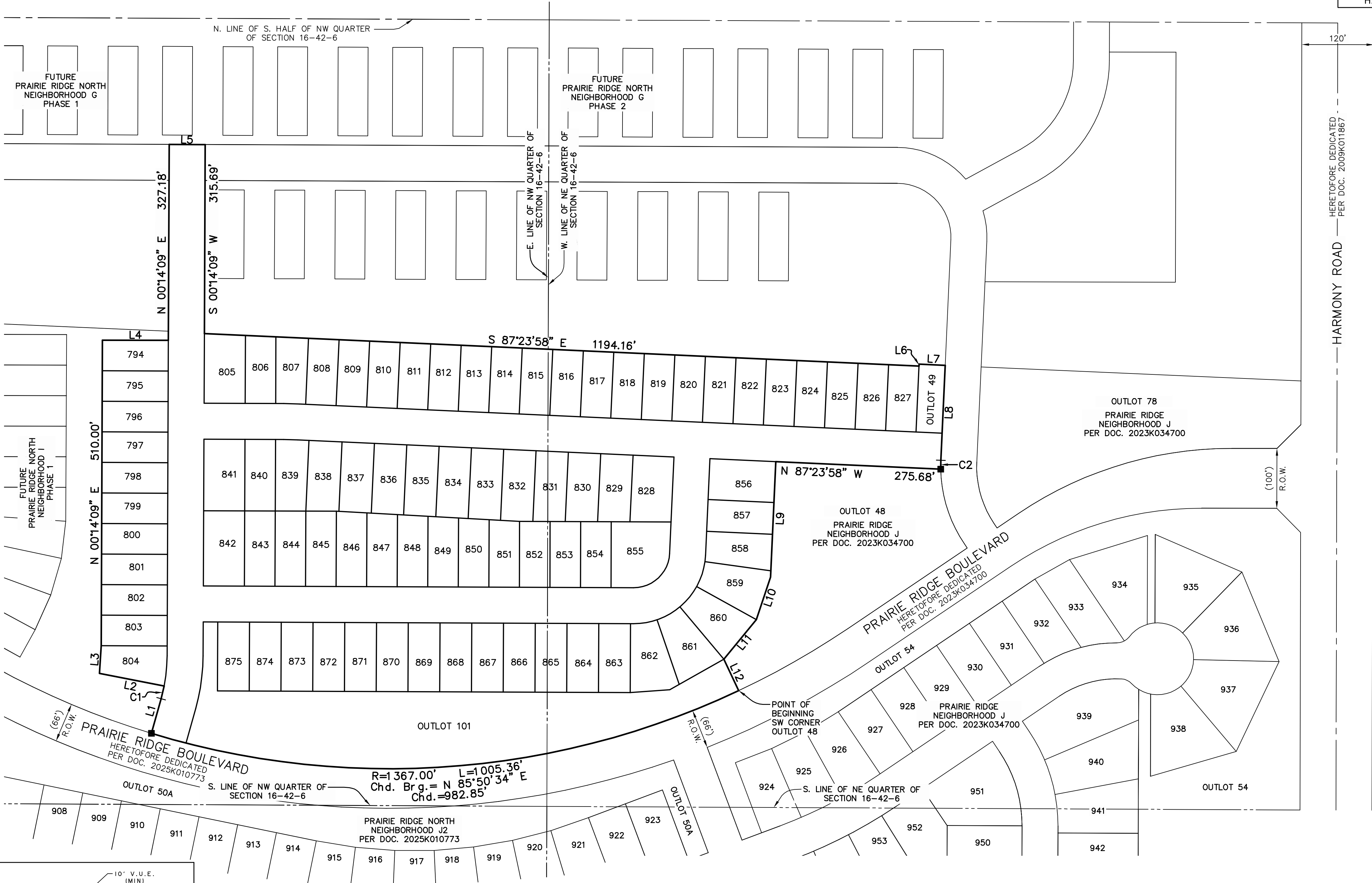
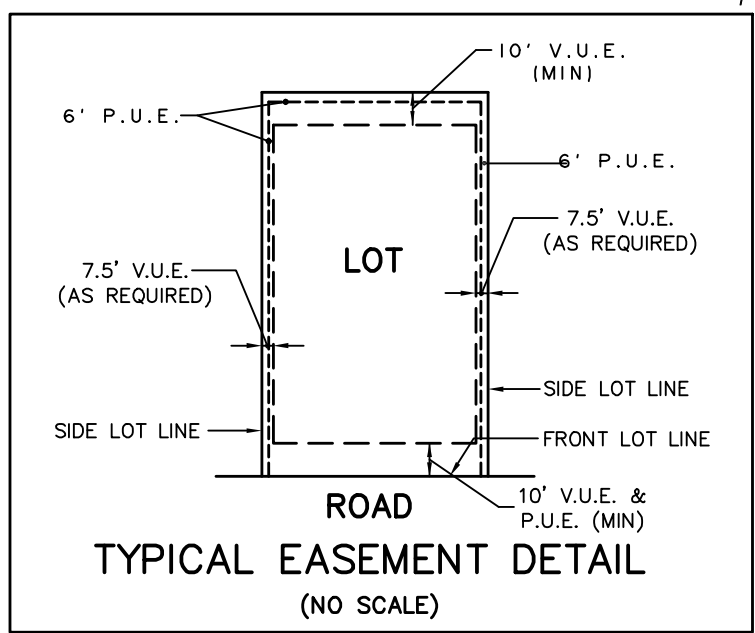
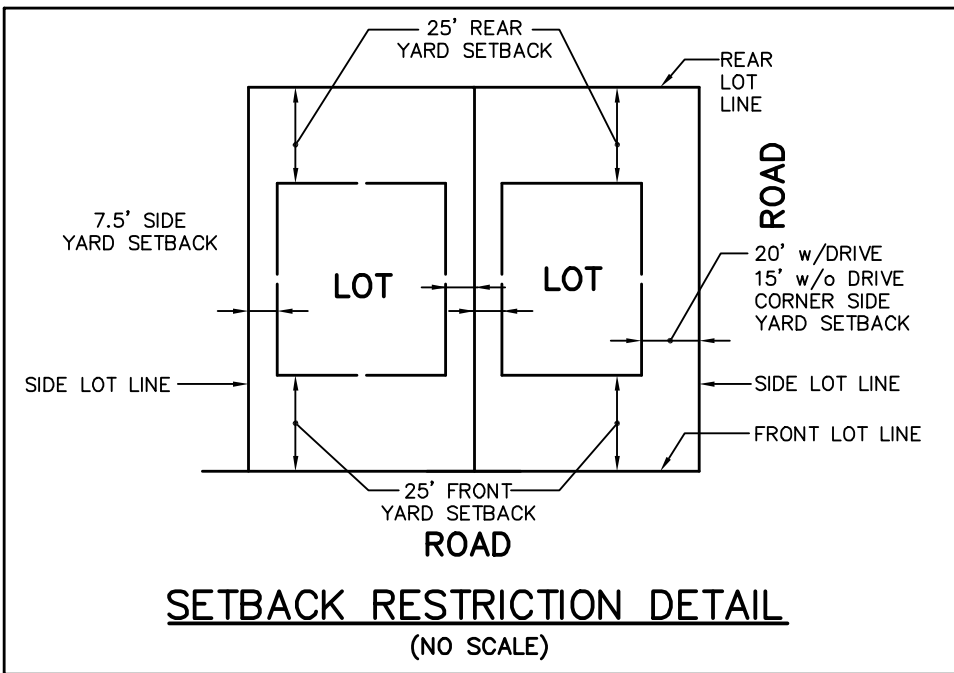


VICINITY MAP

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
794	5,610	836	6,315
795	5,610	837	6,287
796	5,610	838	6,485
797	5,610	839	6,363
798	5,610	840	6,089
799	5,610	841	8,178
800	5,610	842	8,604
801	5,610	843	6,406
802	5,610	844	6,406
803	5,610	845	6,406
804	6,283	846	6,339
805	7,858	847	6,207
806	5,725	848	6,074
807	5,767	849	5,941
808	5,610	850	5,809
809	5,610	851	5,676
810	5,610	852	5,610
811	5,610	853	5,610
812	5,610	854	5,610
813	5,610	855	10,022
814	5,610	856	7,535
815	5,610	857	5,830
816	5,610	858	6,142
817	5,610	859	7,173
818	5,610	860	7,192
819	5,610	861	7,192
820	5,610	862	7,392
821	5,610	863	6,095
822	5,610	864	6,095
823	5,610	865	6,095
824	5,610	866	6,095
825	5,610	867	6,095
826	5,610	868	6,095
827	5,610	869	6,095
828	7,540	870	6,095
829	6,080	871	6,095
830	6,201	872	6,095
831	6,321	873	6,095
832	6,416	874	6,095
833	6,400	875	6,095
834	6,372	OUTLOT 49	4,928
835	6,343	OUTLOT 101	94,265

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 15°39'16" E	60.05'
L2	N 78°54'05" W	110.00'
L3	N 03°43'40" E	46.26'
L4	S 89°45'51" E	110.00'
L5	S 89°45'51" E	60.00'
L6	N 02°36'02" E	3.21'
L7	S 87°29'00" E	43.53'
L8	S 02°36'02" W	158.60'
L9	S 02°36'02" W	193.09'
L10	S 18°21'26" W	74.68'
L11	S 39°27'48" W	85.53'
L12	S 25°13'34" E	58.08'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	21.73'	270.00'	N 13°20'55" E
C2	14.68'	230.00'	S 00°47'08" W



NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

V.U.E. - INDICATES VILLAGE UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

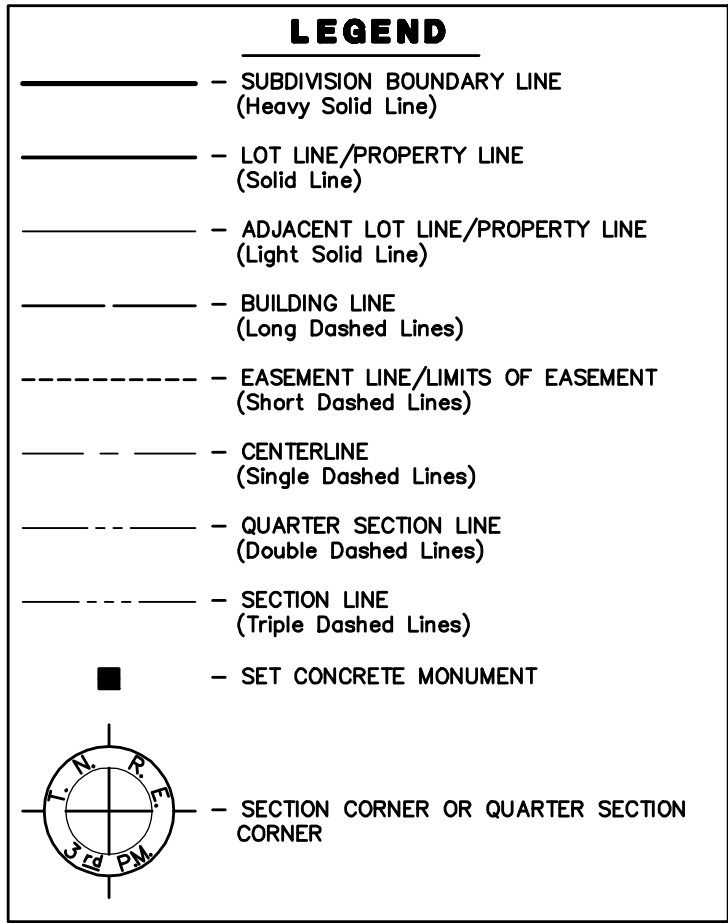
P.U.E. - INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

THE BEARINGS SHOWN ARE BASED UPON THE WEST LINE OF THE SUBJECT SITE BEING S 00°14'09" W (ASSUMED).

GAP IN LOT NUMBERING DUE TO THE PREDEFINED LOT NUMBERING WITHIN THE ENTIRE PRAIRIE RIDGE DEVELOPMENT.

F.I.P. = FOUND IRON PIPE (¶ AS SHOWN)
F.I.R. = FOUND IRON ROD (¶ AS SHOWN)

ALL OUTLOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

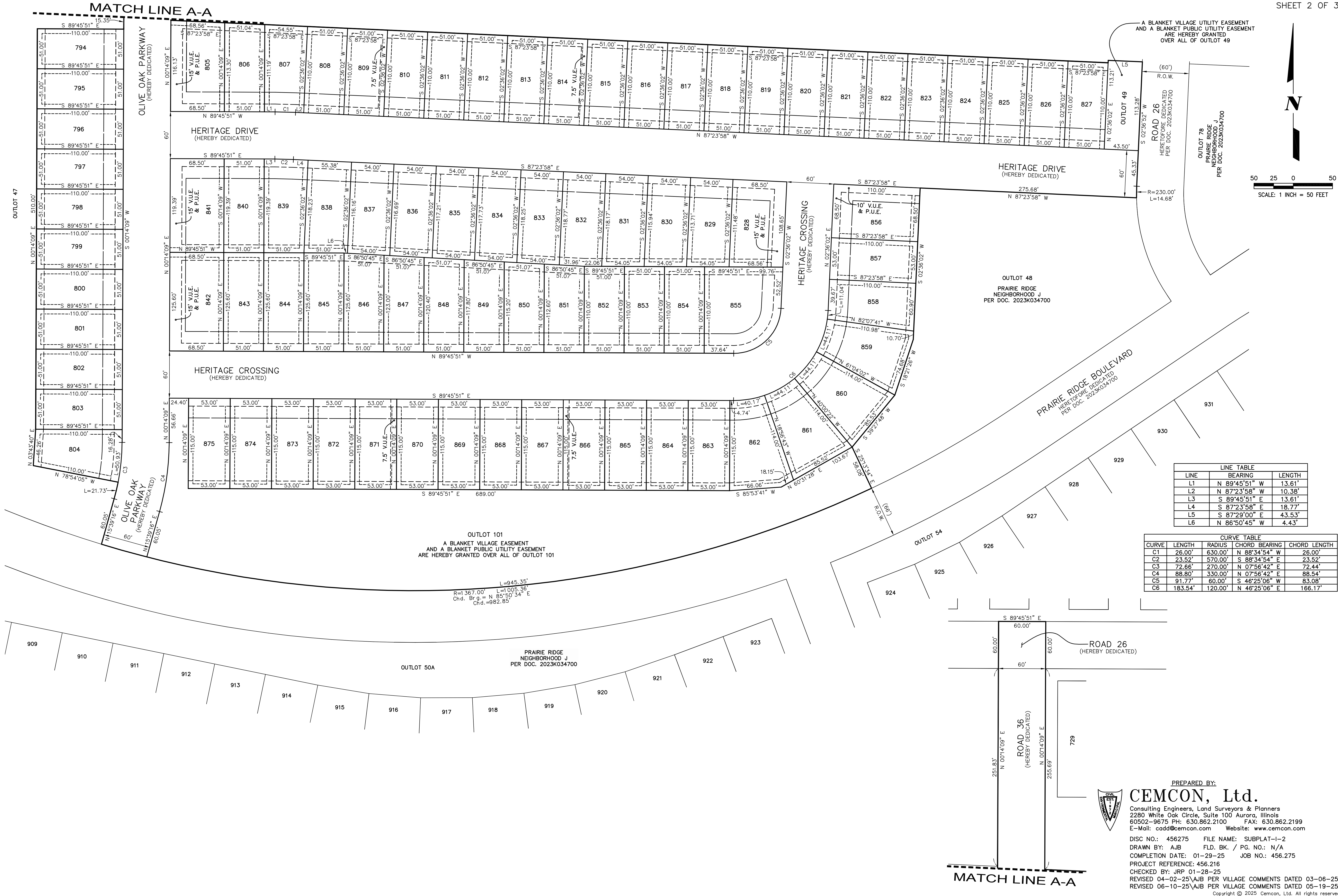


PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, IL 60563
(630) 851-5490

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-I-2
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-29-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-28-25
REVISED 04-02-25/AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-10-25/AJB PER VILLAGE COMMENTS DATED 05-19-25
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DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-I-2.DWG
PLOT FILE CREATED: 7/16/2025 BY: TONY BLUIS



OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, LLC, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS INDICATED ON THIS PLAT AS THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF HAMPSHIRE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED, FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS THIS ____ DAY OF____, 20____.

