



Village of Hampshire
Village Board Meeting
Special Meeting Date & Time
Wednesday, August 6, 2025 - 6:30 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Executive Session
5. A Motion to Approve the Appointment of Village Manager
6. Public Comments
7. A Motion to Approve the Meeting Minutes from July 17, 2025
8. Village Manager's Report
 - a. An Ordinance Approving Variances for Sign Setback & Sign Height for 135 West Oak Knoll Drive - Resource Bank
 - b. A Resolution Approving Final Plats of Resubdivision for DaVinci & Turin Drive in Tuscany Woods
 - c. A Resolution Waiving Competitive Bidding Requirements and Accepting the Quote from Schroeder Asphalt Services for Improvements to Certain Village Streets in the Amount of \$242,989
 - d. An Ordinance Authorizing the Issuance of General Obligation Alternate Revenue Bonds in an Aggregate Principal Amount Not to Exceed \$14,500,000
 - e. A Motion to Set the Public Hearing for September 4, 2025 for a Bond Issuance Notification Act Hearing Concerning the Intent of the Board of Trustees to Sell Not to Exceed \$14,500,000 General Obligation Alternate Revenue Bonds
9. Staff Reports
 - a. Building Report
 - b. Engineering Report
 - c. Financial Report
10. Accounts Payable
 - a. A Motion to Approve the August 6, 2025, Accounts Payable to Personnel
 - b. A Motion to Approve the August 6, 2025, Regular Accounts Payable
11. Village Board Committee Reports
 - a. Business Development Commission
12. New Business

13. Announcements

14. 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, July 17, 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 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday July 17, 2025.

2. Roll Call by Village Clerk, Karen Stuehler

Present: Village President Michael J. Reid Jr., Trustee Fodor, Trustee Jarnebro, Trustee Koth, Trustee Pollastrini arrived 7:11 p.m.

Absent: Trustee Kelly, Trustee Robinson.

A Quorum was Established.

Others Present: Village Manager Jay Hedges, Village Clerk Karen Stuehler, Chief Pann, Village Attorney James Vasselli, Finance Director Lori Lyons. Assistant Village Manager for Development Mo Khan and Tim Paulson from EEL joined remotely.

3. Pledge of Allegiance

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

4. Public Comments.

None.

5. A Motion to Approve the Meeting Minutes for June 26, 2025.

Trustee Koth moved to approve the Meeting Minutes with corrections for June 26, 2025.

Seconded by: Trustee Jarnebro.

All Call Vote:

Ayes: Fodor, Jarnebro, Koth.

Nayes: None.

Absent: Kelly. Pollastrini, Robinson.

Abstain: None.

Motion Approved.

6. **Public Hearing**

a. **Public Hearing for the Proposed Establishment of Special Service Area #10 White Oaks Pond.**

Trustee Koth moved to Open Public Hearing for the Proposed Establishment of Special Service Area #10 for White Oaks Pond.

Seconded by: Trustee Fodor.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Koth.

Nayes: None.

Absent: Kelly, Pollastrini, Robinson.

Abstain: None.

Motion Approved.

Village Finance Director gave a presentation regarding Special Service Area #10.

Don Vespo, Sally Soland and Dan Richert all spoke to the Board of their concerns and questions regarding SSA #10. A question answer session was held between all three speakers and the Board. Residents at the meeting were encouraged to contact the Village and set up a meeting if they had further questions.

Trustee Jarnebro moved to close Public Hearing for the Proposed Establishment of Special Service Area #10 for White Oak Ponds and return to the regular meeting.

Seconded by: Trustee Fodor.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Pollastrini, Robinson.

Abstain: None.

Motion Approved.

7. **Village Manager's Report**

a. **A Motion to Approve Ordinance 25-23 Approving a Lease Agreement with Mediacom for the Property at 350 Mill Avenue.**

Trustee Koth moved to Approve Ordinance 25-23 Approving a Lease Agreement with Mediacom for the Property at 350 Mill Avenue.

Seconded by: Trustee Jarnebro.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

b. **A Motion to Approve Resolution 25-28 Approving a Contract with Midwest Fiber Networks in the Amount of \$48,320.**

Trustee Fodor moved to Approve Resolution 25-28 Approving a Contract with Midwest Fiber Networks in the Amount of \$48,320.

Seconded by: Trustee Koth.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

c. **A Motion to Approve Resolution 25-29 Approving a Release of a Performance Guarantee Bond for the PetAg Project at 180 Ryan Drive.**

Trustee Fodor moved to Approve Resolution 25-29 Approving a Release of a Performance Guarantee Bond for the PetAg Project at 180 Ryan Drive.

Seconded by: Trustee Jarnebro.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

d. **A Motion to Approve Resolution 25-30 the Purchase of a Forklift in the Amount of \$38,000.**

Trustee Pollastrini moved to Approve Resolution 25-30 the Purchase of a Forklift in the Amount of \$38,000.00

Seconded by: Trustee Fodor.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

e. **Motion to Approve Progress Payment to Lamp, Inc. in the Amount of \$642,774 for the Public Works Facility Project.**

Trustee Pollastrini moved to Approve Progress Payment to Lamp, Inc. in the Amount of \$642,774 for the Public Works Facility Project.

Seconded by: Trustee Jarnebro.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

8. **Staff Reports**

a. Building Report:

Trustee Fodor questioned the extra permit count. It was explained the permits are a wide variety of fences, patio's, solar etc.

b. Engineering Report:

No Discussion

9. **Accounts Payable**

a. **A Motion to Approve July 17, 2025 Accounts Payable to Personnel in the Amount of \$147.88.**

Trustee Pollastrini moved Approve July 17, 2025 Accounts Payable to Personnel in the amount of \$147.88.

Seconded by: Trustee Koth.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

b. **A Motion to Approve July 17, 2025, Regular Accounts Payable in the amount of \$1,819,826.61.**

Trustee Jarnebro moved to Approve July 17, 2025, Regular Accounts Payable in the amount of \$1,819,826.61.

Seconded by: Trustee Fodor.

Roll Call Vote.

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

10. Village Board Committee Reports

a. Business Development Commission.

Assistant Village Manager for Development Mo Khan reported the July meeting was cancelled. The next meeting will be August 13, 2025. The next meeting they will be going over Swot Analysis.

11. New Business

No Discussion.

12. Announcement

WRMN will be holding a First Responders Fest on Saturday September 20, 2025 from 1:00 p.m. to 6:30 p.m.

The Chamber will be holding their annual Street Dance tomorrow, Friday July 19.

Executive Session

A motion was made at 8:24 p.m. to open Executive Session.

Trustee Pollastrini moved to open Executive Session.

Seconded by: Trustee Jarnebro.

Roll Call Vote.

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

Recording #24

Trustee Pollastrini moved to Close Executive Session and return to regular session at 8:44 p.m.

Seconded by: Trustee Fodor.

Roll Call Vote.

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

13. **Adjournment**

Trustee Koth moved to adjourn at 8:46 p.m.

Seconded by: Trustee Jarnebro.

All Call Vote.

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

Meeting Video Available Online at www.hamsphireil.org



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 August 6, 2025
RE: PZC-25-07 - 135 W. Oak Knoll Dr. - Variances

Background: Resource Bank is seeking to re-install the sign that was removed when the Illinois Department of Transportation (IDOT) begin working on the widening of Illinois Route 72/West Oak Knoll Drive. The widening of the roadway resulted in Resource Bank losing land along its frontage on Illinois Route 72/West Oak Knoll Drive. To reinstall the sign in the same location required a variance for setback and additional variance is being requested for the sign height in order to make it visible from Illinois Route 72/West Oak Knoll Drive.

The Petitioner is requesting two variances:

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

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission held a Public Hearing on the matter on July 14, 2025 and recommended approval of the variances by a vote of 4-0

The Planning & Zoning Commission found that the petitioner met the standards of approval (Findings of Fact) since the sign had to be removed due to IDOT roadwork. The loss of land put the previous location of the sign closer to the property line and the construction of the berm by IDOT resulted in the loss of visibility of the sign from Illinois Route 72/West Oak Knoll Drive.

Public Comments: A public comment was provided by the property owner across the street from the subject property, Mr. Raymond Emery at 134 W. Oak Knoll Dr. Mr. Emery objected to

the variances due to concerns of the light that would be emitted from the sign during nighttime.

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation of the variances to Sec. 6-12-4-C-1-b (sign setback) and Sec. 6-12-4-C-3 (sign height) of the Hampshire Zoning Ordinance.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Response to Findings of Fact
4. Site Plan
5. Sign Drawing
6. Sign Rendering



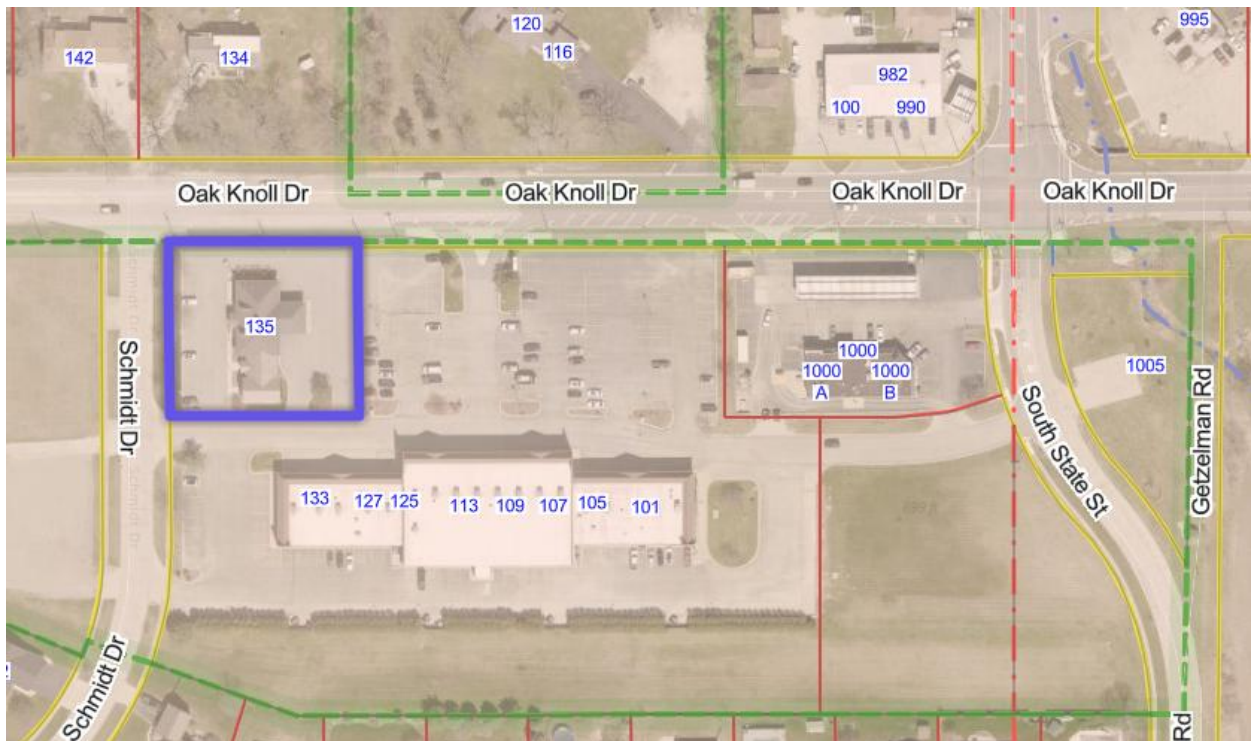
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

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

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

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



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



Village of Hampshire
234 S. State Street, Hampshire IL 60140
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(IDOT) made roadway improvements to Oak Knoll Drive/IL Route 72. The IDOT improvements resulted in loss of land along Oak Knoll Drive and a berm being installed.

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

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

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

The following are the adjacent property zoning and uses:

North: F-1, Restricted Farming District - Residential

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

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

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

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

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

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

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



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

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

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

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

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

RECOMMENDED MOTION:

I move to accept and adopt Staff's Findings of Fact included in the Agenda Supplement and recommend approval of PZC-25-07 for variances to Sec. 6-12-4-C-1-b to permit a sign setback of 2 ft. and Sec. 6-12-4-C-3 to permit a sign height of 12 ft.

DOCUMENTS ATTACHED:

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



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

Land Use Application

Date: 5-29-25

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

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

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

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

CONTACT PERSON (if different from applicant)

Name: _____ Email: _____
Address: _____ Phone: _____

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

___ YES ☒ NO

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

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

___ YES ___ NO

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

PROPERTY INFORMATION

Name of Development (if any): _____

Address: 135 W. oak Knoll Dr

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

Total Area (acres): _____

Legal Description: must be attached to this application

Fire Protection District: Hampshire

School District: Dundee CUSD 300

Library District: Ella Johnson

Park District: Hampshire

Township: Hampshire

Current Zoning District: 0060 - Commercial

Current Use:

Bank

Proposed Zoning Variance/Use:

Sign Location

Reason/ Explanation for Zoning/ Variance/ Use:

