



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, October 13, 2025 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. A Motion to Approve the Meeting Minutes from August 25, 2025
5. Public Comments
6. New Business
 - a. Case# PZC-25-15 - Public Meeting
Address: N/A
PIN: 01-17-200-007; 01-16-100-008; 01-16-100-005; 01-16-100-007; 01-16-200-022
Petitioner & Owner Hampshire West, LLC dba Crown Community Development
Request: Final Plat of Subdivision Approval for Prairie Ridge North Neighborhoods G1, G2, H, I1, & I2
Action: Motion to make a recommendation regarding Case# PZC-25-15
 - b. Case#: PZC-25-13 - Public Hearing
Address: 147 Mill Avenue
PIN: 01-21-429-003
Petitioner & Owner: Hampshire Township
Request: Variance to Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a gravel parking lot, whereas it is required to be a paved surface
Action: Motion to make a recommendation regarding Case# PZC-25-13
 - c. Case# PZC-25-14 - Public Hearing
Address: N/A
PIN: N/A
Petitioner: Village of Hampshire
Request: Text Amendment to Chapter 6 Article III of the Hampshire Zoning Ordinance regarding Fence Regulations & Requirements
Action: Motion to make a recommendation regarding Case# PZC-25-14
7. Old Business
8. Announcements

9. Adjournment

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

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

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



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

MEETING MINUTES

1. **Call to Order**

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

2. **Pledge of Allegiance**

3. **Roll Call**

Present: Commissioner, Grace Duchaj, Scott McBride, Bill Rossetti, Sharon Egger, and Ron Ross and Chairwoman Christine Klein (arrived at 7:04 P.M.)

Absent: Commissioner Richard Frillman

Others Present: Mo Khan, Assistant Village Manager for Development

4. **A Motion to Approve the Meeting Minutes from July 14, 2025**

Motion: Commissioner Duchaj

Second: Commissioner Rossetti

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

Nays: None

Abstain: None

Motion Approved

5. **Public Comments**

None.

6. **New Business**

a. **Case#: PZC-25-08 - Public Meeting**

PIN: 01-15-126-004; 01-15-100-012; 01-10-300-011; 01-10-400-008

Petitioner & Owner: Hampshire West, LLC dba Crown Community Development

Request: Final Plat of Subdivision Approval for Prairie Ridge North Neighborhoods W, X, & Y

Action: Motion to make a recommendation regarding Case# PZC-25-08

Mr. Khan presented the request being made by the Petitioner. Mr. Khan stated that the Preliminary Plat was approved and when the Petitioner is ready to develop/construct the neighborhood they come forward with the Final Plat of Subdivision for review and approval. Mr. Khan stated that the proposed Final Plats of Subdivision are in general conformance with the Preliminary Plat of Subdivision.

Mr. Olsem, Petitioner, provided a summary of the minor changes to Neighborhood Y. Mr. Olsem stated that the changes with Neighborhood Y removes the proposed building footprint out of the wetlands.

There were no public comments provided prior to or during the meeting.

Motion: Commissioner Rossetti

Second: Commissioner Egger

Aye: Commissioners Duchaj, McBride, Rossetti, Egger and Ross

Nays: None

Abstain: None

Motion Approved.

b. Review of Proposed Zoning Districts

The proposed zoning districts were reviewed by the Commission. It was generally agreed that the Office-Research (O-R) District should be eliminated from the list of proposed zoning districts as there is only one lot currently zoned O-R and that the land uses listed for the

proposed O-R district could be rolled into the proposed M-1 & M-2 districts.

c. **Review of Proposed Land Uses**

The proposed land uses were reviewed by the Commission. The Commission provided a few suggestions to the land use table. The Commission agreed they would review the proposed land use table and bring back for further discussion at a future meeting.

7. **Old Business**

None.

8. **Announcements**

None.

9. **Adjournment**

Motion to Adjourn

Motion: Commissioner Egger

Second: Commissioner Ross

Aye: Commissioners Duchaj, McBride, Rossetti, Egger and Ross

Nayes: None

Abstain: None

Motion Approved.

Adjourned at 7:57 P.M.