HAMPSHIRE WEST LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

TITLE: _____

PRINTED NAME

TITLE: _____

PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF HAMPSHIRE WEST, LLC, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 48 IN PRAIRIE RIDGE NEIGHBORHOOD J RECORDED AS DOCUMENT 2023K034700; THENCE WESTERLY, 1005.36 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1367.00 FEET AND A CHORD BEING SOUTH 85 DEGREES 50 MINUTES 34 SECONDS WEST ALONG A NORTH-EASTLY LINE OF SAID PRAIRIE RIDGE NEIGHBORHOOD J; THENCE NORTH 15 DEGREES 39 MINUTES 16 SECONDS EAST, 60.05 FEET; THENCE NORTHERLY, 21.73 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING NORTH 13 DEGREES 20 MINUTES 55 SECONDS EAST; THENCE NORTH 78 DEGREES 54 MINUTES 05 SECONDS WEST, 110.00 FEET; THENCE NORTH 03 DEGREES 43 MINUTES 40 SECONDS EAST, 46.26 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 09 SECONDS EAST, 510.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS EAST, 110.00 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 09 SECONDS EAST, 327.18 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS EAST, 60.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 09 SECONDS WEST, 315.69 FEET; THENCE SOUTH 87 DEGREES 23 MINUTES 58 SECONDS EAST, 1194.16 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 02 SECONDS EAST, 3.21 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 00 SECONDS EAST, 43.53 FEET TO A WESTERLY LINE OF AFOREMNETIONED PRAIRIE RIDGE NEIGHBORHOOD J; THENCE FOLLOWING SEVEN COURSES ARE ALONG SAID WESTERLY LINE; 1) THENCE SOUTH 02 DEGREES 36 MINUTES 02 SECONDS WEST, 158.60 FEET; 2) THENCE SOUTHERLY, 14.68 FEET ALONG A CURVE TO THE LEFT, HAVING A RAIDUS OF 230.00 FEET AND A CHORD BEARING SOUTH 00 DEGREES 47 MINUTES 08 SECONDS WEST; 3) THENCE NORTH 87 DEGREES 23 MINUTES 58 SECONDS WEST, 275.68 FEET; 4) THENCE SOUTH 02 DEGREES 36 MINUTES 02 SECONDS WEST, 193.09 FEET; 5) THENCE SOUTH 18 DEGREES 21 MINUTES 26 SECONDS WEST, 74.68 FEET; 6) THENCE SOUTH 39 DEGREES 27 MINUTES 48 SECONDS WEST, 85.53 FEET; 7) THENCE SOUTH 25 DEGREES 13 MINUTES 34 SECONDS EAST, 58.08 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

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

FURTHER CERTIFY THAT NO PART OF THE ABOVE-DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17089C106J, DATED JUNE 2, 2015. ALL OF THE PROPERTY !IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING.

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

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____ DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS ____ DAY OF _____, 20____.

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT: _____

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____.

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT ONE OF THE FOLLOWING CONDITIONS HAS BEEN SATISFIED BY THE OWNER: (I) THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED; (II) THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED; OR (III) THE VILLAGE HAS APPROVED RECORDING OF THE PLAT WITHOUT GURANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED.

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

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____.

COUNTY CLERK

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

NO FENCE, SHED OR ANY STRUCTURE SHALL BE ERECTED WITHIN AN EASEMENT THAT WILL OBSTRUCT OR PROHIBIT THE OVERLAND FLOW OF STORMWATER, OR OBSTRUCT, IMPEDE, OR PRECLUDE READY ACCESS TO ANY UTILITY FACILITY OR APPURTENANCE, SUCH AS AN EQUIPMENT BOX, A CATCH BASIN, OR ANY OTHER SUCH FACILITY OR APPURTENANCE.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A PUBLIC UTILITY EASEMENT, VILLAGE UTILITY EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT OR EASEMENT FOR STORMWATER DETENTION BASIN, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.

PUBLIC UTILITY EASEMENT PROVISIONS
(ELECTRIC AND COMMUNICATION)

COMMONWEALTH EDISON COMPANY, AMERITECH, MEDIACOM, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "PUBLIC UTILITY EASEMENTS" AND JOINTLY WITH VILLAGE UTILITIES TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENTS" TOGETHER WITH THE RIGHT OF ACCESS THERETO AND TO ALL PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

NICOR, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS. SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

VILLAGE UTILITY EASEMENT PROVISIONS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM, SANITARY SEWER SYSTEM AND STORM DRAINAGE SYSTEM OF THE VILLAGE OF HAMPSHIRE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH UTILITIES.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A VILLAGE UTILITY EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2220 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-I-2
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-29-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-28-25
REVISED 04-02-25\AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-10-25\AJB PER VILLAGE COMMENTS DATED 05-19-25

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Prairie Ridge North Neighborhood – G1*)

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village and enabling the Village to control development in the area; and

WHEREAS, Hampshire West, LLC or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located in the Prairie Ridge North Neighborhood – G1, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Property; and

WHEREAS, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, Chapter 7 of the Municipal Code of Hampshire of 1985 (the “Village Code”) sets forth the subdivision regulations for the Village and governs the process by which lots or parcels of land are subdivided and land is platted within the Village; and

WHEREAS, the planning and zoning commission (the “PZC”) is authorized to approve plats of subdivision and make recommendations to the Village Board upon proposed

VILLAGE OF HAMPSHIRE

subdivisions; and

WHEREAS, pursuant to proper notice, hearing(s) were held regarding the approval of the plat(s) of subdivision; and

WHEREAS, at the hearing(s), the PZC was presented with evidence, comments were solicited, and due consideration was given to the Owner's application/request to subdivide all or a portion of the Property (the "Subdivision"); and

WHEREAS, the PZC determined that the Final Plat generally met the requirements of: (1) Chapter 7 of the Village Code; (2) Chapter 6 of the Village Code, known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the "Zoning Ordinance"); (3) the official map of the Village; and (4) other applicable provisions of the Village Code; and

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat, which has been approved by the Village engineer; and

WHEREAS, the Subdivision will promote the public health, safety, comfort, morals and/or welfare of the Village and will allow for development of land within the Village; and

WHEREAS, the Corporate Authorities have determined and hereby find that it is advisable, necessary and in the best interests of the Village and its residents to grant, approve and authorize the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

VILLAGE OF HAMPSHIRE

SECTION 1. The Corporate Authorities hereby find that all of the recitals as contained in the preambles to this Resolution are full, true and correct and hereby incorporate and make them part of this Resolution.

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby waive any requirements of Chapter 7 of the Village Code, the Zoning Ordinance, other provisions of the Village Code and any other applicable requirements regarding additional hearings or findings concerning the Subdivision or plats related thereto and hereby find and determine that the Subdivision will not cause substantial injury to the value of other property in the neighborhood in which it is to be situated and is in the best interests of the health, safety and welfare of the Village and its residents.

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat subject to any conditions specified by the Village Board. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed

VILLAGE OF HAMPSHIRE

inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 7. If required by law, a full, true and complete copy of this Resolution shall be published in book or pamphlet form or in a newspaper published and of general circulation within the Village.

SECTION 8. This Resolution shall be effective and in full force immediately upon passage and approval as provided by law.

ADOPTED THIS ____ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(FINAL PLAT)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE
(RESOLUTION)

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of a Resolution titled:

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*Prairie Ridge North Neighborhood – G1*)**

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2025.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

A copy of such Resolution was available for public inspection upon request in the office of the Village Clerk.

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Prairie Ridge North Neighborhood – G2*)

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village and enabling the Village to control development in the area; and

WHEREAS, Hampshire West, LLC or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located in the Prairie Ridge North Neighborhood – G2, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Property; and

WHEREAS, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, Chapter 7 of the Municipal Code of Hampshire of 1985 (the “Village Code”) sets forth the subdivision regulations for the Village and governs the process by which lots or parcels of land are subdivided and land is platted within the Village; and

WHEREAS, the planning and zoning commission (the “PZC”) is authorized to approve plats of subdivision and make recommendations to the Village Board upon proposed

VILLAGE OF HAMPSHIRE

subdivisions; and

WHEREAS, pursuant to proper notice, hearing(s) were held regarding the approval of the plat(s) of subdivision; and

WHEREAS, at the hearing(s), the PZC was presented with evidence, comments were solicited, and due consideration was given to the Owner's application/request to subdivide all or a portion of the Property (the "Subdivision"); and

WHEREAS, the PZC determined that the Final Plat generally met the requirements of: (1) Chapter 7 of the Village Code; (2) Chapter 6 of the Village Code, known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the "Zoning Ordinance"); (3) the official map of the Village; and (4) other applicable provisions of the Village Code; and

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat, which has been approved by the Village engineer; and

WHEREAS, the Subdivision will promote the public health, safety, comfort, morals and/or welfare of the Village and will allow for development of land within the Village; and

WHEREAS, the Corporate Authorities have determined and hereby find that it is advisable, necessary and in the best interests of the Village and its residents to grant, approve and authorize the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

VILLAGE OF HAMPSHIRE

SECTION 1. The Corporate Authorities hereby find that all of the recitals as contained in the preambles to this Resolution are full, true and correct and hereby incorporate and make them part of this Resolution.

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby waive any requirements of Chapter 7 of the Village Code, the Zoning Ordinance, other provisions of the Village Code and any other applicable requirements regarding additional hearings or findings concerning the Subdivision or plats related thereto and hereby find and determine that the Subdivision will not cause substantial injury to the value of other property in the neighborhood in which it is to be situated and is in the best interests of the health, safety and welfare of the Village and its residents.

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat subject to any conditions specified by the Village Board. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed

VILLAGE OF HAMPSHIRE

inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 7. If required by law, a full, true and complete copy of this Resolution shall be published in book or pamphlet form or in a newspaper published and of general circulation within the Village.

SECTION 8. This Resolution shall be effective and in full force immediately upon passage and approval as provided by law.

ADOPTED THIS ____ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(FINAL PLAT)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE
(RESOLUTION)

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of a Resolution titled:

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*Prairie Ridge North Neighborhood – G2*)**

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2025.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

A copy of such Resolution was available for public inspection upon request in the office of the Village Clerk.

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Prairie Ridge North Neighborhood – H*)

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village and enabling the Village to control development in the area; and

WHEREAS, Hampshire West, LLC or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located in the Prairie Ridge North Neighborhood – H, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Property; and

WHEREAS, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, Chapter 7 of the Municipal Code of Hampshire of 1985 (the “Village Code”) sets forth the subdivision regulations for the Village and governs the process by which lots or parcels of land are subdivided and land is platted within the Village; and

WHEREAS, the planning and zoning commission (the “PZC”) is authorized to approve plats of subdivision and make recommendations to the Village Board upon proposed

VILLAGE OF HAMPSHIRE

subdivisions; and

WHEREAS, pursuant to proper notice, hearing(s) were held regarding the approval of the plat(s) of subdivision; and

WHEREAS, at the hearing(s), the PZC was presented with evidence, comments were solicited, and due consideration was given to the Owner's application/request to subdivide all or a portion of the Property (the "Subdivision"); and

WHEREAS, the PZC determined that the Final Plat generally met the requirements of: (1) Chapter 7 of the Village Code; (2) Chapter 6 of the Village Code, known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the "Zoning Ordinance"); (3) the official map of the Village; and (4) other applicable provisions of the Village Code; and

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat, which has been approved by the Village engineer; and

WHEREAS, the Subdivision will promote the public health, safety, comfort, morals and/or welfare of the Village and will allow for development of land within the Village; and

WHEREAS, the Corporate Authorities have determined and hereby find that it is advisable, necessary and in the best interests of the Village and its residents to grant, approve and authorize the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

VILLAGE OF HAMPSHIRE

SECTION 1. The Corporate Authorities hereby find that all of the recitals as contained in the preambles to this Resolution are full, true and correct and hereby incorporate and make them part of this Resolution.

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby waive any requirements of Chapter 7 of the Village Code, the Zoning Ordinance, other provisions of the Village Code and any other applicable requirements regarding additional hearings or findings concerning the Subdivision or plats related thereto and hereby find and determine that the Subdivision will not cause substantial injury to the value of other property in the neighborhood in which it is to be situated and is in the best interests of the health, safety and welfare of the Village and its residents.

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat subject to any conditions specified by the Village Board. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed

VILLAGE OF HAMPSHIRE

inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 7. If required by law, a full, true and complete copy of this Resolution shall be published in book or pamphlet form or in a newspaper published and of general circulation within the Village.

SECTION 8. This Resolution shall be effective and in full force immediately upon passage and approval as provided by law.

ADOPTED THIS ____ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(FINAL PLAT)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE
(RESOLUTION)

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of a Resolution titled:

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*Prairie Ridge North Neighborhood – H*)**

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2025.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

A copy of such Resolution was available for public inspection upon request in the office of the Village Clerk.

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Prairie Ridge North Neighborhood – I1*)

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village and enabling the Village to control development in the area; and

WHEREAS, Hampshire West, LLC or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located in the Prairie Ridge North Neighborhood – I1, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Property; and

WHEREAS, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, Chapter 7 of the Municipal Code of Hampshire of 1985 (the “Village Code”) sets forth the subdivision regulations for the Village and governs the process by which lots or parcels of land are subdivided and land is platted within the Village; and

WHEREAS, the planning and zoning commission (the “PZC”) is authorized to approve plats of subdivision and make recommendations to the Village Board upon proposed

VILLAGE OF HAMPSHIRE

subdivisions; and

WHEREAS, pursuant to proper notice, hearing(s) were held regarding the approval of the plat(s) of subdivision; and

WHEREAS, at the hearing(s), the PZC was presented with evidence, comments were solicited, and due consideration was given to the Owner's application/request to subdivide all or a portion of the Property (the "Subdivision"); and

WHEREAS, the PZC determined that the Final Plat generally met the requirements of: (1) Chapter 7 of the Village Code; (2) Chapter 6 of the Village Code, known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the "Zoning Ordinance"); (3) the official map of the Village; and (4) other applicable provisions of the Village Code; and

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat, which has been approved by the Village engineer; and

WHEREAS, the Subdivision will promote the public health, safety, comfort, morals and/or welfare of the Village and will allow for development of land within the Village; and

WHEREAS, the Corporate Authorities have determined and hereby find that it is advisable, necessary and in the best interests of the Village and its residents to grant, approve and authorize the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

VILLAGE OF HAMPSHIRE

SECTION 1. The Corporate Authorities hereby find that all of the recitals as contained in the preambles to this Resolution are full, true and correct and hereby incorporate and make them part of this Resolution.

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby waive any requirements of Chapter 7 of the Village Code, the Zoning Ordinance, other provisions of the Village Code and any other applicable requirements regarding additional hearings or findings concerning the Subdivision or plats related thereto and hereby find and determine that the Subdivision will not cause substantial injury to the value of other property in the neighborhood in which it is to be situated and is in the best interests of the health, safety and welfare of the Village and its residents.

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat subject to any conditions specified by the Village Board. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed

VILLAGE OF HAMPSHIRE

inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 7. If required by law, a full, true and complete copy of this Resolution shall be published in book or pamphlet form or in a newspaper published and of general circulation within the Village.

SECTION 8. This Resolution shall be effective and in full force immediately upon passage and approval as provided by law.

ADOPTED THIS ____ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(FINAL PLAT)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE
(RESOLUTION)

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of a Resolution titled:

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*Prairie Ridge North Neighborhood – II*)**

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2025.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

A copy of such Resolution was available for public inspection upon request in the office of the Village Clerk.

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Prairie Ridge North Neighborhood – I2*)

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village and enabling the Village to control development in the area; and

WHEREAS, Hampshire West, LLC or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located in the Prairie Ridge North Neighborhood – I2, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Property; and

WHEREAS, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, Chapter 7 of the Municipal Code of Hampshire of 1985 (the “Village Code”) sets forth the subdivision regulations for the Village and governs the process by which lots or parcels of land are subdivided and land is platted within the Village; and

WHEREAS, the planning and zoning commission (the “PZC”) is authorized to approve plats of subdivision and make recommendations to the Village Board upon proposed

VILLAGE OF HAMPSHIRE

subdivisions; and

WHEREAS, pursuant to proper notice, hearing(s) were held regarding the approval of the plat(s) of subdivision; and

WHEREAS, at the hearing(s), the PZC was presented with evidence, comments were solicited, and due consideration was given to the Owner's application/request to subdivide all or a portion of the Property (the "Subdivision"); and

WHEREAS, the PZC determined that the Final Plat generally met the requirements of: (1) Chapter 7 of the Village Code; (2) Chapter 6 of the Village Code, known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the "Zoning Ordinance"); (3) the official map of the Village; and (4) other applicable provisions of the Village Code; and

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat, which has been approved by the Village engineer; and

WHEREAS, the Subdivision will promote the public health, safety, comfort, morals and/or welfare of the Village and will allow for development of land within the Village; and

WHEREAS, the Corporate Authorities have determined and hereby find that it is advisable, necessary and in the best interests of the Village and its residents to grant, approve and authorize the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

VILLAGE OF HAMPSHIRE

SECTION 1. The Corporate Authorities hereby find that all of the recitals as contained in the preambles to this Resolution are full, true and correct and hereby incorporate and make them part of this Resolution.

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby waive any requirements of Chapter 7 of the Village Code, the Zoning Ordinance, other provisions of the Village Code and any other applicable requirements regarding additional hearings or findings concerning the Subdivision or plats related thereto and hereby find and determine that the Subdivision will not cause substantial injury to the value of other property in the neighborhood in which it is to be situated and is in the best interests of the health, safety and welfare of the Village and its residents.

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat subject to any conditions specified by the Village Board. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed

VILLAGE OF HAMPSHIRE

inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 7. If required by law, a full, true and complete copy of this Resolution shall be published in book or pamphlet form or in a newspaper published and of general circulation within the Village.

SECTION 8. This Resolution shall be effective and in full force immediately upon passage and approval as provided by law.

ADOPTED THIS ____ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(FINAL PLAT)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE
(RESOLUTION)

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of a Resolution titled:

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*Prairie Ridge North Neighborhood – I2*)**

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2025.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

A copy of such Resolution was available for public inspection upon request in the office of the Village Clerk.