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

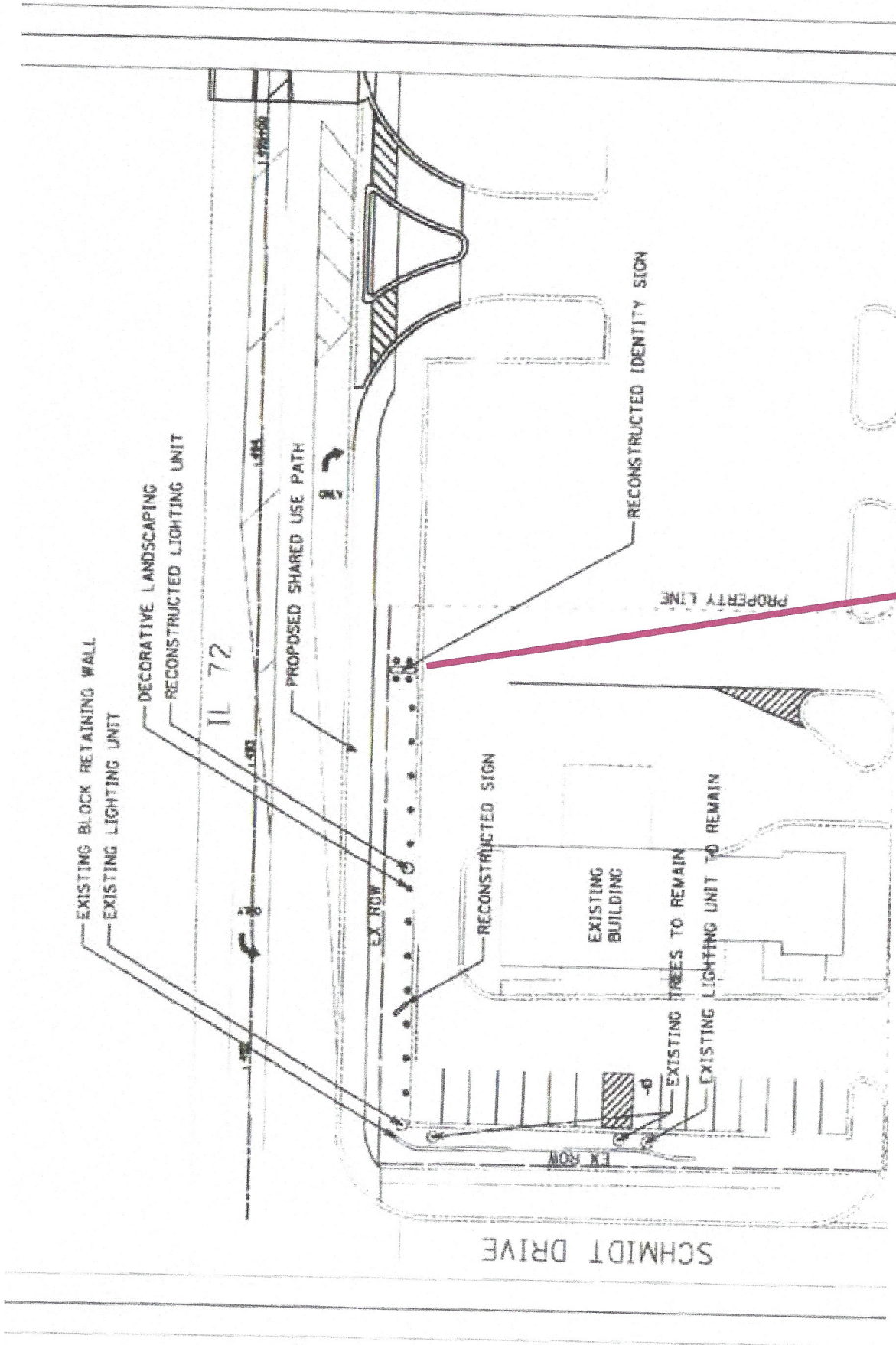
Village of Hampshire
Variance – Finding of Facts

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

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

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

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



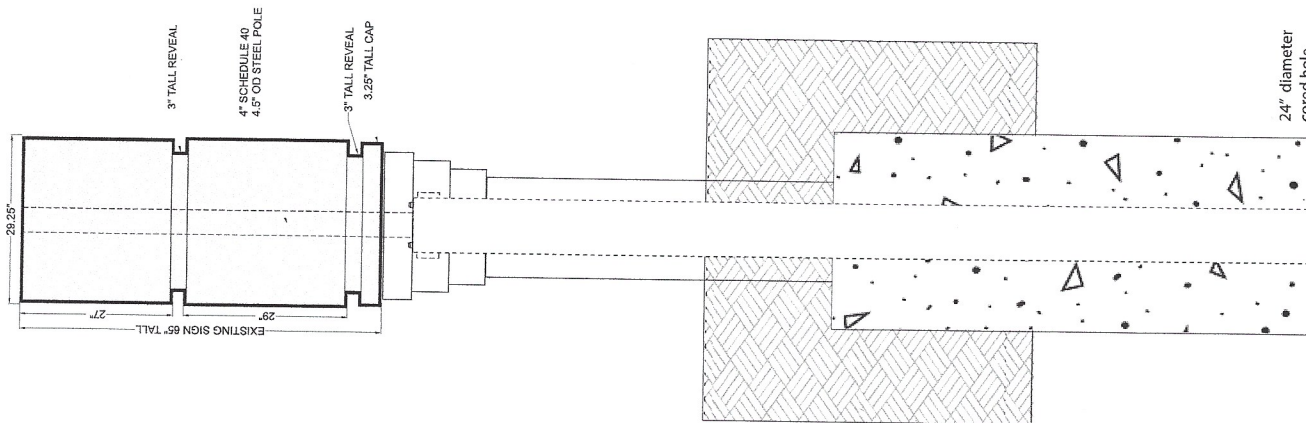
Revised by Jon
5/20/25

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

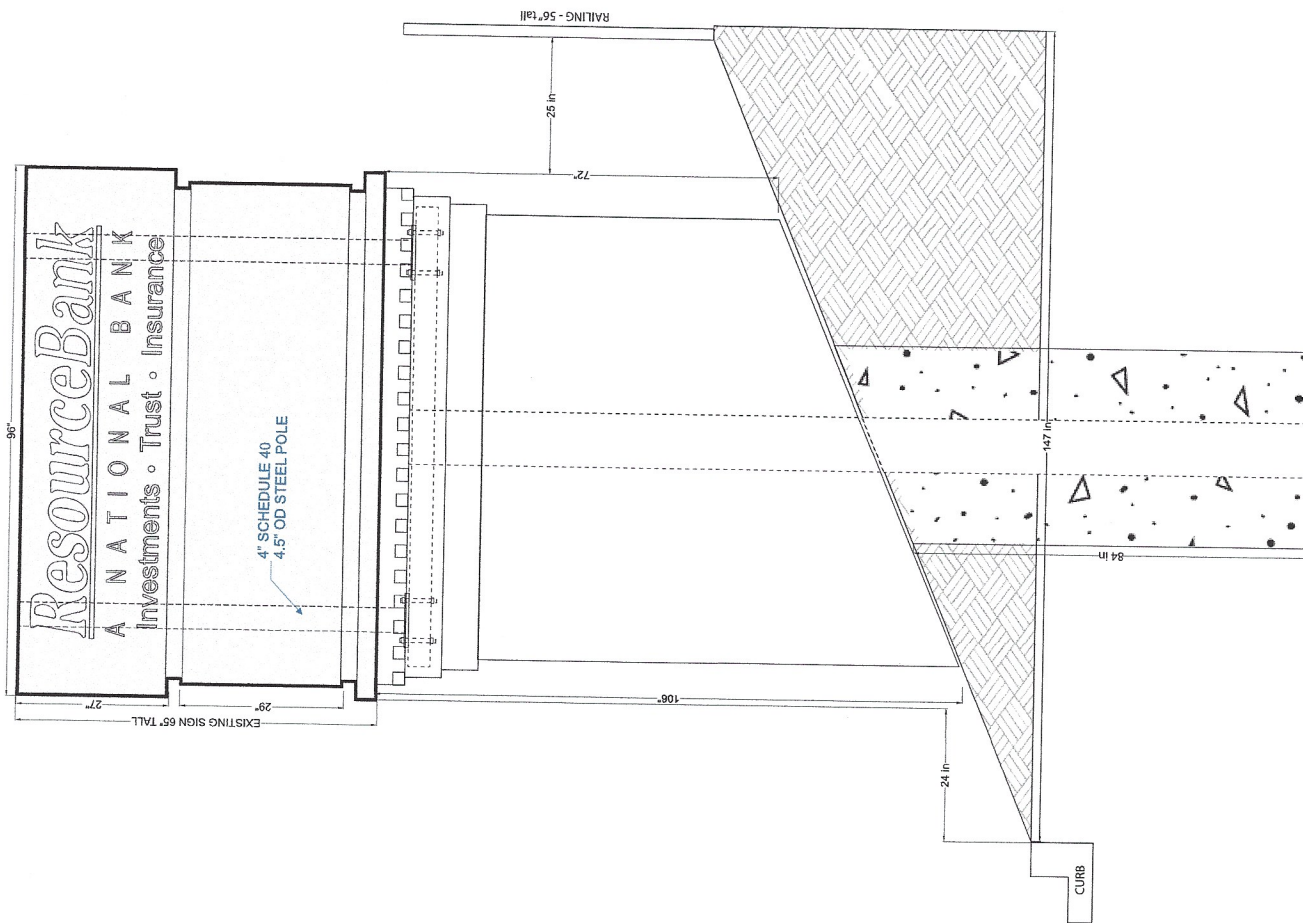
1170 East State Street
Sycamore, IL 60178
(815) 899-9211
www.bannerupsigns.com



