



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, August 25, 2025 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. A Motion to Approve the Meeting Minutes from July 14, 2025
5. Public Comments
6. New Business
 - a. Case#: PZC-25-08 – Public Meeting
PIN: 01-15-126-004; 01-15-100-012; 01-10-300-011; 01-10-400-008
Petitioner & Owner: Hampshire West, LLC dba Crown Community Development
Request for Final Plat of Subdivision Approval for Prairie Ridge North Neighborhoods W, X, & Y
Action: Motion to make a recommendation regarding Case# PZC-25-08
 - b. Review of Proposed Zoning Districts
 - c. Review of Proposed Land Uses
7. Old Business
8. Announcements
9. Adjournment

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

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

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



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, July 14, 2025 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

MEETING MINUTES

1. **Call to Order**

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

2. **Pledge of Allegiance**

3. **Roll Call**

Present: Commissioners Rick Frillman, Grace Duchaj, Scott McBride, Bill Rossetti, and Chairwoman Christine Klein

Absent: Commissioner Sharon Egger and Ron Ross

Others Present: Mo Khan, Assistant Village Manager for Development

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

Motion: Commissioner Frillman

Second: Commissioner Duchaj

Ayes: Commissioners Frillman, Duchaj, Rossetti, and Chairwoman Klein

Nays: None

Abstain: None

Motion Approved

5. **Public Comments**

Mr. Raymond Emery, 134 W. Oak Knoll Dr., spoke and objected to the proposed variances being requested for 135 W. Oak Knoll Dr. He stated his concerns regarding the brightness of the sign.

6. New Business

a. **Case#: PZC-25-06 - Public Meeting**

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

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

Petitioner & Owner: Elston Townhomes, LLC

Request: Final Plat of Subdivision Approval

Mr. Khan presented the request being made by the Petitioner. Mr. Khan stated that the request is to condominiumizing the rental townhomes into individual lots. Mr. Khan stated that the Plats of Subdivisions have been reviewed by the Village Engineer and are in general conformance of requirements, however, there are a few comments that still need to be addressed but will not impact the layout or other zoning requirements for a subdivision plat.

The Commission held a discussion regarding the request and information gathered during the public meeting.

No Public Comments were provided prior to or during the meeting.

Chairwoman Klein requested a motion to recommend approval of Case# PZC 25-06.

Motion: Commissioner Duchaj

Second: Commissioner Rossetti

Aye: Commissioners Frillman, Duchaj, Rossetti, and Chairwoman Klein

Nayes: None

Abstain: None

Motion Approved.

b. **Case#: PZC-25-07**

Address: 135 W. Oak Knoll Dr.

PIN: 01-28-429-011

Petitioner: Karen Dodge

Owner: Resource Bank NA

Requests:

- i. **Variance to Sec. 6-12-4-C-1-b of the Hampshire Zoning Ordinance to permit a sign setback of two feet (2'), whereas the minimum required setback is fifteen feet (15').**

- ii. Variance to Sec. 6-12-4-C-3 of the Hampshire Zoning Ordinance to permit a sign height of twelve feet (12'), whereas the maximum allowed height is five and one-half feet (5.5').**

Action: Motion to make a recommendation regarding Case# PZC-25-07

Mr. Khan presented the request being made by the Petitioner. Mr. Khan stated that the Petitioner's sign was removed when IDOT were completing work on Oak Knoll Drive. The work IDOT completed resulted in a loss of land for the Petitioner along the Oak Knoll Drive frontage resulting in the base of the sign being closer to the property line than was previously. The variance requests are being made so the sign can be visible from Oak Knoll Drive. Mr. Khan reviewed the Findings of Fact for a variance and stated Village staff believes the Findings of Fact have been met.

In response to Mr. Emery's comments during the Public Comment section of the meeting, the Petitioner stated that sign will comply with any lighting/brightness requirements.

No other public comments were provided prior to or during the hearing.

The Commission held a discussion regarding the request and information gathered during the public hearing.

Chairwoman Klein requested a motion to recommend approval for Case# PZC-25-07.

Motion: Chairwoman Klein

Second: Commissioner Duchaj

Aye: Commissioners Frillman, Duchaj, Rossetti, and Chairwoman Klein

Nays: None

Abstain: None

Motion Approved.

7. Old Business

None.

8. Announcements

Mr. Khan stated that there will be no meeting on August 11, 2025. Mr. Khan stated that at the August 25, 2025 meeting the Commission will discuss proposed zoning text amendments.

9. **Adjournment**

Motion to Adjourn

Motion: Commissioner Frillman

Second: Commissioner Rossetti

Aye: Commissioners Frillman, Duchaj, Rossetti, and Chairwoman Klein

Nayes: None

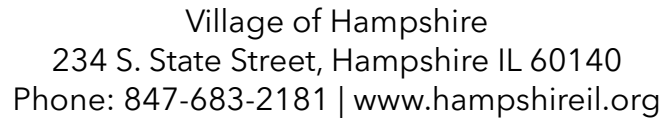
Abstain: None

Motion Approved.

Adjourned at 7:20 P.M.

Submitted: August 21, 2025

Approved:



TO: Planning & Zoning Commission

FROM: Mo Khan, Assistant Village Manager for Development

FOR: Planning & Zoning Commission Meeting on August 25, 2025

RE: PZC-25-08 - Prairie Ridge North Neighborhoods W, X, & Y - Final Plat of Subdivisions

1. Final Plat of Subdivision for Prairie Ridge North Neighborhood W in accordance with Sec. 7-2-4 of the Subdivision Ordinance
2. Final Plat of Subdivision for Prairie Ridge North Neighborhood X in accordance with Sec. 7-2-4 of the Subdivision Ordinance
3. Final Plat of Subdivision for Prairie Ridge North Neighborhood Y 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 W, X, & Y.

The Final Plat of Subdivisions have been reviewed by the Village Engineer and are in general conformance with subdivision ordinance and the approved preliminary plat. There are minor comments that need to be addressed with the Final Plats, due to this Village staff will be recommending a condition of approval that the Village Engineer approve the Final Plats prior to signature by the Village and recording with the County.

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-25-08 for a Final Plat of Subdivision for Prairie Ridge North Neighborhood W
2. I move to recommend approval of PZC-25-08 for a Final Plat of Subdivision for Prairie Ridge North Neighborhood X
3. I move to recommend approval of PZC-25-08 for a Final Plat of Subdivision for Prairie Ridge North Neighborhood Y

DOCUMENTS ATTACHED:

1. Land Use Application
2. Resolution 23-06
3. Prairie Ridge North Preliminary Plat of Subdivision
4. Prairie Ridge North Neighborhood W Final Plat of Subdivision
5. Prairie Ridge North Neighborhood X Final Plat of Subdivision
6. Prairie Ridge North Neighborhood Y Final Plat of Subdivision

**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.

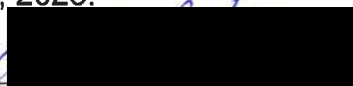
AYES: Fodor, Koth, Mott, Pollastrini, Robinson

NAYS: Kelly

ABSENT: _____

ABSTAIN: _____

APPROVED THIS 16th DAY OF MARCH, 2023.


Michael J. Reid, Jr.
Village President

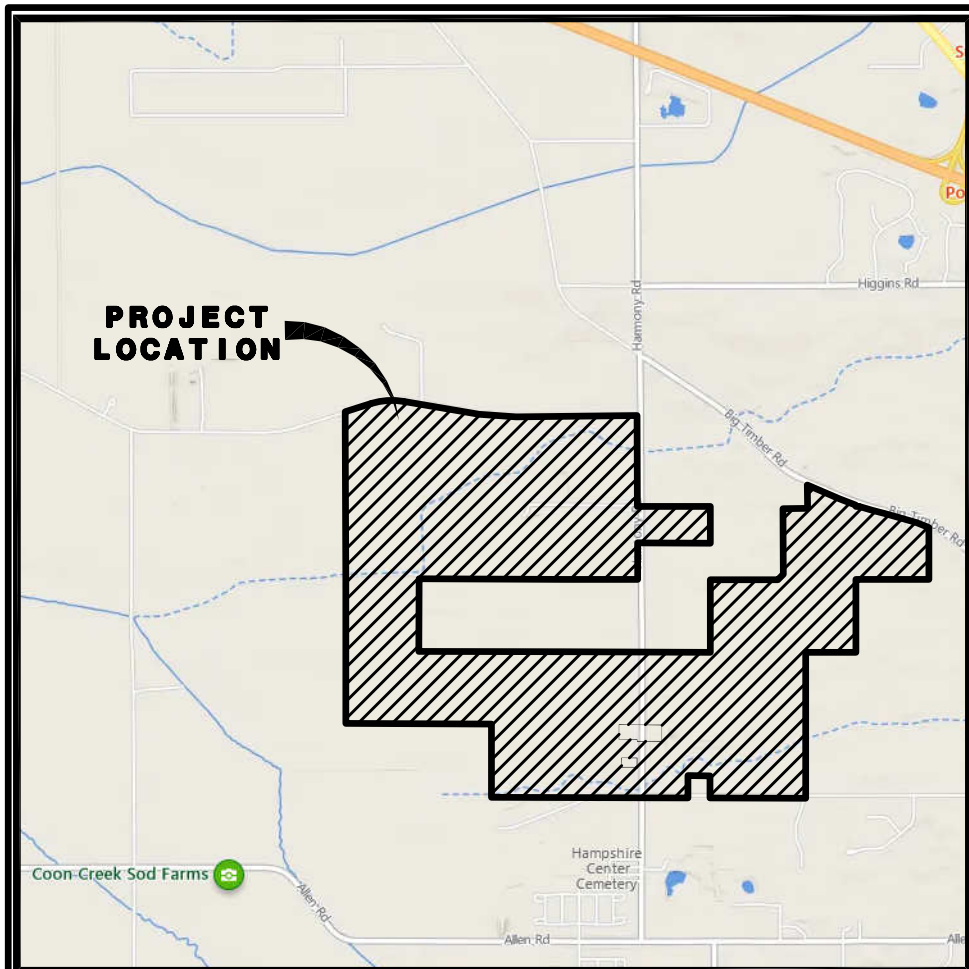
ATTEST:


Linda Vasquez
Village Clerk



PRELIMINARY PLAT OF SUBDIVISION
FOR
PRAIRIE RIDGE NORTH

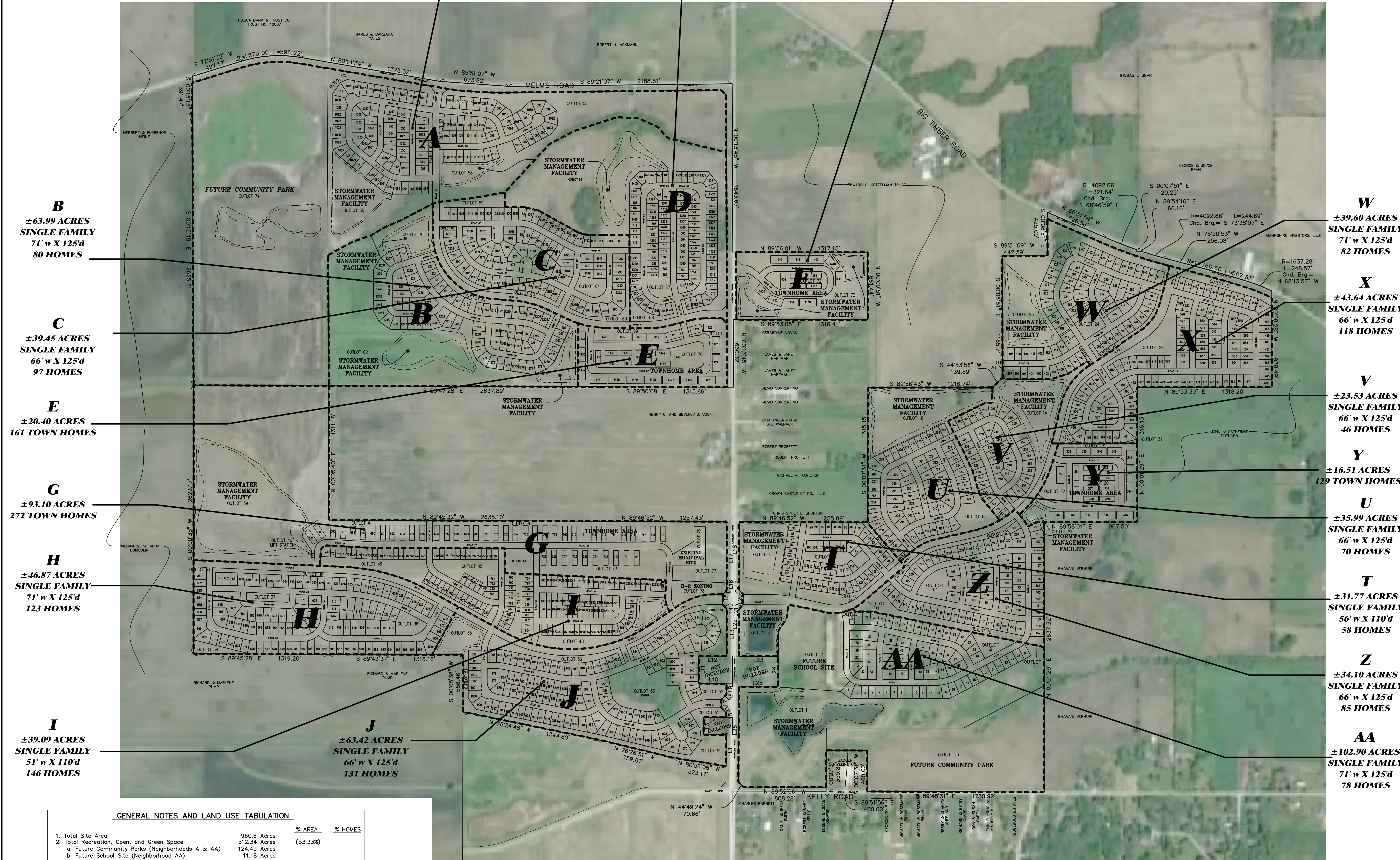
SHEET 1 OF 9



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	889.00'	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	383.64'	S 89°43'33" W
L24	108.56'	S 00°10'10" E
L25	383.64'	N 89°43'33" E
L26	528.52'	N 00°10'10" E

400 200 0
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
E	123	8,875	10,157	17,777	8,875	9,009	1,240,969	28.68	46.87
F	146	5,610	6,021	10,015	5,610	6,075	879,115	20.18	39.09
G	131	8,250	9,591	15,871	8,250	8,837	1,256,420	28.84	63.85
H	58	6,160	6,825	9,842	6,160	6,160	383,076	8.79	31.77
I	70	8,250	9,940	14,545	8,250	9,360	695,807	15.97	35.99
J	46	8,250	9,253	12,690	8,250	8,875	425,617	9.77	23.53
K	82	8,875	9,956	15,672	8,875	9,292	816,432	18.74	39.80
L	118	8,250	9,378	18,193	8,250	8,718	1,106,546	25.40	43.84
M	85	8,250	9,558	13,453	8,250	8,949	812,447	18.65	34.10
N	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	19.48
G	272	92.87
H	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'

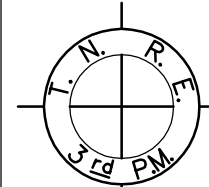
NOTES

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.

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.

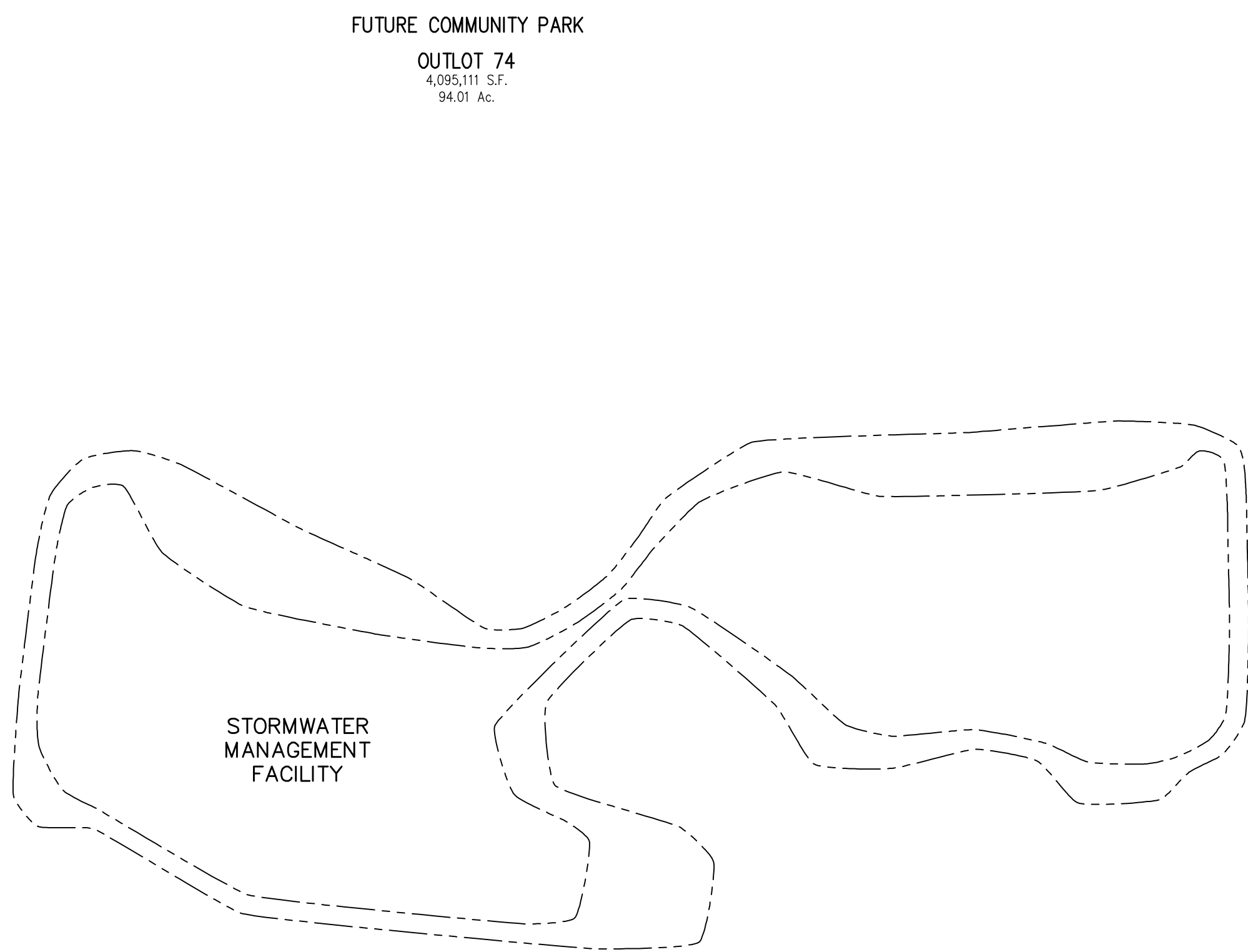
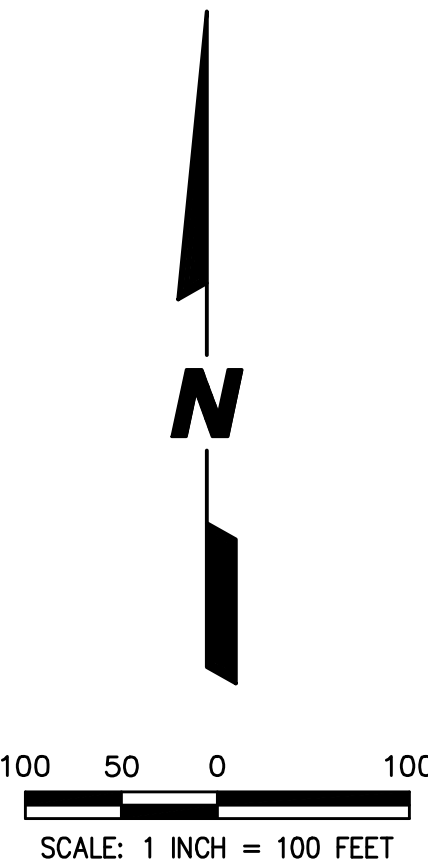
LINE LEGEND

— 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.