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

AGENDA SUPPLEMENT

TO: President Reid and Village Board

FROM: Lori Lyons, Finance Director

FOR: November 4, 2025 Village Board Meeting

RE: Resolution Determining the Request of \$1,782,900.00 to be Levied for the 2025 Tax Year through Real Estate Taxes for the Village

Background. The resolution determining the amount of funds to be levied for the 2025 tax year through real estate taxes is attached for your review. Each year corporate authorities for the Village of Hampshire are required to estimate the revenue required to conduct the various functions of the Village. Included in the revenues are those funded through property taxes. Therefore, the Village must estimate the amount required for the property tax levy so that the funds generated through this revenue instrument will become available during the upcoming fiscal year. The estimated levy must be approved by the Village Board and submitted to the County Clerks in both Kane and McHenry counties by the last Tuesday in December.

Analysis. The 2025 levy request is for \$1,782,900, an increase of 15% over the last year's adjusted extension of \$1,550,222. In March 2026, the County Clerks will provide the limiting extension and if the Village's request has exceeded the tax extension limitation, the levy amount will be reduced accordingly. If the EAV and new construction values meet staff's estimate, it is expected that the extension will be reduced by more than \$75,000 upon applying the limitation calculation. It is always best to request more than is expected to be received based on the estimated EAVs and the new construction estimates that are published on the Kane County Tax Extension website and McHenry County Clerk's website. If the levy request does not meet or exceed the limitation figure, the Village will not have the ability to increase the levy to make up the difference without a referendum. It's crucial that the original request be higher than the anticipated levy extension in order to capture all new growth in the community and the property tax revenue the Village is authorized to receive under the Property Tax Extension Limitation Law or PTELL.

Since the proposed tax levy request reflects an increase of more than 5% when compared to the previous extension, a public hearing is required for the 2025 tax levy request. It is proposed the public hearing be held on December 4, 2025. Consideration of the tax levy ordinance is also scheduled for the same meeting date. A schedule of the levy process follows the resolution referenced above.

Recommendation. Staff recommends approval of the attached resolution setting the levy request for 2025 (collection in 2026) at \$1,782,900 and setting the public hearing for December 4, 2025.

Resolution 25-XX

DETERMINING THE AMOUNT OF FUNDS TO BE LEVIED
FOR THE 2025 TAX YEAR THROUGH REAL ESTATE TAXES
FOR THE VILLAGE OF HAMPSHIRE, KANE and MCHENRY COUNTIES, ILLINOIS

WHEREAS, the Village of Hampshire, Illinois (the "Village") is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, et seq.); and

WHEREAS, the Village historically levies taxes for the purpose of conducting Village business for its residents and local businesses; and

WHEREAS, it has been determined the requested levy amount is an increase of fifteen percent (15.0%) over the 2024 levy amount; and

WHEREAS, it is in the interest of the Village of Hampshire for the 2025 tax levy request not to exceed 115 percent of the 2024 tax year extension; and

WHEREAS, pursuant to the requirement of the Truth in Taxation Act is required to determine the amount of money, exclusive of election costs, estimated to be raised by taxation for the year 2025 and to disclose by publication and hold a public hearing if it is the Board's intention to adopt a levy in an amount more than 105 percent of the amount of property taxes extended or estimated to be extended upon the levy for the year 2024, all in accordance with the provisions of the said Truth in Taxation Act (35ILCS 200/18-55); and

NOW THEREFORE, BE IT RESOLVED by the President and Village Board of the Village of Hampshire, Kane and McHenry Counties, Illinois as follows:

SECTION ONE: That the Board hereby determines the proposed aggregate levy, exclusive of election costs and bond principal and interest levies, estimated to be necessary to be raised by taxation for the tax levy year 2025 upon taxable property in the Village shall be 1,782,900.

SECTION TWO: That the amount of property taxes, exclusive of election costs and bond and interest levies extended on behalf of the Village of Hampshire for the levy year 2024 was \$1,550,222.

SECTION THREE: The proposed estimated aggregate levy for 2025 is more than 105 percent of the amount extended on behalf of the Village of Hampshire for the year 2024.

SECTION FOUR: That a public hearing in accordance with the provisions of the Truth in Taxation Act shall be held on December 4, 2025.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

ADOPTED THIS 6th day of November 2025, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED by the Village President and Board of Trustees of the Village of Hampshire this 6th day of November 2025.

Michael J. Reid, Jr., Village President

Attest:

Karen Stuehler, Village Clerk

**2025 Property Tax Levy Process
(Collected in 2026)**

November 2025

- Municipalities must estimate the revenues required from property taxes and consider a levy estimate at a public meeting which must be approved by the majority of the elected body. The estimate must be considered at least 20 days prior to the consideration and passage of the tax levy ordinance. Resolution on the agenda for the first Village Board Meeting in November (28 days prior to the scheduled consideration and approval of the tax levy ordinance). 11/6/2025
- Notice of the levy amount must be posted either at the top of the Village's website home page or must be available by a link from the home page for not less than 30 days. 11/15/2024
- If the estimated levy is more than 105% of the prior year's levy amount, the municipality must hold a public hearing prior to the passage of the tax levy ordinance. A notice of the hearing must also be published. The notice must be published not more than 14 or less than 7 days prior to the public hearing. Publication of hearing notice scheduled following the first meeting of Village Board in November. Publication of hearing scheduled between 11/20 & 11/27/2025

December 2025

- The public hearing is held prior to the passage of the tax levy ordinance. During the hearing, the corporate authorities are required to explain the reasons for the proposed increase. Public comments must also be permitted. Public hearing will be scheduled for night of the first December Village Board Meeting at the start 7:00 Board Meeting. Public hearing scheduled for 12/04/2025
- Upon closure of the public hearing, the Village can immediately consider a tax levy ordinance. The tax levy ordinance must be passed and filed with the County Clerks no later than the last Tuesday of December . the goal is to file before the week of the Christmas holiday. Tax levy ordinance on agenda for 12/04/25. Tax levy request filed with the Co Clerks by 12/30/25

March 2026

- The County Clerks finalizes the compilation of the Equalized Assessed Valuation statistics in March.
- The County Clerks evaluate the Village's levy request in light of property tax extension and limitation legislation (levy, exclusive of new growth and annexations, cannot increase more than 5% or the rate of inflation whichever is less).

April 2025

- The County Clerks applies the limitation criteria and resubmits the extension to the Village for review.
- The Village reviews the limitation information, makes any changes desired, and resubmits (usually within 24 hours).
- The County Clerks issue the final tax levy information.



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

Agenda Supplement

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting for September 18, 2025
RE: Ordinance Approving an Intergovernmental Agreement with the Huntley Fire Protection District regarding After-Hours Building Services

Background: The Village of Hampshire contracts with a third-party vendor, SafeBuilt, for building services. SafeBuilt provides these services during normal business hours.

The proposed Intergovernmental Agreement would grant the Huntley Fire Protection District authority to deem structures inhabitable outside of normal business hours. During normal business hours, the Village/SafeBuilt would be responsible for determining whether a structure is inhabitable.

The proposed Intergovernmental Agreement has been reviewed by the Huntley Fire Protection District and found it acceptable.

The Village Board approved the same Intergovernmental Agreement with the Hampshire Fire Protection District in September 2025.

Recommendation: For the Village Board to consider an Ordinance approving an Intergovernmental Agreement with the Huntley Fire Protection District regarding After-Hours Building Services.

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (this “**Agreement**”) is entered into as of the ____ day of _____ 2025 (the “**Effective Date**”), by and between the Village of Hampshire, an Illinois municipal corporation (the “**Village**”) and the Huntley Fire Protection District, an Illinois fire protection district (the “**Fire Protection District**” and with the Village may be referred to as the “**Parties**” and individually, as a “**Party**”).

WITNESSETH:

WHEREAS, the Village is an Illinois non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the Fire Protection District is a municipal corporation organized and existing under the laws of the State of Illinois including, without limitation, the Fire Protection District Act (70 ILCS 705/1, *et seq.*); and

WHEREAS, the Parties are committed to promoting the health, safety, comfort and welfare of the visitors to and residents of their respective areas; and

WHEREAS, the Fire Protection District provides fire prevention, fire suppression, emergency medical services, specialized rescue services, hazardous materials response, public education and code enforcement services to those it serves; and

WHEREAS, the Fire Protection District serves the Village and its residents; and

WHEREAS, Chapter 5 of the Municipal Code of Hampshire of 1985 (the “Village Code”) sets forth the building regulations for the Village; and

WHEREAS, Section 5-1-3C of the Village Code designates the Village Manager or his or her designee as the building and fire official of the Village and provides that the Village Manager is responsible for implementing and enforcing the provisions of Chapter 5 of the Village Code; and

WHEREAS, the Village examines and inspects buildings to ensure that they are safe and when a structure is deemed unsafe or when an emergency requires individuals to vacate structures, the Village provides notice thereof and enforces procedures related to the same; and

WHEREAS, Section 5 of the Intergovernmental Cooperation Act (5 ILCS 220/5) and Section 10 of the Constitution of the State of Illinois of 1970 authorize public agencies, including units of local government, to contract to obtain or perform services, or to combine, transfer or exercise powers, functions, privileges or authority not prohibited by law; and

WHEREAS, to ensure that individuals don't reside in, use or enter residential or commercial structures that are unsafe, the Parties desire to enter into this Agreement, which sets forth the terms under which the Fire Protection District will undertake inspection, examination and notification activities for the Village related to unsafe structures;

NOW, THEREFORE, in consideration of the promises and other mutual and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

1. **Recitals.** The forgoing recitals are material to this Agreement and are hereby incorporated and made part of this Agreement as though fully set forth herein.

2. **Term.** This Agreement shall commence on the Effective Date and shall be in full force and effect for one (1) calendar year or until either Party terminates this Agreement ("***Term***"). After the initial Term, this Agreement will automatically renew for an additional one (1) year term. Any Party may terminate this Agreement at any time during the Term by providing the other Party not less than thirty (30) calendar days written notice of such termination. In addition, the Parties may terminate this Agreement in writing by mutual consent at any time.

3. **Inspection, Examination and Notification.** Between hours of 4:30 p.m. and 8:00 a.m. on weekdays, on weekends and on holidays recognized by the Village, the Fire Protection District agrees to and shall undertake emergency measure activities in accordance with the direction of the Village Manager and in accordance with Section 5-1-15 of the Village Code which shall include, without limitation, inspecting and examining commercial and residential structures, ordering and requiring the occupants of unsafe structures to vacate structures when required, providing notice in connection with unsafe structures and implementing temporary safeguards and/or emergency work (collectively, the "***Unsafe Building Activities***").

4. **Indemnification.** To the fullest extent permitted by law, the Village agrees to defend, indemnify and hold the Fire Protection District and its officials, officers, employees and agents ("***Fire Protection Parties***") harmless from and against any and all liabilities, losses, damages, injuries (including death), claims, demands, judgements, causes of action, costs and/or expenses, including reasonable attorneys' fees, arising from, by reason of or relating to the Unsafe Building Activities or this Agreement; but only in proportion to and to the extent such are not caused by grossly negligent, willful or wanton acts or omissions of the Fire Protection District or the Fire Protection Parties. The foregoing indemnification does not and will not act as a waiver of any immunities or defenses afforded to the Village, municipalities or fire protection districts by statutory law, common law or otherwise, including those provided by the Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/1-101, *et seq.*). Nothing contained herein prohibits either Party from selecting and using of its own attorneys and experts to defend against claims, actions or suits brought against them. Each Party shall bear its own costs for workers' compensation, not otherwise addressed herein.

5. **Insurance.** The Village acknowledges that it has and shall keep in force at all times during the term of this Agreement Commercial General Liability Insurance (or the functional equivalent thereof available to units of local government in Illinois) specifically including fire, legal liability, bodily injury, personal injury and property damage.

6. **Miscellaneous.**

A. **Notices.** Any notices required under this Agreement shall be in writing and shall be deemed effective when personally delivered, when postmarked if mailed by certified or registered mail with return receipt requested and postage prepaid, or when actually received if sent via email, when sent to the addresses below. Either Party may make changes to their addresses by providing written notice to the other Party in the manner set forth herein.

To the Village:

Village of Hampshire
234 South State Street
Hampshire, IL 60140
Attn: _____
Email: _____

To the Fire Protection District:

Huntley Fire Protection District
11118 Main Street
Huntley, IL 60142
Attn: _____
Email: _____

B. **Assignment.** Neither of the Parties may assign this Agreement without the prior written consent of the other Party.

C. **Complete Understanding.** This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof and supersedes all prior or contemporaneous agreements and understandings whether oral or written of the Parties in connection therewith. No modification of this Agreement shall be effective unless made in writing, signed by all of the Parties, and dated after the Effective Date.

D. **Binding Effect; Right to Counsel.** This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and assigns. Both Parties have had the opportunity to seek the advice of counsel.

E. Governing Law. This Agreement shall be governed by the laws of the State of Illinois. Jurisdiction and venue for any litigation arising in connection with this Agreement shall be exclusively in Kane County, Illinois.

F. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be considered an original, and all of which taken together shall be considered one and the same instrument.

G. Severability. If any provision, word or part of this Agreement is held to be void, invalid or contrary to law by a court of competent jurisdiction, it will be deemed removed from this Agreement, and the remainder of this Agreement will continue to have its intended full force and effect.

H. Waiver. If any Party waives a breach of any provisions of this Agreement by any other Party, that waiver will not operate or be construed as a waiver of any subsequent breach by any other Party or prevent any other Party from enforcing such provisions.

I. No Employment Relationship. Nothing contained in this Agreement, nor any act of a Party, shall be deemed or construed by any of the Parties or by third persons to create any employment relationship or relationship of a third-party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the Village and/or the Fire Protection District.

J. No Personal Liability. No covenant or provision contained in this Agreement shall be deemed to be the agreement of any official, officer, director, trustee, commissioner, board member, agent, employee, consultant or attorney of a Party (an “**Official**”) in his or her individual capacity and no Official shall be personally liable under this Agreement or be subject to any personal liability or accountability by reason for or in connection with or arising out of the execution, delivery and performance of this Agreement or any failure in connection.

K. Headings. The headings contained in this Agreement are for convenience of reference only and shall not affect or alter the meaning or effect of any provision.

IN WITNESS WHEREOF, each Party represents and warrants that it has authority to enter into this Agreement, has executed this Agreement as of the Effective Date and certifies that it has read, understands and agrees to the terms and conditions of this Agreement.

[SIGNATURE PAGE TO FOLLOW]

Village of Hampshire

ATTEST:

By: _____
President

By: _____
Clerk

(Seal)

Huntley Fire Protection District

ATTEST:

By: _____
President

By: _____
Secretary

(Seal)

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL
AGREEMENT BETWEEN THE HUNTLEY FIRE PROTECTION DISTRICT AND
THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*After-Hours Building Inspection Services*)**

**ADOPTED BY
THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF HAMPSHIRE**

THIS ____ DAY OF _____, 2025

Published in pamphlet form by authority
of the President and the Board of Trustees
of the Village of Hampshire, Illinois this
____ day of _____, 2025

**VILLAGE OF HAMPSHIRE
ORDINANCE NO. _____**

**AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL
AGREEMENT BETWEEN THE HAMPSHIRE FIRE PROTECTION DISTRICT AND
THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*After-Hours Building Inspection Services*)**

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (with the President, the “Corporate Authorities”) are committed to protecting the health, safety and welfare of the residents of the Village; and

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 provides that units of local government, which includes municipalities, special districts and units designated as units of local government by law, may contract or otherwise associate among themselves; and

WHEREAS, Section 5 of the Intergovernmental Cooperation Act (5 ILCS 220/5) provides that public agencies may contract to perform any governmental service, activity or undertaking or to combine, transfer or exercise any powers, functions, privileges or authority not prohibited by law; and

WHEREAS, the Huntley Fire Protection District (the “Fire Protection District”) serves the Village and provides fire prevention, fire suppression, emergency medical services, specialized rescue services, hazardous materials response, public education and code enforcement services to those it serves; and

WHEREAS, the Village examines and inspects buildings to ensure that they are safe and when a structure is deemed unsafe or when an emergency requires individuals to vacate structures, the Village provides notice thereof and enforces procedures related to the same; and

WHEREAS, to ensure that individuals don't reside in, use or enter residential or commercial structures that are unsafe, the Village and the Fire Protection District desire to enter into an intergovernmental agreement (the "Agreement"), attached hereto and incorporated herein as Exhibit A, which sets forth the terms under which the Fire Protection District will undertake inspection, examination and notification activities for the Village related to unsafe structures;

WHEREAS, based on the foregoing, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to authorize and approve the Agreement;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals as contained in the preambles to this Ordinance are full, true and correct and hereby incorporate and make them part of this Ordinance.

SECTION 2. The Corporate Authorities hereby approve of and authorize the Agreement and authorize the President or his designee to execute and enter into the Agreement, with such insertions, omissions and changes as are authorized by the Corporate Authorities. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any documentation as may be necessary to carry out and effectuate the purpose of this Ordinance. The officers, agents and/or employees of the Village shall take all action necessary or reasonably

required by the Village to carry out, give effect to and effectuate the purpose of this Ordinance and shall take all action necessary in conformity therewith. The Village is authorized to allocate, spend and/or receive all necessary funds to fulfill the requirements of this Ordinance.