SIDE VIEW

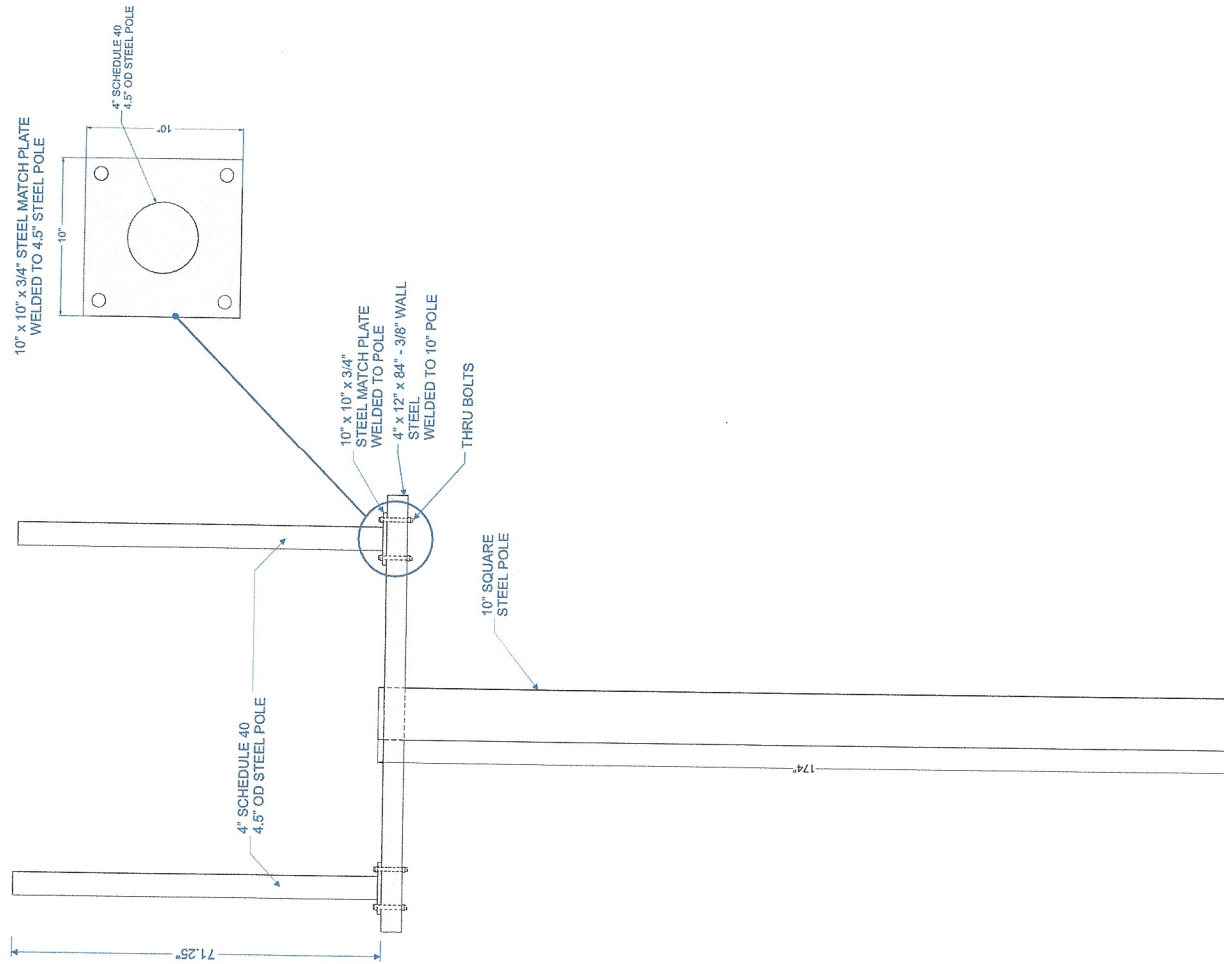


FRONT VIEW

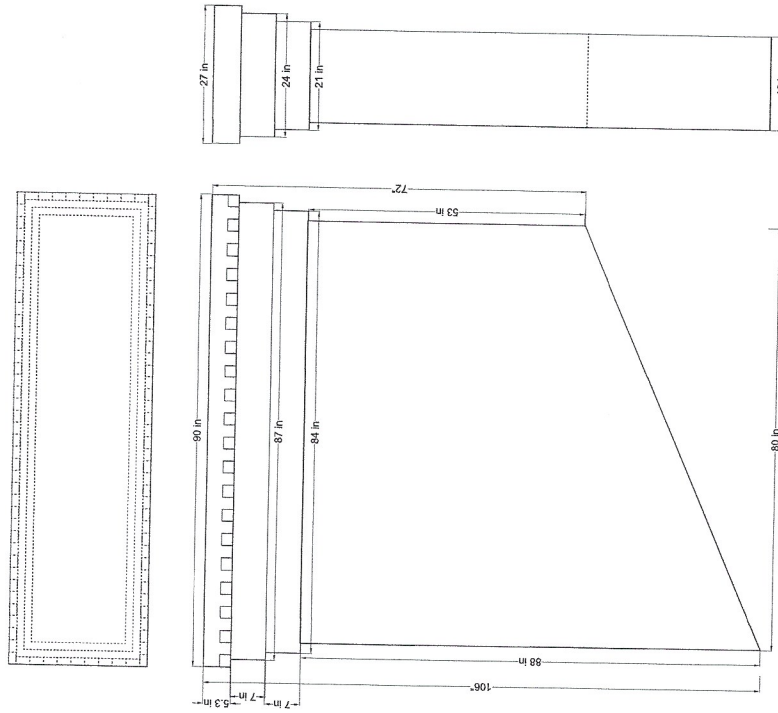


STEEL COMPONENTS

FRONT VIEW



POLE COVER/SKIRT

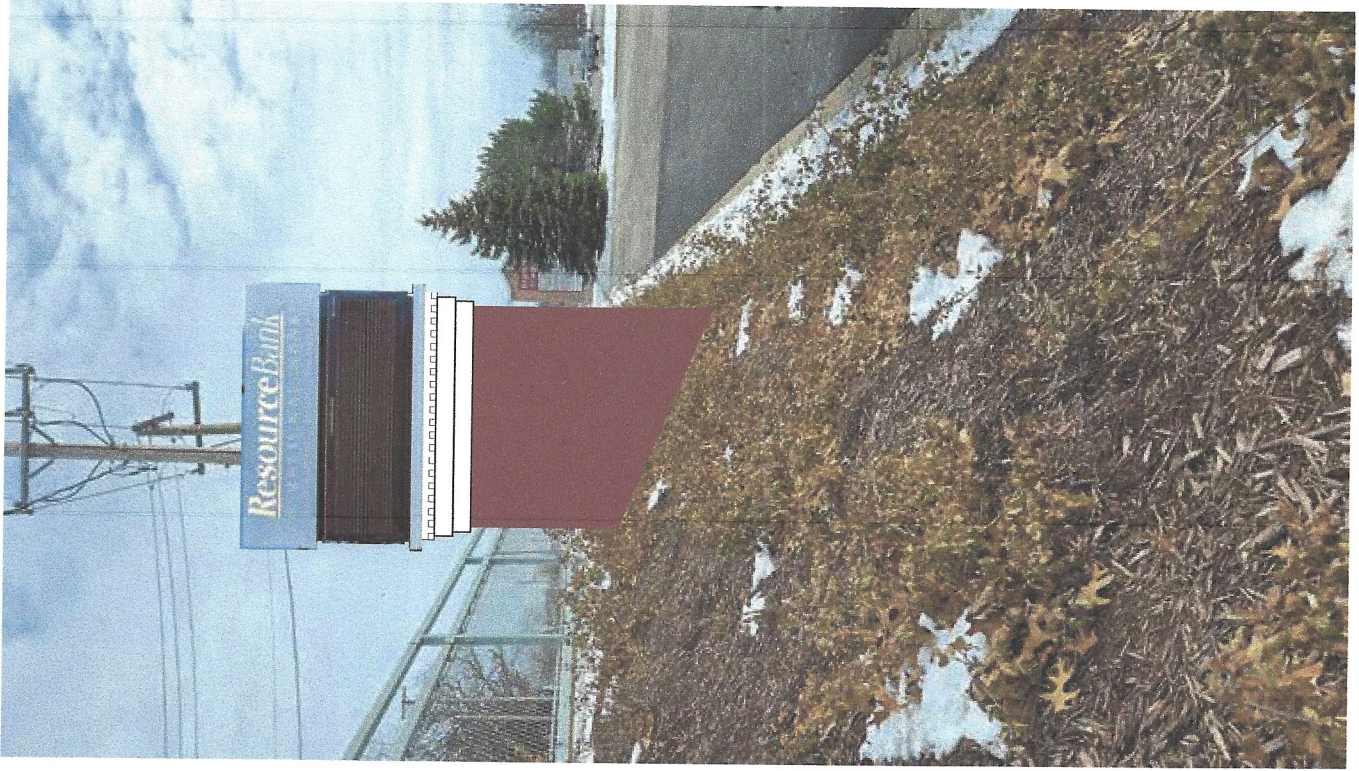




**BANNER UP
SIGNS**

1170 East State Street
Sycamore, IL 60178
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Proposed View



Installation prior to road widening.



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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
(135 West Oak Knoll Drive – Sign)**

**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
(135 West Oak Knoll Drive – Sign)**

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 135 West Oak Knoll Drive, Hampshire, Illinois 60140 (the “Property”); and

WHEREAS, Karen Dodge on behalf of Resource Bank NA or a related entity (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 variances from the Zoning Ordinance to allow a sign setback of two feet (2') instead of the minimum fifteen feet (15') and to allow a sign height of

twelve feet (12') instead of the maximum five and one-half feet (5.5') 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 6-12-14 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 granted and approved (the "Findings of Fact"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Corporate Authorities have duly considered the Petition and the recommendation of the PZC in connection with the requested Zoning Relief; 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 there was a sign located on the Property, but due to road improvements by the Illinois Department of Transportation ("IDOT") some of the Property was lost and the sign needs to be reinstalled; and

WHEREAS, the Zoning Relief will promote the public health, safety, comfort, morals and 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 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 the fact that there was a sign at the Property that was removed by IDOT in connection with IDOT undertaking roadway improvements and the Petitioner wants to install a new sign in the same location where the previous sign was located, 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 Property owner is due to unique circumstances; (c) the Zoning Relief, if granted, will not alter the essential character of the locality; (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; and (e) the Petitioner demonstrated that the unique physical surroundings, shape, or

topographical conditions of the Property involved would bring a particular hardship on the owner. 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
(135 West Oak Knoll Drive – Sign)**

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 August 6, 2025
RE:	PZC-25-06 - Tuscany Woods (Turin & DaVinci Drive) - Final Plat of Resubdivision

Background: Elston Townhomes is seeking to condominiumizing the townhomes built to rent in Tuscany Woods. There are five townhome buildings that will be subdivided and create 30 individual lots.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission held a Public Meeting on the matter on July 14, 2025 and recommended approval of the subdivision by a vote of 4-0 with staff's recommended condition of approval that the Final Plat of Resubdivision be approved by the Village Engineer prior to recording with the County.

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

Recommendation: For the Village Board to consider the Planning & Zoning Commission recommendation to approve the Plats of Resubdivision for Turin and DaVinci Drive in the Tuscany Woods Subdivision.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. 1020-1070 Turin Drive - Final Plat of Resubdivision
4. 1214-1234 DaVinci Drive - Final Plat of Resubdivision



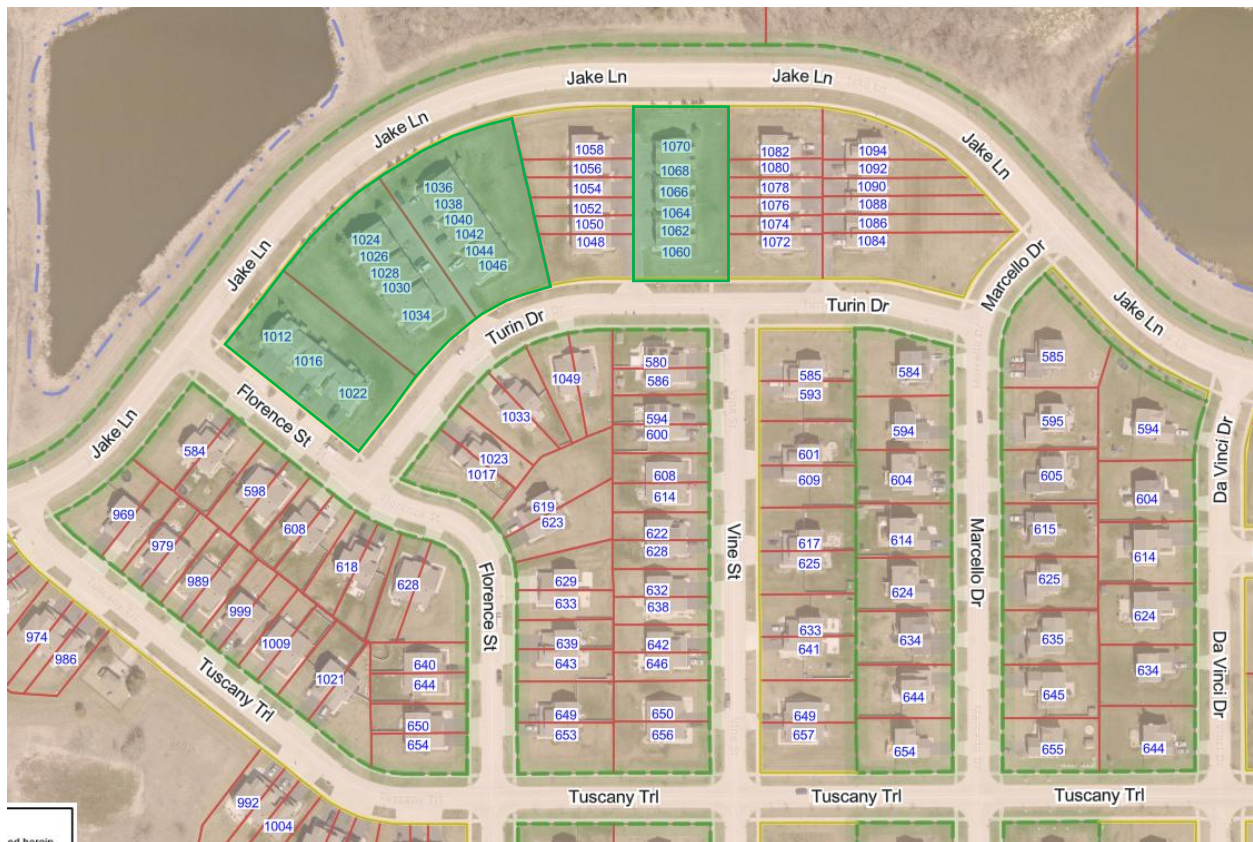
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

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

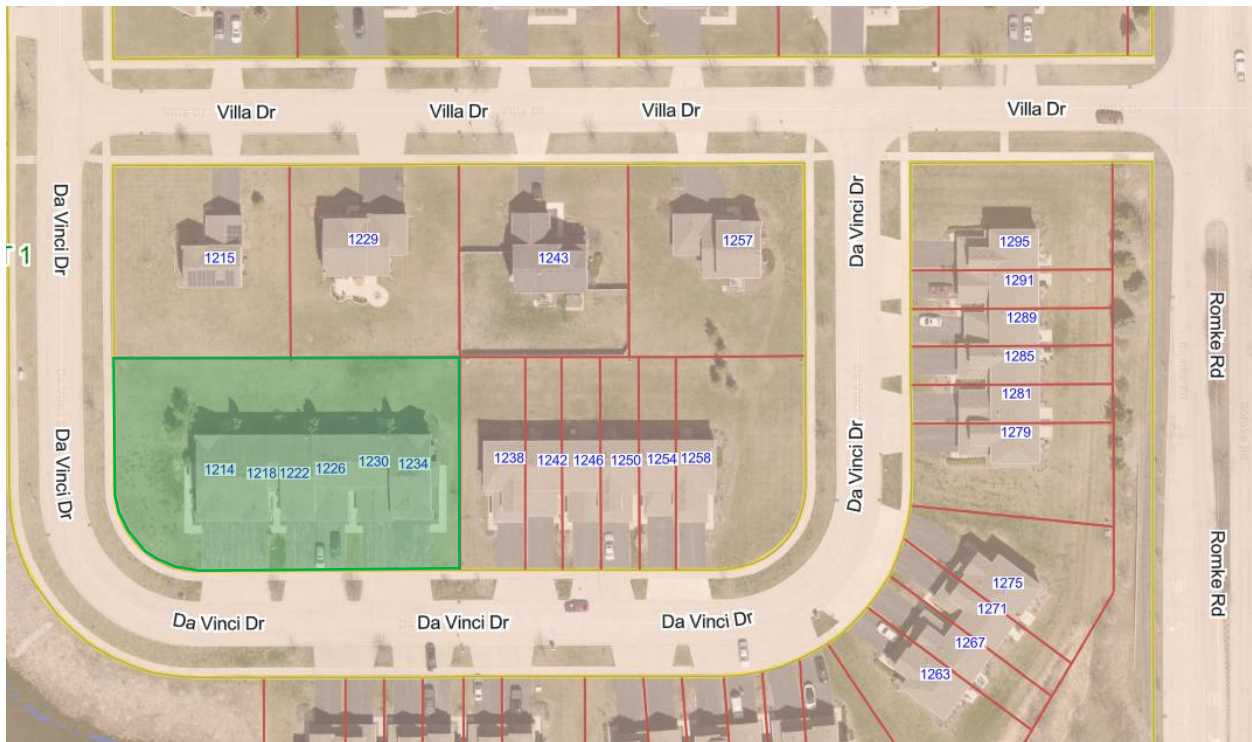
PROPOSAL: Elston Townhomes, LLC (Petitioner & Owner) is requesting the approval of the following:

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





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



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

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

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

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

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

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



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

RECOMMENDED MOTIONS:

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

DOCUMENTS ATTACHED:

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



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

Land Use Application

Date: _____

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

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

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: Elston Townhomes LLC Email: agreenberg@jdirealty.com

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

CONTACT PERSON (if different from applicant)

Name: Michael Muthleb Email: mmuthleb@ginsbergjacobs.com

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

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

 x YES NO

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

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

 YES x NO

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

PROPERTY INFORMATION

Name of Development (if any): Tuscany Woods

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

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

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

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire District

School District: Dundee School District 300

Library District: Ella Johnson Library

Park District: Hampshire Park District

Township: Hampshire Township

Current Zoning District: Residential

Current Use:

Residential

Proposed Zoning/Variance/Use:

No change in use or variance is being proposed.

Reason/ Explanation for Zoning/ Variance/ Use:

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

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

FIELD WORK COMPLETED ON: 03/15/2024

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

FINAL PLAT OF RESUBDIVISION

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



SCALE 1"=60'



Basis of Bearing

STATE PLANE COORDINATES

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

Page 36 of 93

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

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

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

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

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



PAGE 1 OF 3

SALAS LAND SURVEYING
P.O. BOX 861
MARIETTA, GA 30067
(800) 521-6347
salaslandsurveying.com

FINAL PLAT OF RESUBDIVISION

OWNERSHIP CERTIFICATE (Corporation)

STATE OF ILLINOIS)
JSS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, _____,

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

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

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

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

PRESIDENT SECRETARY

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF KANE)

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

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

THIS _____ DAY OF _____, 2025.

COUNTY CLERK

NOTARY CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF KANE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____

PERSONALLY KNOWN TO ME TO BE OFFICERS OF _____,

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

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

NOTARY PUBLIC

FINAL PLAT OF RESUBDIVISION

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KANE)

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

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

VILLAGE ENGINEER

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KANE)

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

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

VILLAGE COLLECTOR

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KANE)

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

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)

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 _____, 2025.