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

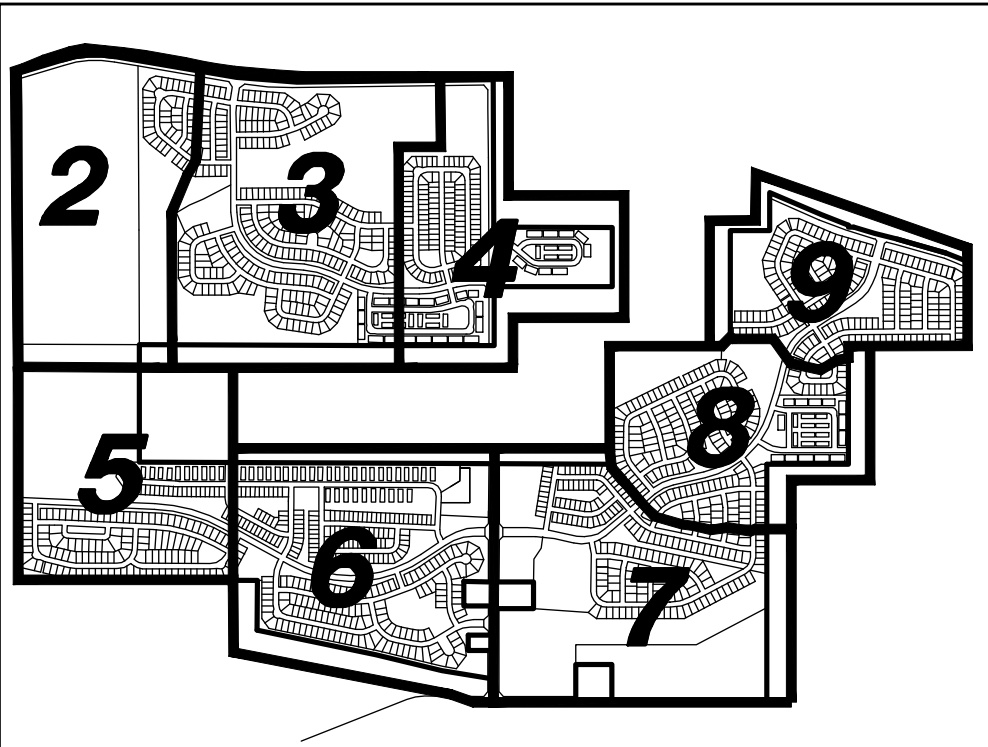


FUTURE COMMUNITY PARK
OUTLOT 74
4,085,111 S.F.
94.01 Ac.



STORMWATER
MANAGEMENT
FACILITY
OUTLOT 55
640,500 S.F.
14.70 Ac.

LOT DIMENSIONS & AREAS ARE
APPROXIMATIONS & WILL VARY
AT TIME OF FINAL PLATTING.



KEYMAP



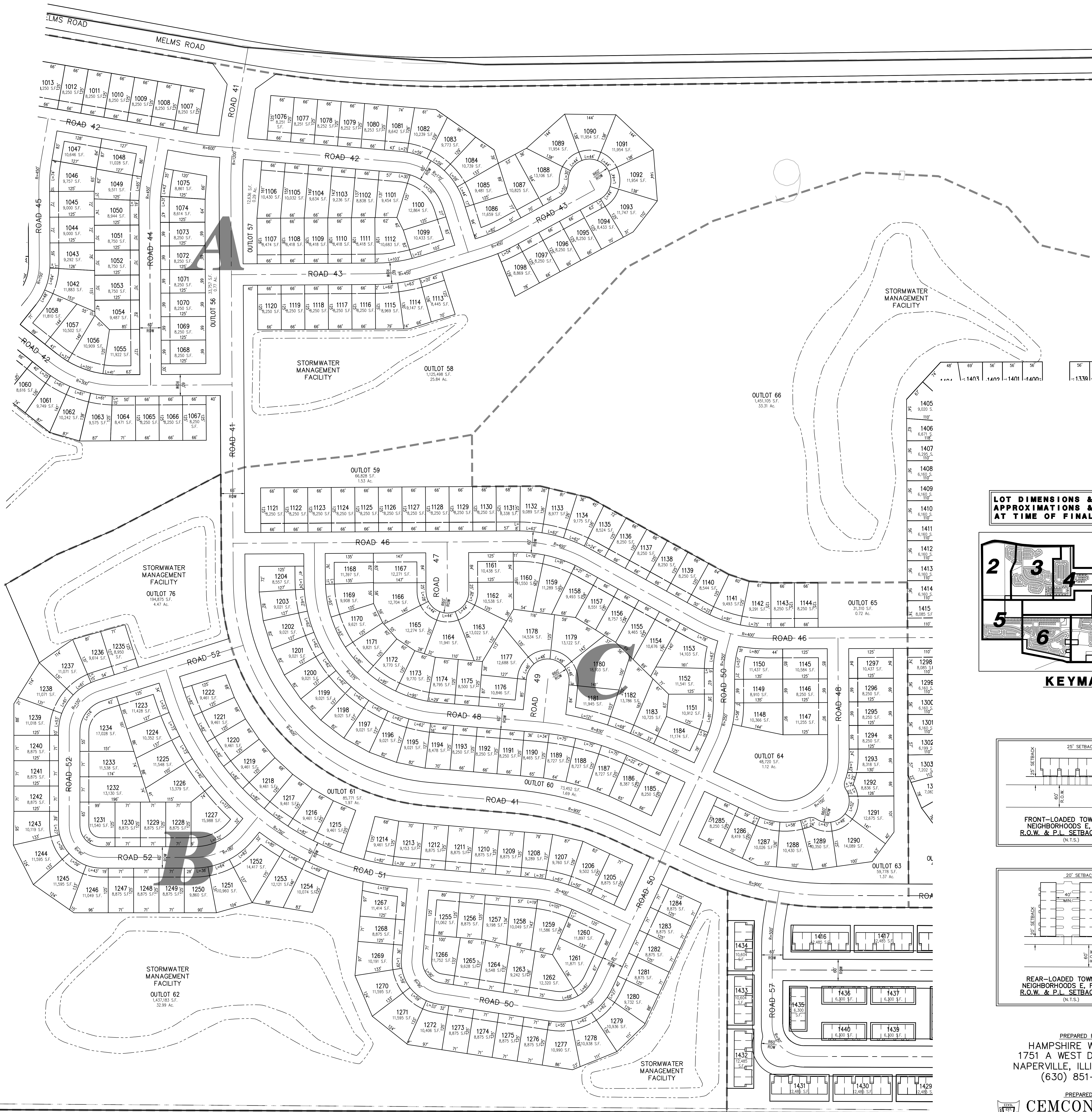
PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
(630) 851-5490

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
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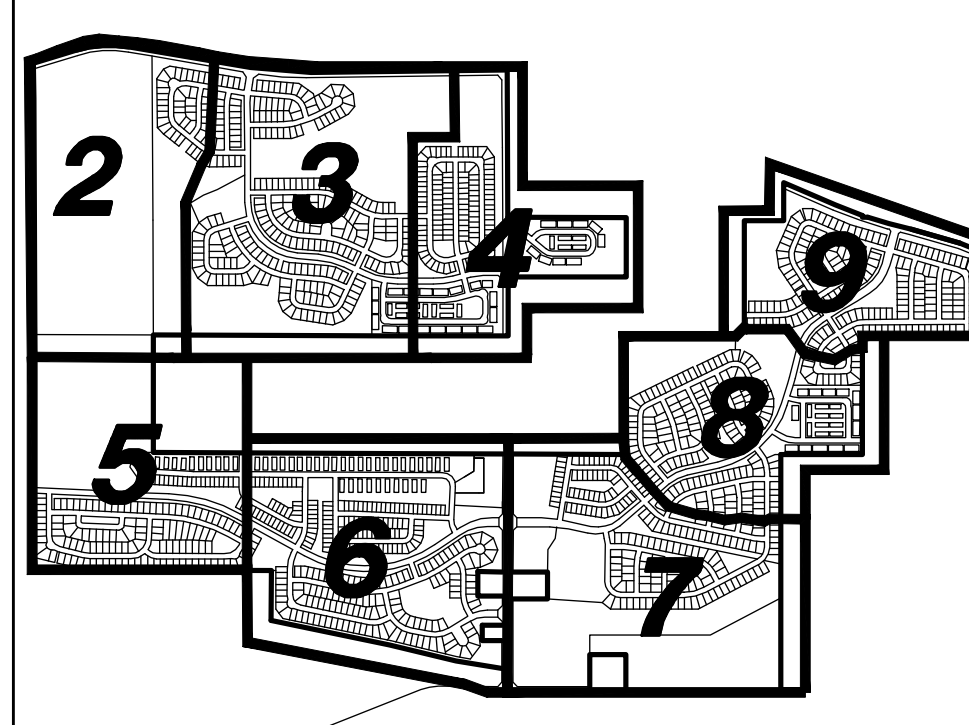
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COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF : PROJECT MANAGER : MAM
REV.: 02-01-23/LAL



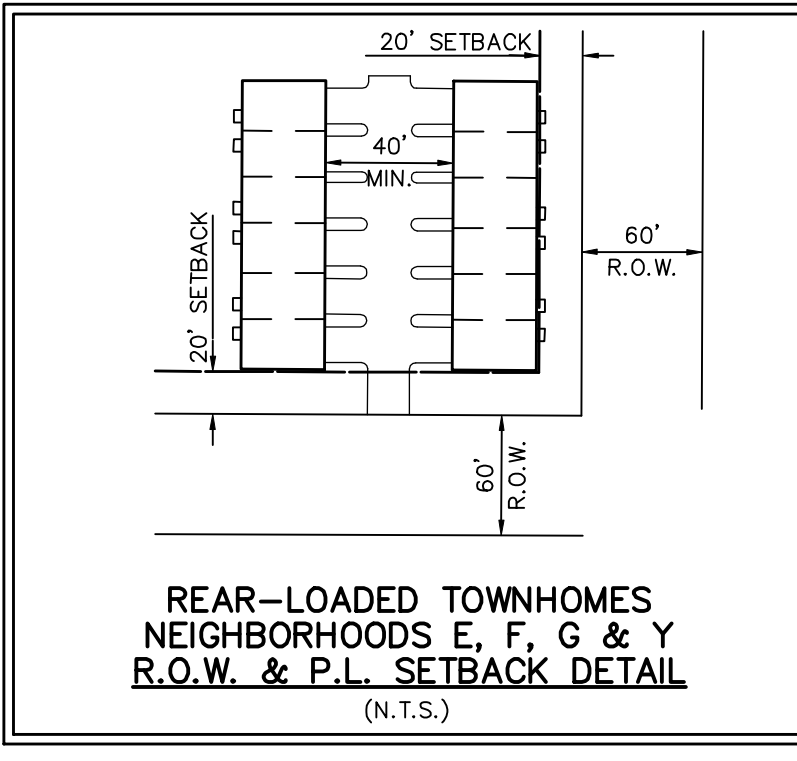
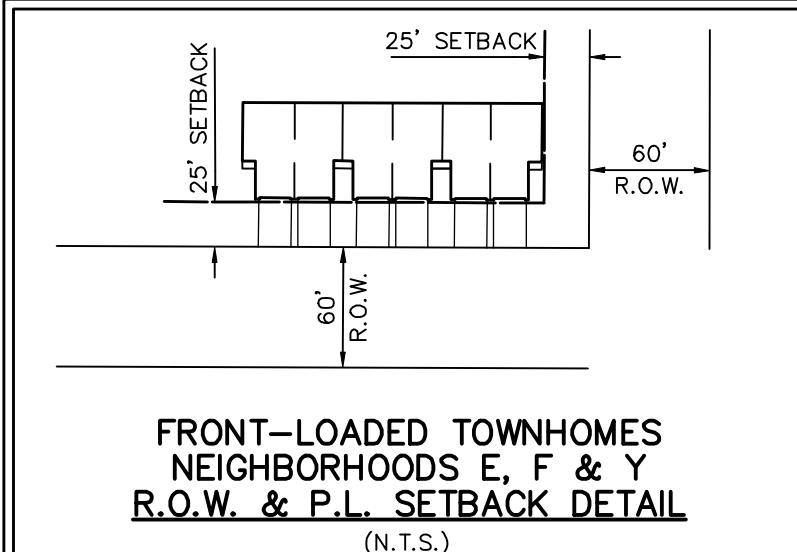
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SCALE: 1 INCH = 100 FEET



LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.



KEYMAP



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 : PROJECT MANAGER : MAM
REV: 02-01-23/LAL

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF 99.0 FEET; THENCE SOUTHWESTERLY 139.90 FEET TO A POINT ON THE SOUTH LINE OF SAID WEST HALF THAT IS 99.0 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH LINE 99.0 FEET TO THE POINT OF BEGINNING.

AND ALSO:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE CENTER LINE OF BIG TIMBER ROAD,

AND ALSO:
THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE CENTER LINE OF BIG TIMBER ROAD EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF SAID CENTERLINE OF BIG TIMBER ROAD WITH THE WEST LINE OF SAID EAST HALF; THENCE SOUTHERLY ALONG SAID WEST LINE 654.95 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE 442.58 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE 424.79 FEET TO SAID CENTER LINE; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 500.0 FEET TO THE POINT OF BEGINNING.

AND ALSO:
THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS.