SECTION 3. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 4. That the provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative and unenforceable and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 5. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 6. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 7. This Ordinance shall be effective and in full force immediately upon passage, approval and publication in pamphlet form or as otherwise provided by applicable law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ADOPTED THIS __ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

EXHIBIT A
(AGREEMENT)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of an Ordinance titled:

**AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL
AGREEMENT BETWEEN THE HUNTLEY FIRE PROTECTION DISTRICT AND
THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*After-Hours Building Inspection Services*)**

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law), at a regular meeting, passed and adopted Ordinance No. _____, which was approved by the Village President on the _____ day of _____, 2025.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

The pamphlet form of Ordinance No. _____, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on _____, 2025 and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk and online.

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

Agenda Supplement

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on November 6, 2025
RE: PZC-25-13 - 147 Mill Avenue - Variance

Background: Hampshire Township (Petitioner & Owner) is requesting a variance to Sec. 6-11-1-E of the Hampshire Zoning Ordinance to permit a gravel loading zone, whereas a paved surface is required.

Hampshire Township purchased the subject property at 147 Mill Avenue and is proposing to demolish a portion of the existing building located at the southwest corner of the subject property and replace it with a salt dome structure and gravel loading zone area.

Staff Recommendation: Village staff recommended that the Planning & Zoning Commission recommend denial of the requested variance as staff opines the petitioner did not meet the Findings of Fact. Village staff stated in its agenda supplement to the Planning & Zoning Commission that the property could still be utilized for the purposes intended by the Hampshire Township with a paved loading zone area and thus yield a reasonable return under code requirements.

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission held a Public Hearing on the matter on October 13, 2025 and recommended approval of the variance by a vote of 3-1. The Planning and Zoning Commission adopted the Petitioner's Findings of Fact as attached to this agenda supplement.

Public Comments: No public comments were provided prior to or during the Public Meeting.

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation for a variance to Sec. 6-11-1-E of the Hampshire Zoning Ordinance for the subject property located at 147 Mill Ave. to permit a gravel loading zone.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Petitioner's Response to Findings of Fact
4. Plat of Survey/ Site Plan
5. Aerial Imagery



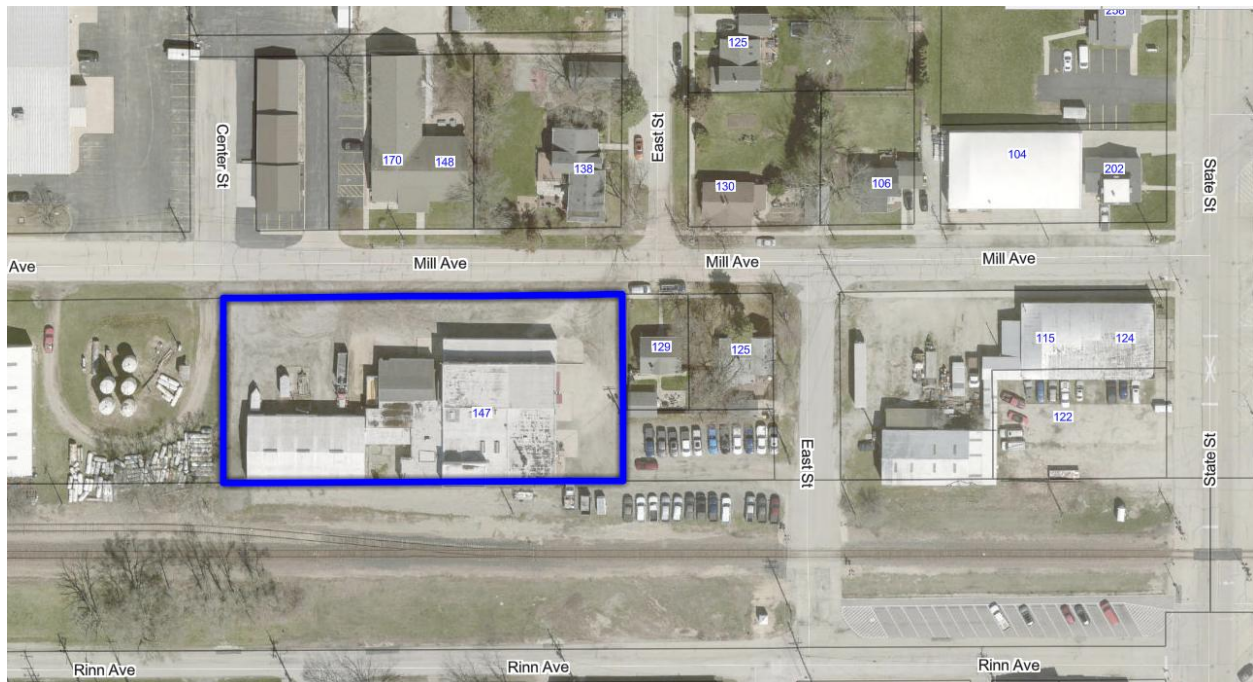
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on October 13, 2025
RE: PZC-25-13 - 147 Mill Avenue - Variance

PROPOSAL: Hampshire Township (Petitioner & Owner) is requesting the approval of the following to construct a gravel loading zone:

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



BACKGROUND: The Petitioner acquired the subject property in 2024. The subject property was previously used for various industrial type uses. The Petitioner is proposing to demolish a portion of the existing building and construct a salt shed. The portion of the property being improved must be in compliance with current zoning standards/requirements, which in this case would be a paved surface rather than expanding the gravel lot area.



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

ANALYSIS: The subject property is approximately 0.95 acres (41,382 sq. ft.) and located at the southeast corner of Center St. and Mill Ave. The subject property is currently improved with a 17,460 sq. ft. industrial building. Approximately 4,305 sq. ft. of the building is proposed to be demolished for the salt shed.

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

The following are the adjacent property zoning and uses:

North: B-1, Central Business District - Government Offices

R-2, Single-Family Residence District - Residential

South: Railroad Tracks/Right-of-Way

East: M-1, Restricted Industrial District - Parking Lot

R-2, Single-Family Residence District - Residential

West: M-1, Restricted Industrial District - Elevated Storage Tanks

REQUIRED FINDINGS OF FACT: The following are the required findings of fact for a Variance per Sec. 6-14-3-F-11-a:

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

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

1. The subject property can yield a reasonable return if paved with solid dust-free surface. Paving with a solid dust-free surface will not prevent the use of the property.
2. The plight of the owner is not due to unique circumstances. There are a number of properties within the Village with gravel parking lots that are required to pave the lot with a dust-free surface when improvements are being made to the property.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition as of October 8, 2025.

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



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

RECOMMENDED MOTION #1 (Denial):

I move to accept and adopt Staff's Findings of Fact included in the Agenda Supplement and recommend denial of Case# PZC-25-13 for variance to Sec. 6-11-1-E to permit a gravel loading zone, whereas a paved surface is required.

RECOMMENDED MOTION #2 (Approval):

I move to accept and adopt the Petitioner's Findings of Fact as attached to this Agenda Supplement and recommend approval of Case# PZC-25-13 for variance to Sec. 6-11-1-E to permit a gravel loading zone, whereas a paved surface is required.

DOCUMENTS ATTACHED:

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



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

Land Use Application

Date: 9-10-25

The Undersigned respectfully petitions the Village of Hampshire to review and consider granting the following approval(s) on the land herein described.
(check all that apply)

- ☒ Variance*
☐ Special Use Permit*
☐ Rezoning from _____ District to _____ District (ex. M1 to M2)*
☐ Annexation*
☐ Subdivision
☐ Other Site Plan: _____

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Road DIST

Name: Hamp Township Email: Roads@HampshireTownship.
Address: 100 Center Hampshire Phone: 847-683-4485 org

CONTACT PERSON (if different from applicant)

Name: Dan Rowlett Email: ROADS@HA ↑
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): N/A

Address: 147 Mill Ave Hampshire

Parcel Number(s): 01-21-429-003

Total Area (acres): .95

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire Protection Dist

School District: D300

Library District: EUA Johnson

Park District: Hampshire Township Park Dist

Township: Hampshire

Current Zoning District: M1

Current Use:

Vacant building (Former Dairy Plant)
w/ gravel lot - TO BE TAKEN down
& replaced w/ a Salt Shed

Proposed Zoning/Variance/Use:

Maintain gravel lot once Salt
Shed is built.

Reason/Explanation for Zoning/Variance/Use:

Asphalt will not hold up to
Continuous use of vehicle's turning
for loading & unloading of Trucks
Salt delivery trucks

1. The property currently has a gravel lot, due to its industrial history as a dairy plant. The Township intends to tear down the existing metal building and build a salt shed. The future purpose for this property will remain consistent with its previous use. The requirement to install asphalt will be costly and difficult to maintain with loads of salt trucks delivering salt weighing 80,000 lbs. The turning will be destructive to the asphalt and will be difficult to maintain. It is the intent of the Township to put asphalt in the base and apron of the shed.

The Township intends to demolish the remainder of the building in the future. When that is done, an asphalt parking lot will be installed in that area, leaving the salt shed area gravel. This should help to deter people from parking in that area, blocking access to the building. It is currently a problem with limited parking in this area.

Since the building will primarily be used in the winter months, dust from the gravel should be minimized due to its limited use.

2. The Township requires a larger building than what is currently on the property. In addition to being too small the existing building is old and an eyesore to the community. The proposed salt shed meets the current zoning and will not alter the essential character of the locality.

PLAT OF SURVEY

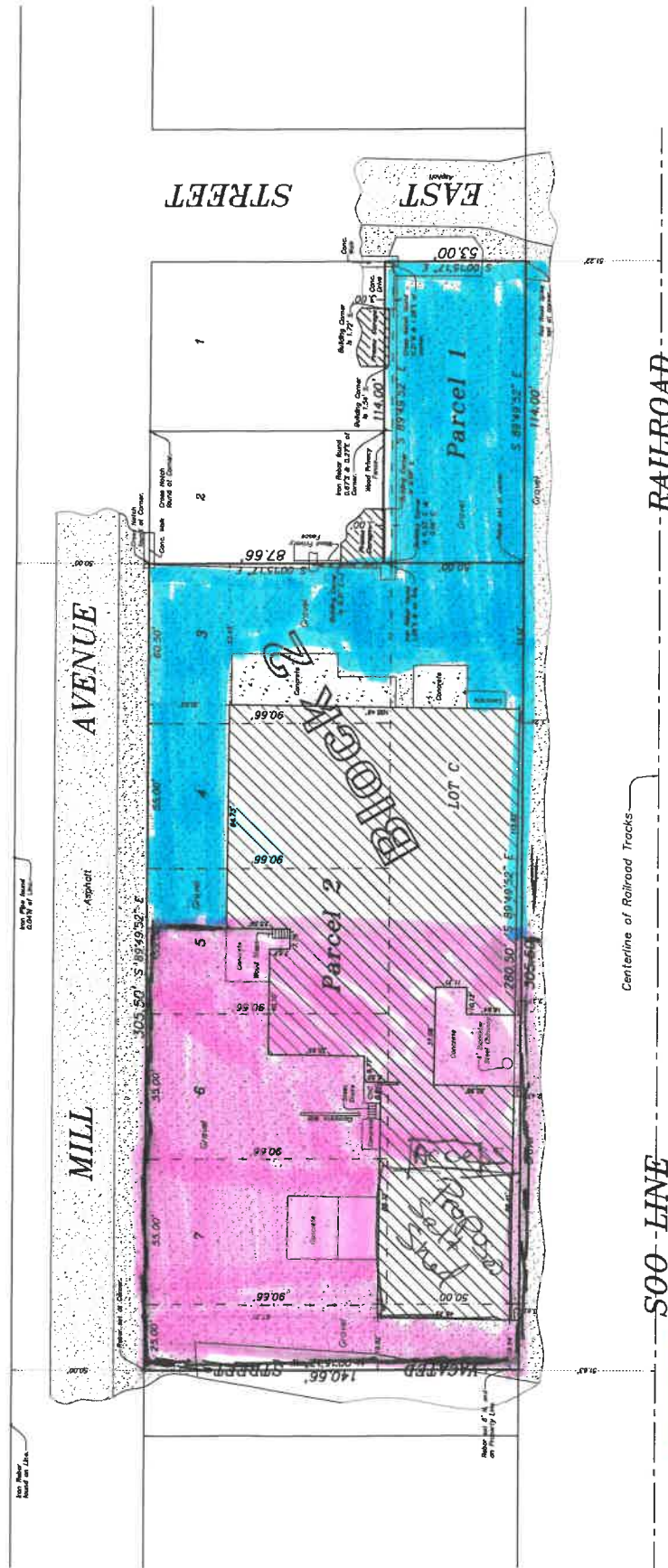
SURVEY SYSTEMS OF AMERICA, INC.

Professional Design Firm - License No. 184-002797
PROFESSIONAL LAND SURVEYORS

P.O. Box 6174
Evanston, Illinois 60121-6174
Phone: (847) 528-5775

Parcel 1: The Southerly 3 feet of Lots 1 and 2 and the East 114 feet of Lot "C" in Block 2 of the Board of Trustees amended Plat of Blocks 1, 2, 3 and 4 of WHEPLEY AND RINN'S ADDITION TO HAMPSHIRE, in the Village of Hampshire, Kane County, Illinois.

Parcel 2: Lots 3, 4, 5, 6 and 7 and that part of Lot "C" lying West of the East Line of said Lot 3 extended South, in Block 2, and the Easterly Half of vacated Center Street lying Westerly of and adjoining said Block 2, all in the Board of Trustees amended Plat of Blocks 1, 2, 3 and 4 of WHEPLEY AND RINN'S ADDITION TO HAMPSHIRE, in the Village of Hampshire, Kane County, Illinois.



Legend
• Green
• Red
• Blue

Scale: 1 inch equals 30 feet.
This plat was prepared by the Surveyor and is subject to the provisions of the Illinois Surveying Act of 1983, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Illinois.

Client: HENKEL
Surveyed by: G.D. Drenth by B.S. Checked by: B.S.
Field Work Complete: 11/04/23
Building set out, lines and monuments, if any, shown herein are as shown on the record plat and are subject to the provisions of the Illinois Surveying Act of 1983, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Illinois.
This plat is a true and correct copy of the original plat as filed in the office of the Surveyor, Kane County, Illinois.
ORDER NO. 232-2585.2.3-7.C ST

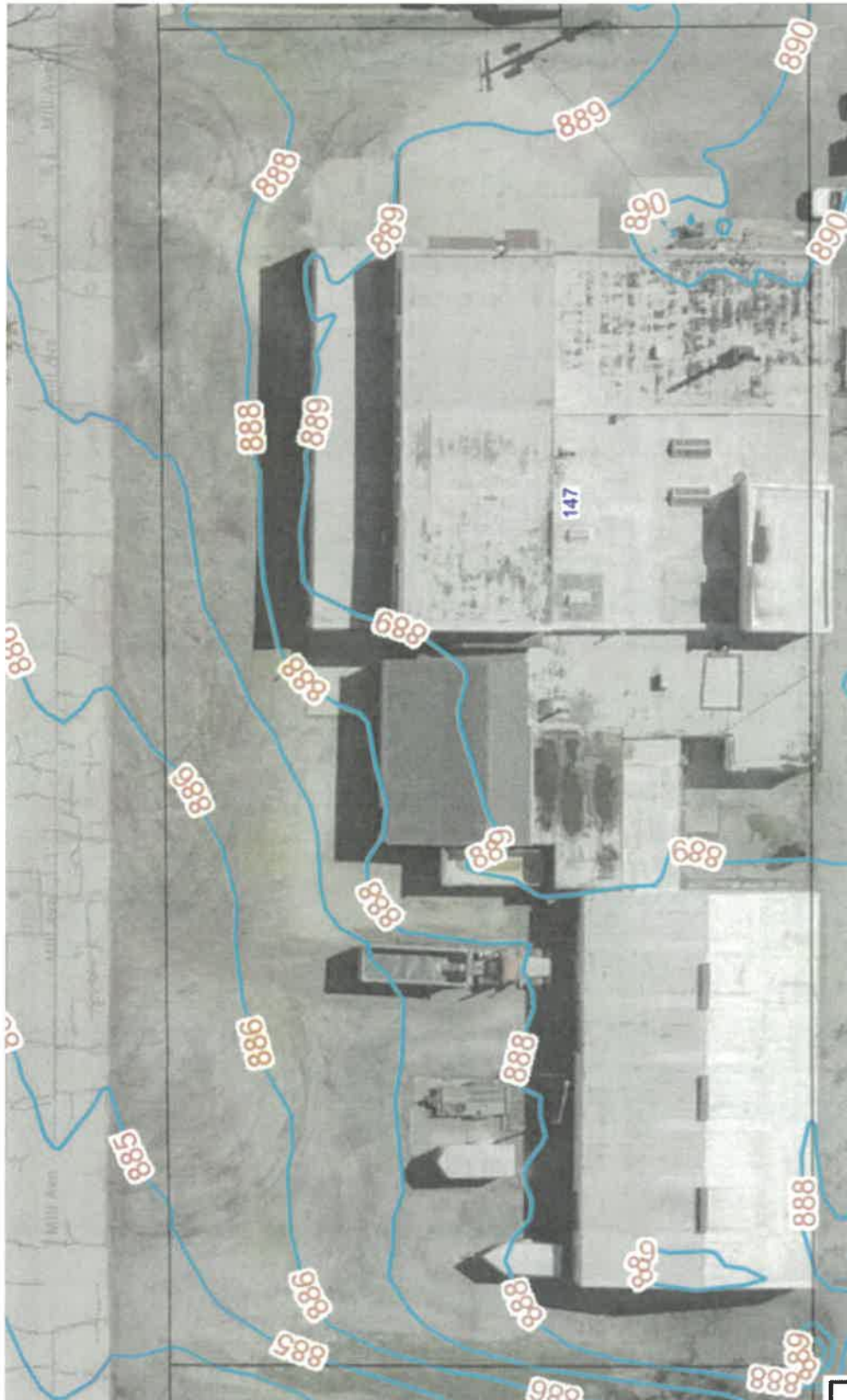
EXISTING + Proposed
Gravel Lot

EXISTING Gravel, Future demo
Area in Survey = 45,991 Sq.Ft. +
(1.056 Acres), more or less
Paving
To Asphalt

State of Illinois
County of Kane
Professional
Surveyor
State of Illinois
Robert G. Sowko
2464
Exp. 11/30/2024
PLAT ONLY VALID WITH EXPRESSED
SEAL AND ORIGINAL SIGNATURE

The professional services conform to the current Illinois minimum standards for a boundary survey.
Evanston, Illinois, Dated this 1st day of December, A.D. 2023.

by Robert G. Sowko
12/1/23 No. 2464
© 2023 - SURVEY SYSTEMS OF AMERICA, INC.



THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A VARIANCE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(147 Mill Avenue – Gravel Loading Zone)**

**ADOPTED BY
THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF HAMPSHIRE**

THIS ____ DAY OF _____, 2025

Published in pamphlet form by authority
of the President and the Board of Trustees
of the Village of Hampshire, Illinois this
__ day of _____, 2025

**VILLAGE OF HAMPSHIRE
ORDINANCE NO. _____**

**AN ORDINANCE GRANTING A VARIANCE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(147 Mill Avenue – Gravel Drive/Loading Zone)**

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village, enabling the Village to control development in the area and promoting public health, safety, comfort, morals and welfare; and

WHEREAS, Section 11-13-5 of the Illinois Municipal Code (65 ILCS 5/11-13-5) authorizes the Corporate Authorities to approve variations to zoning regulations; and

WHEREAS, Chapter 6 of the Municipal Code of Hampshire of 1985 (the “Village Code”) is known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the “Zoning Ordinance”), and sets forth the land use regulations for the Village; and

WHEREAS, there exists certain real property located at the address commonly known as 147 Mill Avenue, Hampshire, Illinois 60140 (the “Property”); and

WHEREAS, Hampshire Township or a related entity or designee (the “Petitioner”) submitted an application to the Village that included exhibits containing plans and specifications for the Property (the “Petition”), incorporated herein by reference; and

WHEREAS, the Petitioner is requesting a variance from the Zoning Ordinance to build a salt shed with a gravel loading zone at the Property (the “Zoning Relief”); and

WHEREAS, Section 6-14-3 of the Zoning Ordinance authorizes the planning and zoning commission (the “PZC”) to hold public hearings on applications for variations and thereafter to submit reports of findings and recommendations to the Village Board; and

WHEREAS, after all required notices were given and posted, the PZC held a public hearing (the “Hearing”) regarding the Zoning Relief; and

WHEREAS, at the Hearing, testimony was given, evidence was presented, comments were solicited, the public was afforded opportunities to be heard regarding the Petition and the proposed Zoning Relief and due consideration was given to the Petition; and

WHEREAS, the PZC considered the factors set forth in Subsection 6-14-3F.11 of the Zoning Ordinance and based on the testimony and evidence given at the Hearing, the PZC made certain findings of fact and recommended to the Corporate Authorities that the Zoning Relief be denied (the “Findings of Fact”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Corporate Authorities have duly considered the recommendation of the PZC, the Petition and the evidence, including that there is currently a gravel lot at the Property; and

WHEREAS, the Corporate Authorities have also found that complying with the strict letter of the Village Code will cause the Petitioner practical difficulties or a particular hardship due to fact that the Petitioner is seeking to build a salt shed at the Property and an asphalt loading zone would not be able to withstand the weight of salt trucks; and

WHEREAS, the Zoning Relief will promote the public health, safety, comfort, morals and welfare as the salt shed will provide an area for the Petitioner’s Road District to store salt, which will be used on public roads; and

WHEREAS, after review of the Petition, related evidence and PZC's recommendation, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to approve the Zoning Relief, subject to any conditions set forth by the Corporate Authorities;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and hereby incorporate and make them part of this Ordinance.

SECTION 2. After thoughtful consideration and based on the Petition and other testimony and evidence, including that the Petitioner is installing a salt shed for public purposes and asphalt will not work with the weight of the salt trucks, the Corporate Authorities hereby waive any inconsistencies in the Zoning Ordinance, and hereby find that: (a) the Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district; (b) the plight of the Petitioner, who is also the owner, is due to unique circumstances; (c) the Zoning Relief, if granted, will not alter the essential character of the locality; and (d) granting the Zoning Relief will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the Property is located nor will it impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood. Based on the foregoing, the Corporate Authorities hereby authorize, approve and grant the Zoning Relief, subject to any conditions specified by the Corporate Authorities. The

employees and officers of the Village are authorized and directed to take any and all action necessary to carry out the intent of this Ordinance.

SECTION 3. That the officers, employees, and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to, and consummate the Zoning Relief contemplated by this Ordinance and shall take all action necessary in conformity therewith.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 5. That the provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation, said provision shall be excluded and deemed inoperative and unenforceable and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. In the event of any conflict between the terms of this Ordinance and the terms of the Village Code, or any other code, ordinance or regulation of the Village, the terms of this Ordinance shall control and prevail in all instances.

SECTION 7. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 8. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 9. This Ordinance shall be in full force and effect after passage, approval and publication in pamphlet form or as otherwise provided by applicable law.

ADOPTED THIS __ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

EXHIBIT A
(FINDINGS OF FACT)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of an Ordinance titled:

**AN ORDINANCE GRANTING A VARIANCE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(147 Mill Avenue – Gravel Drive/Loading Zone)**

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law), at a regular meeting, passed and adopted Ordinance No. _____, which was approved by the Village President on the _____ day of _____, 2025.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

The pamphlet form of Ordinance No. _____, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on _____, 2025 and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk and online.

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

Agenda Supplement

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on November 6, 2025
RE: PZC-25-09 - 45W353 US Route 20 - Special Use

Background: Ian Stanciu (Petitioner) on behalf of Light Properties, LLC (Owner) is requesting a special use per Sec. 6-9-5-D of the Hampshire Zoning Ordinance to permit a truck maintenance facility.

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

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

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

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

Staff Recommendation: Village staff recommended that the Planning & Zoning Commission recommend denial of the requested special use as staff opines the petitioner did not meet the Findings of Fact. Village staff stated in its agenda supplement to the Planning & Zoning Commission that the proposed use does not have adequate access roads to the proposed area of use since truck traffic is not permitted on Dietrich Rd. Additionally, Village staff stated that a

truck maintenance facility does not meet the intent/purpose of the O-M District, which is intended for high quality campus-like setting for office, research, and restricted manufacturing uses.

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission held a Public Hearing on the matter on October 27, 2025 and recommended approval of the special use by a vote of 3-2. The Planning and Zoning Commission adopted the Petitioner's Findings of Fact as attached to this agenda supplement. The Planning and Zoning Commission's approval recommendation included six conditions of approval:

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

Public Comments: No public comments were provided prior to or during the Public Hearing.

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation for a special use per Sec. 6-9-5-D of the Hampshire Zoning Ordinance to permit a truck maintenance facility.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Petitioner's Response to Findings of Fact
4. Plat of Survey
5. Site Plan



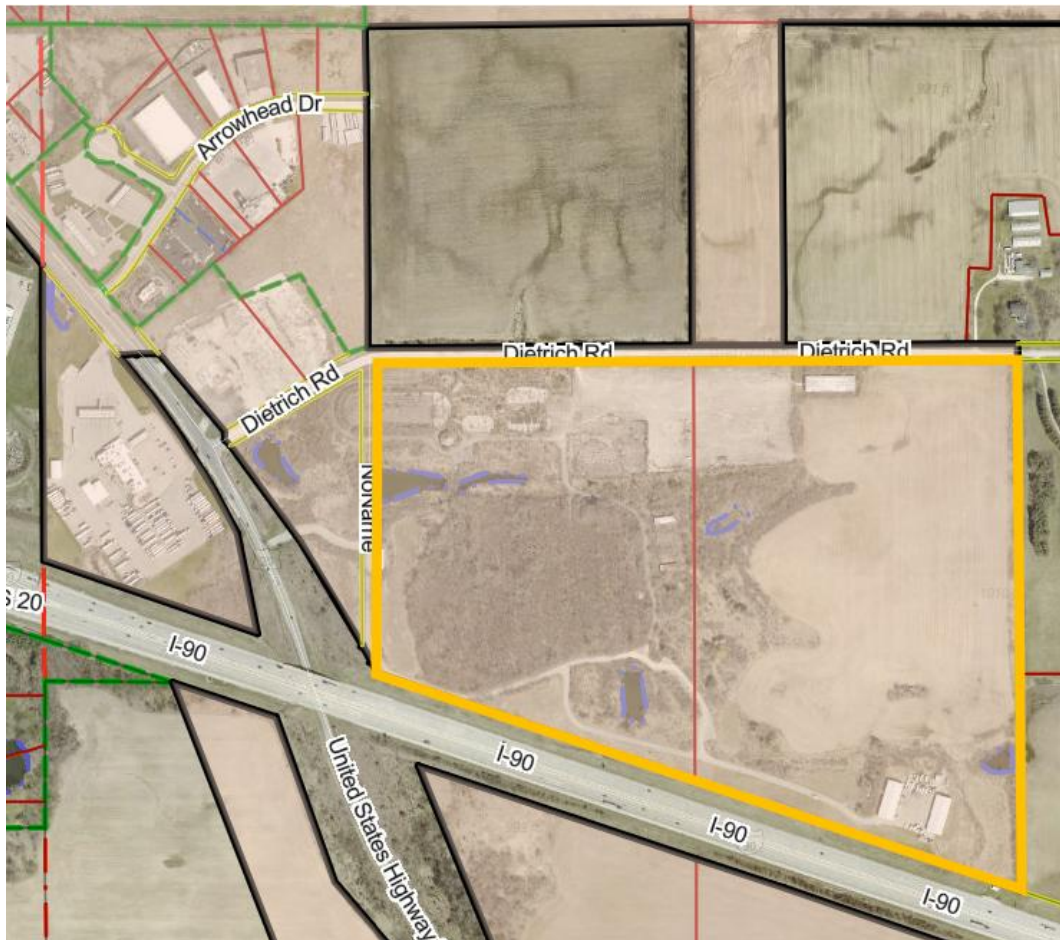
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

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

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

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





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

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

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

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

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

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

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

The following are the adjacent property zoning and uses:

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



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

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

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

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

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

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



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

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

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

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

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



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

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

DOCUMENTS ATTACHED:

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



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

Land Use Application

Date: 8/25/2025

The Undersigned respectfully petitions the Village of Hampshire to review and consider granting the following approval(s) on the land herein described.
(check all that apply)

- ☐ Variance*
- ☐ Special Use Permit*
- ☐ Rezoning from O-M District to _____ District (ex. M1 to M2)*
- ☐ Annexation*
- ☐ Subdivision
- ☐ Other Site Plan: _____

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: IAN STANCIU Email: IAN@TEAMPRIME.COM

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

CONTACT PERSON (if different from applicant)

Name: _____ Email: _____

Address: _____ Phone: _____

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

___ YES ☒ NO

If the applicant is not the owner of the subject property, a written and signed statement from the owner authorizing the applicant to file must be attached to this application.

IS THE OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

___ YES ___ NO

If the owner of the subject property is a trustee of a land trust or beneficiaries of a land trust, a disclosure statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be attached hereto.

PROPERTY INFORMATION

Name of Development (if any): _____

Address: 45W353 HAMPSHIRE IL, 60140

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

Total Area (acres): aproximately 7 ACRES

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire Protection District

School District: Dundee School District 300

Library District: Ella Johnson Library

Park District: Hampshire Park District

Township: Hampshire

Current Zoning District: O-M

Current Use:

STORAGE

Proposed Zoning/Variance/Use:

LIGHT TRUCK AND TRAILER MAINTENANCE AND PARKING

Reason/Explanation for Zoning/Variance/Use:

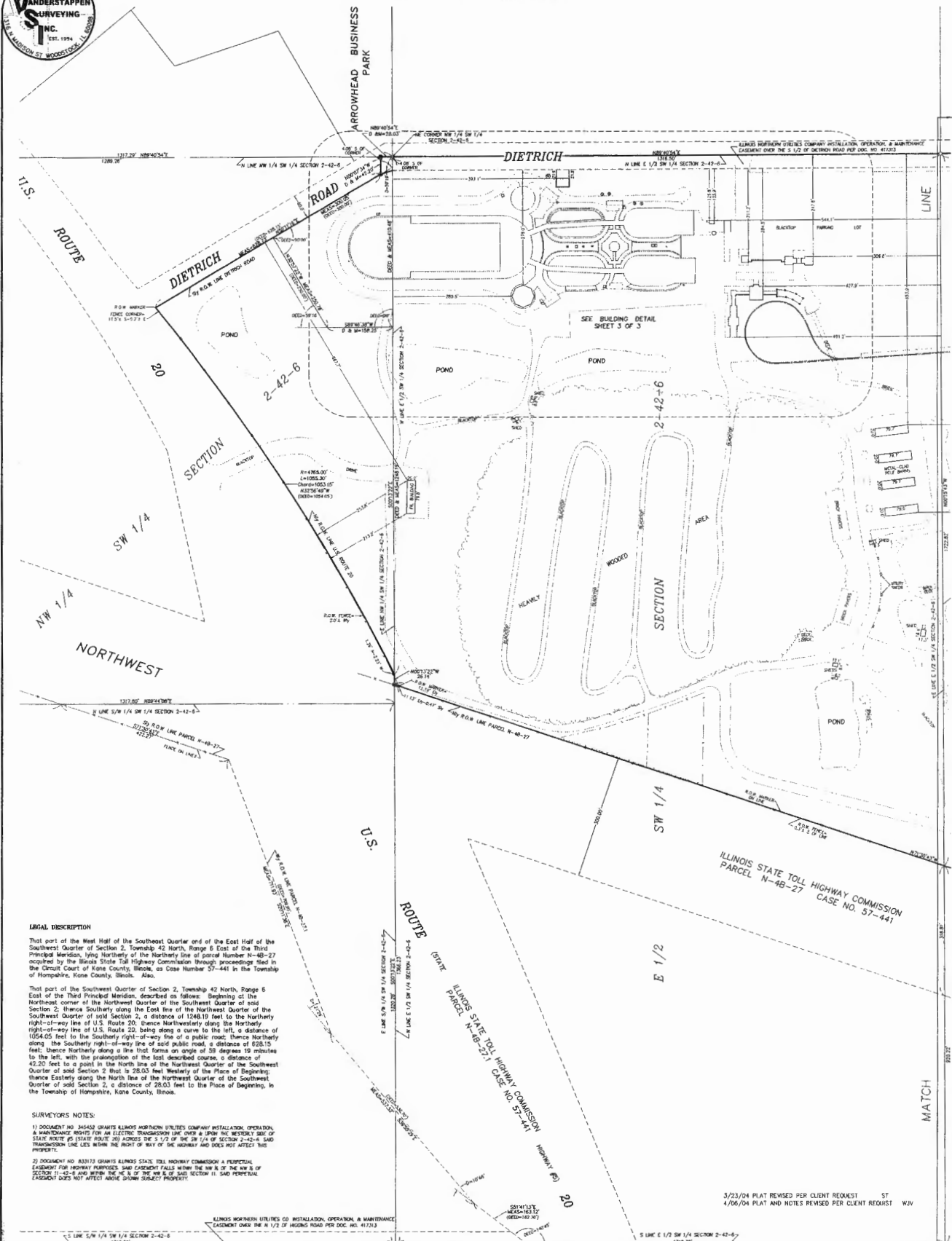
WE WOULD PERFORM LIGHT MAINTENANCE AND REPAIRS ON OUR EQUIPMENT

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

16N196 WALKER RD, HAMPSHIRE IL, 60140



PLAT OF SURVEY



LEGAL DESCRIPTION

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

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

SURVEYOR'S NOTES:

1) DOCUMENT NO. 34542 GRANTS KLINER NORTHERN UTILITIES COMPANY INSTALLATION, OPERATION, & MAINTENANCE RIGHTS FOR AN ELECTRIC TRANSMISSION LINE OVER & UPON THE WESTERLY SIDE OF STATE ROUTE 20 (STATE ROUTE 20) ACROSS THE S 1/2 OF THE SW 1/4 OF SECTION 2-42-6, SAID TRANSMISSION LINE LIES WITHIN THE RIGHT OF WAY OF THE HIGHWAY AND DOES NOT AFFECT THIS PROPERTY.