CHAIRMAN

SECRETARY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF GRUNDY)

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

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

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

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

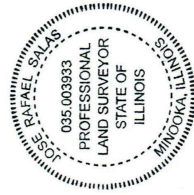
I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF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

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

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035003933

EXPIRES: NOVEMBER 30TH, 2026



SALAS LAND SURVEYING
P.O. BOX 864
MINOOKA, ILLINOIS 60150
(815) 521-4334
salaslandsurveying.com



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

FIELD WORK COMPLETED ON: 03/29/2025

CLIENT:

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

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

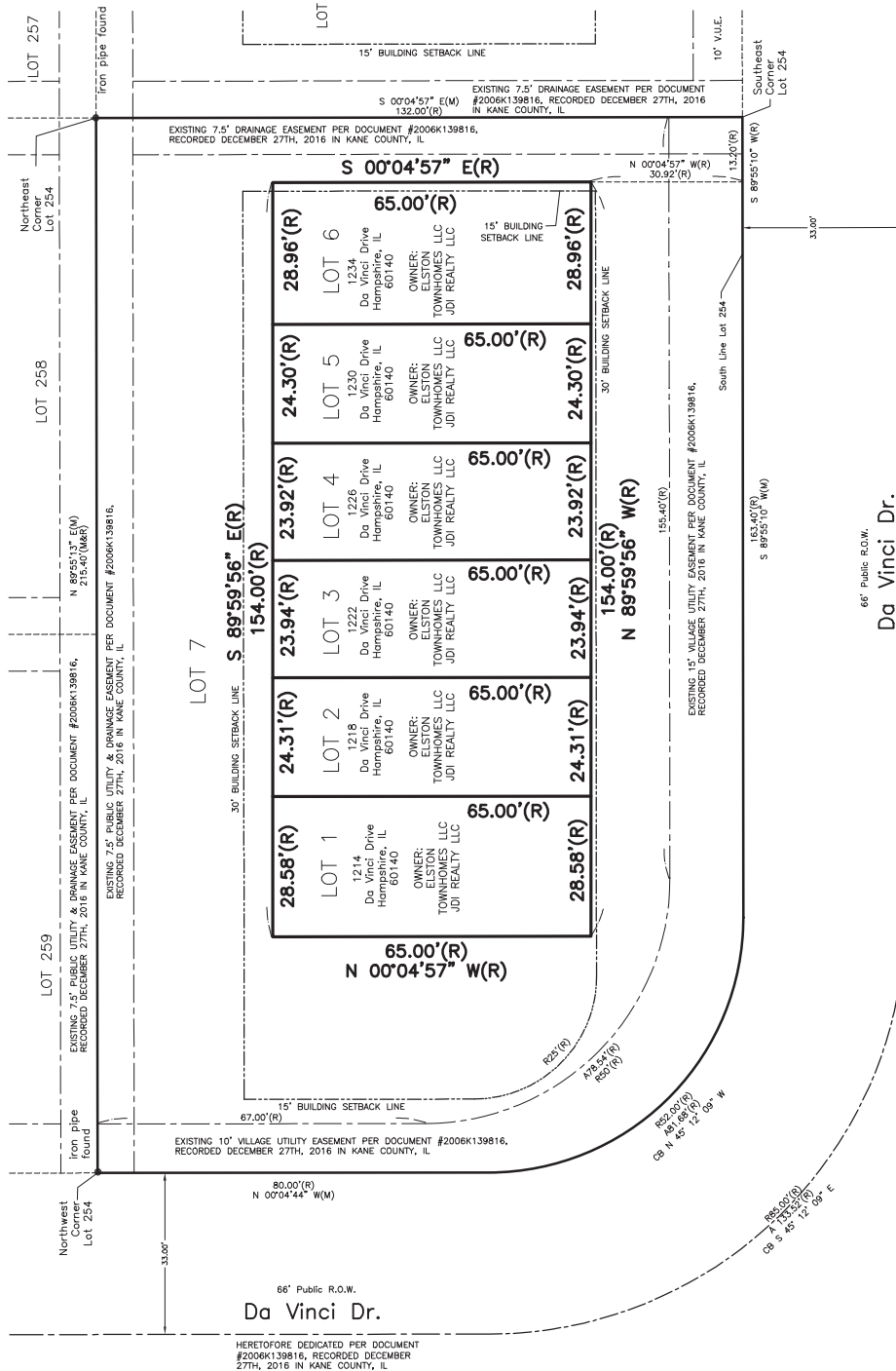


SCALE 1"=25'



Basis of Bearing

STATE PLANE COORDINATES



LEGEND

- Boundary Line
 Adjacent Line
 Building Setback Line
 Easement Line
 D.E. - Public Utility & Drainage Easement
 Building Setback Line
 - Building Utility Easement
 Measured or Calculated
- Page 39 of 93

- Monument Found
- Monument Set

Notes:

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

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

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

FINAL PLAT OF RESUBDIVISION

OWNERSHIP CERTIFICATE (Corporation)

STATE OF ILLINOIS)

)SS

COUNTY OF KANE)

THIS IS TO CERTIFY THAT I, _____,

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

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

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

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

PRESIDENT SECRETARY

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

)SS

COUNTY OF KANE)

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

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

THIS _____ DAY OF _____, 2025.

COUNTY CLERK

NOTARY CERTIFICATE

STATE OF ILLINOIS)

)SS

COUNTY OF KANE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND

STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND

_____, PERSONALLY KNOWN TO ME TO BE OFFICERS OF

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

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

NOTARY PUBLIC

SALAS LAND SURVEYING
P.O. BOX 661
Mokena, IL 60447
(815) 521-6324
salaslandsurveying.com



FINAL PLAT OF RESUBDIVISION

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

ISS

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

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

VILLAGE ENGINEER

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

ISS

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

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

VILLAGE COLLECTOR

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

ISS

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

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

ISS

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 _____, 2025.

CHAIRMAN

SECRETARY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

ISS

COUNTY OF GRUNDY)

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

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

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

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

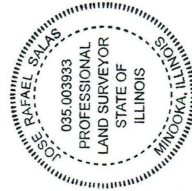
I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF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

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

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035003933

EXPIRES: NOVEMBER 30TH, 2026



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 (*Tuscany Woods – DaVinci Drive*)

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, Elston Townhomes, LLC or an authorized designee or related entity (the “Owner”) has submitted a request to resubdivide Tuscany Woods – 1214-1234 DaVinci Drive, Hampshire, Illinois (collectively, the “Property”), which is further described in the application for subdivision, which is incorporated herein by reference; and

WHEREAS, previously, Tuscany Woods subdivision was developed and now the Owner is seeking to convert townhomes into condominiums and is requesting to subdivide the townhome buildings into individual lots; and

WHEREAS, based on the foregoing, 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

VILLAGE OF HAMPSHIRE

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

WHEREAS, the Village engineer has reviewed the Final Plat and approves of the same; 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;

VILLAGE OF HAMPSHIRE

NOW, THEREFORE, BE IT RESOLVED 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 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.

VILLAGE OF HAMPSHIRE

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 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.

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VILLAGE OF HAMPSHIRE

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
(*Tuscany Woods – DaVinci Drive*)**

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 (*Tuscany Woods - Turin Drive*)

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, Elston Townhomes, LLC or an authorized designee or related entity (the “Owner”) has submitted a request to resubdivide Tuscany Woods – 1012-1022, 1024-1034, 1036-1046, 1060-1070 Turin Drive, Hampshire, Illinois (collectively, the “Property”), which is further described in the application for subdivision, which is incorporated herein by reference; and

WHEREAS, previously, Tuscany Woods subdivision was developed and now the Owner is seeking to convert townhomes into condominiums and is requesting to subdivide the townhome buildings into individual lots; and

WHEREAS, based on the foregoing, 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

VILLAGE OF HAMPSHIRE

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 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; and

WHEREAS, the Village engineer has reviewed the Final Plat and approves of the same; 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

VILLAGE OF HAMPSHIRE

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;

NOW, THEREFORE, BE IT RESOLVED 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 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.

VILLAGE OF HAMPSHIRE

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 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.

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VILLAGE OF HAMPSHIRE

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
(*Tuscany Woods - Turin Drive*)**

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: August 6, 2025 Village Board Meeting

RE: 2025 Paving Projects

Background. The FY26 budget included Road and Bridge Fund expenditures in the amount of \$130,000.00 supplemented with \$155,750.00 in transportation funds for paving projects for portions of Jake Lane, Jackson Avenue, Highland Avenue, Madison, Avenue, West Jefferson Avenue, and the gravel alley behind Grace Street.

Analysis. The formal bidding process requires engineering to assist with the preparation of plan documents, bid specifications to describe the components of the project, advertising, opening, etc., which would add a substantial cost to the project. With relatively uncomplicated projects such as these and in place of the formal bidding process, the Board has frequently reviewed and accepted quotes from paving contractors. Staff was successful in obtaining quotes from three known and reliable contractors for this work.

A table of the quotes received follows this agenda supplement. With all three of the contractors known by the Village, Staff believes that it would be in the best interest to accept the quote provided by Schroeder Asphalt for \$242,989, the lowest quote obtained.

Recommendation. Staff requests the Board waive the formal bidding requirements for the paving projects per the attached and authorize staff to accept the quote submitted by Schroeder Asphalt Services, Huntley in the amount of \$242,989.00 to be paid for out of the Road and Bridge Fund and the Transportation Fund as follows:

Road and Bridge Funds	\$130,000.00
Transportation Funds	112,989.00
	<u>\$242,989.00</u>

A resolution for approval follows this agenda supplement.

Village of Hampshire
Paving Projects 2025

Schroeder

Champion

Peter Baker

Description	Quantity	Unit	Unit Price	Amount	Amount	Amount
200 Block Jake In						
4" HMA Mill	2,750	SY		\$12,375	\$16,225	\$14,300
Grade and Compact Existing Stone	2,750	SY		\$3,850.00	\$2,800	\$3,300
2.5" HMA N50 Binder	395	Ton		\$33,772.50	\$29,300	\$32,350.50
1.5" HMA N50 Surface	238	Ton		\$21,896	\$21,300	\$21,872.20
Total Cost for Jake				\$71,893.50	\$69,225	\$71,822.70
200 Block E. Jackson ave						
4" HMA Mill	1,820	SY		\$8,190	\$10,300	\$10,192
Grade and Compact Existing Stone	1,820	SY		\$2,548	\$2,800	\$2,821
2.5" HMA N50 Binder	263	Ton		\$22,486.50	\$21,300	\$21,921.05
1.5" HMA N50 Surface	158	Ton		\$14,536	\$15,300	\$16,029.10
Total Cost for E.Jackson				\$47,760.50	\$49,700	\$50,963.15
200 Block Highland ave 9ft pass on both sides						
4" HMA Mill	1,850	SY		\$8,325.00	\$10,500	\$10,267.50
Grade and Compact Existing Stone	1,850	SY		\$2,590.00	\$2,800	\$2,960.00
2.5" HMA N50 Binder	266	Ton		\$22,743	\$21,900	\$22,157.80
1.5" HMA N50 Surface	160	Ton		\$14,720	\$15,700	\$16,216
Total Cost for Highland				\$48,378.00	\$50,900	\$51,601.30
100 Block Madison ave						
4" HMA Mill	660	SY		\$2,970	\$4,900.00	\$8,184.00
Grade and Compact Existing Stone	660	SY		\$924	\$2,800.00	\$2,409.00
2.5" HMA N50 Binder	95	Ton		\$8,122.50	\$10,000.00	\$10,070.00
1.5" HMA N50 Surface	57	Ton		\$5,244	\$6,600.00	\$7,866.00

Total Cost for Madison				17,260.50	\$24,300	\$28,529
W.Jefferson ave from State st to Park st						
4" HMA Mill	1505	SY		\$6,772.50	\$8,700.00	\$9,632.00
Grade and Compact Existing Stone	1505	SY		\$2,107.00	\$3,000.00	\$2,859.50
2.5" HMA N50 Binder	218	Ton		\$18,530.00	\$19,000.00	\$19,053.20
1.5" HMA N50 Surface	130	Ton		\$11,960.00	\$14,000.00	\$14,202.50
Total Cost for W.Jefferson				39,369.50	\$44,700	\$45,747.20
Pave Gravel Alley behind 100 Block of Grace st						
4" Gravel Remove	700	SY		\$3,150.00	\$4,900.00	\$7,070.00
Grade and Compact Existing Stone	700	SY		\$980.00	\$2,800.00	\$2,870.00
2.5" HMA N50 Binder	101	Ton		\$8,585.00	\$9,700.00	\$11,211.00
1.5" HMA N50 Surface	61	Ton		\$5,612.00	\$6,900.00	\$8,906.00
Total Cost for Alley				18,327.00	\$24,300	\$30,057
Total for 6 Projects				\$242,989	\$263,125	\$278,720.35

Resolution 25 –XX

**A RESOLUTION WAIVING COMPETITIVE BIDDING REQUIREMENTS
AND ACCEPTING THE QUOTE OF
SCHROEDER ASPHALT SERVICES FOR THE PAVING PROJECTS ON
PORTIONS OF JAKE LANE, E. JACKSON, HIGHLAND,
MADISON & W. JEFFERSON AVENUES
AND AN ALLEY BEHIND GRACE STREET
IN THE
VILLAGE OF HAMPSHIRE**

WHEREAS, THE Village of Hampshire, Kane and McHenry Counties, Illinois (the “Village”) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, improvement of portions of Jake Lane, E. Jackson, Highland, Madison, and W. Jefferson Avenues road surface and the paving of gravel alley behind Grace Street (collectively termed “the project”) is necessary to increase the safety of the traveling public; and

WHEREAS, the Village is seeking to mill and overlay the 200 block of Jake Lane, the 200 block of E. Jackson Avenue, the 200 block of Highland Avenue, the 100 block of Madison Avenue and W. Jefferson Avenue from State Street to Park Street and pave the gravel alley behind the 100 block of Grace Street, and

WHEREAS, Schroeder Asphalt Services (Vendor) submitted a quote for the project in the amount of \$242,989 attached to this Resolution as Exhibit A; and

WHEREAS, the Village President and Board of Trustees have determined that it is in the best interest of the Village and the public to waive competitive bidding and accept the quote provided by the Vendor, for the project.

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

Section one. The Village of Hampshire hereby determines that a formal bidding procedure is not in the best interest of the Village for the subject paving services.

Section two. The quote provided by the Vendor is hereby approved in the form attached to this Resolution as Exhibit A.

Section three. The Village Finance Director is hereby authorized to sign the quote provided by the Vendor the completion of this project in an amount not to exceed \$242,989.00.

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

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

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

APPROVED THIS 6th day of August 2025

Michael J. Reid, Jr.
Village President

ATTEST:

Karen Stuehler
Village Clerk

AGENDA SUPPLEMENT

TO: President Reid and Village Board

FROM: Lori Lyons, Finance Director

FOR: August 6, 2025 Village Board Meeting

RE: Ordinance Authorizing the Issuance of General Obligation Alternate Revenue Bonds in an Aggregate Principal Amount Not To Exceed \$14,500,000.

Background. This is the first in a series of steps required for the Village to issue bonds that are laid out in Section 15 of the Local Government Debt Reform Act of the State of Illinois. The attached ordinance authorizes the Village of Issue up to \$14,500,000 in general obligation alternate revenue bonds to finance the construction and equipping of the new public works facility. These bonds will be paid by the Village's non-home rule sales tax, state-shared sales tax and state-shared Illinois income tax revenues.

Analysis. The ordinance authorizing the issuance of bonds prepared by Village bond counsel, Croke, Fairchild, Duarte & Beres, is attached for review. This includes the information to be included in the Village minutes for this purpose.

Recommendation. Staff recommends adopting the ordinance as presented.