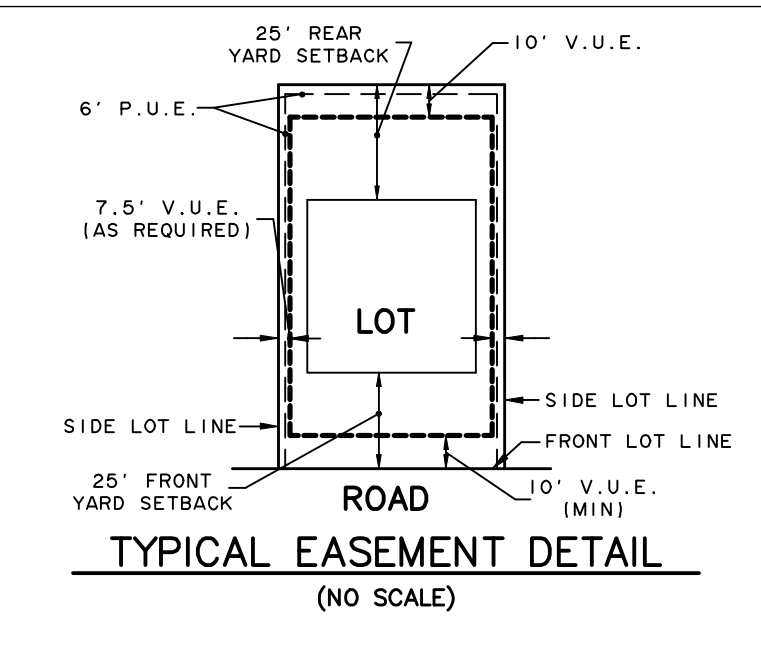
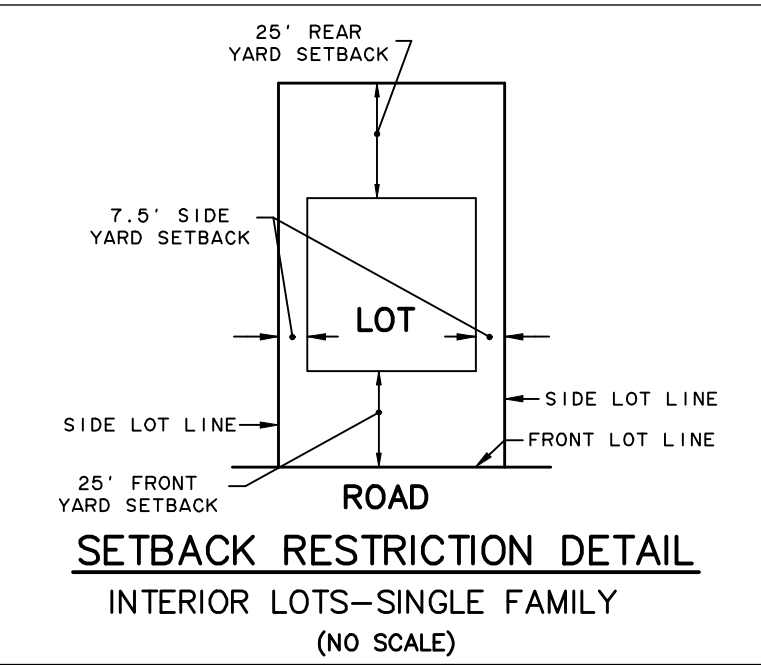
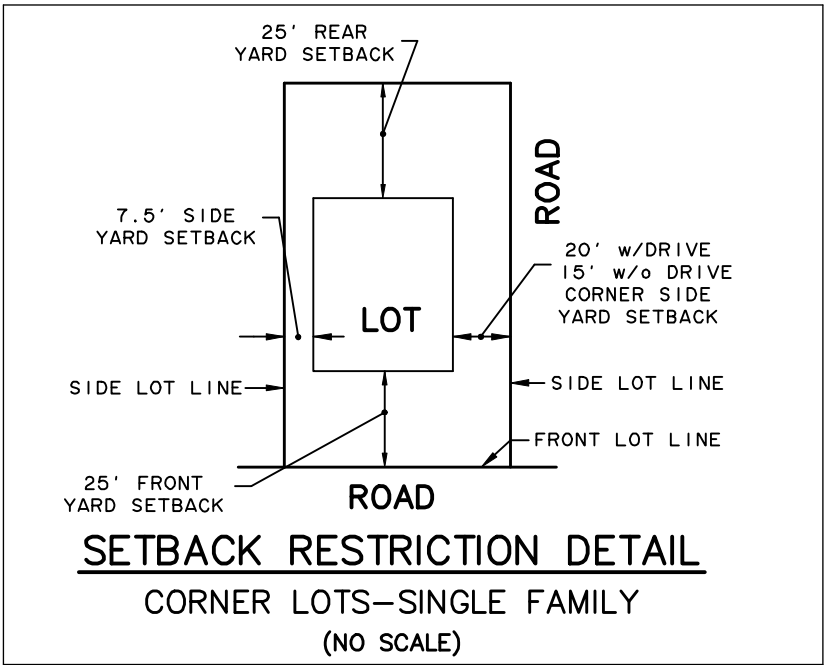
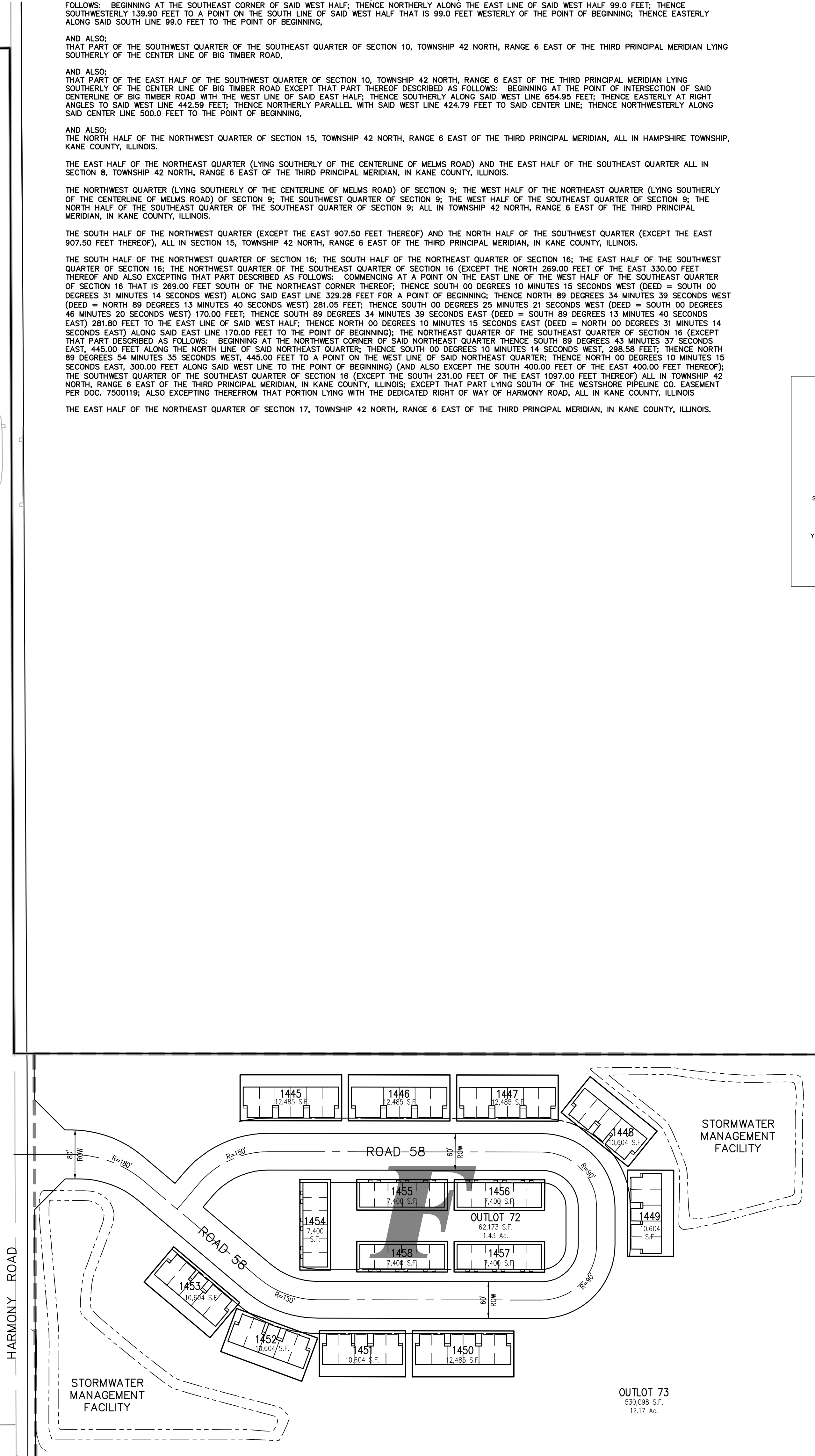
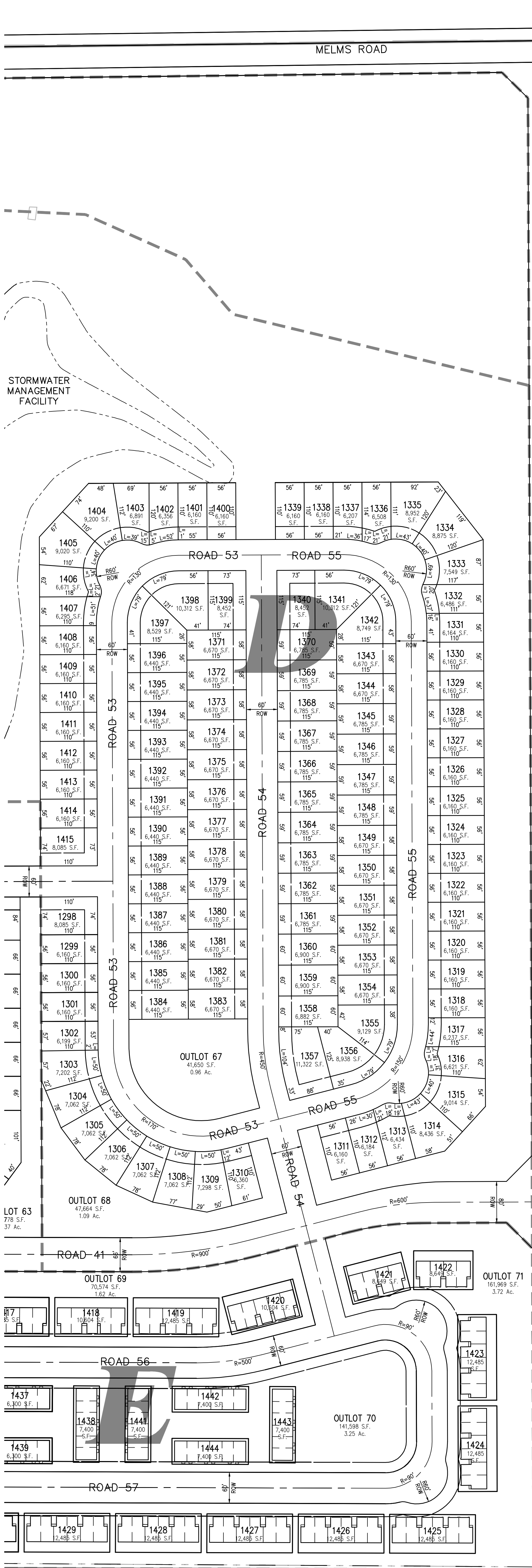
THE EAST HALF OF THE NORTHEAST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) AND THE EAST HALF OF THE SOUTHEAST QUARTER ALL IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

THE NORTHWEST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) OF SECTION 9; THE WEST HALF OF THE NORTHEAST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) OF SECTION 9; THE SOUTHWEST QUARTER OF SECTION 9; THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9; THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9; ALL IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

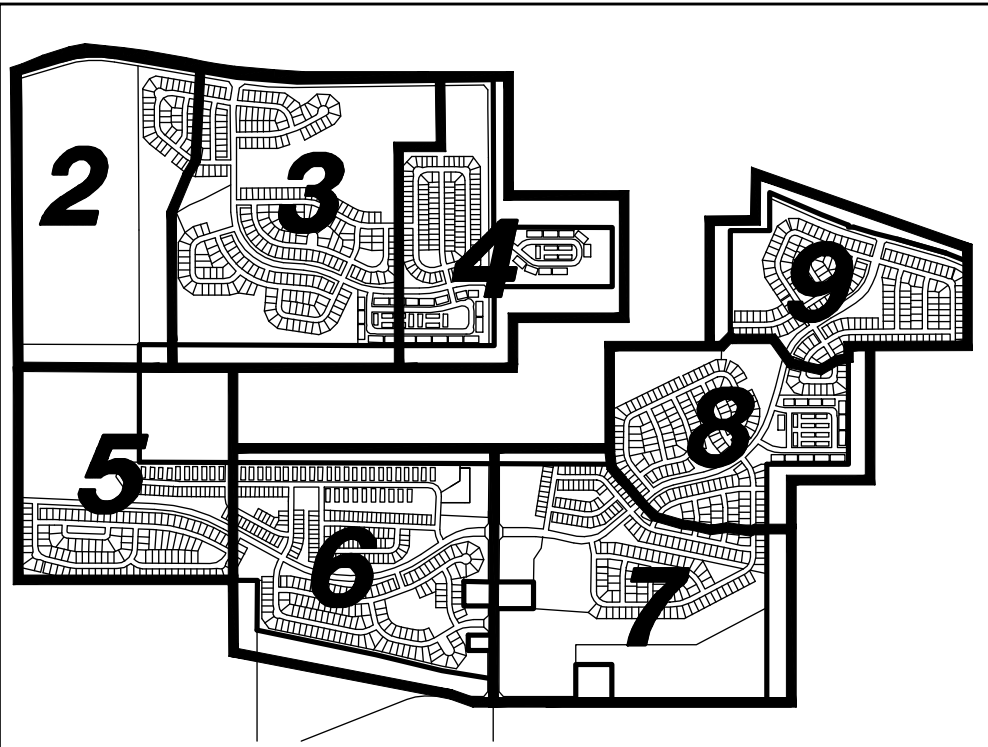
THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPT THE EAST 907.50 FEET THEREOF) AND THE NORTH HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 907.50 FEET THEREOF), ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16; THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16; THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 (EXCEPT THE NORTH 269.00 FEET OF THE EAST 330.00 FEET THEREOF AND ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16 THAT IS 269.00 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST (DEED = SOUTH 00 DEGREES 31 MINUTES 14 SECONDS WEST) ALONG SAID EAST LINE 329.28 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 34 MINUTES 39 SECONDS WEST (DEED = NORTH 89 DEGREES 13 MINUTES 40 SECONDS WEST) 281.05 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 21 SECONDS WEST (DEED = SOUTH 00 DEGREES 46 MINUTES 20 SECONDS WEST) 170.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 39 SECONDS EAST (DEED = SOUTH 89 DEGREES 13 MINUTES 40 SECONDS EAST) 281.80 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE NORTH 00 DEGREES 10 MINUTES 15 SECONDS EAST (DEED = NORTH 00 DEGREES 31 MINUTES 14 SECONDS EAST) ALONG SAID EAST LINE 170.00 FEET TO THE POINT OF BEGINNING); THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER THENCE SOUTH 89 DEGREES 43 MINUTES 37 SECONDS EAST, 445.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 14 SECONDS WEST, 298.58 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 445.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 10 MINUTES 15 SECONDS EAST, 300.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING) (AND ALSO EXCEPT THE SOUTH 400.00 FEET OF THE EAST 400.00 FEET THEREOF); THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 (EXCEPT THE SOUTH 231.00 FEET OF THE EAST 1097.00 FEET THEREOF) ALL IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS; EXCEPT THAT PART LYING SOUTH OF THE WESTSHORE PIPELINE CO. EASEMENT PER DOC. 750018; ALSO EXCEPTING THEREFROM THAT PORTION LYING WITH THE DEDICATED RIGHT OF WAY OF HARMONY ROAD, ALL IN KANE COUNTY, ILLINOIS.

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



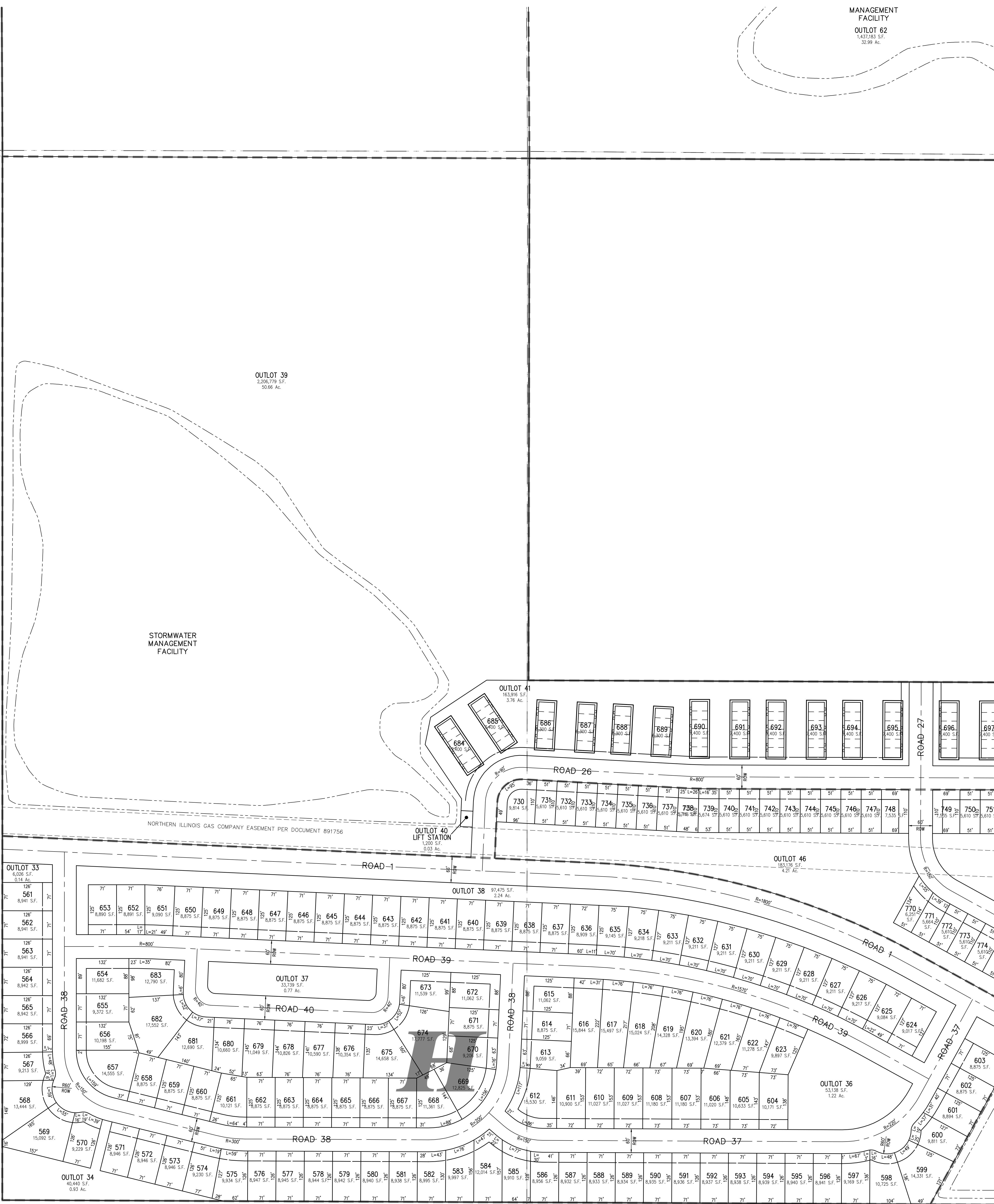
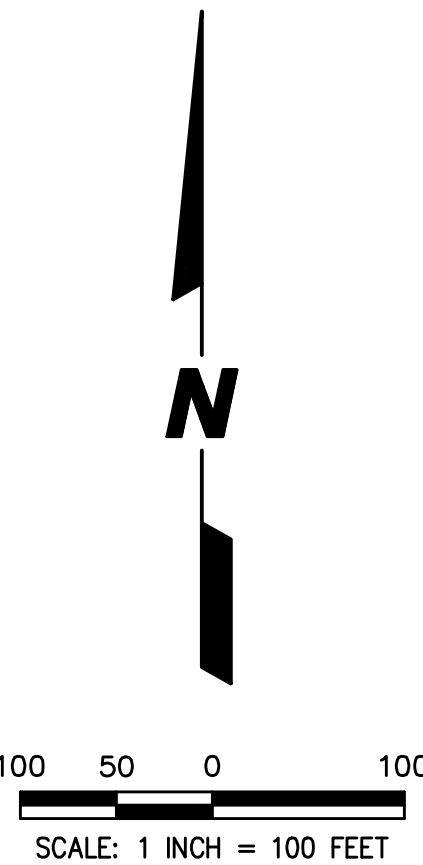
LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.