Submitted: October 13, 2025

Approved:



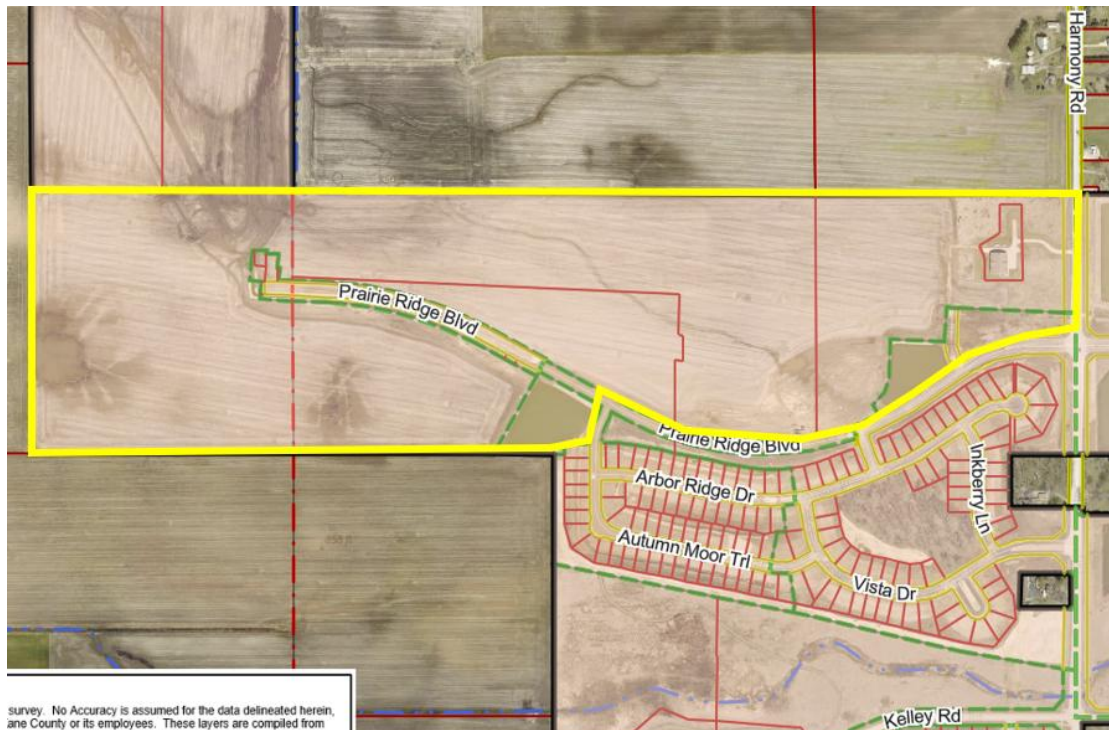
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

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

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

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





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

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

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

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

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

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

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

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

RECOMMENDED MOTIONS:

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

DOCUMENTS ATTACHED:

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



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

Land Use Application

Date: 9/26/25

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

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

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

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

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

CONTACT PERSON (if different from applicant)

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

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

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

☒ YES ☐ NO

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

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

☐ YES ☒ NO

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

PROPERTY INFORMATION

Name of Development (if any): PRAIRIE RIDGE NORTH PHASES G1, G2, H, I & J2

Address: HARMONY RD & PRAIRIE RIDGE BLVD

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

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

Legal Description: must be attached to this application

Fire Protection District: HAMPSHIRE F.P.D.

School District: CUSD 300

Library District: ELLA JOHNSON L.D.

Park District: HAMPSHIRE TOWNSHIP P.D.

Township: HAMPSHIRE

Current Zoning District: PUD

Current Use:

AGRICULTURAL

Proposed Zoning/Variance/Use:

RESIDENTIAL

Reason/Explanation for Zoning/Variance/Use:

PLAT OF SUBDIVISIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADOPTED THIS 16th DAY OF MARCH, 2023.

AYES: Fodor, Koth, Mott, Pollastrini, Robinson

NAYS: Kelly

ABSENT: _____

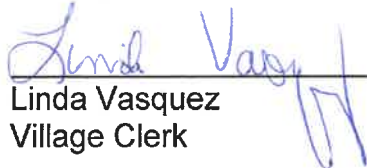
ABSTAIN: _____

APPROVED THIS 16th DAY OF MARCH, 2023.