MINUTES of a regular public meeting of the Board of Trustees of the Village of Hampshire, Kane and McHenry Counties, Illinois, held in the Village Hall, 234 South State Street, Hampshire, Illinois, at 6:30 o'clock P.M., on the 6th day of August, 2025.

The President called the meeting to order and directed the Village Clerk to call the roll.

Upon the roll being called, Mike Reid, Jr., the Village President, and the following Trustees were physically present at said location: _____

_____.

The following Trustees were allowed by a majority of the Trustees in accordance with and to the extent allowed by rules adopted by the Board of Trustees to attend the meeting by video or audio conference: _____.

No Trustee was not permitted to attend the meeting by video or audio conference.

The following Trustees were absent and did not participate in the meeting in any manner or to any extent whatsoever: _____.

The President announced that, in view of the need to provide funds for the construction of a new public works facility and other capital infrastructure projects within the Village, the Board of Trustees would consider the adoption of an ordinance authorizing the issuance of its general obligation alternate revenue bonds pursuant to Section 15 of the Local Government Debt Reform Act of the State of Illinois, as amended, and the Municipal Code of the State of Illinois, as amended, and directing the publication of a notice setting forth the determination of the Board of Trustees to issue such bonds.

Whereupon President Reid presented and read by title an Ordinance as follows, a copy of which was provided to each Trustee prior to said meeting and to everyone in attendance at said meeting who requested a copy:

ORDINANCE NO. 25 - XX

-

AN ORDINANCE authorizing the issuance of general obligation alternate revenue bonds of the Village of Hampshire, Kane and McHenry Counties, Illinois in an aggregate principal amount not to exceed \$14,500,000 pursuant to Section 15 of the Local Government Debt Reform Act of the State of Illinois, as amended, and the Municipal Code of the State of Illinois, as amended, for the purpose of paying the costs of the construction of a new public works facility.

* * * * *

WHEREAS, the Village of Hampshire, Kane and McHenry Counties, Illinois (the “*Village*”), is a duly organized and existing non-home rule municipality incorporated and existing under the provisions of the laws of the State of Illinois, and is now operating under the provisions of Illinois Municipal Code, as amended (the “*Code*”), and all laws amendatory thereof and supplementary thereto, including, without limitation, the Local Government Debt Reform Act of the State of Illinois, as amended (the “*Debt Reform Act*”); and

WHEREAS, the President of the Village (the “*Village President*”) and the Board of Trustees of the Village (the “*Village Board*” and, together with the Village President, the “*Corporate Authorities*”) have determined that it is advisable, necessary and in the best interests of the public health, safety, welfare and convenience of the Village to construct and equip a new public works facility that will accommodate equipment and personnel of the Street Division of the Village, and provide for certain other capital infrastructure projects within the Village (collectively, the “*Project*”), all in accordance with the preliminary plans and estimates of costs therefor heretofore presented to the Corporate Authorities; and

WHEREAS, the estimated costs of the Project, including, without limitation, legal, financial, bond discount, bond registrar, paying agent and other related banking fees, printing and publication

costs and other expenses, does not exceed \$14,500,000, but the Village does not currently have sufficient funds on hand and lawfully available to pay such costs; and

WHEREAS, pursuant to the provisions of Section 15 of the Debt Reform Act, “Alternate Bonds” (as defined therein) may be issued whenever there exists a revenue source for the Village; and

WHEREAS, it is necessary and for the best interests of the Village that the Project be undertaken, and, in order to finance the cost thereof, it will be necessary for the Village to issue its general obligation alternate revenue bonds (the “*Alternate Bonds*”), which Alternate Bonds shall be in an aggregate amount not to exceed \$14,500,000 and be payable from (i) all collections distributed to the Village from those taxes imposed by the Village pursuant to the Non-Home Rule Municipal Retailers’ Occupation Tax Act, the Non-Home Rule Municipal Service Occupation Tax Act and the Non-Home Rule Municipal Use Tax Act, each as supplemented and amended from time to time, or substitute taxes thereof as provided by the State of Illinois (the “*State*”) in the future; (ii) all collections distributed to the Village from one or more of those taxes imposed by the State pursuant to the Use Tax Act, the Service Use Tax Act, the Service Occupation Tax Act and the Retailers’ Occupation Tax Act, each as supplemented and amended from time to time, or substitute taxes thereof as provided by the State in the future; and (iii) all collections distributed to the Village pursuant to the State Revenue Sharing Act from those taxes imposed by the State pursuant to subsections (a) and (c) of Section 201 of the Illinois Income Tax Act, as supplemented and amended from time to time, or substitute taxes thereof as provided by the State in the future (collectively, the “*Pledged Revenues*”), as authorized to be issued at this time pursuant to the Debt Reform Act; and

WHEREAS, as provided in the Debt Reform Act, if the Pledged Revenues are insufficient to pay the principal and interest on the Alternate Bonds, ad valorem property taxes levied upon all taxable property in the Village without limitation as to rate or amount are authorized to be extended and collected to pay the principal of and interest on the Alternate Bonds; and

WHEREAS, the costs of the Project are expected to be paid for from the proceeds of the Alternate Bonds which are authorized to be issued pursuant to the Debt Reform Act, subject to the right of backdoor petition for referendum; and

WHEREAS, pursuant to and in accordance with the provisions of Section 15 of the Debt Reform Act, the Village is authorized to issue its Alternate Bonds in an aggregate principal amount not to exceed \$14,500,000 for the purpose of providing funds to pay the costs of the Project; and

WHEREAS, before the Alternate Bonds may be issued for said purpose, Section 15 of the Debt Reform Act requires that the Corporate Authorities must first adopt an Ordinance authorizing the issuance of the Alternate Bonds for said purpose and directing that notice of such authorization be published as provided by law.

NOW, THEREFORE, Be It and It Is Hereby Ordained by the Village President and the Board of Trustees of the Village of Hampshire, Kane and McHenry Counties, Illinois, as follows:

Section 1. **Incorporation of Preambles**. The Corporate Authorities hereby find that all of the recitals contained in the preambles to this Ordinance are full, true and correct and do incorporate them into this Ordinance by this reference.

Section 2. **Determination to Issue Alternate Bonds**. It is necessary and in the best interests of the public health, safety, welfare and convenience of the Village to undertake the Project in accordance with the estimate of costs as hereinabove described, and that for such purpose there are hereby authorized to be issued and sold by the Village its Alternate Bonds in an aggregate

principal amount not to exceed \$14,500,000 (the “*Bonds*”). The issuance of the Bonds shall be subject to the right of backdoor petition for referendum as set forth herein and the adoption of a bond ordinance setting forth the terms for the issuance and sale thereof.

Section 3. **Publication.** This Ordinance, together with a notice in the statutory form as set forth herein in Section 4 (the “*Notice*”), shall be published at least once in the *Daily Herald*, the same being a newspaper of general circulation in the Village, and if no petition, signed by not less than 410 registered voters of the Village (being the number of registered voters equal to the greater of (a) seven and one-half percent (7.5%) of the registered voters of the Village, or (b) the lesser of (i) fifteen percent (15%) of the registered voters of the Village, or (ii) 200 registered voters), asking that the issuance of the Bonds be submitted to referendum, is filed with the Village Clerk within thirty (30) days after the date of the publication of this Ordinance and the Notice, then the Bonds shall be authorized to be issued. If such petition is filed with the Village Clerk within thirty (30) days after the date of publication of this Ordinance and the Notice, an election on the proposition to issue the Bonds shall be held on the 3rd day of November, 2026 (being the next election held in accordance with the general election law of the State of Illinois). The Village Clerk shall make a petition form available to anyone requesting one.

Section 4. **Form of Notice.** The notice of the intention to issue the Bonds shall be in substantially the following form:

**NOTICE OF INTENT OF THE
VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS,
TO ISSUE NOT TO EXCEED \$14,500,000 ALTERNATE REVENUE BONDS
AND RIGHT TO FILE PETITION**

PUBLIC NOTICE is hereby given that pursuant to an Ordinance (the “*Ordinance*”) adopted on the 6th day of August, 2025 by the President and the Board of Trustees of the Village of Hampshire, Kane and McHenry Counties, Illinois (the “*Village*”), the Village intends to issue its general obligation alternate revenue bonds in an aggregate amount of not to exceed \$14,500,000 (the “*Bonds*”), for the purpose of providing funds for (i) the construction and equipping of a new public works facility that will accommodate equipment and personnel of the Street Division of the Village, and (ii) certain other capital infrastructure projects within the Village.

The revenue sources for the payment of the Bonds will be (i) all collections distributed to the Village from those taxes imposed by the Village pursuant to the Non-Home Rule Municipal Retailers’ Occupation Tax Act, the Non-Home Rule Municipal Service Occupation Tax Act and the Non-Home Rule Municipal Use Tax Act, each as supplemented and amended from time to time, or substitute taxes thereof as provided by the State of Illinois (the “*State*”) in the future; (ii) all collections distributed to the Village from one or more of those taxes imposed by the State pursuant to the Use Tax Act, the Service Use Tax Act, the Service Occupation Tax Act and the Retailers’ Occupation Tax Act, each as supplemented and amended from time to time, or substitute taxes thereof as provided by the State in the future; and (iii) all collections distributed to the Village pursuant to the State Revenue Sharing Act from those taxes imposed by the State pursuant to subsections (a) and (c) of Section 201 of the Illinois Income Tax Act, as supplemented and amended from time to time, or substitute taxes thereof as provided by the State in the future. If these revenue sources are insufficient to pay the Bonds, the Village will also levy ad valorem property taxes upon all taxable property in the Village without limitation as to rate or amount to pay the principal of and interest on the Bonds. This notice is incorporated into the Ordinance.

Notice is hereby further given that a petition may be filed with the Village Clerk (the “*Village Clerk*”) within thirty (30) days after the date of publication of the Ordinance and this notice, signed by not less than 410 registered voters of the Village (being the number of registered voters equal to the greater of (a) seven and one-half percent (7.5%) of the registered voters of the Village, or (b) the lesser of (i) fifteen percent (15%) of the registered voters of the Village, or (ii) 200 registered voters) asking that the issuance of the Bonds be submitted to the voters of the Village. If such petition is filed with the Village Clerk within thirty (30) days after the date of publication of this notice, an election on the proposition to issue the Bonds shall be held on the 3rd day of November, 2026. Forms of petitions for such purposes are available to any individual requesting one from the office of the Village Clerk.

The Circuit Court may declare that an emergency referendum should be held prior to said election date pursuant to the provisions of Section 2A-1 .4 of the Election Code of the State of Illinois, as amended. If no such petition is filed within said thirty (30) day period, then the Village shall thereafter be authorized to issue the Bonds for the purpose hereinabove provided.

By order of the President and the Board of Trustees of the Village of Hampshire, Kane and McHenry Counties, Illinois.

DATED this 6th day of August, 2025.

Karen Stuehler
Village Clerk
Village of Hampshire, Kane and McHenry Counties,
Illinois

Note to Publisher: Please be certain that this notice appears over the name of the Village Clerk.

Section 5. **Additional Ordinances.** If no petition with respect to the issuance of the Bonds and meeting the requirements of applicable law is filed during the petition period hereinabove referred to, then the Corporate Authorities may adopt additional ordinances or proceedings supplementing or amending this Ordinance providing for the issuance and sale of the Bonds and prescribing all the details of the Bonds, so long as the maximum amount of the Bonds as set forth in this Ordinance is not exceeded and there is no material change in the Project described herein. Such additional ordinances or proceedings shall in all instances become effective immediately without publication or posting or any further act or requirement. This Ordinance, together with such additional ordinances or proceedings, shall constitute complete authority for the issuance of the Bonds under applicable law.

Section 6. **Severability.** If any section, paragraph, clause or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

(This space is intentionally blank)

Section 7. **Repealer and Effective Date.** All Ordinances and parts of Ordinances in conflict herewith be and the same are hereby repealed and that this Ordinance be in full force and effect forthwith upon its adoption.

ADOPTED by the Board of Trustees of the Village on the 6th day of August, 2025, pursuant to a roll call vote as follows:

TOBY KOTH _____

ERIN JARNEBRO _____

HEATHER FODOR _____

ERIK ROBINSON _____

AARON KELLY _____

LAURA POLLASTRINI _____

APPROVED by me, as President of the Village of Hampshire, Kane and McHenry Counties, Illinois, the 6th day of August, 2025.

Village President

PASSED by the Board of Trustees of the Village of Hampshire, Kane and McHenry Counties, Illinois, the 6th day of August, 2025.

Village Clerk

Trustee _____ moved and Trustee _____ seconded the motion that said Ordinance as presented and read by title be adopted.

After a full and complete discussion thereof, the President directed the Village Clerk to call the roll for a vote upon the motion to adopt said Ordinance.

Upon the roll being called, the following Trustees voted AYE: _____
_____.

The following Trustees voted NAY: _____.

Whereupon the President declared the motion carried and said Ordinance adopted, and in open meeting approved and signed said Ordinance and directed the Village Clerk to record the same in full in the records of the Board of Trustees of the Village of Hampshire, Kane and McHenry Counties, Illinois, which was done.

Other business not pertinent to the adoption of said Ordinance was duly transacted at said meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

CERTIFICATION OF MINUTES AND ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois (the “*Village*”), and that as such official I am the keeper of the records and files of the Village and of the Board of Trustees thereof (the “*Board*”).

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the meeting of the Board held on the 6th day of August, 2025, insofar as same relates to the adoption of Ordinance No. 2025-____ entitled:

AN ORDINANCE authorizing the issuance of general obligation alternate revenue bonds of the Village of Hampshire, Kane and McHenry Counties, Illinois in an aggregate principal amount not to exceed \$14,500,000 pursuant to Section 15 of the Local Government Debt Reform Act of the State of Illinois, as amended, and the Municipal Code of the State of Illinois, as amended, for the purpose of paying the costs of the construction of a new public works facility,

a true, correct and complete copy of which said Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Board on the adoption of said Ordinance were conducted openly, that the vote on the adoption of said Ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Board at least 96 hours in advance of the holding of said meeting and on a day that was not a Saturday, Sunday or legal holiday in the State of Illinois, that a true, correct and complete copy of said agenda as so posted is attached hereto as Exhibit A, that said meeting was called and held in strict compliance with the provisions of the Municipal Code of the State of Illinois, as amended, the Open Meetings Act of the State of Illinois, as amended, and the Local Government Debt Reform Act of the State of Illinois, as amended, and that the Board has complied with all of the provisions of said Acts and with all of the procedural rules of the Board in the conduct of said meeting and in the adoption of said Ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature, this 6th day of August, 2025.