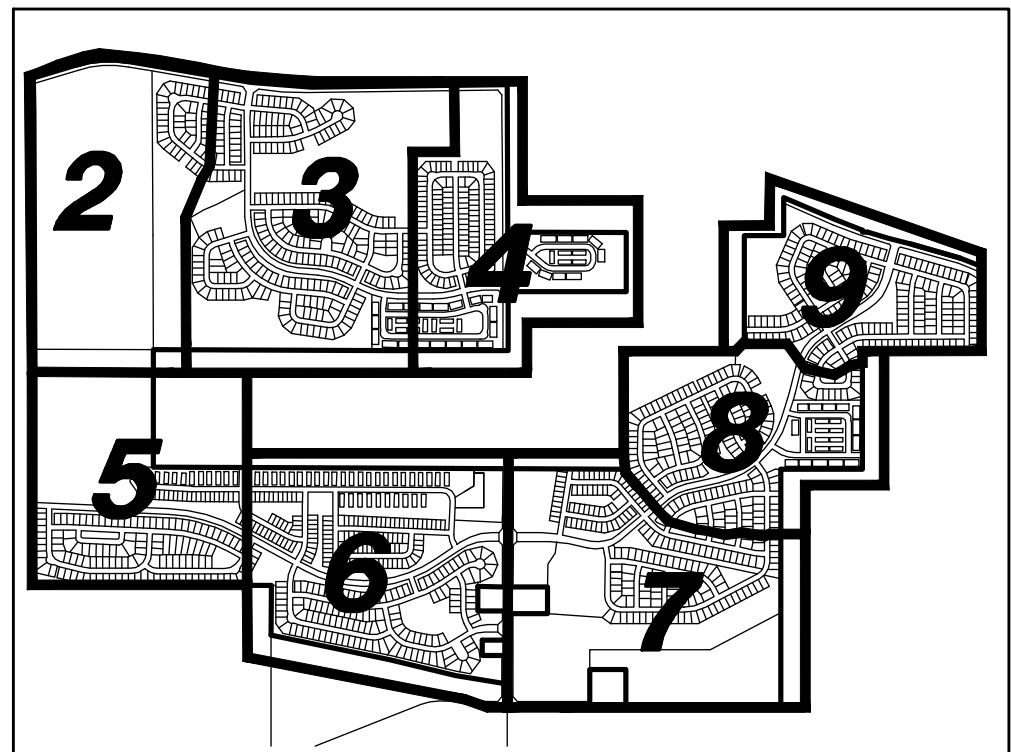
PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
(630) 851-5490

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
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COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF : PROJECT MANAGER : MAM
REV: 02-01-23/LAL



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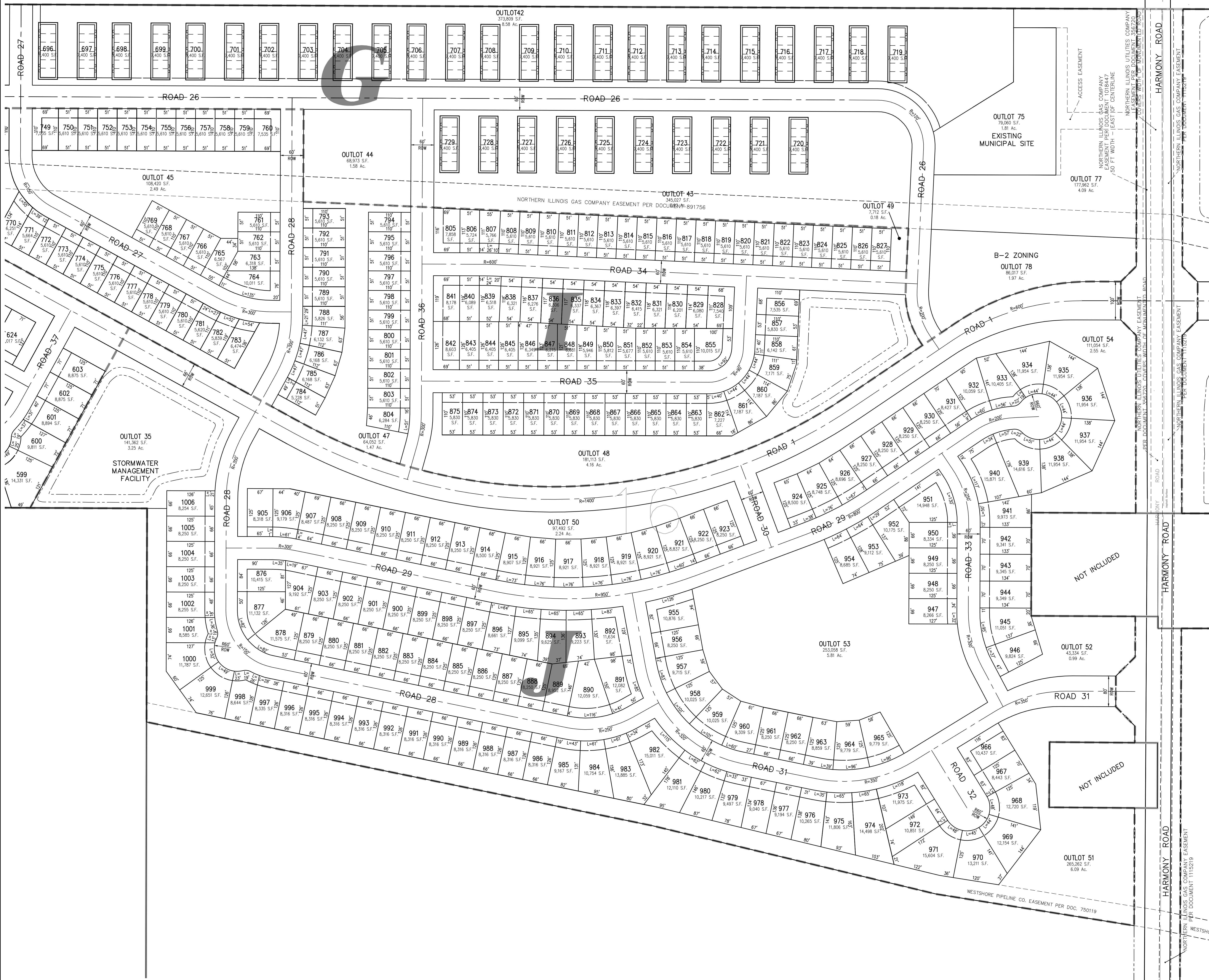


KEYMAP

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

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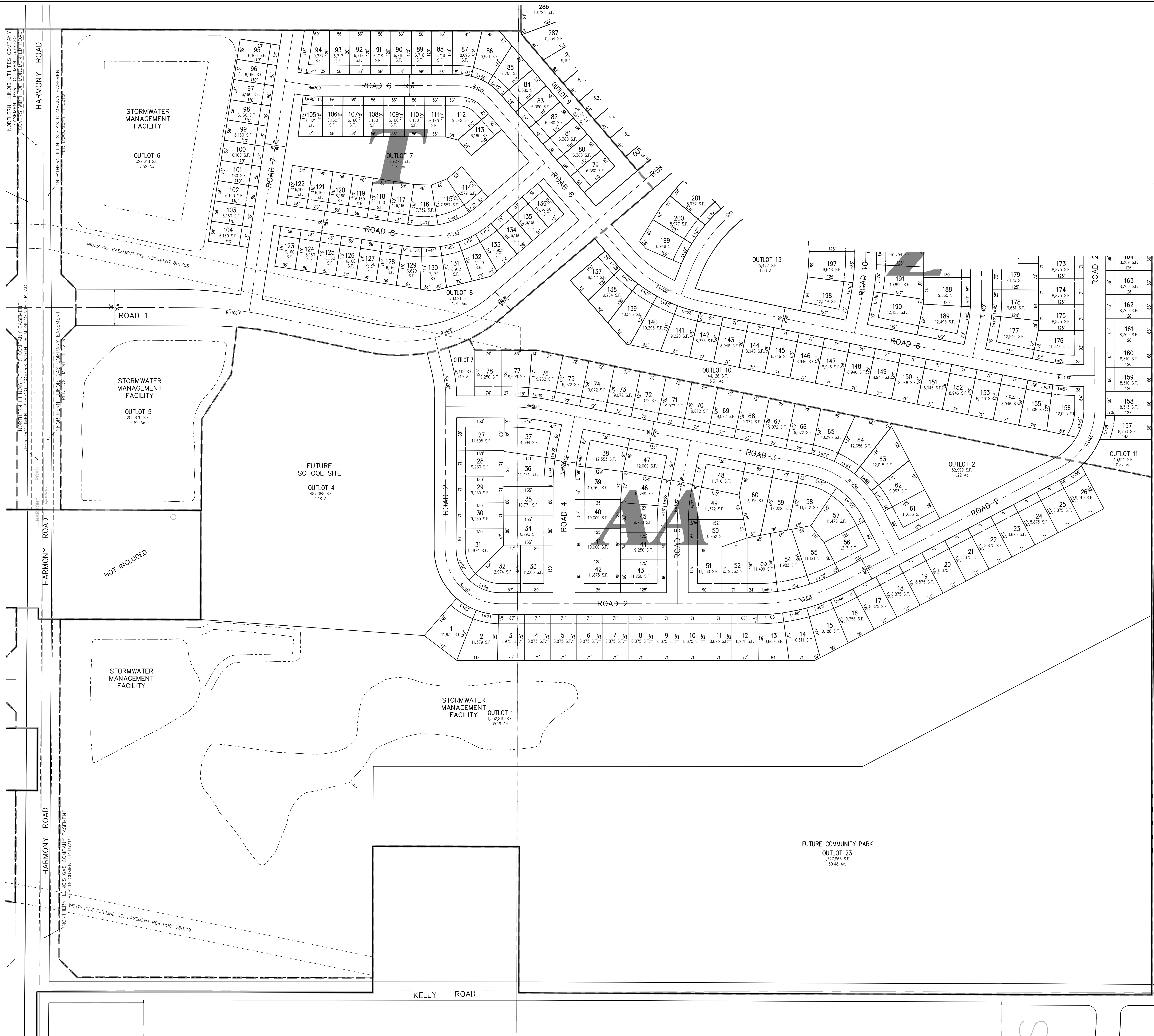


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NAPERVILLE, ILLINOIS 60563
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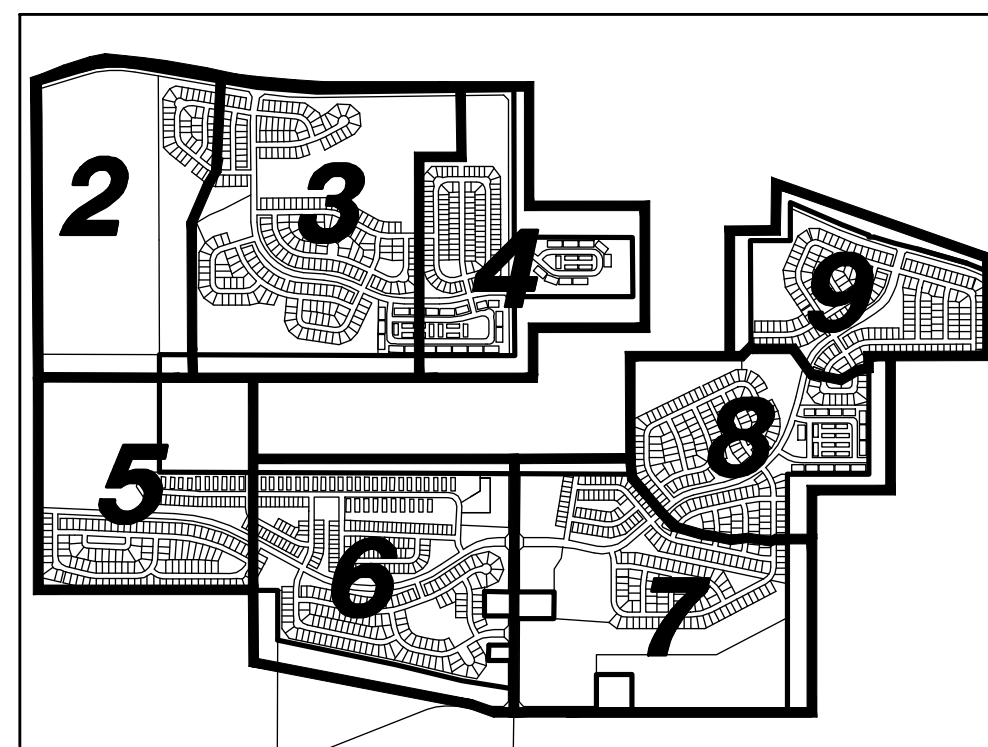




100 50 0 100
SCALE: 1 INCH = 100 FEET



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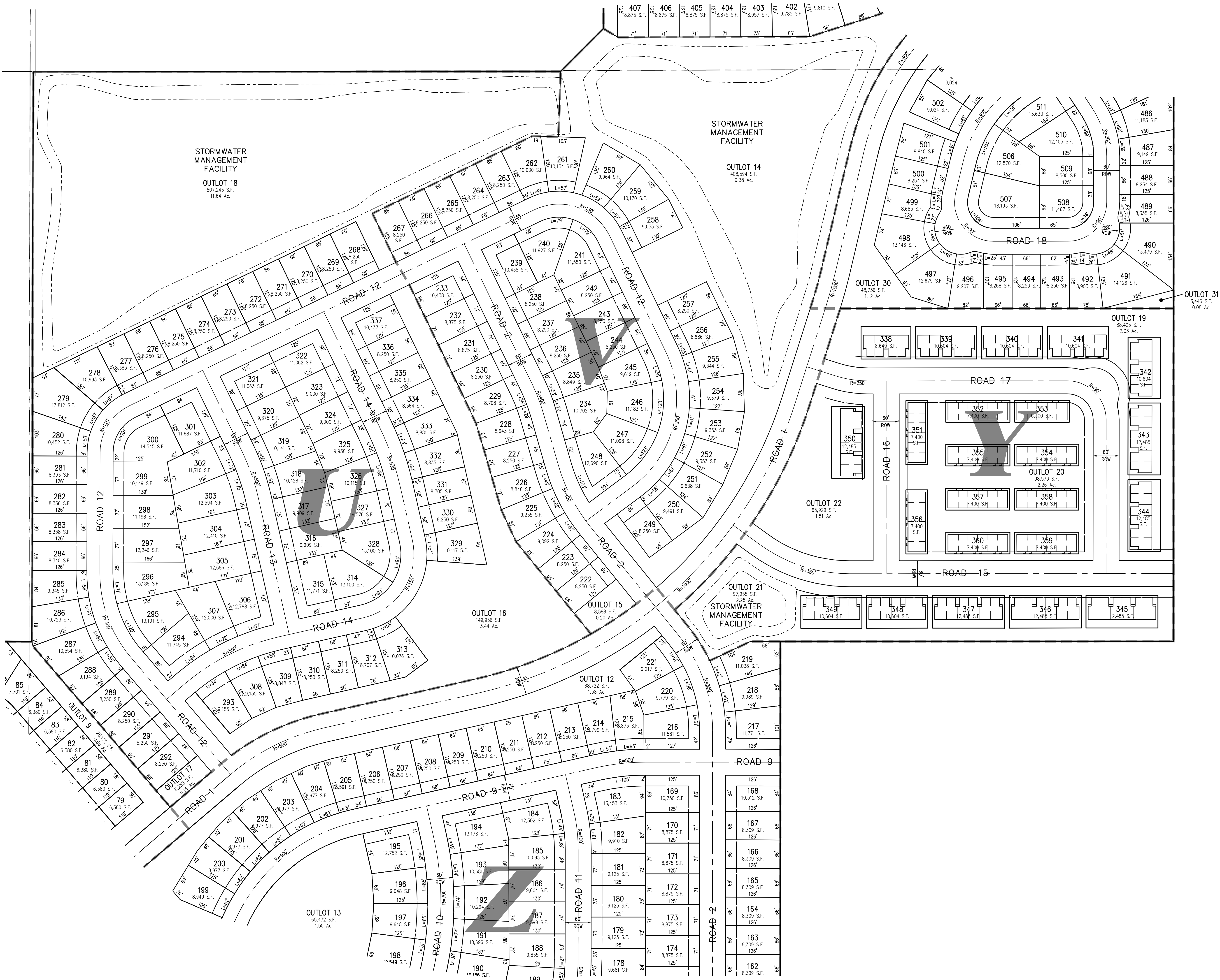
KEYMAP