2) DOCUMENT NO. 83373 GRANTS ILLINOIS STATE TOLL HIGHWAY COMMISSION A PERPETUAL EASEMENT FOR HIGHWAY PURPOSES, SAID EASEMENT FALLS WITHIN THE NW 1/4 OF THE SW 1/4 OF SECTION 11-42-6 AND WITHIN THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 11, SAID PERPETUAL EASEMENT DOES NOT AFFECT ABOVE SHOWN SUBJECT PROPERTY.

LEGEND

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

CLIENT: MADE LIGHT & ASSOCIATES
DRAWN BY: J. W. WICK
SCALE: 1"=100'
P.L.N.: HAMPSPHIRE TOWNSHIP-KANE COUNTY
JOB NO. 24000-1
FIELDWORK COMPLETED: 3/24/04
DATE: 3/24/04
BY: J. W. WICK

GROSS AREA= 4,858,606± Sq.Ft. 111.538 Acres
NET AREA= 4,770,660± Sq.Ft. 109.519 Acres

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

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

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

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

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

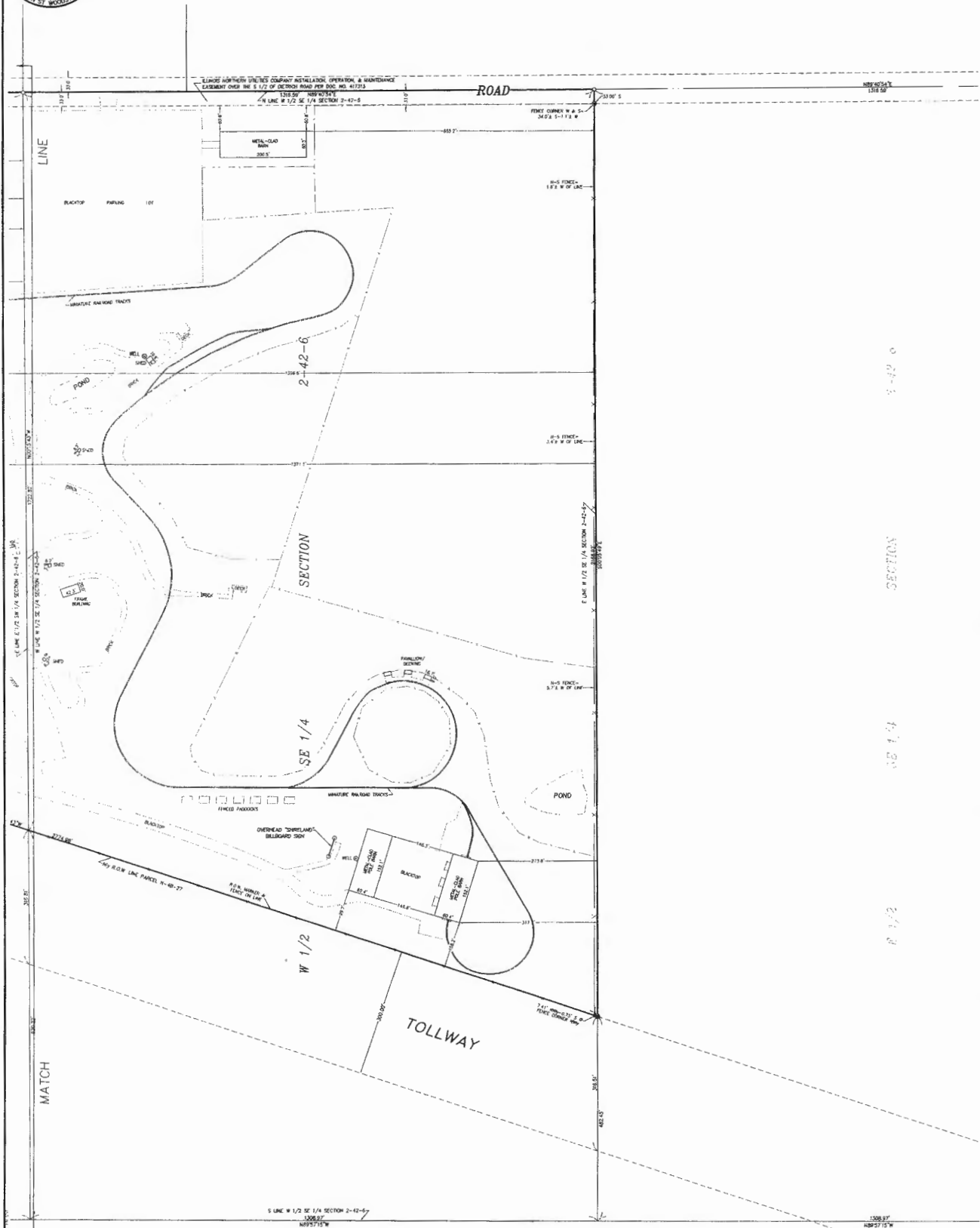
Dated at Woodstock, McHenry County, Illinois 3/9 A.D., 2004.

VANDERSTAPPEN SURVEYING, INC.
Design Firm No. 184-002702

By: *J. W. Wick*
Illinois Professional Land Surveyor No. 2700



PLAT OF SURVEY



LEGEND	
● FOUND IRON BAR	○ SET IRON BAR
○ FOUND SPIKE	○ SET SPIKE
○ FOUND IRON PIPE	○ FOUND MONUMENT

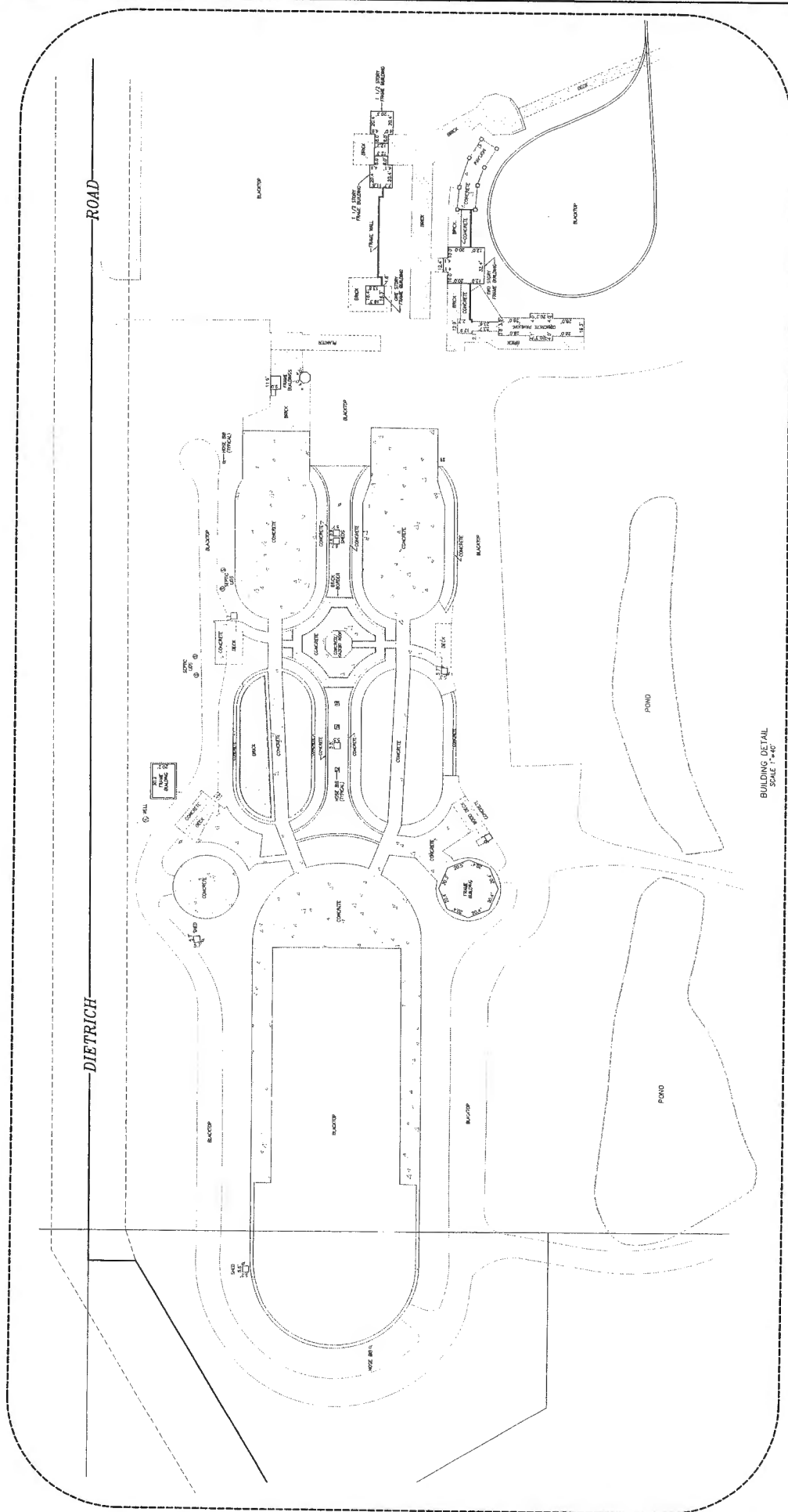
CLIENT: WADE LIGHT & ASSOCIATES
DRAWN BY: ST. CHECKED BY: M.V.
SCALE: 1"=100' SEC. 2 T. 42 R. 6 E.
BASIS OF BEARING: ASSUMED
T.I.N.: JAMESBORO TOWNSHIP, JAMES COUNTY
JOB NO. 040048-1 I.D. M.B.S.
FIELDWORK COMPLETED: 2/2/04 BY: PG.
ALL DISTANCES SHOWN IN THIS PLAT ARE ORIGINAL MEASUREMENTS
PART HEREIN CORRECTED TO 99.7

GROSS AREA= 4,858,606± Sq.Ft. 111.538 Acres
NET AREA= 4,770,660± Sq.Ft. 109.519 Acres

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown herein unless the description referred to be surveyed contains a proper description of the required building lines or easements.
* No distance should be assumed by scaling.
* No underground improvements have been located unless shown and noted.
* No representation as to ownership, use, or operation should be herein implied.
* This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.
Compare your description and site markings with this plat and AT ONCR report any discrepancies which you may find.



PLAT OF SURVEY



BUILDING DETAIL
SCALE 1"=40'

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

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

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

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

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

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

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

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

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

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

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

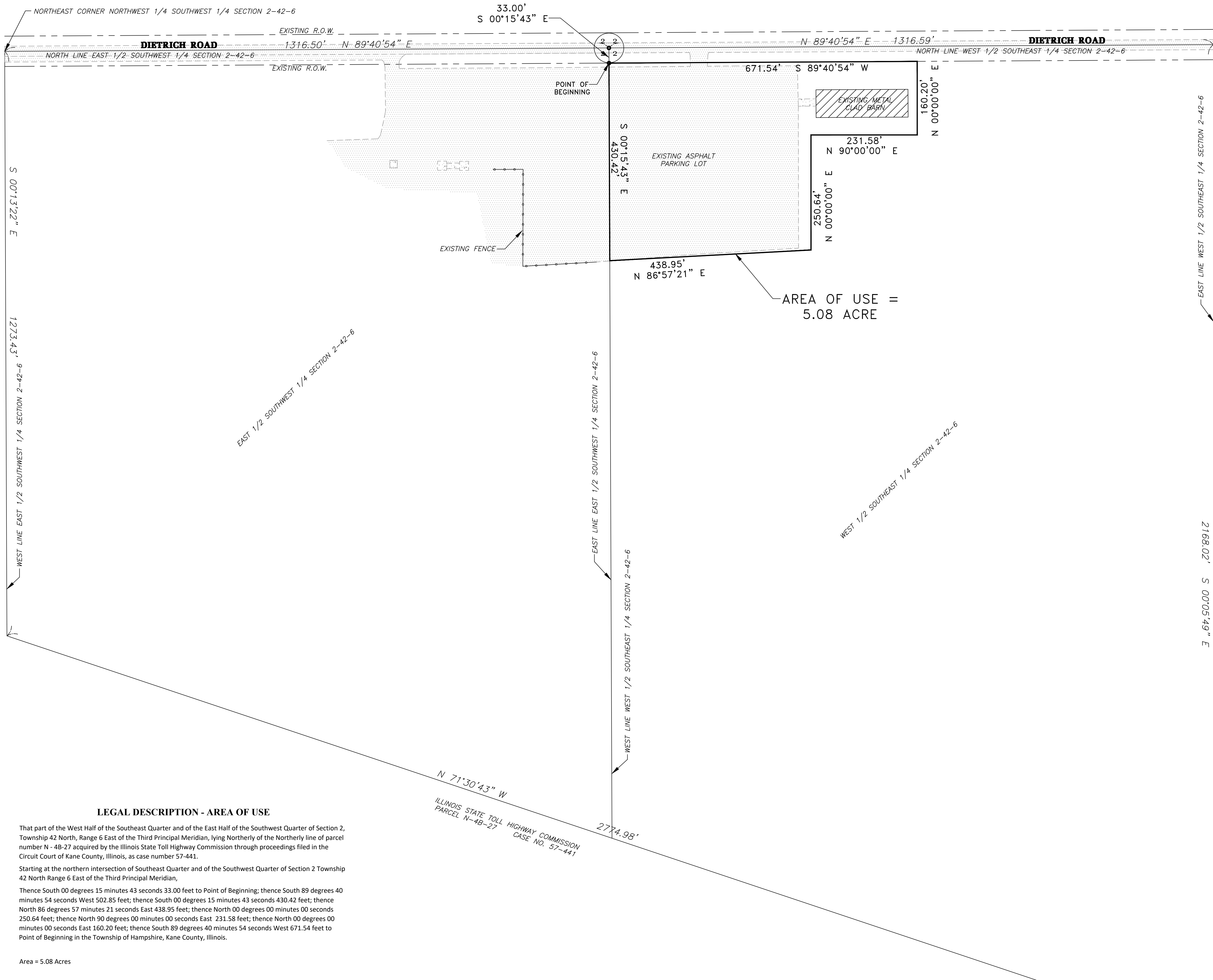
***All the necessary utilities, access roads, and other facilities are either already in place or will be provided.**

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

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

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

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



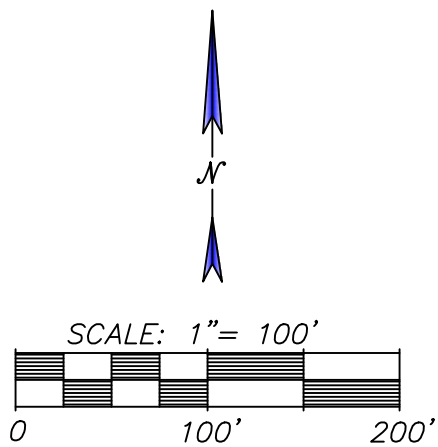
LEGAL DESCRIPTION - AREA OF USE

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

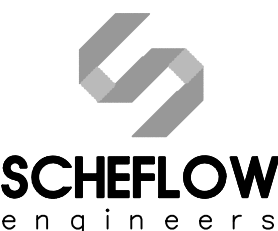
Starting at the northern intersection of Southeast Quarter and of the Southwest Quarter of Section 2 Township 42 North Range 6 East of the Third Principal Meridian,

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

Area = 5.08 Acres



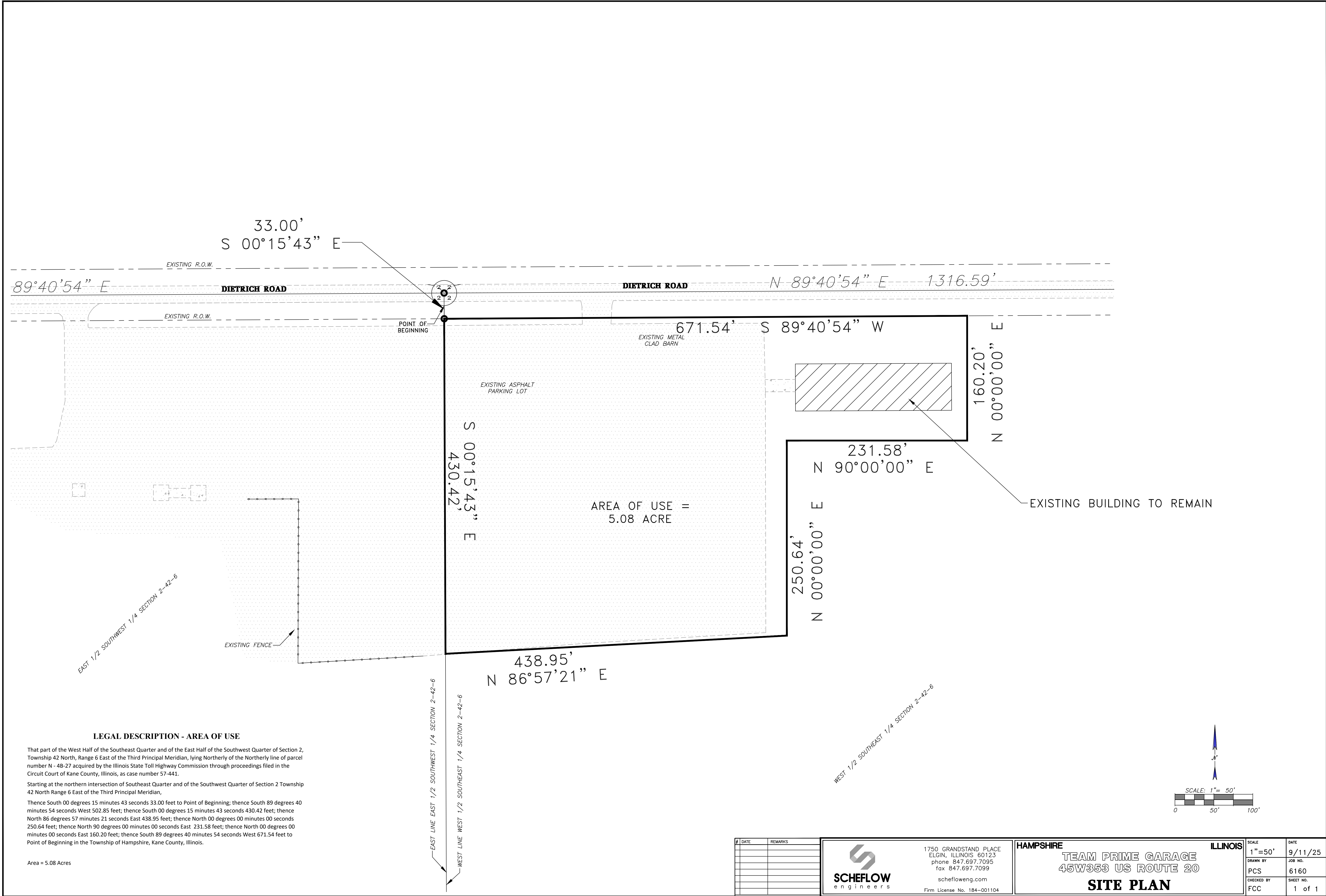
#	DATE	REMARKS



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

HAMPSHIRE
TEAM PRIME GARAGE
45W353 US ROUTE 20
SITE PLAN

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



LEGAL DESCRIPTION - AREA OF USE

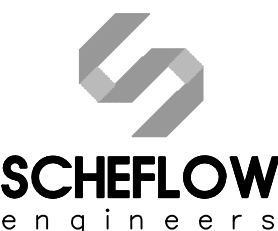
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Area = 5.08 Acres