(SEAL)

Village Clerk, Village of Hampshire, Kane and
McHenry Counties, Illinois

[Attach Agenda as Exhibit A]

STATE OF ILLINOIS)
) ss
 COUNTY OF KANE)

PETITION – ALTERNATE REVENUE BONDS

We, the undersigned, do hereby certify that we are registered voters of the Village of Hampshire, Kane and McHenry Counties, Illinois, and as such voters, we do hereby petition you to cause that the following question be submitted to the voters of said Village: “Shall the Board of Trustees of the Village of Hampshire, Kane and McHenry Counties, Illinois, be authorized to issue not to exceed \$14,500,000 general obligation alternate revenue bonds to provide funds for the construction and equipping of a new public works facility that will accommodate equipment and personnel of the Street Division of the Village, and certain other capital infrastructure projects within the Village, as provided for by the Ordinance adopted by the Board of Trustees of said Village on the 6th day of August, 2025, with the revenue sources to be used to pay the principal of and interest on said bonds to be (i) all collections distributed to the Village from those taxes imposed by the Village pursuant to the Non-Home Rule Municipal Retailers’ Occupation Tax Act, the Non-Home Rule Municipal Service Occupation Tax Act and the Non-Home Rule Municipal Use Tax Act, each as supplemented and amended from time to time, or substitute taxes thereof as provided by the State of Illinois (the “State”) in the future; (ii) all collections distributed to the Village from one or more of those taxes imposed by the State pursuant to the Use Tax Act, the Service Use Tax Act, the Service Occupation Tax Act and the Retailers’ Occupation Tax Act, each as supplemented and amended from time to time, or substitute taxes thereof as provided by the State in the future; and (iii) all collections distributed to the Village pursuant to the State Revenue Sharing Act from those taxes imposed by the State pursuant to subsections (a) and (c) of Section 201 of the Illinois Income Tax Act, as supplemented and amended from time to time, or substitute taxes thereof as provided by the State in the future, unless said revenue sources are insufficient to pay said bonds, in which case ad valorem property taxes levied upon all taxable property in said Village without limitation as to rate or amount are authorized to be extended for such purpose?”; and we do hereby further request that the Village Clerk certify said proposition to the County Clerk of The County of Kane, Illinois and the County Clerk of The County of McHenry, Illinois, for submission to said Village voters at the election to be held on the 3rd day of November, 2026:

SIGNATURE	STREET ADDRESS OR RURAL ROUTE NUMBER	VILLAGE	COUNTY
_____	_____	Hampshire	Illinois
_____	_____	Hampshire	Illinois
_____	_____	Hampshire	Illinois
_____	_____	Hampshire	Illinois
_____	_____	Hampshire	Illinois
_____	_____	Hampshire	Illinois
_____	_____	Hampshire	Illinois
_____	_____	Hampshire	Illinois
_____	_____	Hampshire	Illinois
_____	_____	Hampshire	Illinois

_____	_____	Hampshire	_____	Illinois
_____	_____	Hampshire	_____	Illinois
_____	_____	Hampshire	_____	Illinois
_____	_____	Hampshire	_____	Illinois
_____	_____	Hampshire	_____	Illinois
_____	_____	Hampshire	_____	Illinois

The undersigned, being first duly sworn, deposes and certifies that he or she is at least 18 years of age, his or her residence address is _____ (Street Address), Hampshire, Kane and McHenry Counties, Illinois, that he or she is a citizen of the United States of America, that the signatures on the foregoing petition were signed in his or her presence and are genuine, that to the best of his or her knowledge and belief the persons so signing were at the time of signing said petition registered voters of said Village and that their respective residences are correctly stated therein.

Signed and sworn to before me this
 ___ day of _____, 2025.

 Illinois Notary Public

My commission expires _____

(NOTARY SEAL)

STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

NO PETITION CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois (the “*Village*”), and as such official I do further certify that pursuant to an Ordinance entitled:

AN ORDINANCE authorizing the issuance of general obligation alternate revenue bonds of the Village of Hampshire, Kane and McHenry Counties, Illinois in an aggregate principal amount not to exceed \$14,500,000 pursuant to Section 15 of the Local Government Debt Reform Act of the State of Illinois, as amended, and the Municipal Code of the State of Illinois, as amended, for the purpose of paying the costs of the construction of a new public works facility,

duly adopted by the Board of Trustees of the Village on the 6th day of August, 2025, notice of authorization of the Village to issue not to exceed \$14,500,000 Alternate Revenue Bonds was published on the ____ day of August, 2025, in the *Daily Herald*, the same being a newspaper of general circulation in the Village, and was not posted electronically on the Village’s World Wide Web pages.

I do further certify that no petition has ever been filed in my office as Village Clerk or has ever been presented to me as such official requesting that the proposition to issue said bonds be submitted to the voters of the Village, but that I provided a petition form regarding the same to every individual requesting one.

IN WITNESS WHEREOF, I hereunto affix my official signature, this ____ day of _____, 2025.

Village Clerk

AGENDA SUPPLEMENT

TO: President Reid and Village Board

FROM: Lori Lyons, Finance Director

FOR: August 6 2025 Village Board Meeting

RE: Setting of the Public Hearing for a Bond Issuance Notification Act Hearing

Background: This is step 2 in the bond issuance process. The Village is required to hold a Bond Issuance Notification Act Hearing (BINA). During the hearing, the public is invited to comment on the bond issuance, the pledged revenues and any other pertinent matters.

Notice of the public hearing will be published in the Daily Herald week of August 11, 2025, with the hearing set for September 4, 2025.

The Village President's Order calling the public hearing and the notice follow this agenda supplement.

Recommendation: Staff recommends the Board set the public hearing for September 4, 2025, by motion.

Hampshire

ORDER calling a public hearing concerning the intent of the Board of Trustees of the Village of Hampshire, Kane and McHenry Counties, Illinois, to sell not to exceed \$14,500,000 General Obligation Alternate Revenue Bonds.

* * * * *

WHEREAS, the Village of Hampshire, Kane and McHenry Counties, Illinois (the “*Village*”), is a duly organized and existing non-home rule municipality incorporated and existing under the provisions of the laws of the State of Illinois, and is now operating under the provisions of Illinois Municipal Code, as amended, and all laws amendatory thereof and supplementary thereto, including the Local Government Debt Reform Act of the State of Illinois, as amended (the “*Debt Reform Act*”); and

WHEREAS, the Board of Trustees of the Village (the “*Board of Trustees*”) intends to sell bonds in the amount of not to exceed \$14,500,000 (the “*Bonds*”) for the purpose of providing funds for the construction and equipping of a new public works facility that will accommodate equipment and personnel of the Street Division of the Village, and for certain other capital infrastructure projects within the Village; and

WHEREAS, the Bond Issue Notification Act of the State of Illinois, as amended, requires the Board of Trustees to hold a public hearing concerning the Board of Trustees’ intent to sell the Bonds before adopting an ordinance providing for the sale of the Bonds and further requires that the governing body or the presiding officer of the governing body set the date, time, and location of such public hearing:

NOW, THEREFORE, Be It and It Is Hereby Ordered by the President of the Village of Hampshire, Kane and McHenry Counties, Illinois, as follows:

1. **Public Hearing**. I hereby call a public hearing to be held at 7:00 o’clock P.M. on the 4th day of September, 2025, in the Village Hall, 234 South State Street, Hampshire, Illinois,

concerning the Board of Trustees' intent to sell the Bonds and to receive public comments regarding the proposal to sell the Bonds (the "*Hearing*").

2. **Notice.** I hereby direct the Village Clerk (the "*Village Clerk*") to (i) publish notice of the Hearing at least once in the *Daily Herald*, the same being a newspaper of general circulation in the Village, not less than seven (7) nor more than thirty (30) days before the date of the Hearing and (ii) post at least 48 hours before the Hearing a copy of said notice at the principal office of the Board of Trustees.

3. **Form of Notice.** Notice of the Hearing shall appear above the name of the Village Clerk and shall be in substantially the following form:

**NOTICE OF PUBLIC HEARING CONCERNING THE INTENT OF THE
VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS TO
SELL NOT TO EXCEED \$14,500,000,000 GENERAL OBLIGATION
ALTERNATE REVENUE BONDS**

PUBLIC NOTICE IS HEREBY GIVEN that the Village of Hampshire, Kane and McHenry Counties, Illinois (the “*Village*”), will hold a public hearing on the 4th day of September, 2025, at 7:00 o’clock P.M. The hearing will be held in the Village Hall, 234 South State Street, Hampshire, Illinois. The purpose of the hearing will be to receive public comments on the proposal to sell general obligation alternate revenue bonds of the Village in the amount of not to exceed \$14,500,000 for the purpose of providing funds for the construction and equipping of a new public works facility that will accommodate equipment and personnel of the Street Division of the Village, and for certain other capital infrastructure projects within the Village.

The Village allows remote attendance to the public hearing. Public comments on such proposal may be emailed to kstuehler@hampshireil.org by no later than 4:30 p.m. on September 1, 2025. Any individual wishing to participate by audio call-in or video meeting link should email kstuehler@hampshireil.org no later than 4:00 PM on September 4, 2025 to receive a link for the audio call-in phone number or a video meeting link. Residents who attend the meeting via phone or computer through the methods above may speak during the public hearing.

By order of the President of the Village of Hampshire, Kane and McHenry Counties,
Illinois.

DATED the 6th day of August, 2025.

Karen Stuehler
Village Clerk
Village of Hampshire, Kane and McHenry
Counties, Illinois

Note to Publisher: Please be certain that this notice appears above the name of the Village Clerk.

4. **Hearing Requirements.** At the Hearing, the Board of Trustees shall explain the reasons for the proposed bond issue and permit persons desiring to be heard an opportunity to present written or oral testimony within reasonable time limits. The Board of Trustees shall not adopt an ordinance selling the Bonds for a period of seven (7) days after the final adjournment of the Hearing.

ORDERED by me, as President of the Village of Hampshire, Kane and McHenry Counties, Illinois, the 6th day of August, 2025.

Mike Reid, Jr., President



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 August 6, 2025
RE: Building Report - July 2025

Building Performance Metrics	<u>July</u>	<u>Monthly Avg.</u>	<u>CY25 TTD</u>
• Total permits issued	95	72	502
○ New single-family homes	18	20.85	146
○ Townhome/duplex units	6	3.43	24
• Avg. plan review time	4.96	4.71	n/a
• Inspections	1,094	874	6,117
• Permit fees collected	\$64,981	\$70,720	\$495,042
• Other Village fees collected	\$58,955	\$55,699	\$389,890
Code Enforcement Performance Metrics	<u>July</u>	<u>Monthly Avg.</u>	<u>CY25 TTD</u>
• No. of complaints	1	0.85	6
• No. of new cases	1	0.85	6
• No. of active cases	1	n/a	n/a

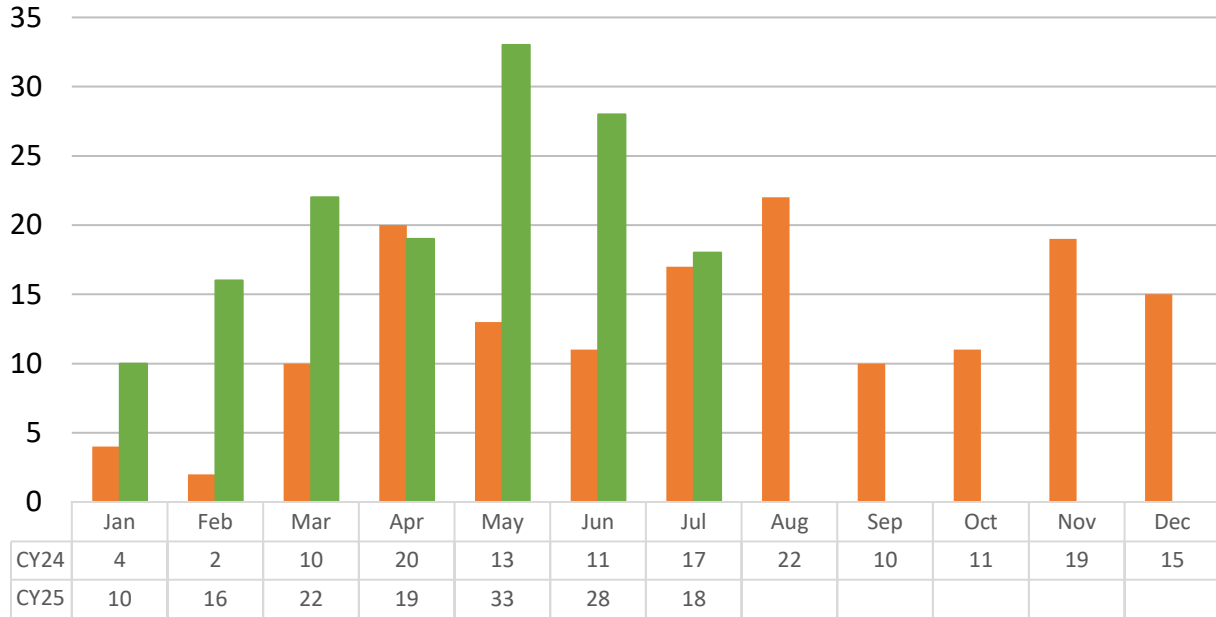
New Single-Family Detached Home Permits Issued

CY TTD

CY24: 154

CY25: 146

■ CY24 ■ CY25



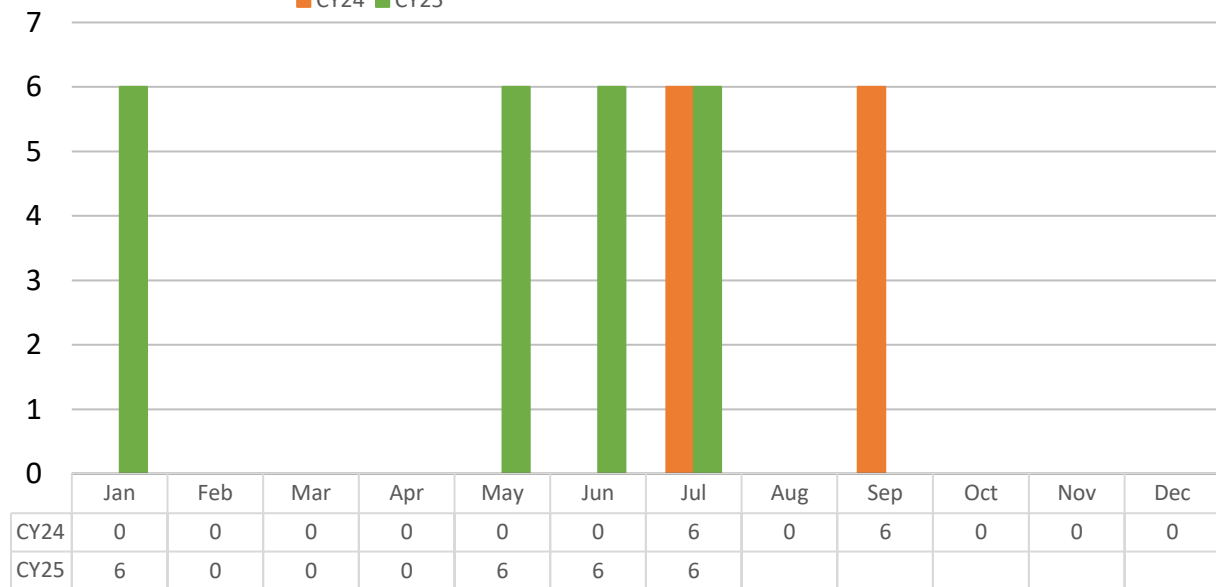
New Duplex/Townhome Units Permits Issued