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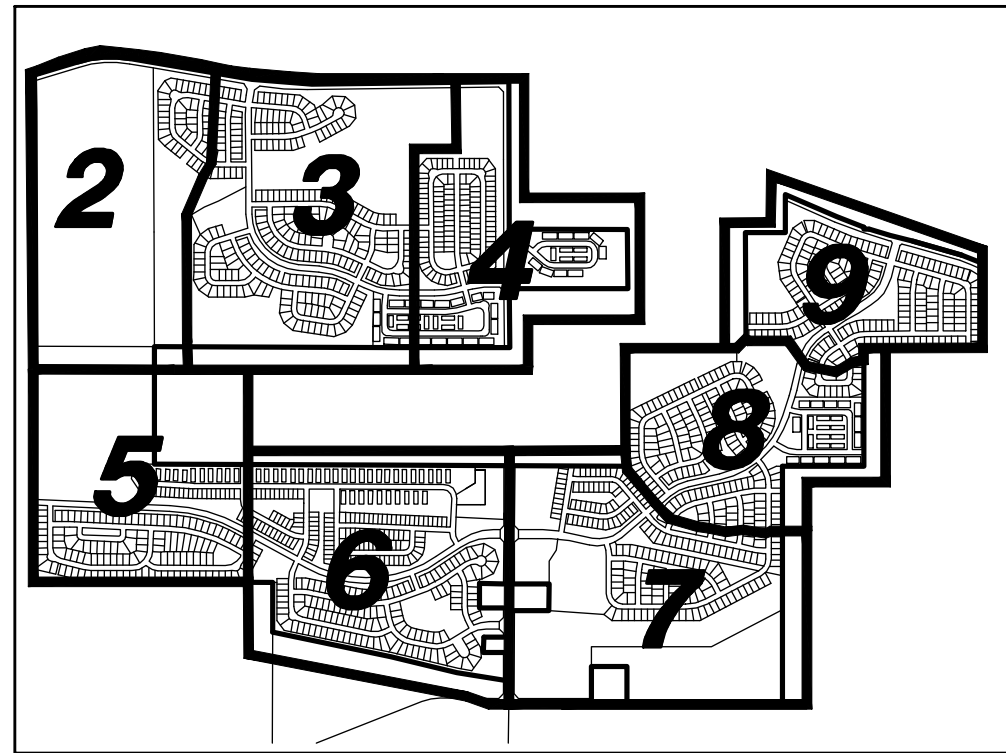
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REV: 02-01-23/LAL



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SCALE: 1 INCH = 100 FEET



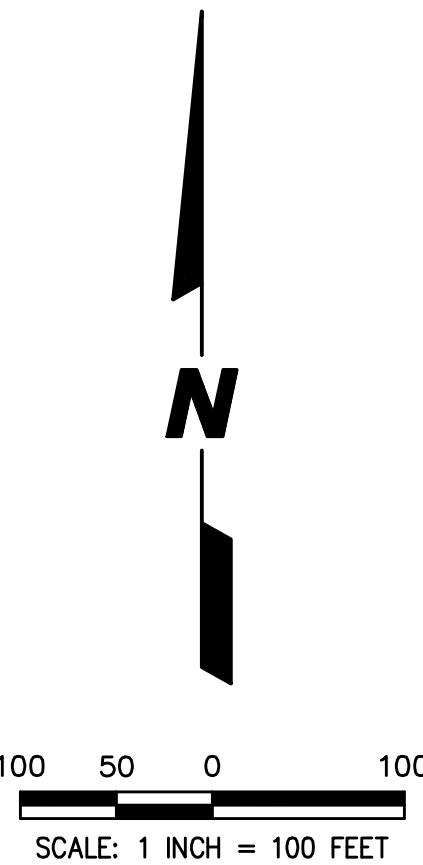
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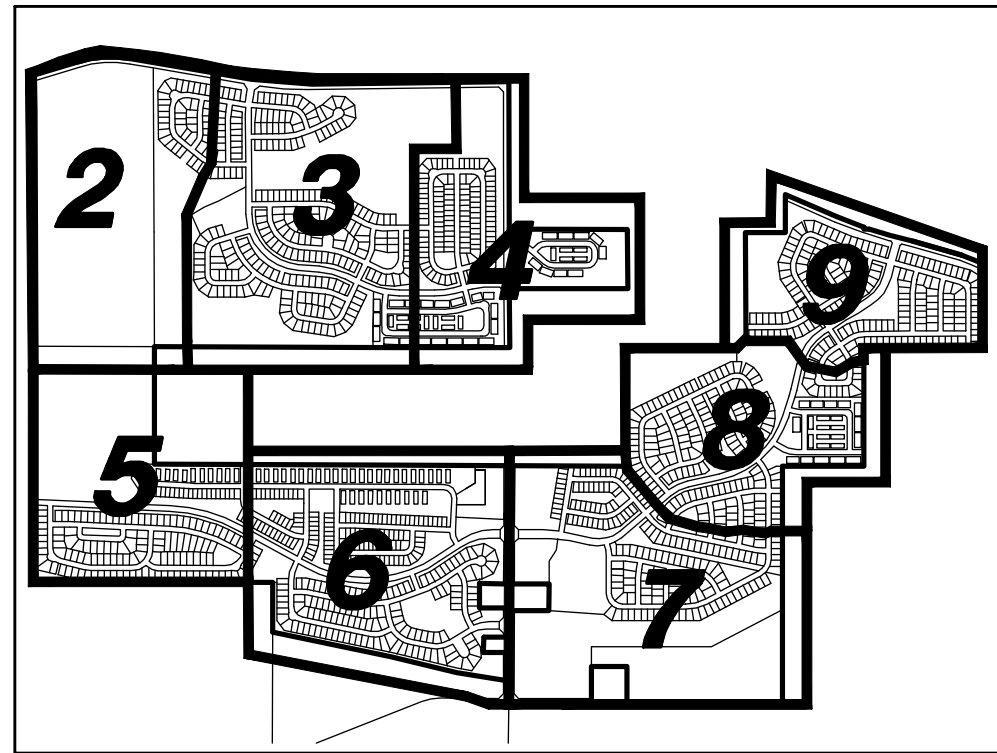
KEYMAP

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



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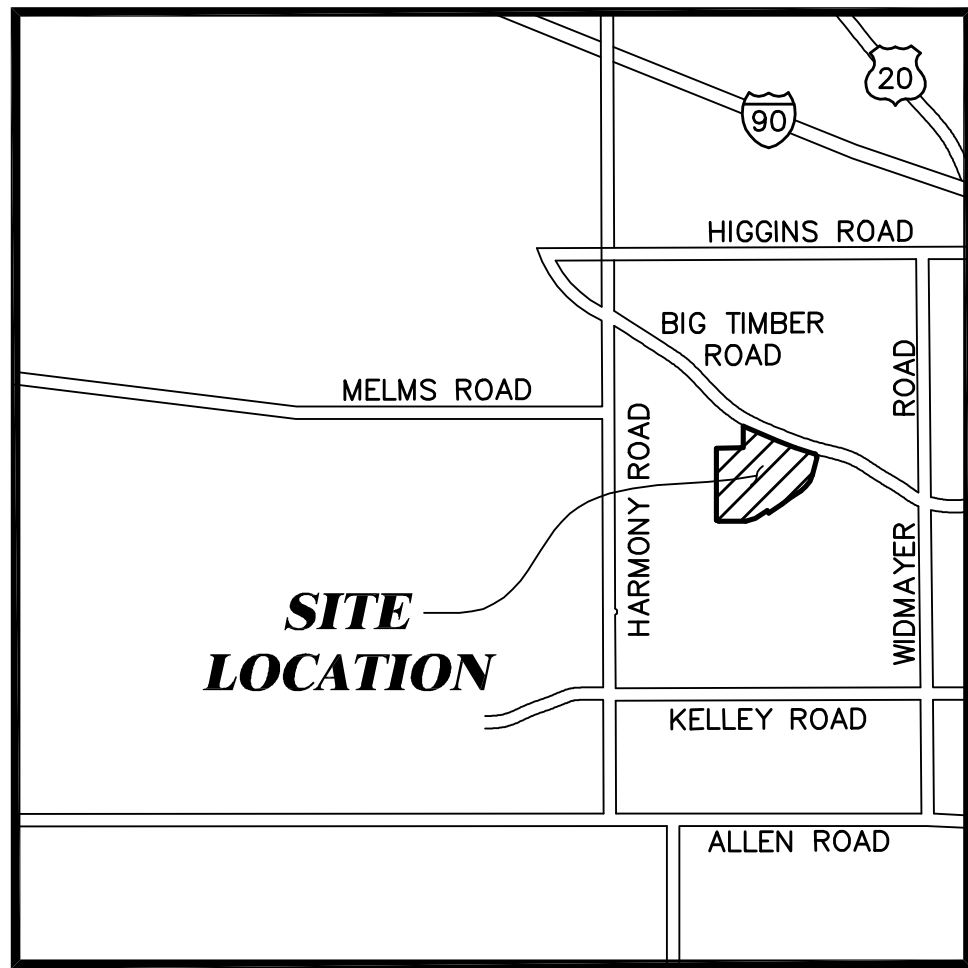


KEYMAP

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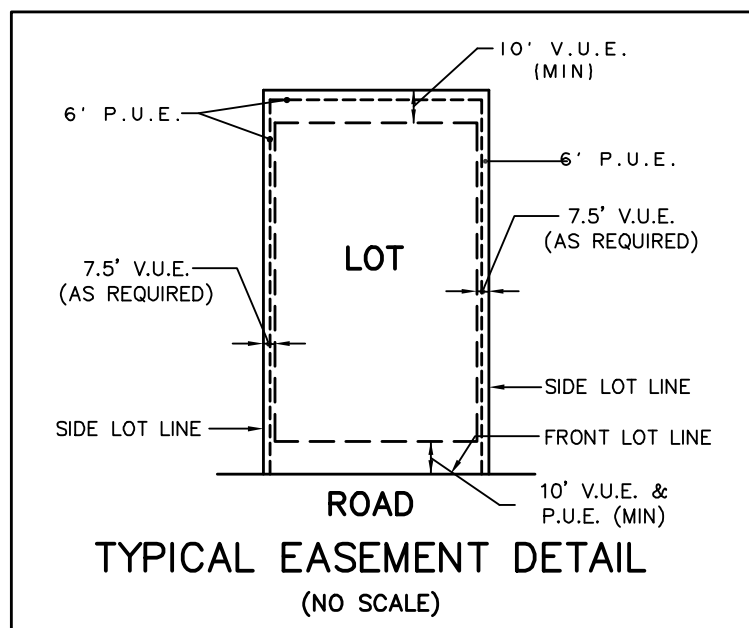
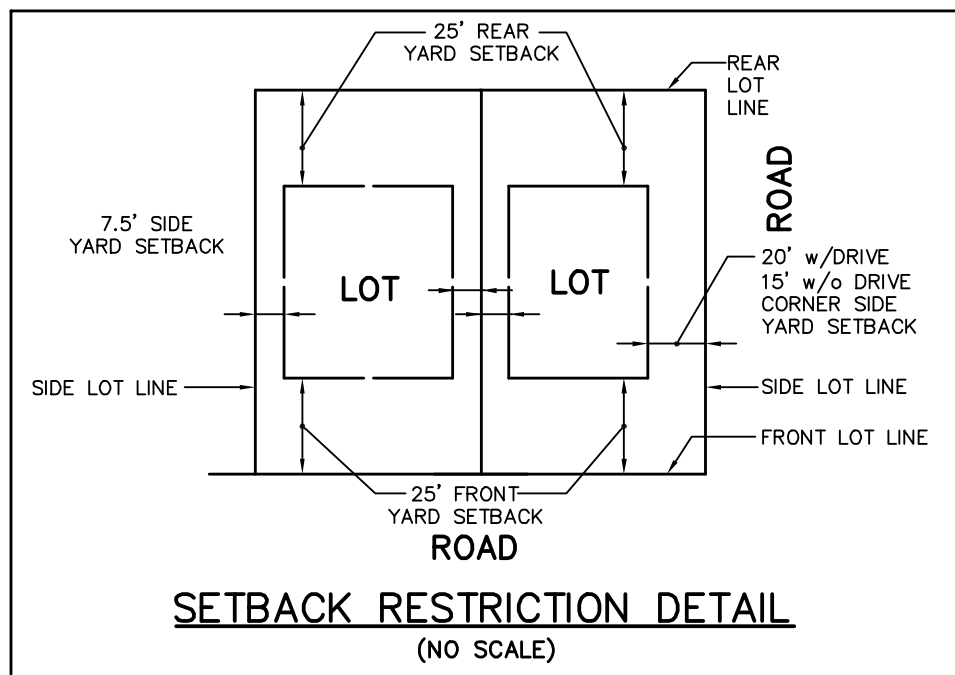
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COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF : PROJECT MANAGER : MAM
REV: 02-01-23/LAL



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 33°14'24" W	47.00'
L2	S 56°45'36" W	227.40'
L3	S 72°07'57" W	171.59'
L4	N 59°00'54" W	38.68'
L5	S 75°20'16" E	30.88'
L6	S 30°20'16" E	56.57'
L7	S 56°45'36" W	211.58'
L8	S 52°29'12" W	161.03'
L9	S 56°45'36" W	266.58'

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
361	8,875	404	8,875
362	8,875	405	8,875
363	9,563	406	9,267
364	12,537	407	10,616
365	10,171	408	10,681
366	8,875	409	10,321
367	8,875	410	10,053
368	11,727	411	8,875
369	11,063	412	8,875
370	8,998	413	8,875
371	10,994	414	8,875
372	12,748	415	11,063
373	11,131	416	9,301
374	10,131	417	10,015
375	14,116	418	10,015
376	11,267	419	9,206
377	9,940	420	8,875
378	13,500	421	8,875
379	9,815	422	8,875
380	11,094	423	8,875
381	15,277	424	8,875
382	15,547	425	8,875
383	13,355	426	8,875
384	11,566	427	8,875
385	12,150	428	8,957
386	10,564	429	9,785
387	9,320	430	9,810
388	9,370	431	9,733
389	9,720	432	9,733
390	10,810	433	8,958
391	8,993	434	8,957
392	9,363	435	8,908
393	8,875	436	8,908
394	9,556	437	8,908
395	9,282	438	8,908
396	8,875	439	8,908
397	8,875	440	8,908
398	8,875	441	8,908
399	8,875	442	9,206
400	9,951	OUTLOT 24	47,841
401	11,244	OUTLOT 25	571,570
402	11,263	OUTLOT 26	3,808
403	10,274	OUTLOT 27	5,504
		OUTLOT 28	28,111



FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NORTH NEIGHBORHOOD W

PART OF THE SOUTH HALF OF SECTION 10, 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 W

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
39.966 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS
01-10-300-011
01-10-400-008
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.

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)

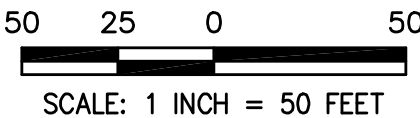
ALL OUTLOTS TO BE OWNED AND MAINTAINED BY
THE HOMEOWNERS ASSOCIATION.

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

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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-W
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-02-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 05-28-25
REVISED 07-30-25 AJB PER VILLAGE COMMENTS DATED 07-25-25
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UNSUBDIVIDED
PER DOC. 2023K034384

OUTLOT 25
A VILLAGE UTILITY EASEMENT
AND PUBLIC UTILITY EASEMENT
ARE HEREBY GRANTED
OVER ALL OF OUTLOT 25

A STORMWATER MANAGEMENT
EASEMENT
IS HEREBY GRANTED

OUTLOT 24
A VILLAGE UTILITY EASEMENT IS
HEREBY GRANTED
OVER ALL OF OUTLOT 24

ROAD 24
(HEREBY DEDICATED)

ROAD 24
(HEREBY DEDICATED)

ROAD 23
(HEREBY DEDICATED)

PRAIRIE RIDGE
BOULEVARD
HEREFORE DEDICATED
PER DOC. 2025K010772



PREPARED BY:
CEMCON, Ltd.

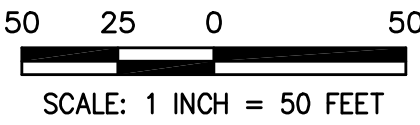
Consulting Engineers, Land Surveyors & Planners
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DATED 07-25-25