#	DATE	REMARKS



SCHEFFLOW
engineers

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

HAMPSHIRE

TEAM PRIME GARAGE
45W353 US ROUTE 20

SITE PLAN

ILLINOIS

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

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
*(45W353 US Route 20 – Truck Maintenance and Parking)***

**ADOPTED BY
THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF HAMPSHIRE**

THIS ____ DAY OF _____, 2025

Published in pamphlet form by authority
of the President and the Board of Trustees
of the Village of Hampshire, Illinois this
____ day of _____, 2025

**VILLAGE OF HAMPSHIRE
ORDINANCE NO. _____**

**AN ORDINANCE GRANTING A SPECIAL USE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(45W353 US Route 20 – Truck Maintenance and Parking)**

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village, enabling the Village to control development in the area and promoting public health, safety, comfort, morals and welfare; and

WHEREAS, Chapter 6 of the Municipal Code of Hampshire of 1985 (the “Village Code”) is known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the “Zoning Ordinance”), and sets forth the land use regulations for the Village; and

WHEREAS, Section 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/11-13-1.1) authorizes the Corporate Authorities to provide for special uses; and

WHEREAS, there exists certain real property commonly known as 45W353 US Route 20, Hampshire, Illinois 60140 (the “Property”); and

WHEREAS, the owner of record, a designee or a related person or entity (the “Petitioner”) filed an application (the “Application”), requesting a special use permit/special use to allow light truck and trailer maintenance and parking at the Property (the “Special Use”); and

WHEREAS, the Application includes exhibits and/or plans and specifications for the proposed use of the Property; and

WHEREAS, Section 6-14-3 of the Zoning Ordinance authorizes the planning and zoning commission (the “PZC”) to hold hearings and submit reports of findings and recommendations to the Village Board for special uses; and

WHEREAS, after all required notices were given, the PZC held a public hearing (the “Hearing”); and

WHEREAS, at the Hearing, testimony was given, the PZC was presented with evidence, comments were solicited, the public was afforded opportunities to be heard on the proposed Special Use and due consideration was given to the Application; and

WHEREAS, evidence was submitted that the Property was annexed as part of an annexation agreement that contemplated outdoor storage and parking of vehicles, the Petitioner is requesting to perform light maintenance and repairs on trucks and trailers and the Special Use meets the standards established in the Village Code, including the Zoning Ordinance, for granting the Special Use; and

WHEREAS, the PZC considered each of the factors set forth in Subsection 6-14-3-H of the Zoning Ordinance and based on the testimony and evidence given at the Hearing, the PZC made certain findings of fact (the “Findings”), attached hereto and incorporated herein as Exhibit A, and recommended that the Special Use be granted and approved subject to certain conditions (the “Conditions”), including:

1. Access to the portion of the subject property that would be utilized for the proposed use be provided off of US Route 20
2. Landscape screening be provided along Dietrich Rd. so as to effectively screen any outdoor vehicle/trailer storage

3. Any area to be utilized for outdoor vehicle/trailer storage be paved in accordance with the Hampshire Zoning Ordinance
4. All truck/vehicle repair and maintenance occur within a fully enclosed building or structure
5. If the use is not established within one (1) year of the date of Village Board approval, the approval shall become null and void
6. The use shall be limited to the area as presented on the attached site plan; and

WHEREAS, the Corporate Authorities have duly considered the Petition and the recommendation of the PZC in connection with the requested Special Use; and

WHEREAS, pursuant to the Zoning Ordinance, the Village Board may grant or deny, by ordinance or resolution, any application for special use, and may establish such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the special use, as is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified herein; and

WHEREAS, the Special Use will promote the public health, safety, comfort, morals and/or welfare; and

WHEREAS, after review of the Petition and related evidence, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to approve the Special Use subject to the Conditions and any other conditions stipulated by the Village Board;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and hereby incorporate and make them part of this Ordinance.

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby accept the PZC's Findings of Fact and, based on the Petition and other testimony and evidence, including that the vehicle repairs are allowed as a right in certain zoning districts, any outdoor trailer storage or parking will be effectively screened and repairs and maintenance will be undertaken in an enclosed structure, hereby find that: (a) 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; (b) 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; (c) 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 O-M Office And Restricted Manufacturing District; (d) 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 O-M Office And Restricted Manufacturing District, as to cause a substantial depreciation in the property values within the neighborhood; (e) adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided; (f) 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 (g) the Special Use shall, in all other respects, conform to the applicable regulations of the O-M Office And Restricted Manufacturing District, except as such regulations may, in each instance, be modified by the

Village Board pursuant to the recommendations of the PZC. The Corporate Authorities further find and determine that it is necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in the Zoning Ordinance to grant the Special Use, subject to the Conditions and any additional conditions required by the Village Board. The Special Use is hereby authorized, approved and granted, subject to the Conditions and any additional conditions specified by the Village Board. The employees and officers of the Village are authorized and directed to take any and all action necessary to carry out the intent of this Ordinance.

SECTION 3. That the officers, employees, and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to, and consummate the zoning relief contemplated by this Ordinance and shall take all action necessary in conformity therewith.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 5. That the provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation, said provision shall be excluded and deemed inoperative and unenforceable and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. In the event of any conflict between the terms of this Ordinance and the terms of the Village Code, or any other code, ordinance or regulation of the Village, the terms of this Ordinance shall control and prevail in all instances.

SECTION 7. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 8. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 9. This Ordinance shall be in full force and effect after passage, approval and publication in pamphlet form or as otherwise provided by applicable law.

ADOPTED THIS __ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

EXHIBIT A
(FINDINGS OF FACT)

EXHIBIT B
(SITE PLAN)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of an Ordinance titled:

**AN ORDINANCE GRANTING A SPECIAL USE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
*(45W353 US Route 20 – Truck Maintenance and Parking)***

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law), at a regular meeting, passed and adopted Ordinance No. _____, which was approved by the Village President on the _____ day of _____, 2025.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

The pamphlet form of Ordinance No. _____, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on _____, 2025 and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk and online.

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

Agenda Supplement

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on November 6, 2025
RE: PZC-25-14 - Fence Regulations & Requirements - Text Amendment

Background: Village staff is requesting Text Amendments to Chapter 6 Article III of the Hampshire Zoning Ordinance regarding fence regulations and requirements. The proposed text amendments, if approved, would codify various regulations and requirements regarding fence construction in the Village.

The Hampshire Zoning Ordinance is silent on many aspects of fence construction regulations and requirements, such as fence heights, fence setbacks, when fencing is required, and prohibited style of fencing.

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission held a Public Hearing on the matter on October 13, 2025 and recommended approval of the text amendments by a vote of 3-2. Changes made to the proposed text amendments as presented by Village staff included the following:

1. Allowing fence heights of up to seven-foot (7') in residential districts. *Note: Village staff recommended a maximum height of six-foot (6') in residential districts.*
2. Prohibiting snow and silt fencing except during snow events and construction activities. *Note: Village staff did not include this in the text amendments presented to the Planning & Zoning Commission but meant to.*

There are no required Findings of Fact for text amendments.

Public Comments: No public comments were provided prior to or during the Public Meeting.

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation for text amendments to the Hampshire Zoning Ordinance regarding fence regulations and requirements.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Red-Line Text - Sec. 6-3-10
3. Red-Line Text - Sec. 6-3-11
4. Red-Line Text - Section Numbers



AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on October 13, 2025
RE: PZC-25-14 - Fence Regulations & Requirements - Text Amendment

PROPOSAL: The Village of Hampshire is requesting Text Amendments to Chapter 6 Article III of the Hampshire Zoning Ordinance regarding fence regulations and requirements.

The proposed text amendments would codify various regulations and requirements regarding fence construction in the Village.

BACKGROUND: Currently, the Village's Zoning Ordinance is silent on many aspects of fence construction regulations and requirements. The only exception is regarding the location of a fence in front and corner side-yard.

Regulations and requirements the Zoning Ordinance is silent on are fence heights, fence setbacks, when fencing is required, and prohibited style of fencing.

ANALYSIS: For orderly development, Village staff is recommending the following fence regulations and requirements to be amended and codified into the zoning ordinance. The following is a summary of the regulations and requirements, full language of the code is provided in the red-line attachments.

- a. General Requirements: These will be requirements that are applicable to all fences.
- b. Require Fences: These will be requirements for when fencing is required, specifically when a non-residential/multi-family property abuts residential property.
- c. Prohibited Fences: These will be regulations on what type of fencing is prohibited in the Village.
- d. Heights: These will be regulations on the maximum heights allowed for fences.
- e. Setbacks: These will be regulations on the setback of the fence from the property lines.

REQUIRED FINDINGS OF FACT: There are no required Findings of Fact provided for text amendments by the zoning ordinance.



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

PUBLIC COMMENTS: No public comments were provided as of October 8, 2025.

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

RECOMMENDED MOTION: I move to recommend approval of PZC-25-14 for a text amendment to Chapter 6 Article III of the Hampshire Zoning Ordinance regarding fence regulations and requirements.

DOCUMENTS ATTACHED:

1. Red-Line Text – Sec. 6-3-10
2. Red-Line Text – Sec. 6-3-11
3. Red-Line Text – Section Numbers

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, and shall be allowed as follows:

A. In Any Yards:

1. Chimneys, overhanging roof eaves, bay windows, open terraces, marquees, and awnings adjoining the principal building, if they do not exceed ten percent (10%) of the depth of the yard;
2. Ornamental light standards and flagpoles; and (1985 Code)
3. Trees and shrubs; except that on corner lots, trees and shrubs higher than thirty inches (30") above the centerline grade of the intersecting streets, if located in that portion of a required front 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.

B. In Side Yards:

1. Open, accessory off street parking spaces, subject to and as provided in Section 6-11-2.H. of this code.
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 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, but only if located in the rear half of any side yard.
4. Private electric vehicle charging stations (EVCS) provided they are located no closer than five feet (5') to any lot line.

C. In Rear Yards:

1. Private garages, if attached or structurally a part of the principal building;
2. Private garages, detached;
3. Open accessory off street parking spaces;
4. Accessory sheds, toolrooms, or other similar accessory buildings;
5. Private swimming pools in accordance with regulations of this chapter and other applicable ordinances of the village of Hampshire;
6. Recreational and laundry drying equipment;
7. Arbors and trellises;
8. Open terraces or decks and specifically not including permanently roofed over terraces or decks; provided, however, said open terrace or deck shall in no case occupy more than thirty

percent (30%) of the required rear yard area, and shall in no case be constructed within ten feet (10') of any lot line;

9. 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 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.~~

10. Private electric vehicle charging stations (EVCS) provided they are located no closer than five feet (5') to any lot line.

D. In Front Yards: Any item other than those described in subsection A of this section shall be considered obstructions and shall not be permitted; and

1. No fences shall be permitted in any front yard.

2. Accessory buildings, including sheds, toolrooms, and other similar accessory buildings, shall be subject to section B.3. above.

3. Open, accessory off-street parking spaces and spaces for electric vehicle charging stations (EVCS) shall be permitted in a front yard in certain districts, subject to and as provided in Section 6-11-2 H. of this code. (1985 Code; amd. Ord. 92-2, 6-18-1992; Ord. 09-26, 8-6-2009; Ord. 20-23, 6-18-2020; Ord. 21-19, 6-3-2021; Ord. 23-09, 9-7-2023)

Section 6-3-11: Fences:

A. General Requirements:

1. No fence shall be erected, constructed, or maintained to impede natural stormwater run-off on any portion of a lot or any adjoining lot or land.
2. Solid fences shall provide a minimum three-inch (3") clearance at the bottom of the fence for natural stormwater run-off.
3. No fence shall obstruct the view of any vehicular or pedestrian traffic.
4. The posts and all supporting framing members of the fence shall face the interior of the lot on which the fence is located.
5. Fences located in utility easements shall be subject to removal, if required, at the fence owner's expenses.
6. Fencing shall not be installed over any stormwater or sanitary inlet (manhole).
7. Fencing adjacent to electrical or communication pedestals(s) or manholes shall be installed to provide adequate room to service the equipment.
 - a. If the fence is installed in any way to exclude utility equipment access, a gate permitting access to the equipment is required.

B. Required Fences: The following fences are required and shall be constructed as follows:

1. A minimum six-foot (6') and up to a maximum ten-foot (10') solid fence shall be constructed along lot lines of lots in non-residential district that abuts a lot in a residential district.
2. A minimum six-foot (6') and up to a maximum ten-foot (10') solid fence shall be constructed along lots lines of a lot for multi-family developments that abuts a lot in a single-family residential district.
3. A minimum six-foot (6') and up to a maximum ten-foot (10') solid fence or enclosure shall be provided to enclose all trash/garbage receptacles for non-residential and multi-family residential uses.
4. Solid fences, where required, shall not provide more than six inches (6") clearance at the bottom of the fence.

C. Prohibited Fences and Gates: The following fences are hereby prohibited:

1. Barbed wire, chicken wire (unless to enclose a side-yard or rear-yard garden), pig wire, rope, cable, and electrically charged wire/fences and other similar materials.
2. Chain-link fences with barbed ends up.
3. No gate or fence is permitted across a driveway past the front wall of the principal structure in any residential district.
4. No gate or fence is permitted across a driveway past the corner-wall of the principal structure or detached garage for side-loading garages in any residential district.
5. Snow or Silt Fencing except during a snow event or during construction.

D. Heights: The following maximum heights are hereby permitted:

1. Single-Family Residence District: A maximum fence height of seven-foot (7') is permitted.
2. Non-Residential and Multi-Family District: A maximum fence height of ten-foot (10') is permitted.

3. Fences erected five feet (5') of a retaining wall shall be measured from the bottom of said retaining wall. Fences in this configuration, if they exceed maximum height when measured as such, may extend above the top of a retaining wall no more than forty-two inches (42").
 4. Height limitations shall not apply to those fences or enclosures for sports fields.
- E. Setbacks: The following minimum setbacks are hereby required:
1. Front-Yard: Fences shall be setback to meet the setback of the front-wall of the principal structure.
 2. Side-Yard: No side-yard setback is required.
 3. Corner Side-Yard: Fences shall be setback a minimum of ten (10) feet from the corner side lot line.
 4. Rear-Yard: No rear-yard setback is required.