CY TTD

CY24: 12

CY25: 24

■ CY24 ■ CY25





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: July 24, 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
 - ✓ Preliminary Design Report (PDR) – Approved
 - ✓ Phase II Engineering Design – Final Plans Submitted to IDOT
 - ✓ Phase III Engineering Agreement and Local Agency Funding Agreement submitted to IDOT
 - ✓ Scheduled for September Letting
- Park and Rinn Storm Sewer Improvements
 - ✓ Waiting on Final Grant Documentation
 - ✓ Then Move into Design
- N. State Street
 - ✓ IDOT Phase I Submittal Approved
 - ✓ Project Awarded on IDOT June Letting
 - ✓ Construction after Coon Creek Days
- Lead Service Line Removal
 - ✓ Working on Estimates

Development Projects

- Prairie Ridge K & L, M, and R
 - ✓ Home Construction Ongoing in K & L and M
 - ✓ Neighborhood R in One Year Maintenance Period
- Prairie Ridge – North of Kelley Road
 - ✓ Home Construction Ongoing
 - ✓ Construction for Prairie Ridge North Lift Station Nearing Completion
 - ✓ Plats for Neighborhoods U, V & J2 Approved in February
 - J2 Underground Infrastructure Construction Completed
 - ✓ Neighborhoods G, H, & I Engineering Approved
 - Mass Grading Completed and Underground Infrastructure Construction Underway for Neighborhood G
 - ✓ Neighborhoods W and X Engineering Reviewed
- Tamms Farm
 - ✓ Punchlist Inspections Ongoing
 - ✓ Anticipate Request for Acceptance of Public Improvements in 2025
- ~~Stanley North~~ ~~TRZ Self Storage~~ American General Storage Development
 - ✓ Easement Documents Resubmitted and Reviewed
- Hampshire 90 Logistics Park
 - ✓ Route 20 Improvements Accepted by IDOT
 - ✓ Restoration and Basin Plantings in 2025
- Hampshire Grove (Old Dominion)
 - ✓ Improvements in One Year Maintenance Period
- Tinajero Property
 - ✓ Construction Ongoing
- Oakstead
 - ✓ Engineering Approved for Neighborhoods A thru G
 - ✓ Developer Anticipates Construction in Neighborhood A this Summer/Fall
 - ✓ PRV Station Design – Ongoing

If you have any questions please contact me at tpaulson@eeiweb.com or (630) 466-6727.

Pc: Jay Hedges, Village Manager

Village of Hampshire
Budget Versus Actual Report Overview
One Month Ended May 31, 2025

General Fund						% of Budget
1 MONTH ENDED					2025-2026	
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	
Revenue	758,966	930,031	171,065	23%	10,631,197	9%
Expenditures/Expense	883,624	541,231	(342,393)	-39%	10,603,486	5%
YTD Surplus/(Deficit)	(124,658)	388,800	513,458		27,711	
Special Revenue Funds						
Revenue	38,232	47,341	9,109	24%	966,361	5%
Expenditures/Expense	58,534	34,977	(23,557)	-40%	702,409	5%
YTD Surplus/(Deficit)	(20,302)	12,364	32,666		263,952	
Capital Project Funds						
Revenue	1,728,721	111,644	(1,617,077)	-94%	20,744,640	1%
Expenditures/Expense	1,589,990	837	(1,589,153)	-100%	19,079,862	0%
YTD Surplus/(Deficit)	138,731	110,807	(27,924)		1,664,778	
Enterprise Funds						
Revenue	486,271	318,386	(167,885)	-35%	5,835,241	5%
Expenditures/Expense	455,512	146,488	(309,024)	-68%	5,466,136	3%
YTD Surplus/(Deficit)	30,759	171,898	141,139		369,105	
Total Village						
Revenue	3,012,190	1,407,402	(1,604,788)	-53%	38,177,439	4%
Expenditures/Expense	2,987,660	723,533	(2,264,127)	-76%	35,851,893	2%
YTD Surplus/(Deficit)	24,530	683,869	659,339		2,325,546	



Agency Funds					
1 MONTH ENDED					2025-2026
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
Revenue	5,417	35,764	30,347	560%	1,262,986
Expenditures/Expense	104,767	-	(104,767)	-100%	1,257,200
YTD Surplus/(Deficit)	(99,350)	35,764	135,114		5,786
Pension Trust Fund					
1 MONTH ENDED					2025-2026
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
Revenue	101,056	205,035	103,979	103%	1,212,675
Expenditures/Expense	46,219	16,588	(29,631)	-64%	554,636
YTD Surplus/(Deficit)	54,837	188,447	133,610		658,039

Village of Hampshire
Budget Versus Actual Report - General Fund Summary
One Month Ended May 31, 2025

	General Fund Revenues (01)				
	1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
GENERAL FUND REVENUE					
Property Tax	-	40,447	40,447	100%	1,523,600
Intergovernmental	387,506	470,759	83,253	21%	4,650,072
Service Fees	9,150	8,983	(167)	-2%	109,800
Investment Income	10,564	10,708	144	1%	126,770
Reimbursable	21,880	-	(21,880)	-100%	262,554
Licenses, Fines, Permits, Fees	63,536	137,751	74,215	117%	762,436
Grant Income	95,028	10,000	(85,028)	-89%	1,140,332
Other Income	30,575	26,454	(4,121)	-13%	366,900
Debt Issuance	48,681	-	(48,681)	-100%	584,170
Transfers In	20,833	-	(20,833)	-100%	250,000
TOTAL GENERAL FUND REVENUE	687,753	705,102	17,349	3%	9,776,634
	General Fund Expenses (01)				
	1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
GENERAL FUND EXPENSE					
ADMINISTRATION					
Personal Services	68,993	75,087	6,094	9%	827,920
Contractual Services	65,584	12,383	(53,201)	-81%	787,010
Commodities	3,019	2,577	(442)	-15%	36,225
Other Expenses	8,299	16	(8,283)	-100%	99,589
Capital Outlay	3,273	-	(3,273)	-100%	39,275
Transfers	-	-	-	0%	-
TOTAL ADMINISTRATION	149,168	90,063	(59,105)	-40%	1,790,019
POLICE					
Personal Services	243,153	213,122	(30,031)	-12%	2,917,841
Contractual Services	43,803	13,176	(30,627)	-70%	525,629
Commodities	14,815	3,496	(11,319)	-76%	177,780
Capital Outlay	24,051	1,856	(22,195)	-92%	288,609
TOTAL POLICE	325,822	231,650	(94,172)	-29%	3,909,859
STREET DEPARTMENT					
Personal Services	64,763	64,556	(207)	0%	777,159
Contractual Services	38,898	14,461	(24,437)	-63%	466,780
Commodities	7,356	4,904	(2,452)	-33%	88,265
Other Expenses	9,907	2,198	(7,709)	-78%	118,882
Capital Outlay	125,446	27,244	(98,202)	-78%	1,505,356
Transfers	88,567	-	(88,567)	-100%	1,062,800
TOTAL STREET DEPARTMENT	334,937	113,363	(221,574)	-66%	4,019,242
PLANNING AND ZONING DEPARTMENT					
Personal Services	215	-	(215)	-100%	2,584
Contractual Services	92	-	(92)	100%	1,100
TOTAL PLANNING AND ZONING DEPT.	307	-	(307)	-100%	3,684
POLICE COMMISSION					
Personal Services	81	969	888	1096%	969
Contractual Services	225	-	(225)	-100%	2,700
Other Expenses	-	-	-	0%	-
Commodities	4	-	(4)	-100%	50
TOTAL POLICE COMMISSION	310	969	659	213%	3,719
PROMOTIONS COMMITTEE					
Contractual Services	1,359	1,993	634	47%	16,300
Commodities	508	1,000	492	97%	6,100
TOTAL PROMOTIONS COMMITTEE	1,867	2,993	1,126	60%	22,400
SUB TOTAL GENERAL FUND EXPENSE	812,411	439,038	(373,373)	-46%	9,748,923
SUB TOTAL YEAR-TO-DATE SURPLUS/(DEFICIT)	(124,658)	266,064	390,722	-313%	27,711
GENERAL FUND SUBFUNDS	-	122,736	122,736	100%	-
TOTAL YEAR-TO-DATE SURPLUS/(DEFICIT)	(124,658)	388,800	513,458	-412%	27,711

Village of Hampshire
Budget Versus Actual Report - General Fund Subfunds
One Month Ended May 31, 2025

	School Impact Fees (60)					Library Impact Fees (61)				
	1 MONTH ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET	1 MONTH ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	21	26	5	24%	250	50	67	17	34%	600
Licenses, Fines, Permits, Fees	47,842	149,626	101,784	213%	574,111	3,666	10,387	6,721	183%	43,996
TOTAL REVENUE	47,863	149,652	101,789	213%	574,361	3,716	10,454	6,738	181%	44,596
EXPENSE										
Other Expenses	47,863	75,269	27,406	57%	574,361	3,716	2,327	(1,389)	-37%	44,596
TOTAL EXPENSE	47,863	75,269	27,406	57%	574,361	3,716	2,327	(1,389)	-37%	44,596
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	74,383	74,383	100%	-	-	8,127	8,127	100%	-

	Parks Impact Fees (62)					Fire Impact Fees (63)				
	1 MONTH ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET	1 MONTH ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	2	4	2	100%	25	8	9	1	13%	100
Licenses, Fines, Permits, Fees	4,277	17,112	12,835	300%	51,321	13,207	41,079	27,872	211%	158,482
TOTAL REVENUE	4,279	17,116	12,837	300%	51,346	13,215	41,088	27,873	211%	158,582
EXPENSE										
Other Expenses	4,279	6,843	2,564	60%	51,346	13,215	15,376	2,161	16%	158,582
TOTAL EXPENSE	4,279	6,843	2,564	60%	51,346	13,215	15,376	2,161	16%	158,582
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	10,273	10,273	100%	-	-	25,712	25,712	100%	-

	Cemetery Impact Fees (66)					Township Impact Fees (67)				
	1 MONTH ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET	1 MONTH ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	3	1	(2)	-67%	35	-	1	1	100%	3
Licenses, Fines, Permits, Fees	625	1,980	1,355	217%	7,500	1,512	4,637	3,125	207%	18,140
TOTAL REVENUE	628	1,981	1,353	215%	7,535	1,512	4,638	3,126	207%	18,143
EXPENSE										
Other Expenses	628	-	(628)	-100%	7,535	1,512	2,378	866	57%	18,143
TOTAL EXPENSE	628	-	(628)	-100%	7,535	1,512	2,378	866	57%	18,143
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	1,981	1,981	100%	-	-	2,260	2,260	100%	-

	Total General Fund Subfunds				
	1 MONTH ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET
	YTD BUDGET	YTD ACTUAL			
REVENUE					
Investment Income	84	108	24	29%	1,013
Licenses, Fines, Permits, Fees	71,129	224,821	153,692	216%	853,550
TOTAL REVENUE	71,213	224,929	153,716	216%	854,563
EXPENSE					
Other Expenses	71,213	102,193	30,980	44%	854,563
TOTAL EXPENSE	71,213	102,193	30,980	44%	854,563
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	122,736	122,736	100%	-

Village of Hampshire
Budget Versus Actual Report - Special Revenue Fund Summary
One Month Ended May 31, 2025

	Tax Increment Financing (05)					Hotel/Motel Tax (07)				
	1 MONTH ENDED		2025-2026			1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	-	6,636	6,636	100%	320,753	-	-	-	0%	-
Intergovernmental	-	-	-	0%	-	-	-	-	0%	-
Investment Income	100	68	(32)	-32%	1,200	-	10	10	100%	5
Licenses, Fines, Permits, Fees	-	-	-	0%	-	1,800	-	(1,800)	-100%	21,600
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	100	6,704	6,604	6604%	321,953	1,800	10	(1,790)	-99%	21,605
EXPENSE										
Contractual Services	208	-	(208)	-100%	2,500	1,583	19,000	17,417	1100%	19,000
Commodities	-	-	-	0%	-	-	-	-	0%	-
Other Expenses	15,867	13,502	(2,365)	-15%	190,404	500	-	(500)	-100%	6,000
Transfers	8,334	-	(8,334)	-100%	100,000	-	-	-	0%	-
TOTAL EXPENSE	24,409	13,502	(10,907)	-45%	292,904	2,083	19,000	16,917	812%	25,000
YEAR-TO-DATE SURPLUS/(DEFICIT)	(24,309)	(6,798)	17,511	-72%	29,049	(283)	(18,990)	(18,707)	6610%	(3,395)

	Road and Bridge (10)					Motor Fuel Tax (15)				
	1 MONTH ENDED		2025-2026			1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	-	4,792	4,792	100%	132,663	-	-	-	0%	-
Intergovernmental	145	-	(145)	-100%	1,740	31,970	27,711	(4,259)	-13%	383,640
Investment Income	8	11	3	38%	96	4,167	6,754	2,587	62%	50,000
Licenses, Fines, Permits, Fees	-	-	-	0%	-	-	-	-	0%	-
Grant Income	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	153	4,803	4,650	3039%	134,499	36,137	34,465	(1,672)	-5%	433,640
EXPENSE										
Contractual Services	10,833	-	(10,833)	-100%	130,000	-	-	-	0%	-
Commodities	-	-	-	0%	-	16,667	-	(16,667)	-100%	200,000
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
TOTAL EXPENSE	10,833	-	(10,833)	-100%	130,000	16,667	-	(16,667)	-100%	200,000
YEAR-TO-DATE SURPLUS/(DEFICIT)	(10,680)	4,803	15,483	-145%	4,499	19,470	34,465	14,995	77%	233,640