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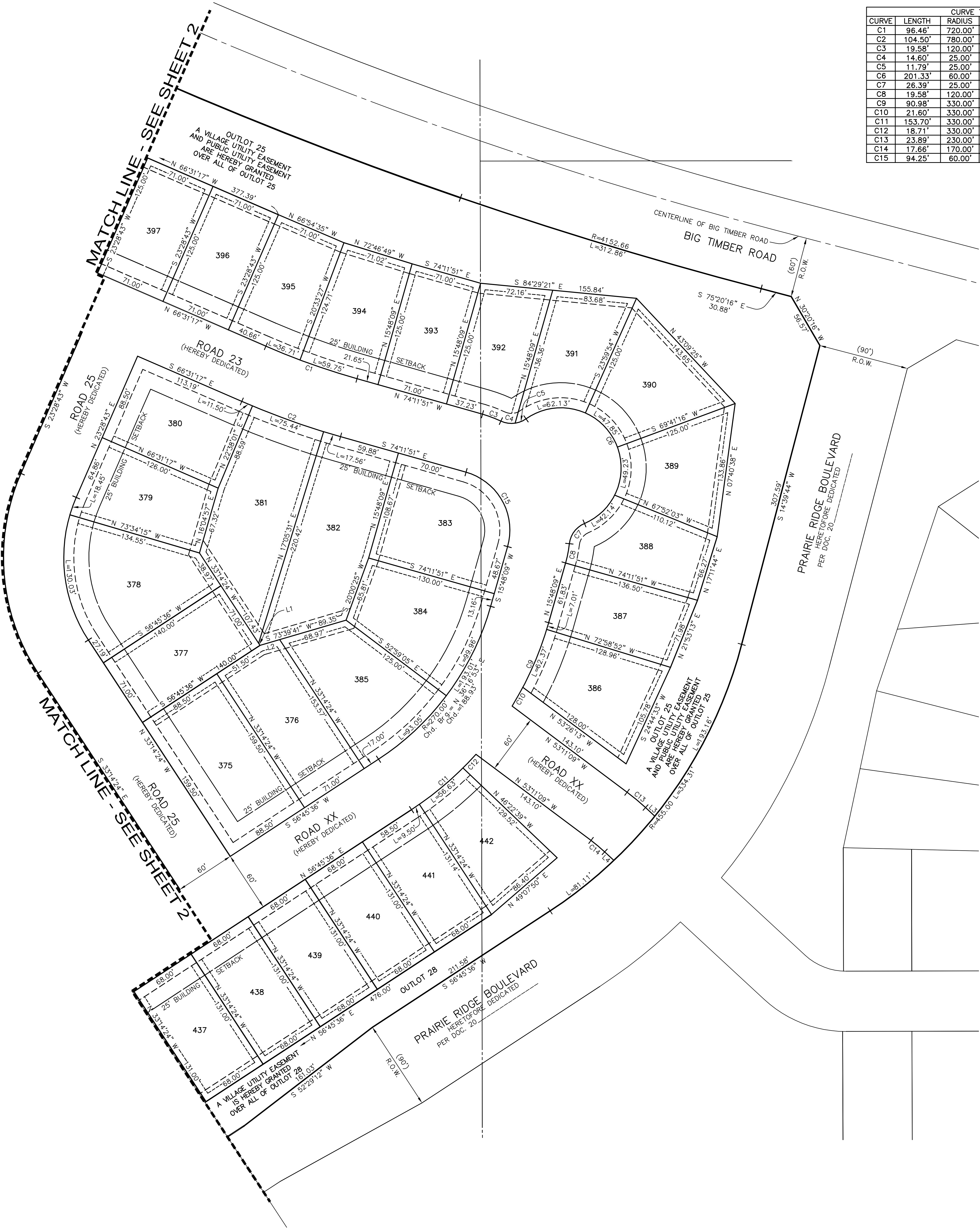
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 23°28'43" W	88.50'
L2	S 23°28'43" W	64.86'
L3	S 17°13'47" W	64.61'
L4	S 23°28'43" W	71.00'
L5	S 33°14'24" E	15.00'
L6	N 59°00'54" W	38.68'
L7	N 33°13'04" W	84.41'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING CHORD
C1	188.50'	120.00'	S 68°28'43" W 169.71'
C2	94.25'	60.00'	N 68°28'43" E 84.85'
C3	267.28'	270.00'	S 04°52'50" E 256.50'
C4	207.88'	210.00'	N 04°52'50" W 199.50'
C5	5.49'	210.00'	S 22°43'49" W 5.48'
C6	63.69'	210.00'	S 13°17'36" W 63.45'
C7	63.69'	210.00'	S 04°05'01" W 63.45'
C8	63.69'	210.00'	S 21°27'39" W 63.45'
C9	11.33'	210.00'	S 31°41'41" W 11.33'
C10	242.59'	420.00'	S 73°18'24" W 239.23'
C11	277.24'	480.00'	N 73°18'24" E 273.40'
C12	21.70'	25.00'	S 65°16'46" E 21.03'
C13	17.81'	15.00'	S 43°08'23" E 16.78'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 33°14'24" W	2.54'
L2	N 73°39'41" E	20.38'
L3	N 47°14'01" W	12.61'
L4	S 47°14'01" E	12.61'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	96.46'	720.00'	N 70°21'34" W	96.39'
C2	104.50'	780.00'	S 70°21'34" E	104.42'
C3	19.58'	120.00'	N 69°31'24" W	19.56'
C4	14.60'	25.00'	N 81°35'01" W	14.40'
C5	11.79'	25.00'	S 68°10'38" W	11.68'
C6	201.33'	60.00'	S 29°11'51" E	119.31'
C7	26.39'	25.00'	N 36°41'35" E	25.18'
C8	19.58'	120.00'	N 11°07'42" E	19.56'
C9	90.98'	330.00'	N 23°42'01" E	90.69'
C10	21.60'	330.00'	N 29°43'24" E	21.59'
C11	153.70'	330.00'	N 49°23'42" E	84.61'
C12	18.71'	330.00'	N 43°39'14" E	18.70'
C13	23.89'	230.00'	N 50°12'35" W	23.88'
C14	17.66'	170.00'	S 50°12'35" E	17.65'
C15	94.25'	60.00'	S 29°11'51" E	84.85'





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-W

DRAWN BY: AJB FLD. BK. / PG. NO.: N/A

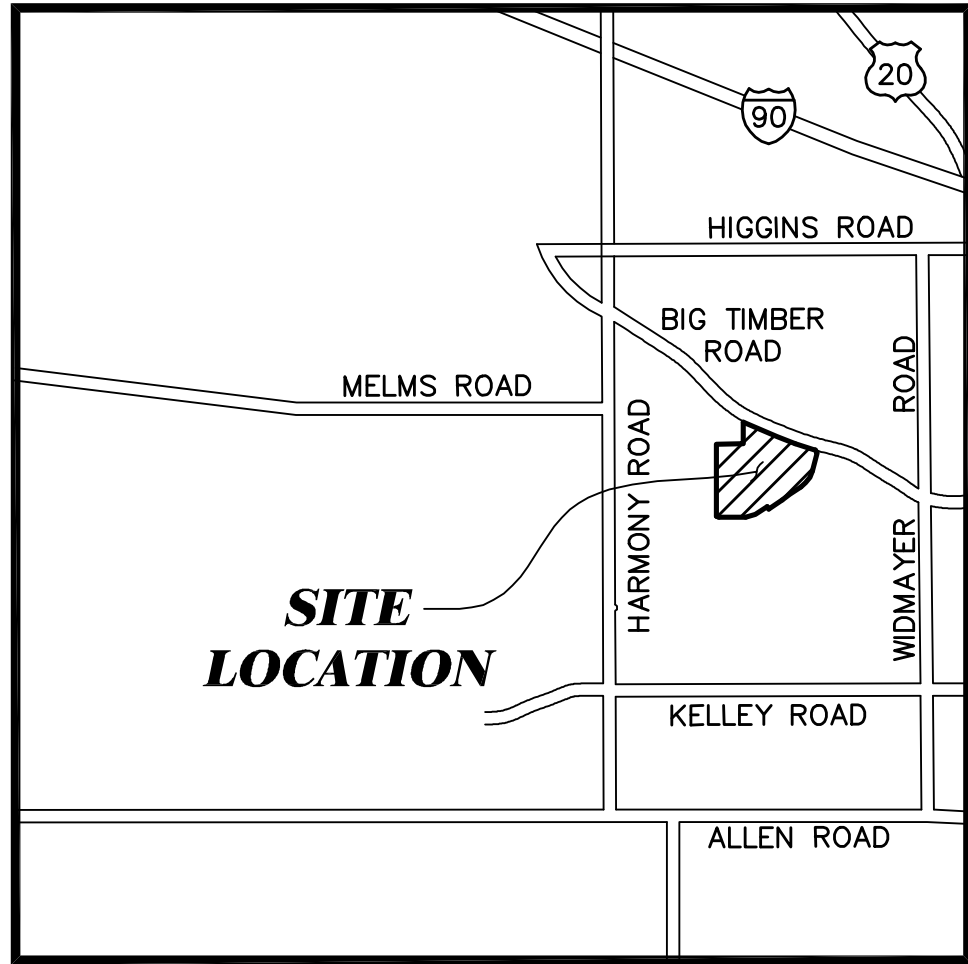
COMPLETION DATE: 06-02-25 JOB NO.: 456.275

PROJECT REFERENCE: 456.216

CHECKED BY: JRP 05-28-25

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

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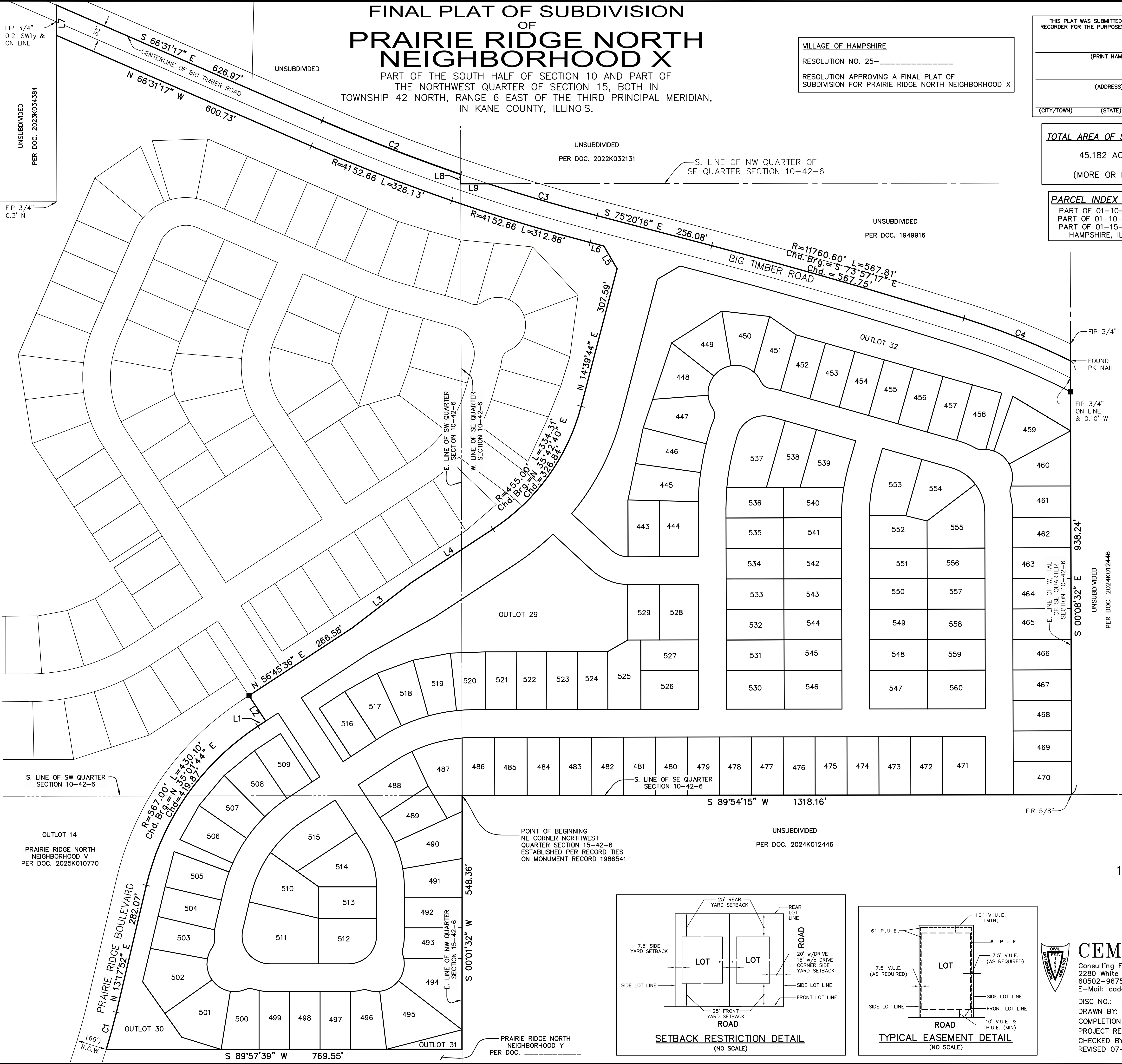


VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 56°45'36" E	20.44'
L2	N 33°14'24" W	66.00'
L3	N 52°29'12" E	161.03'
L4	N 56°45'36" E	211.58'
L5	N 30°20'16" W	56.57'
L6	N 75°20'16" W	30.88'
L7	N 00°08'48" W	65.49'
L8	S 00°07'54" E	20.25'
L9	N 89°55'54" E	60.14'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	83.54'	1233.00'	N 15°14'20" E	83.53'
C2	321.42'	4092.66'	S 68°46'17" E	321.34'
L7	244.86'	4092.66'	S 73°37'26" E	244.82'
C4	248.40'	1637.28'	S 68°13'31" E	248.16'

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
443	8,304	504	8,253
444	10,088	505	8,840
445	10,459	506	9,024
446	10,019	507	9,024
447	11,634	508	9,024
448	9,351	509	8,313
449	9,331	510	12,843
450	9,016	511	18,280
451	8,674	512	11,540
452	8,250	513	8,500
453	8,250	514	12,306
454	8,250	515	13,599
455	8,250	516	8,250
456	8,250	517	8,872
457	8,250	518	8,932
458	8,410	519	8,932
459	11,868	520	8,682
460	10,858	521	8,250
461	8,670	522	8,250
462	8,316	523	8,250
463	8,316	524	8,250
464	8,316	525	10,171
465	8,316	526	10,494
466	8,316	527	8,250
467	8,316	528	10,080
468	8,316	529	8,280
469	8,316	530	10,444
470	9,066	531	8,250
471	11,642	532	8,250
472	8,694	533	8,250
473	8,694	534	8,250
474	8,694	535	8,250
475	8,694	536	8,219
476	8,694	537	13,766
477	8,694	538	9,783
478	8,694	539	10,402
479	8,694	540	8,355
480	8,694	541	8,250
481	8,694	542	8,250
482	8,694	543	8,250
483	8,820	544	8,250
484	8,820	545	8,250
485	8,820	546	10,457
486	8,862	547	10,444
487	12,223	548	8,250
488	11,090	549	8,250
489	8,872	550	8,250
490	11,196	551	8,250
491	9,160	552	8,514
492	8,263	553	11,942
493	8,344	554	11,283
494	13,499	555	12,700
495	14,126	556	8,250
496	8,903	557	8,250
497	8,250	558	8,250
498	8,250	559	8,250
499	8,268	560	10,457
500	9,207	OUTLOT 29	89,167
501	12,679	OUTLOT 30	48,744
502	13,146	OUTLOT 31	3,452
503	8,685	OUTLOT 32	111,673



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

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
45.182 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS
PART OF 01-10-300-011
PART OF 01-10-400-008
PART OF 01-15-100-012
HAMPSHIRE, ILLINOIS

100 50 0 100
SCALE: 1 INCH = 100 FEET

NOTES

3/4" 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.
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 (Ø AS SHOWN)
F.I.R. = FOUND IRON ROD (Ø 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

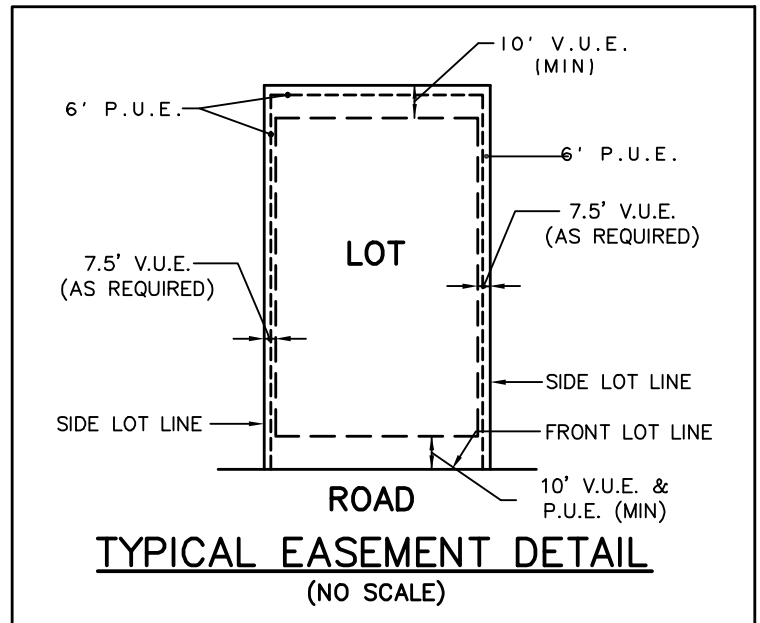
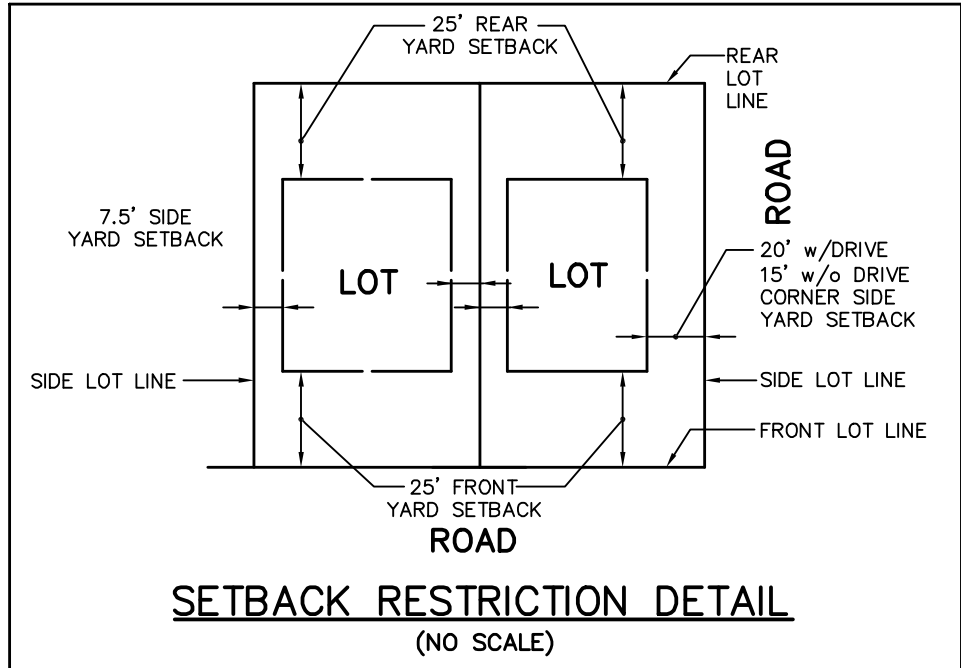
PREPARED BY:



CEMCON, Ltd.