6-3-1~~2~~⁴: Floodplain Area
6-3-1~~3~~²: Reimbursement of Fees
6-3-1~~4~~³: Performance Standards
6-3-1~~5~~⁴: Refuse Collection Areas
6-3-1~~6~~⁵: Collection Containers for Secondhand Items
6-3-1~~7~~⁶: Home Occupations
6-3-1~~8~~⁷: Outdoor Lighting

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTIONS OF CHAPTER 6, ARTICLE III OF THE
MUNICIPAL CODE OF HAMPSHIRE OF 1985 TO SET FORTH REGULATIONS FOR
FENCES LOCATED WITHIN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS**

**ADOPTED BY
THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF HAMPSHIRE**

THIS ____ DAY OF _____, 2025

Published in pamphlet form by authority
of the President and the Board of Trustees
of the Village of Hampshire, Illinois this
____ day of _____, 2025

**VILLAGE OF HAMPSHIRE
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING SECTIONS OF CHAPTER 6, ARTICLE III OF THE
MUNICIPAL CODE OF HAMPSHIRE OF 1985 TO SET FORTH REGULATIONS FOR
FENCES LOCATED WITHIN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS**

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village, enabling the Village to control development in the area and promoting public health, safety, comfort, morals and welfare; and

WHEREAS, pursuant to Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), the regulations imposed and the districts created under the zoning authority of Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*) may be amended from time to time by ordinance; and

WHEREAS, Chapter 6 of the Municipal Code of Hampshire of 1985 (the “Village Code”), is known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the “Zoning Ordinance”), and sets forth the land use and zoning regulations for the Village; and

WHEREAS, Section 6-14-3 of the Zoning Ordinance authorizes the planning and zoning commission (the “PZC”) to propose or consider any amendment to the text of the Zoning Ordinance it may deem necessary or advisable; and

WHEREAS, after receiving findings from the PZC, the Corporate Authorities may approve or disapprove of amendments to the Zoning Ordinance; and

WHEREAS, after all required notices were given, the PZC held a public hearing (the “Hearing”) regarding amending Sections of Chapter 6, Article III of the Zoning Ordinance to set forth regulations regarding fences located within the Village (the “Amendments”); and

WHEREAS, at the Hearing, testimony was given, evidence was presented, comments were solicited and the public was afforded opportunities to be heard on the proposed Amendments; and

WHEREAS, based on the testimony and evidence given at the Hearing, the PZC made certain a recommendation to the Corporate Authorities that the Amendments be approved (the “Recommendation”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, after review of the evidence and the Recommendation, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to approve the Amendments and amend the Zoning Ordinance as set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals as contained in the preambles to this Ordinance are full, true and correct and hereby incorporate and make them part of this Ordinance.

SECTION 2. That the Zoning Ordinance, which is part of the Village Code, is hereby amended, notwithstanding any provision, ordinance, resolution or Village Code section to the contrary, by amending the language of Section 6-3-10 of Chapter 6 as set forth below (additions underlined; deletions ~~stricken~~):

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, and shall be allowed as follows:

A. In Any Yards:

1. Chimneys, overhanging roof eaves, bay windows, open terraces, marquees, and awnings adjoining the principal building, if they do not exceed ten percent (10%) of the depth of the yard;

2. Ornamental light standards and flagpoles; and

3. Trees and shrubs; except that on corner lots, trees and shrubs higher than thirty inches (30") above the centerline grade of the intersecting streets, if located in that portion of a required front 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.

B. In Side Yards:

1. Open, accessory off street parking spaces, subject to and as provided in Section 6-11-2.H. of this code.

~~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 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, but only if located in the rear half of any side yard.

4. Private electric vehicle charging stations (EVCS) provided they are located no closer than five feet (5') to any lot line.

C. In Rear Yards:

1. Private garages, if attached or structurally a part of the principal building;

2. Private garages, detached;

3. Open accessory off street parking spaces;

4. Accessory sheds, toolrooms, or other similar accessory buildings;

5. Private swimming pools in accordance with regulations of this chapter and other applicable ordinances of the village of Hampshire;

6. Recreational and laundry drying equipment;

7. Arbors and trellises;

8. Open terraces or decks and specifically not including permanently roofed over terraces or decks; provided, however, said open terrace or deck shall in no case occupy more than thirty percent (30%) of the required rear yard area, and shall in no case be constructed within ten feet (10') of any lot line;

9. ~~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 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.~~

10. Private electric vehicle charging stations (EVCS) provided they are located no closer than five feet (5') to any lot line.

D. In Front Yards: Any item other than those described in subsection A of this section shall be considered obstructions and shall not be permitted; and

1. No fences shall be permitted in any front yard.

2. Accessory buildings, including sheds, toolrooms, and other similar accessory buildings, shall be subject to section B.3. above.

3. Open, accessory off-street parking spaces and spaces for electric vehicle charging stations (EVCS) shall be permitted in a front yard in certain districts, subject to and as provided in Section 6-11-2 H. of this code.

SECTION 3. That the Zoning Ordinance, which is part of the Village Code, is hereby amended, notwithstanding any provision, ordinance, resolution or Village Code section to the contrary, by renumbering the current Sections 6-3-11 through 6-3-17 and adding a new Section 6-3-11 to Chapter 6 as set forth below (additions underlined; deletions ~~stricken~~):

ARTICLE III

GENERAL REGULATIONS

SECTION:

6-3-1: Interpretation

6-3-2: Buildings Per Lot

6-3-3: Allowable Use Of Land Or Buildings

6-3-4: Prohibited Use Of Land Or Buildings

6-3-5: Conformance With Use Requirements

6-3-6: Conformance With Bulk Provisions

6-3-7: Accessory Buildings And Uses

6-3-8: Special Uses

6-3-9: Yards, Generally

6-3-10: Permitted Obstructions, Yards

6-3-11: Fences

6-3-12 ~~6-3-11~~: Floodplain Area

6-3-13 ~~6-3-12~~: Reimbursement Of Fees

6-3-14 ~~6-3-13~~: Performance Standards

6-3-15 ~~6-3-14~~: Refuse Collection Areas

6-3-16 ~~6-3-15~~: Collection Containers For Secondhand Items

6-3-17 ~~6-3-16~~: Home Occupations

6-3-18 ~~6-3-17~~: Outdoor Lighting

6-3-11: FENCES:

A. General Requirements:

1. No fence shall be erected, constructed, or maintained to impede natural stormwater run-off on any portion of a lot or any adjoining lot or land.

2. Solid fences shall provide a minimum three-inch (3”) clearance at the bottom of the fence for natural stormwater run-off.

3. No fence shall obstruct the view of any vehicular or pedestrian traffic.

4. The posts and all supporting framing members of the fence shall face the interior of the lot on which the fence is located.

5. Fences located in utility easements shall be subject to removal, if required, at the fence owner’s expenses.

6. Fencing shall not be installed over any stormwater or sanitary inlet (manhole).

7. Fencing adjacent to electrical or communication pedestals(s) or manholes shall be installed to provide adequate room to service the equipment.

a. If the fence is installed in any way to exclude utility equipment access, a gate permitting access to the equipment is required.

B. Required Fences: The following fences are required and shall be constructed as follows:

1. A minimum six-foot (6') and up to a maximum ten-foot (10') solid fence shall be constructed along lot lines of lots in non-residential district that abuts a lot in a residential district.

2. A minimum six-foot (6') and up to a maximum ten-foot (10') solid fence shall be constructed along lots lines of a lot for multi-family developments that abuts a lot in a single-family residential district.

3. A minimum six-foot (6') and up to a maximum ten-foot (10') solid fence or enclosure shall be provided to enclose all trash/garbage receptacles for non-residential and multi-family residential uses.

4. Solid fences, where required, shall not provide more than six inches (6") clearance at the bottom of the fence.

C. Prohibited Fences and Gates: The following fences are hereby prohibited:

1. Barbed wire, chicken wire (unless to enclose a side-yard or rear-yard garden), pig wire, rope, cable, and electrically charged wire/fences and other similar materials.

2. Chain-link fences with barbed ends up.

3. No gate or fence is permitted across a driveway past the front wall of the principal structure in any residential district.

4. No gate or fence is permitted across a driveway past the corner-wall of the principal structure or detached garage for side-loading garages in any residential district.

5. Snow or Silt Fencing except during a snow event or during construction.

D. Heights: The following maximum heights are hereby permitted:

1. Single-Family Residence District: A maximum fence height of seven-foot (7') is permitted.

2. Non-Residential and Multi-Family District: A maximum fence height of ten-foot (10') is permitted.

3. Fences erected five feet (5') of a retaining wall shall be measured from the bottom of said retaining wall. Fences in this configuration, if they exceed maximum height when measured as such, may extend above the top of a retaining wall no more than forty-two inches (42").

4. Height limitations shall not apply to those fences or enclosures for sports fields.

E. Setbacks: The following minimum setbacks are hereby required:

1. Front-Yard: Fences shall be setback to meet the setback of the front-wall of the principal structure.

2. Side-Yard: No side-yard setback is required.

3. Corner Side-Yard: Fences shall be setback a minimum of ten (10') feet from the corner side lot line.

4. Rear-Yard: No rear-yard setback is required.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 5. That the provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative and unenforceable and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 7. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 8. This Ordinance shall be effective and in full force immediately upon passage, approval and publication in pamphlet form or as otherwise provided by applicable law.

ADOPTED THIS __ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

EXHIBIT A
(RECOMMENDATION)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of an Ordinance titled:

**AN ORDINANCE AMENDING SECTIONS OF CHAPTER 6, ARTICLE III OF THE
MUNICIPAL CODE OF HAMPSHIRE OF 1985 TO SET FORTH REGULATIONS FOR
FENCES LOCATED WITHIN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS**

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law), at a regular meeting, passed and adopted Ordinance No. _____, which was approved by the Village President on the _____ day of _____, 2025.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

The pamphlet form of Ordinance No. _____, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on _____, 2025 and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk and online.

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

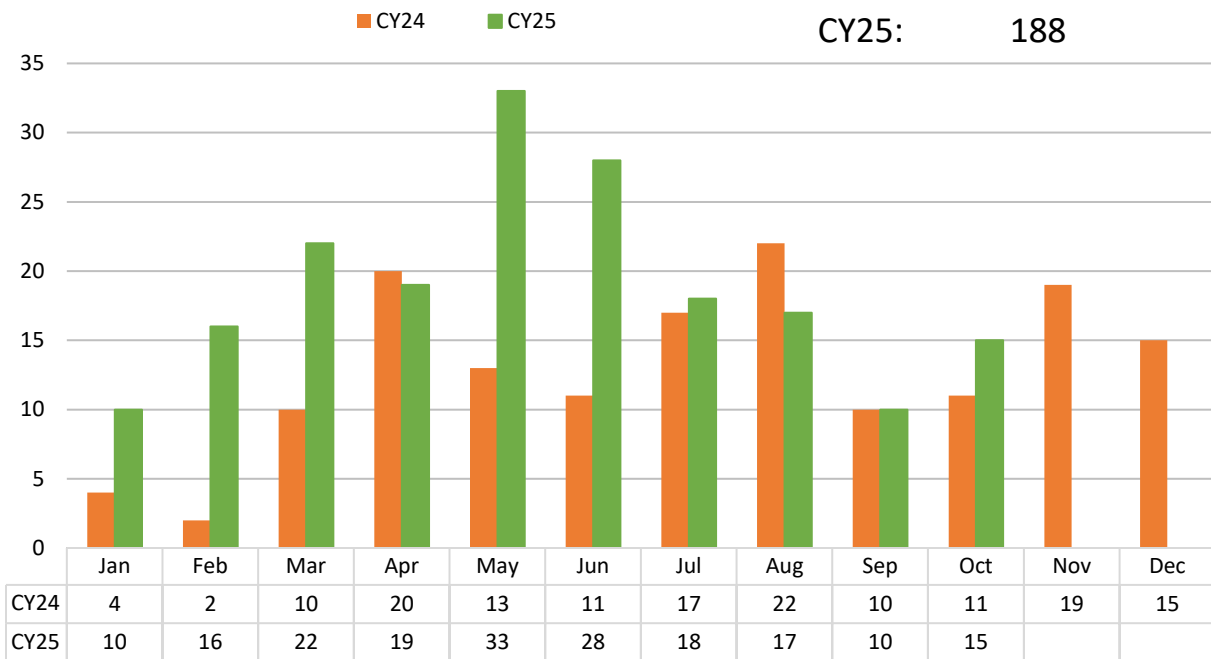
Monthly Report

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on November 6, 2025
RE: Building Report - October 2025

Building Performance Metrics	<u>October</u>	<u>Monthly Avg.</u>	<u>CY25 TTD</u>
• Total permits issued	94	71	714
○ New single-family homes	15	18.8	188
○ Townhome/duplex units	11	3.5	35
• Avg. plan review time	4.87	4.73	n/a
• Inspections	1,013	880	8,799
• Permit fees collected	\$65,869	\$66,041	\$660,408
• Other Village fees collected	\$63,868	\$50,392	\$503,919
Code Enforcement Performance Metrics	<u>October</u>	<u>Monthly Avg.</u>	<u>CY25 TTD</u>
• No. of complaints	0	0.6	6
• No. of new cases	0	0.6	6
• No. of active cases	0	n/a	n/a

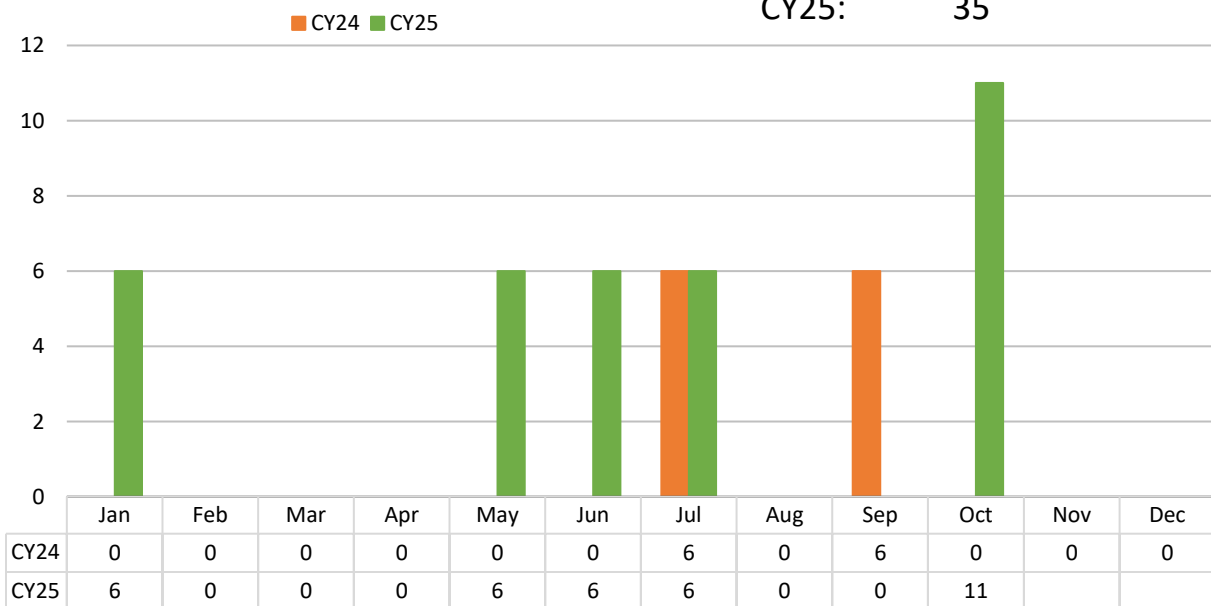
New Single-Family Detached Home Permits Issued

CY TTD
CY24: 154
CY25: 188



New Duplex/Townhome Units Permits Issued

CY TTD
CY24: 12
CY25: 35





ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

To: Village President and Board of Trustees

From: Timothy N. Paulson, P.E., CFM

Date: October 28, 2025

Re: Monthly Engineering Report

EEI Job #: HA2500-V

All:

Please find below a brief status report of current Village and development projects.

Village Projects

- Safe Routes to School
 - ✓ Low bidder at IDOT September Letting was Triggi Construction at \$354,810.50.
 - ✓ Waiting to Hear from Contractor and IDOT regarding Construction Schedule
- Park and Rinn Storm Sewer Improvements
 - ✓ Waiting on Final Grant Documentation
 - ✓ Then Move into Design
- N. State Street
 - ✓ Construction Complete
- Lead Service Line Removal
 - ✓ Working on Planning and Estimates with Public Works
- IEPA NPDES and Sludge Management Permit Renewals
 - ✓ Renewal Applications received by IEPA
- Well No. 13 Rehabilitation
 - ✓ Project Manual Completion and Out for Bids this Week

Development Projects

- Prairie Ridge K & L, M, and R
 - ✓ Home Construction Ongoing in K & L and M
 - ✓ Neighborhood R One Year Maintenance Inspection in October
- Prairie Ridge – North of Kelley Road
 - ✓ Home Construction Ongoing
 - ✓ Prairie Ridge North Lift Station Start up by end of Year
 - ✓ Plats for Neighborhoods U, V & J2 Approved in February
 - J2 Binder Paving this Fall
 - ✓ Neighborhoods G, H, & I Engineering Approved
 - Neighborhoods G and H Binder Paving this Fall
 - ✓ Neighborhoods W and X Engineering and Plats Approved
- Tamms Farm
 - ✓ Punchlist Inspections for Acceptance Ongoing
- ~~Stanley North – TRZ Self Storage~~ American General Storage Development
 - ✓ Easement Documents – Waiting for Resubmittal
- Hampshire 90 Logistics Park
 - ✓ Route 20 Improvements Accepted by IDOT
 - ✓ Restoration and Basin Plantings in 2025
- Hampshire Grove (Old Dominion)
 - ✓ One Year Maintenance Period Inspection in October
- Tinajero Property
 - ✓ Construction Nearing Completion
- Oakstead
 - ✓ Engineering and Plats Approved for Neighborhoods A thru G
 - ✓ Neighborhood A Mass Grading and Underground Underway
 - ✓ PRV Station Design – Complete
- Polifilm
 - ✓ Building Expansion
- Minerallac
 - ✓ Parking Lot Expansion – Construction Complete

If you have any questions, please contact me at tpaulson@eeiweb.com or (630) 466-6727.

Pc: Mary Jo Seehausen, Village Manager