	SSA #2-26 (52)					Total Special Revenue Funds				
	1 MONTH ENDED		2025-2026			1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	-	1,300	1,300	100%	54,164	-	12,728	12,728	100%	507,580
Intergovernmental	-	-	-	0%	-	32,115	27,711	(4,404)	-14%	385,380
Investment Income	42	59	17	40%	500	4,317	6,902	2,585	60%	51,801
Licenses, Fines, Permits, Fees	-	-	-	0%	-	1,800	-	(1,800)	-100%	21,600
Grant Income	-	-	-	0%	-	-	-	-	0%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	42	1,359	1,317	3136%	54,664	38,232	47,341	9,109	24%	966,361
EXPENSE										
Personal Services	1,943	2,459	516	27%	23,311	1,943	2,459	516	27%	23,311
Contractual Services	-	-	-	0%	-	12,624	19,000	6,376	51%	151,500
Commodities	-	-	-	0%	-	16,667	-	(16,667)	-100%	200,000
Other Expenses	2,599	16	(2,583)	-99%	31,194	18,966	13,518	(5,448)	-29%	227,598
Transfers	-	-	-	0%	-	8,334	-	(8,334)	-100%	100,000
TOTAL EXPENSE	4,542	2,475	(2,067)	-46%	54,505	58,534	34,977	(23,557)	-40%	702,409
YEAR-TO-DATE SURPLUS/(DEFICIT)	(4,500)	(1,116)	3,384	-75%	159	(20,302)	12,364	32,666	-161%	263,952

Village of Hampshire
Budget Versus Actual Report - Capital Project Fund Summary
One Month Ended May 31, 2025

	Equipment Replacement (03)					Capital Improvement (04)				
	1 MONTH ENDED		2025-2026			1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Investment Income	4	11	7	175%	50	12	13	1	8%	140
Licenses, Fines, Permits, Fees	-	-	-	0%	-	-	-	-	0%	-
Grant Income	-	-	-	0%	-	-	-	-	0%	-
Debt Issuance	-	-	-	0%	-	1,595,000	-	(1,595,000)	-100%	19,140,000
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	88,500	-	(88,500)	-100%	1,062,000
TOTAL REVENUE	4	11	7	175%	50	1,683,512	13	(1,683,499)	-100%	20,202,140
EXPENSE										
Contractual Services	-	-	-	0%	-	12,500	837	(11,663)	-93%	150,000
Other Expenses	-	-	-	0%	-	425,917	-	(425,917)	-100%	5,111,000
Capital Outlay	-	-	-	0%	-	1,111,865	-	(1,111,865)	-100%	13,342,384
Transfer to General Fund	-	-	-	0%	-	-	-	-	0%	-
TOTAL EXPENSE	-	-	-	0%	-	1,550,282	837	(1,549,445)	-100%	18,603,384
YEAR-TO-DATE SURPLUS/(DEFICIT)	4	11	7	175%	50	133,230	(824)	(134,054)	-101%	1,598,756
	Public Use Fees (06)					Capital Projects/Debt Service (33)				
	1 MONTH ENDED		2025-2026			1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Investment Income	417	636	219	53%	5,000	75	212	137	183%	900
Licenses, Fines, Permits, Fees	20,450	45,473	25,023	122%	245,400	-	-	-	0%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	20,867	46,109	25,242	121%	250,400	75	212	137	183%	900
EXPENSE										
Contractual Services	-	-	-	0%	-	-	-	-	0%	-
Other Expenses	-	-	-	0%	-	2,568	-	(2,568)	-100%	30,814
Capital Outlay	-	-	-	0%	-	-	-	-	0%	-
Transfers Out	3,334	-	(3,334)	-100%	40,000	-	-	-	0%	-
TOTAL EXPENSE	3,334	-	(3,334)	-100%	40,000	2,568	-	(2,568)	-100%	30,814
YEAR-TO-DATE SURPLUS/(DEFICIT)	17,533	46,109	28,576	163%	210,400	(2,493)	212	2,705	-109%	(29,914)
	Transportation Impact Fees (64)					Early Warning (65)				
	1 MONTH ENDED		2025-2026			1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Investment Income	-	-	-	0%	-	-	-	-	0%	-
Licenses, Fines, Permits, Fees	20,450	63,804	43,354	212%	245,400	479	1,495	1,016	212%	5,750
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	3,334	-	(3,334)	-100%	40,000
TOTAL REVENUE	20,450	63,804	43,354	212%	245,400	3,813	1,495	(2,318)	-61%	45,750
EXPENSE										
Contractual Services	4,161	-	(4,161)	-100%	49,930	-	-	-	0%	-
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
Capital Outlay	21,676	-	(21,676)	-100%	260,110	2,893	-	(2,893)	-100%	34,714
Transfer to General	-	-	-	0%	-	-	-	-	0%	-
TOTAL EXPENSE	25,837	-	(25,837)	-100%	310,040	2,893	-	(2,893)	-100%	34,714
YEAR-TO-DATE SURPLUS/(DEFICIT)	(5,387)	63,804	69,191	-1284%	(64,640)	920	1,495	575	63%	11,036
	Capital Improvement (70)					Total Capital Project Funds				
	1 MONTH ENDED		2025-2026			1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Investment Income	-	-	-	0%	-	508	872	364	72%	6,090
Licenses, Fines, Permits, Fees	-	-	-	0%	-	41,379	110,772	69,393	168%	496,550
Grant Income	-	-	-	0%	-	-	-	-	0%	-
Debt Issuance	-	-	-	0%	-	1,595,000	-	(1,595,000)	-100%	19,140,000
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	91,834	-	(91,834)	-100%	1,102,000
TOTAL REVENUE	-	-	-	0%	-	1,728,721	111,644	(1,617,077)	-94%	20,744,640
EXPENSE										
Contractual Services	-	-	-	0%	-	16,661	837	(15,824)	-95%	199,930
Other Expenses	-	-	-	0%	-	428,485	-	(428,485)	-100%	5,141,814
Capital Outlay	5,076	-	(5,076)	-100%	60,910	1,141,510	-	(1,141,510)	-100%	13,698,118
Transfers	-	-	-	0%	-	3,334	-	(3,334)	-100%	40,000
TOTAL EXPENSE	5,076	-	(5,076)	-100%	60,910	1,589,990	837	(1,589,153)	-100%	19,079,862
YEAR-TO-DATE SURPLUS/(DEFICIT)	(5,076)	-	5,076	-100%	(60,910)	138,731	110,807	(27,924)	-20%	1,664,778

Village of Hampshire
Budget Versus Actual Report - Enterprise Fund Summary
One Month Ended May 31, 2025

	ARRA Loan Debt Serv Fund (28)					Garbage (29)				
	1 MONTH ENDED		2025-2026			1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Service Fees	84,475	56,870	(27,605)	-33%	1,013,700	73,595	40,622	(32,973)	-45%	883,137
Investment Income	-	-	-	0%	-	-	-	-	0%	-
Licenses, Fines, Permits, Fees	634	67	(567)	-89%	7,603	699	52	(647)	-93%	8,390
Other Income	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	85,109	56,937	(28,172)	-33%	1,021,303	74,294	40,674	(33,620)	-45%	891,527
EXPENSE										
Personal Services	-	-	-	0%	-	-	-	-	0%	-
Contractual Services	-	-	-	0%	-	71,257	67,110	(4,147)	-6%	855,076
Commodities	-	-	-	0%	-	-	-	-	0%	-
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
Capital Outlay	-	-	-	0%	-	-	-	-	0%	-
Transfers	56,667	-	(56,667)	-100%	680,000	983	983	-	0%	11,800
TOTAL EXPENSE	56,667	-	(56,667)	-100%	680,000	72,240	68,093	(4,147)	-6%	866,876
YEAR-TO-DATE SURPLUS/(DEFICIT)	28,442	56,937	28,495	100%	341,303	2,054	(27,419)	(29,473)	-1435%	24,651
	Water (30)					Sewer (31)				
	1 MONTH ENDED		2025-2026			1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Service Fees	124,666	88,932	(35,734)	-29%	1,495,986	133,970	102,296	(31,674)	-24%	1,607,647
Investment Income	-	-	-	0%	-	-	-	-	0%	-
Licenses, Fines, Permits, Fees	9,970	17,893	7,923	79%	119,640	1,495	57	(1,438)	-96%	17,938
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	50,000	-	(50,000)	-100%	600,000	6,667	-	(6,667)	-100%	80,000
TOTAL REVENUE	184,636	106,825	(77,811)	-42%	2,215,626	142,132	102,353	(39,779)	-28%	1,705,585
EXPENSE										
Personal Services	28,526	23,000	(5,526)	-19%	342,310	28,526	23,735	(4,791)	-17%	342,310
Contractual Services	97,423	5,947	(91,476)	-94%	1,169,075	76,648	5,450	(71,198)	-93%	919,774
Commodities	14,073	2,454	(11,619)	-83%	168,881	9,054	3,512	(5,542)	-61%	108,650
Other Expenses	8,750	-	(8,750)	-100%	105,000	15,792	-	(15,792)	-100%	189,500
Capital Outlay	31,742	6,297	(25,445)	-80%	380,900	8,071	-	(8,071)	-100%	96,860
Transfers	4,000	4,000	-	0%	48,000	4,000	4,000	-	0%	48,000
TOTAL EXPENSE	184,514	41,698	(142,816)	-77%	2,214,166	142,091	36,697	(105,394)	-74%	1,705,094
YEAR-TO-DATE SURPLUS/(DEFICIT)	122	65,127	65,005	53283%	1,460	41	65,656	65,615	160037%	491
	Water Construction (34)					Sewer Construction (40)				
	1 MONTH ENDED		2025-2026			1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Service Fees	-	-	-	0%	-	-	-	-	0%	-
Investment Income	100	132	32	32%	1,200	-	-	-	0%	-
Licenses, Fines, Permits, Fees	-	5,200	5,200	100%	-	-	6,265	6,265	100%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	100	5,332	5,232	5232%	1,200	-	6,265	6,265	100%	-
EXPENSE										
Personal Services	-	-	-	0%	-	-	-	-	0%	-
Contractual Services	-	-	-	0%	-	-	-	-	0%	-
Commodities	-	-	-	0%	-	-	-	-	0%	-
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
Capital Outlay	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL EXPENSE	-	-	-	0%	-	-	-	-	0%	-
YEAR-TO-DATE SURPLUS/(DEFICIT)	100	5,332	5,232	5232%	1,200	-	6,265	6,265	100%	-
	Total Enterprise Funds									
	1 MONTH ENDED		2025-2026			1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Service Fees	416,706	288,720	(127,986)	-31%	5,000,470					
Investment Income	100	132	32	32%	1,200					
Licenses, Fines, Permits, Fees	12,798	29,534	16,736	131%	153,571					
Other Income	-	-	-	0%	-					
Transfers	56,667	-	(56,667)	-100%	680,000					
TOTAL REVENUE	486,271	318,386	(167,885)	-35%	5,835,241					
EXPENSE										
Personal Services	57,052	46,735	(10,317)	-18%	684,620					
Contractual Services	245,328	78,507	(166,821)	-68%	2,943,925					
Commodities	23,127	5,966	(17,161)	-74%	277,531					
Other Expenses	24,542	-	(24,542)	-100%	294,500					
Capital Outlay	39,813	6,297	(33,516)	-84%	477,760					
Transfers	65,650	8,983	(56,667)	-86%	787,800					
TOTAL EXPENSE	455,512	146,488	(309,024)	-68%	5,466,136					
YEAR-TO-DATE SURPLUS/(DEFICIT)	30,759	171,898	141,139	459%	369,105					

Village of Hampshire
 Budget Versus Actual Report - Agency Fund Summary
 One Month Ended May 31, 2025

	SSA#14 B&I (43)					SSA#13 B&I (45)				
	1 MONTH ENDED		2025-2026			1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	-	24,281	24,281	100%	832,786	-	5,755	5,755	100%	365,200
Investment Income	2,500	3,710	1,210	48%	30,000	2,917	2,018	(899)	-31%	35,000
Licenses, Fines, Permits, Fees	-	-	-	0%	-	-	-	-	0%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	2,500	27,991	25,491	1020%	862,786	2,917	7,773	4,856	166%	400,200
EXPENSE										
Other Expenses	71,523	-	(71,523)	-100%	858,278	33,244	-	(33,244)	-100%	398,922
TOTAL EXPENSE	71,523	-	(71,523)	-100%	858,278	33,244	-	(33,244)	-100%	398,922
YEAR-TO-DATE SURPLUS/(DEFICIT)	(69,023)	27,991	97,014	-141%	4,508	(30,327)	7,773	38,100	-126%	1,278

	Total Agency Funds				
	1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE					
Property Tax	-	30,036	30,036	100%	1,197,986
Investment Income	5,417	5,728	311	6%	65,000
Licenses, Fines, Permits, Fees	-	-	-	0%	-
TOTAL REVENUE	5,417	35,764	30,347	560%	1,262,986
EXPENSE					
Other Expenses	104,767	-	(104,767)	-100%	1,257,200
TOTAL EXPENSE	104,767	-	(104,767)	-100%	1,257,200
YEAR-TO-DATE SURPLUS/(DEFICIT)	(99,350)	35,764	135,114	-136%	5,786

Village of Hampshire
Budget Versus Actual Report - Pension Trust Summary
One Month Ended May 31, 2025

	Pension Trust Fund Revenues (90)				
	1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE					
Investment Income	41,667	2,619	(39,048)	-94%	500,000
Realized and Unrealized Gain/(Loss)	-	189,342	189,342	100%	-
Less: Investment Fees	-	(691)	(691)	-100%	-
Member Contributions	11,473	13,765	2,292	20%	137,675
Employer Contributions	47,916	-	(47,916)	-100%	575,000
Creditable Service Transfer In	-	-	-	0%	-
Miscellaneous Income	-	-	-	0%	-
TOTAL REVENUE	101,056	205,035	103,979	103%	1,212,675

	Pension Trust Fund Expenses (90)				
	1 MONTH ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
EXPENSE					
Pension Payments	16,753	16,588	(165)	-1%	201,045
Refund of Contributions	25,049	-	(25,049)	-100%	300,591
Transfer to Other Pension Funds	-	-	-	0%	-
Contractual Services	4,292	-	(4,292)	-100%	51,500
Other Expenses	125	-	(125)	-100%	1,500
TOTAL EXPENSE	46,219	16,588	(29,631)	-64%	554,636
YEAR-TO-DATE SURPLUS/(DEFICIT)	54,837	188,447	133,610	244%	658,039