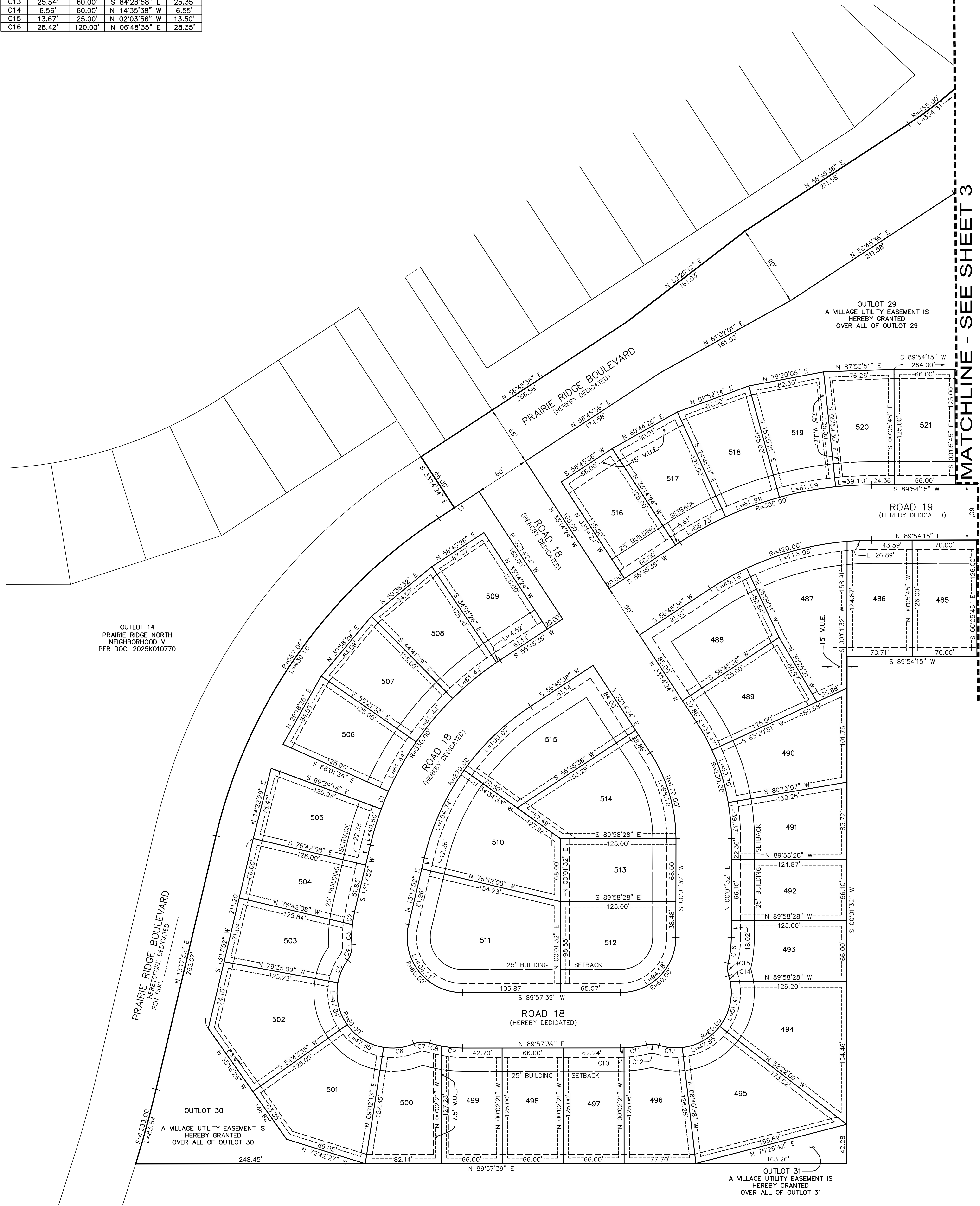
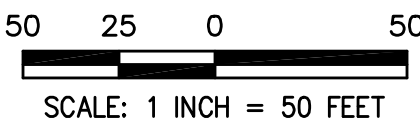
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DISC NO.: 456275 FILE NAME: SUBPLAT-X
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-09-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 05-28-25
REVISED 07-30-25\AJB PER VILLAGE COMMENTS DATED 07-25-25
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 56°45'36" E	52.44'

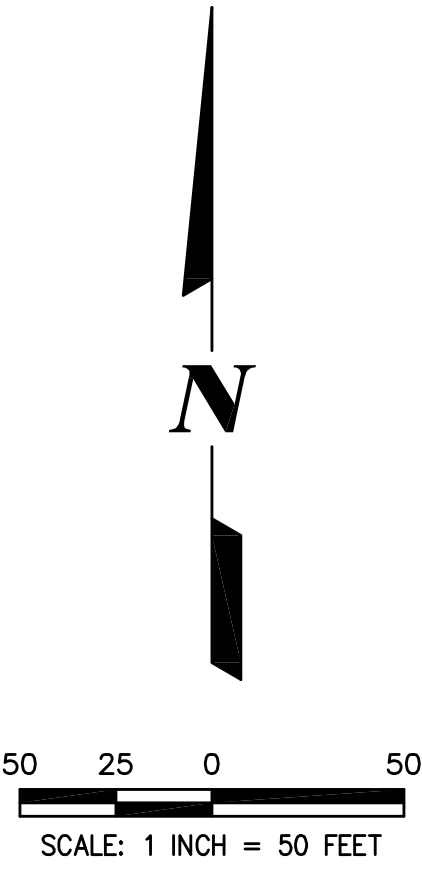
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	20.89'	330.00'	S 22°09'35" W	20.89'
C2	14.20'	120.00'	S 09°54'51" W	14.19'
C3	22.05'	120.00'	S 01°15'20" W	22.02'
C4	17.44'	25.00'	S 15°58'38" W	17.09'
C5	26.75'	60.00'	S 23°11'18" W	26.53'
C6	33.24'	60.00'	N 83°09'59" E	32.82'
C7	17.44'	25.00'	N 87°16'53" E	17.09'
C8	12.80'	120.00'	S 75°47'17" E	12.79'
C9	23.45'	120.00'	S 84°26'27" E	23.41'
C10	3.76'	120.00'	N 89°03'47" E	3.76'
C11	24.66'	120.00'	N 82°16'44" E	24.61'
C12	13.67'	25.00'	S 87°56'52" E	13.50'
C13	25.54'	60.00'	S 84°28'58" E	25.35'
C14	6.56'	60.00'	N 14°35'38" W	6.55'
C15	13.67'	25.00'	N 02°03'56" W	13.50'
C16	28.42'	120.00'	N 06°48'35" E	28.35'



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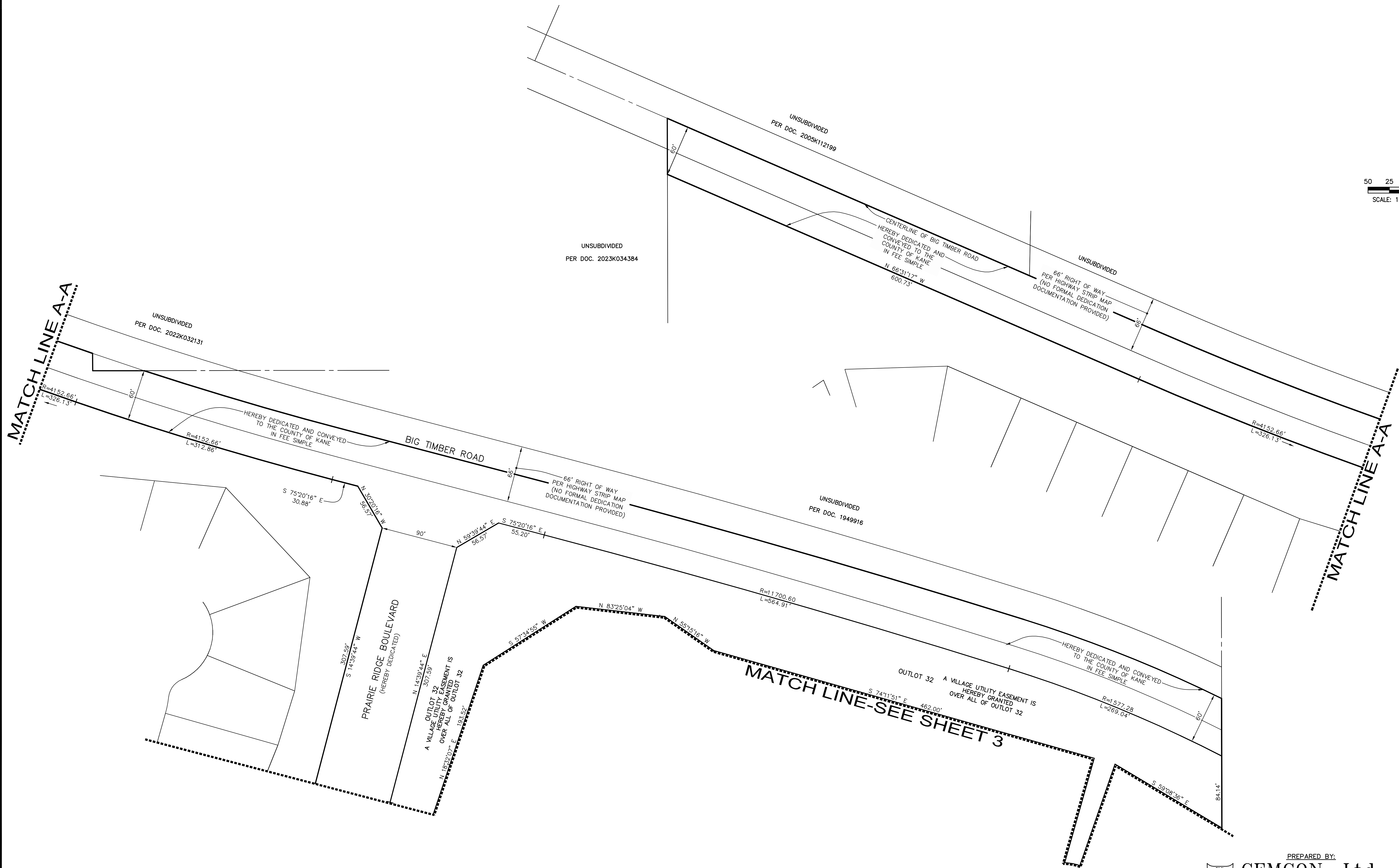
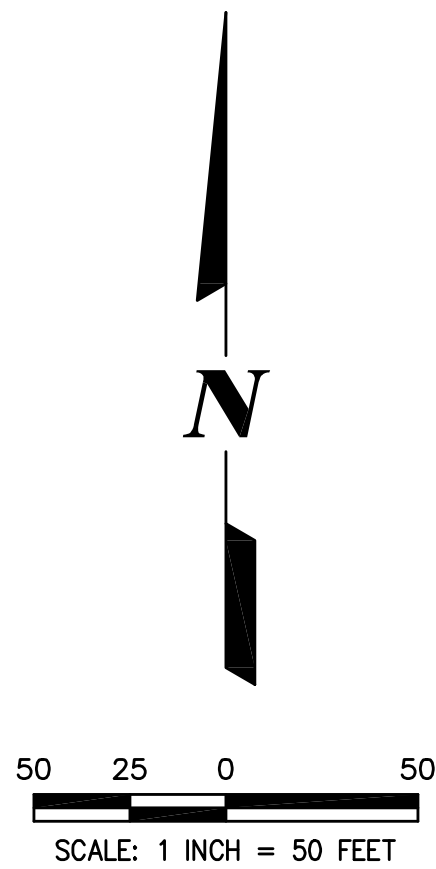
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 15°48'09" W	20.23'
L2	N 15°48'09" E	20.23'
L3	N 74°11'51" W	3.21'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	14.32'	560.00'	S 75°39'44" W	14.32'
C2	19.40'	120.00'	S 20°26'05" W	19.38'
C3	25.83'	25.00'	S 04°31'43" E	24.69'
C4	31.22'	60.00'	S 19°13'01" E	30.87'
C5	25.83'	60.00'	N 36°36'20" W	25.63'
C6	25.83'	25.00'	N 53°52'00" W	24.69'
C7	19.40'	120.00'	N 78°49'48" W	19.38'
C8	15.27'	25.00'	N 77°35'02" W	15.04'
C9	21.05'	60.00'	N 85°02'04" W	20.95'
C10	2.25'	60.00'	N 19°40'23" E	2.25'
C11	15.27'	25.00'	N 03°14'38" E	15.04'



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

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

THIS ____ DAY OF _____, 20____.

BY: _____ SECRETARY

TITLE

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 SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 01 MINUTE 32 SECONDS WEST, 548.36 FEET TO THE NORTH LINE OF PRAIRIE RIDGE NORTH NEIGHBORHOOD V RECORDED AS DOCUMENT 2025K010770; THE FOLLOWING SIX COURSE ARE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID SUBDIVISION; 1) THENCE SOUTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 769.55'; 2) THENCE NORTHERLY, 83.54 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1233.00 FEET AND A CHORD BEARING NORTH 15 DEGREES 14 MINUTES 20 SECONDS EAST; 3) THENCE NORTH 13 DEGREES 17 MINUTES 52 SECONDS EAST, 282.07 FEET; 4) THENCE NORTHERLY, 430.10 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 567.00 FEET AND A CHORD BEARING NORTH 35 DEGREES 01 MINUTE 44 SECONDS EAST; 5) THENCE NORTH 56 DEGREES 45 MINUTES 36 SECONDS EAST, 20.44 FEET; 6) THENCE NORTH 33 DEGREES 14 MINUTES 24 SECONDS WEST, 66.00 FEET; THENCE NORTH 56 DEGREES 45 MINUTES 36 SECONDS EAST, 266.58 FEET; THENCE 52 DEGREES 29 MINUTES 12 SECONDS EAST, 161.03 FEET; THENCE NORTH 56 DEGREES 45 MINUTES 36 SECONDS EAST, 211.58 FEET; THENCE NORTHEASTERLY, 334.31 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 455.00 FEET AND A CHORD BEARING NORTH 35 DEGREES 42 MINUTES 40 SECONDS EAST; THENCE NORTH 14 DEGREES 39 MINUTES 44 SECOND EAST, 307.59 FEET; THENCE NORTH 30 DEGREES 20 MINUTES 16 SECONDS WEST, 56.57 FEET; THENCE NORTH 75 DEGREES 20 MINUTES 16 SECONDS WEST, 30.88 FEET; THENCE NORTHWESTERLY, 312.86 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 452.66 FEET AND A CHORD BEARING NORTH 73 DEGREES 10 MINUTES 46 SECONDS WEST; THENCE CONTINUING NORTHWESTERLY 326.13 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 4152.66 FEET AND A CHORD BEARING NORTH 68 DEGREES 46 MINUTES 17 SECONDS WEST; THENCE NORTH 66 DEGREES 31 MINUTES 17 SECONDS WEST, 600.73 FEET TO THE EAST LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 2023K034384; THENCE NORTH 00 DEGREES 08 MINUTES 48 SECONDS WEST, 65.49 FEET ALONG SAID EAST LINE TO THE CENTERLINE OF BIG TIMBER ROAD; THE FOLLOWING TWO COURSES ARE ALONG SAID CENTERLINE; 1) THENCE SOUTH 66 DEGREES 31 MINUTES 17 SECONDS EAST, 626.97 FEET; THENCE EASTERLY, 321.42 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 4092.66 FEET AND A CHORD BEARING SOUTH 68 DEGREES 46 MINUTES 17 SECONDS EAST TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 07 MINUTES 54 SECONDS EAST, 20.25 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 89 DEGREES 55 MINUTES 54 SECONDS EAST, 60.14 FEET TO THE CENTERLINE OF SAID BIG TIMBER ROAD; THE FOLLOWING FOUR COURSES ARE ALONG SAID CENTERLINE; THENCE SOUTHEASTERLY, 244.86 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 4092.66 FEET AND A CHORD BEARING SOUTH 73 DEGREES 37 MINUTES 26 SECONDS EAST; 2) THENCE SOUTH 75 DEGREES 20 MINUTES 16 SECONDS EAST, 256.08 FEET; 3) THENCE SOUTHEASTERLY 567.81 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11760.60 FEET AND A CHORD BEARING SOUTH 73 DEGREES 57 MINUTES 17 SECONDS EAST; 4) THENCE SOUTHEASTERLY, 248.40 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1637.28 FEET AND A CHORD BEARING SOUTH 68 DEGREES 13 MINUTES 31 SECONDS EAST TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 08 MINUTES 32 SECONDS EAST, 938.24 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, 1318.16 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN KANE COUNY, ILLINOIS.

| 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 17089C0106, DATED JUNE 2, 2015. ALL OF THE PROPERTY IS 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

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 _____ PERSONALLY KNOWN TO ME TO BE OFFICERS OF HAMPSHIRE EAST, LLC, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

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 YORKVILLE, ILLINOIS THIS ____ DAY OF _____, 20____.

VILLAGE ENGINEER

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.

KANE COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

COUNTY 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 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 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:



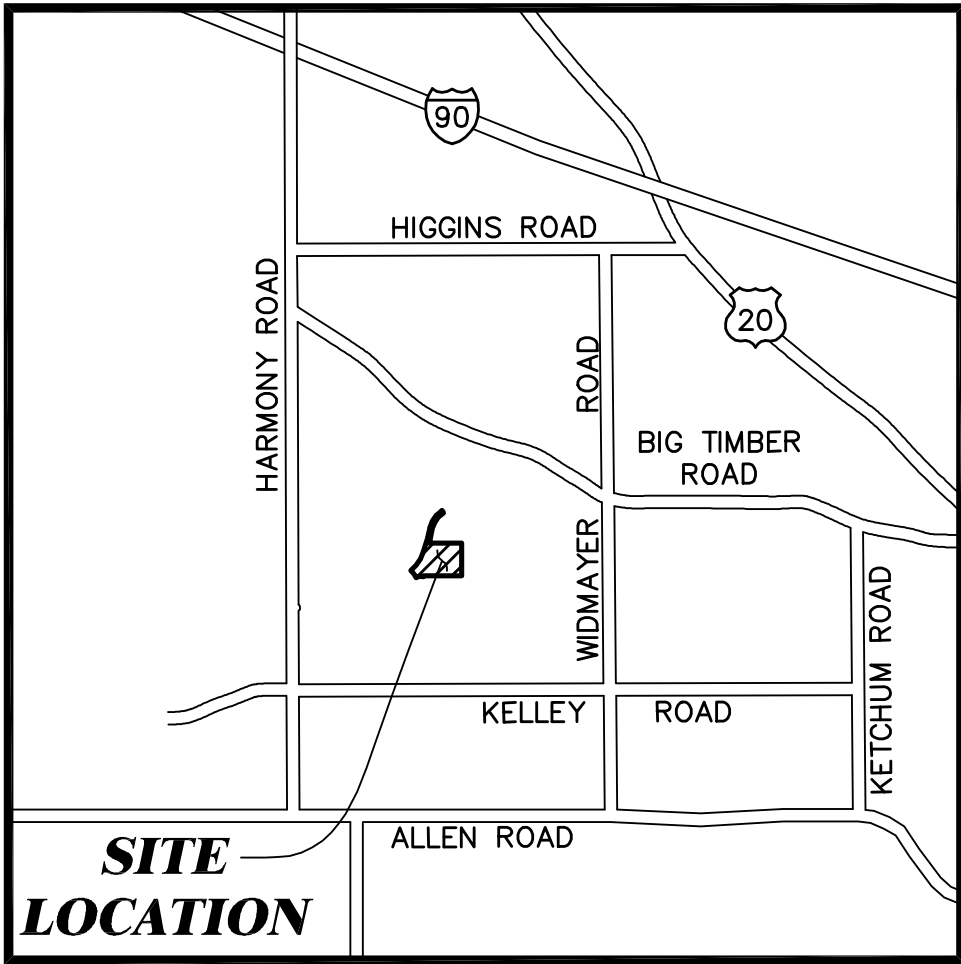
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
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-X
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-09-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 05-28-25
REVISED 07-30-25/AJB PER VILLAGE COMMENTS DATED 07-25-25

FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NEIGHBORHOOD Y

PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH,
RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS.



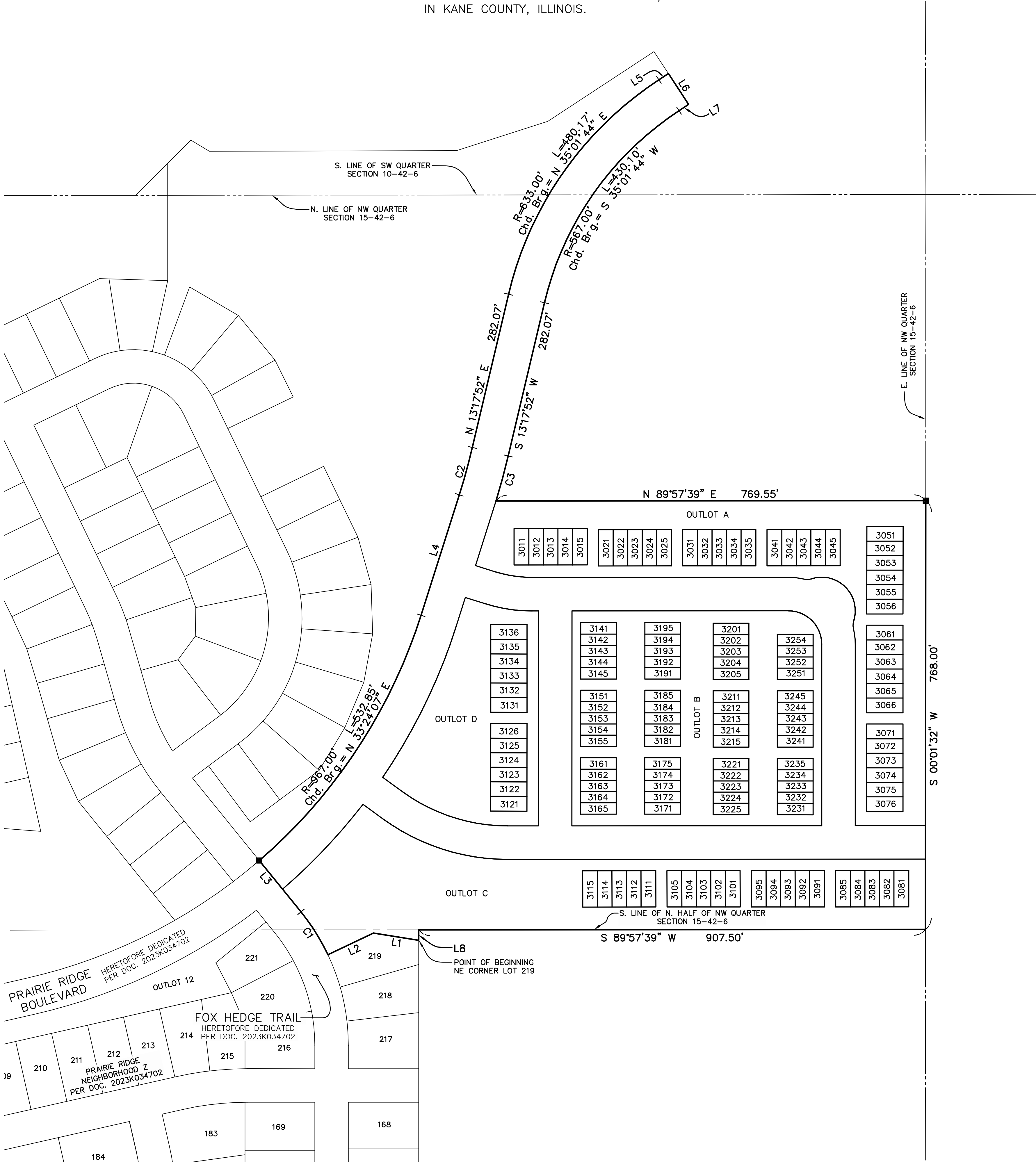
VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 80°55'19" W	82.07'
L2	S 64°39'01" W	90.33'
L3	N 39°02'03" W	118.52'
L4	N 17°36'58" E	226.34'
L5	N 56°45'36" E	20.44'
L6	S 33°14'24" E	66.00'
L7	S 56°45'36" W	20.44'
L8	S 00°01'32" W	18.81'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	
C1	90.76'	380.00'	N 32°11'31" W	
C2	87.96'	1167.00'	N 15°27'25" E	
C3	83.54'	1233.00'	S 15°14'20" W	

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
3011	1,722.5	3131	1,722.5
3012	1,690	3132	1,690
3013	1,690	3133	1,690
3014	1,690	3134	1,690
3015	1,722.5	3135	1,690
3021	1,722.5	3136	1,722.5
3022	1,690	3141	1,312
3023	1,690	3142	1,280
3024	1,690	3143	1,280
3025	1,722.5	3144	1,280
3031	1,722.5	3145	1,312
3032	1,690	3151	1,312
3033	1,690	3152	1,280
3034	1,690	3153	1,280
3035	1,722.5	3154	1,280
3041	1,722.5	3155	1,312
3042	1,690	3161	1,312
3043	1,690	3162	1,280
3044	1,690	3163	1,280
3045	1,722.5	3164	1,280
3051	1,722.5	3165	1,312
3052	1,690	3171	1,312
3053	1,690	3172	1,280
3054	1,690	3173	1,280
3055	1,690	3174	1,280
3056	1,722.5	3175	1,312
3061	1,722.5	3181	1,312
3062	1,690	3182	1,280
3063	1,690	3183	1,280
3064	1,690	3184	1,280
3065	1,690	3185	1,312
3066	1,722.5	3191	1,312
3071	1,722.5	3192	1,280
3072	1,690	3193	1,280
3073	1,690	3194	1,280
3074	1,690	3195	1,312
3075	1,690	3201	1,312
3076	1,722.5	3202	1,280
3081	1,722.5	3203	1,280
3082	1,690	3204	1,280
3083	1,690	3205	1,312
3084	1,690	3211	1,312
3085	1,722.5	3212	1,280
3091	1,722.5	3213	1,280
3092	1,690	3214	1,280
3093	1,690	3215	1,312
3094	1,690	3221	1,312
3095	1,722.5	3222	1,280
3101	1,722.5	3223	1,280
3102	1,690	3224	1,280
3103	1,690	3225	1,312
3104	1,690	3231	1,312
3105	1,722.5	3232	1,280
3111	1,722.5	3233	1,280
3112	1,690	3234	1,280
3113	1,690	3235	1,312
3114	1,690	3241	1,312
3115	1,722.5	3242	1,280
3121	1,722.5	3243	1,280
3122	1,690	3244	1,280
3123	1,690	3245	1,312
3124	1,690	3251	1,312
3125	1,690	3252	1,280
3126	1,722.5	3253	1,280
		3254	1,312

OUTLOT A	99,328
OUTLOT B	95,182
OUTLOT C	123,296
OUTLOT D	78,414



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

XX.XXX ACRES

(MORE OR LESS)

PARCEL INDEX NUMBER

PART OF 01-10-300-006
PART OF 01-15-100-008
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.

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°01'32" W (ASSUMED).

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

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



PREPARED FOR:

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

PREPARED BY:



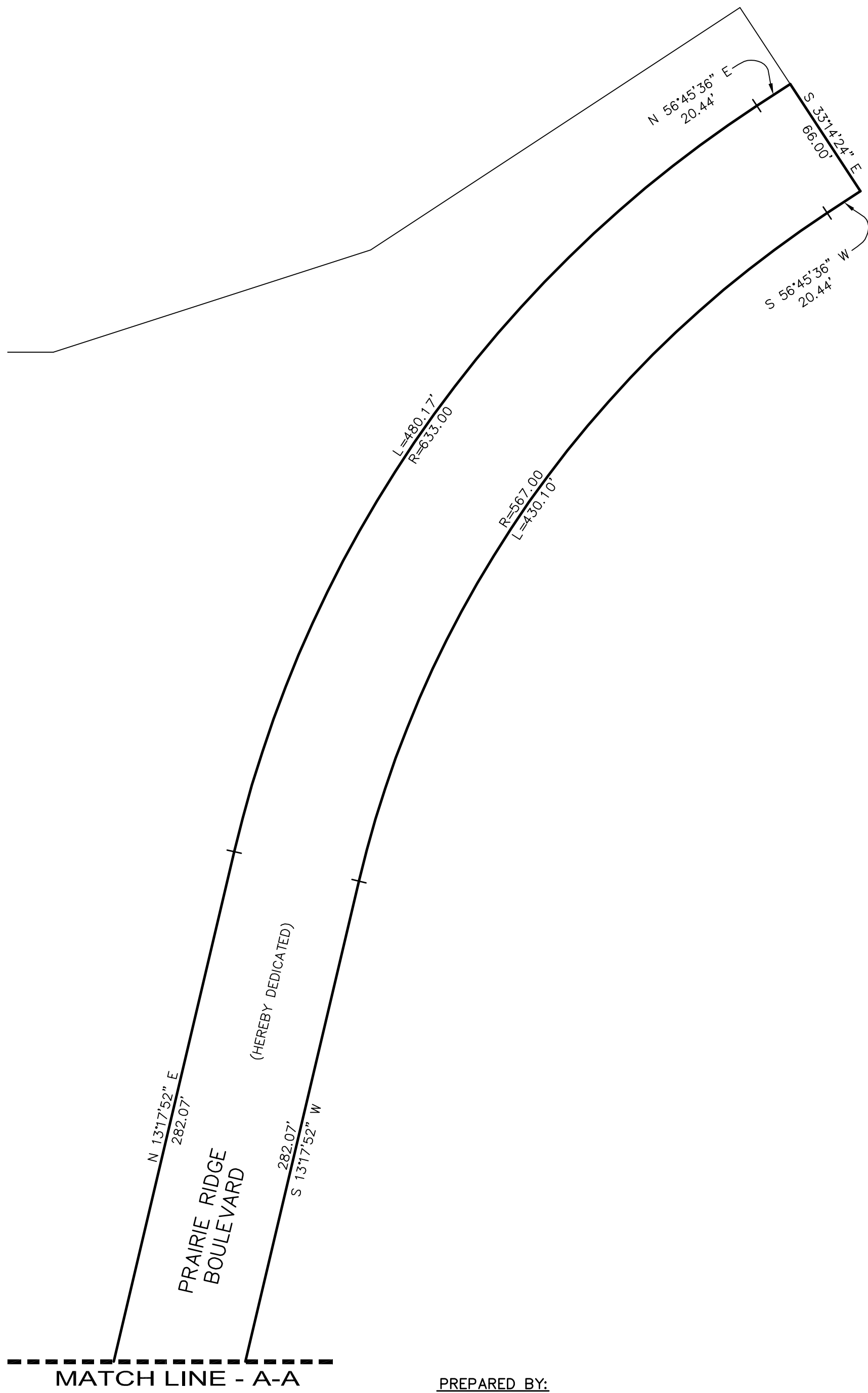
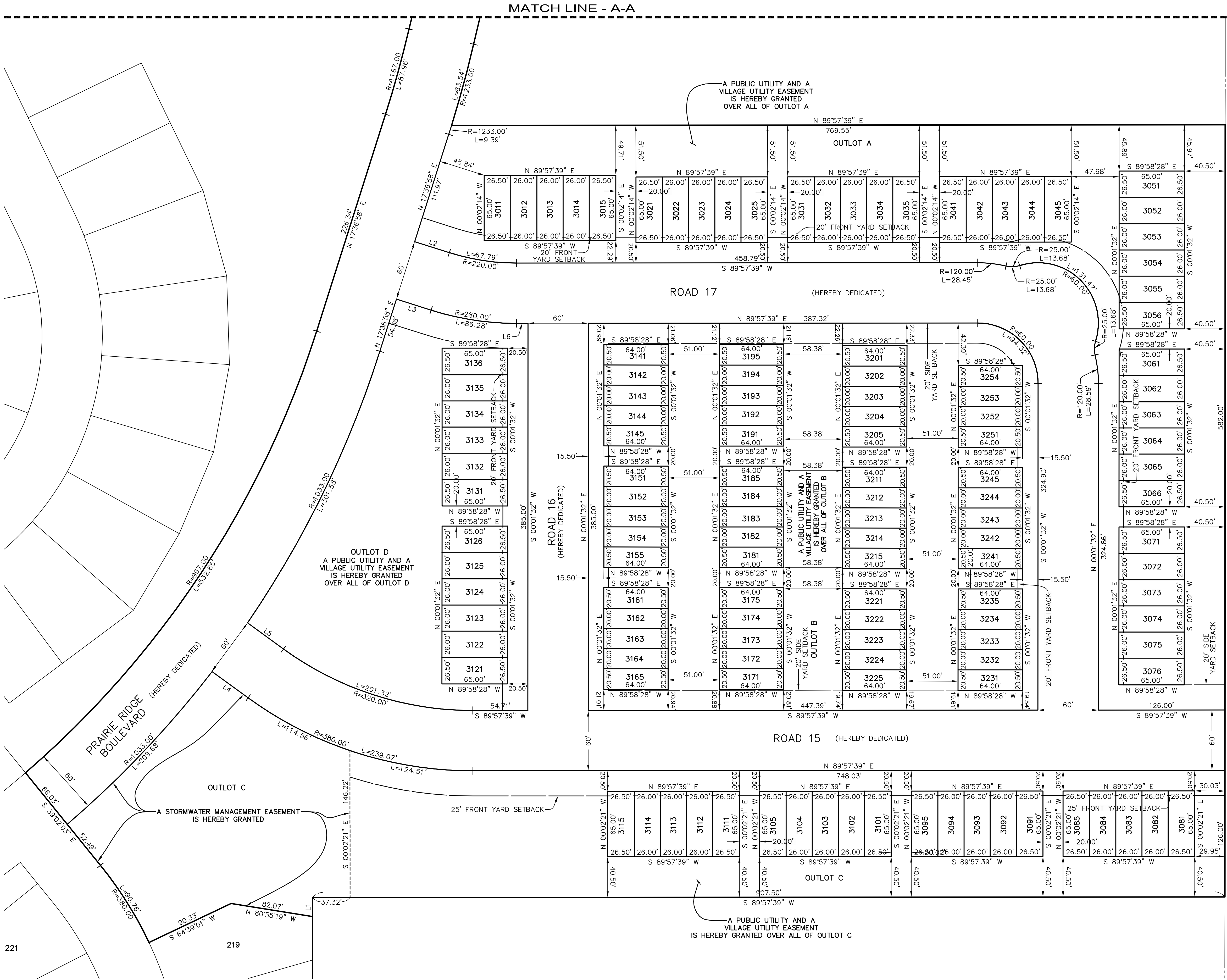
CEMCON, Ltd.

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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-U
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 04-04-24 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 04-04-24
REVISED: 07-22-24/SMR PER VILLAGE REVIEW LETTER DATED 7-9-24
REVISED: 12-13-24/SMR PER VILLAGE REVIEW LETTER DATED 11-25-24
REVISED: 06-19-25/AJB PER REVISED LAND PLAN
REVISED: 08-14-25/AJB SPLIT AND RENUMBERED LOTS

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°01'32" W	18.81'
L2	N 72°23'02" W	36.22'
L3	S 72°23'02" E	36.22'
L4	S 53°59'33" E	44.25'
L5	N 53°59'33" W	44.25'
L6	N 89°57'39" E	11.47'



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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REVISED: 06-19-25/AJB PER REVISED LAND PLAN
REVISED: 08-14-25/AJB SPLIT AND RENUMBERED LOTS

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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 August 25, 2025
RE: Text/Map Amendment - Zoning District Consolidation

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

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

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

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

Existing Zoning District	New Zoning District	General Purpose
O-R	No Change	Office-Research Campus
Rural Residential	Eliminate	
Rural Business	Eliminate	
Recreational	Eliminate	

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

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

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

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

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

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

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

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

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

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

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

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

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

O-R: The purpose of the O-R - Office Research district is to provide and accommodate high density offices and research developments on large lots with minimal impacts on neighboring properties.

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



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 August 25, 2025
RE:	Text Amendment - Proposed Land Uses

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

Analysis: The Village zoning ordinance currently lists 219 land uses, many of these are either duplicated and/or outdated. Village staff opines it is in the best interest of the Village to review these land uses and update the code. The proposed land use table lists 81 land uses and includes whether it be permitted by right or special use in the respective proposed zoning districts.

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

Exhibits:

1. Proposed Land Use Table

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

[illegible]