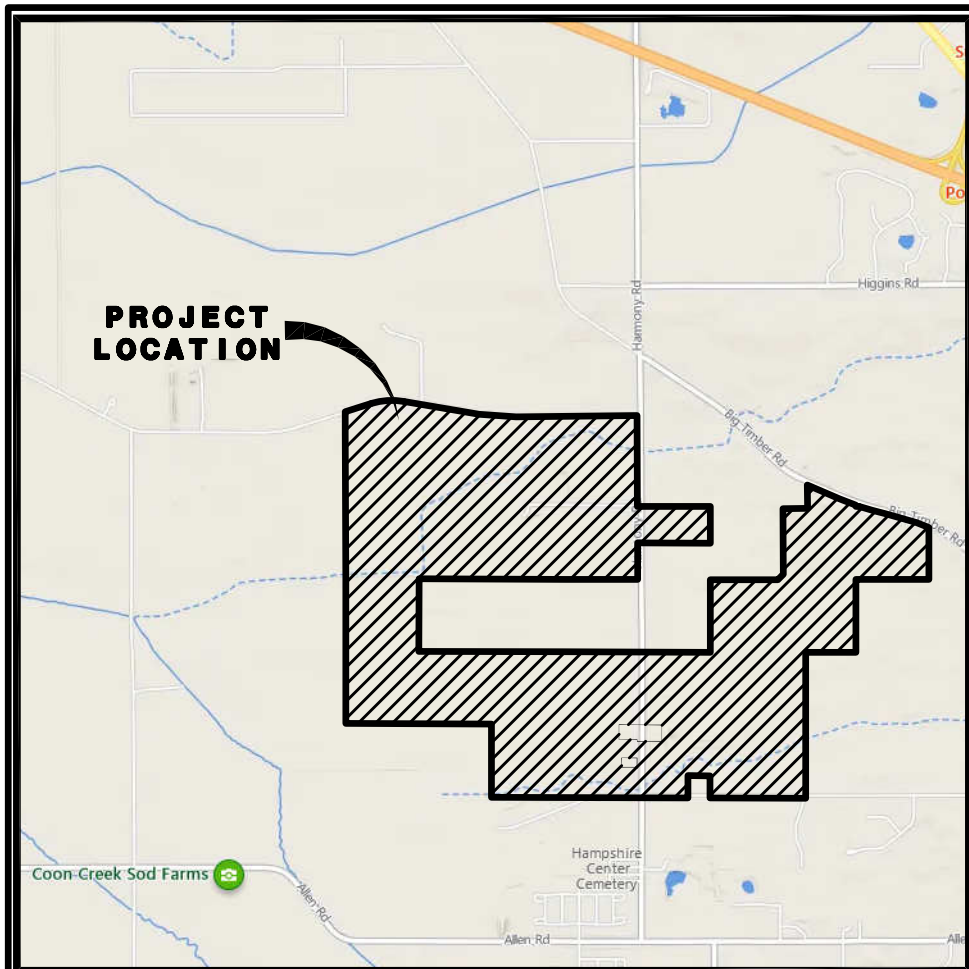
Michael J. Reid, Jr.
Village President

ATTEST:


Linda Vasquez
Village Clerk

PRELIMINARY PLAT OF SUBDIVISION
FOR
PRAIRIE RIDGE NORTH

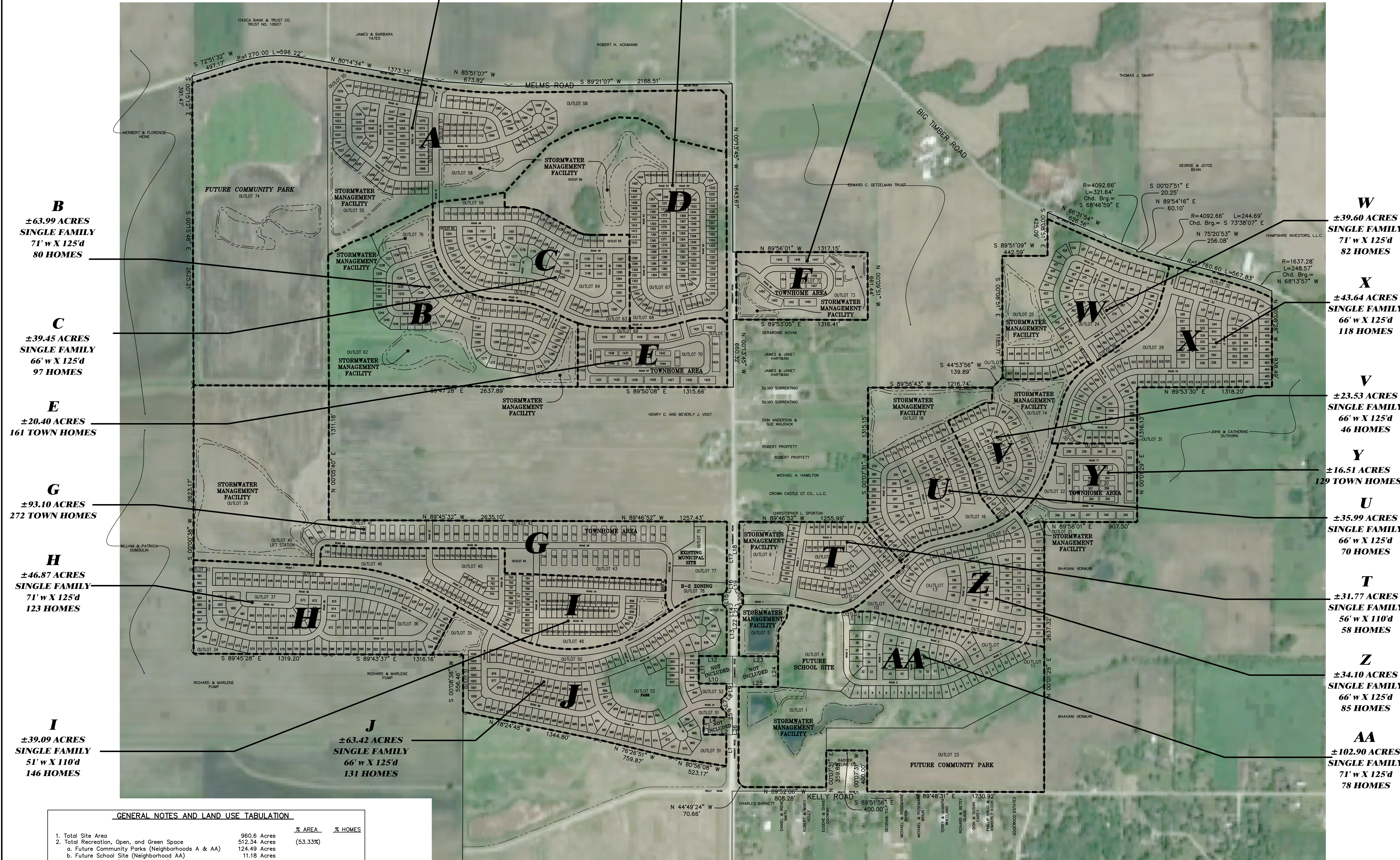
SHEET 1 OF 9



LOCATION MAP

LINE	LENGTH	BEARING
L1	256.86'	S 00°31'00" E
L2	222.04'	N 89°34'30" W
L3	170.00'	N 00°20'21" E
L4	222.14'	S 89°34'30" E
L5	43.78'	S 00°31'00" W
L6	70.71'	S 44°46'52" E
L7	80.00'	N 00°31'00" E
L8	70.71'	S 45°31'00" W
L9	105.80'	S 00°31'00" W
L10	271.39'	N 89°43'33" W
L11	389.00'	N 00°10'15" E
L12	271.83'	S 89°43'33" E
L13	463.59'	S 00°07'54" W
L14	56.57'	S 44°52'00" E
L15	100.00'	N 00°07'54" E
L16	56.57'	S 45°07'54" W
L17	870.52'	S 00°07'54" W
L18	870.44'	N 00°07'54" E
L19	56.57'	N 44°52'00" W
L20	100.00'	N 00°07'54" E
L21	56.57'	N 45°07'54" W
L22	463.59'	N 00°07'54" E
L23	389.00'	S 89°43'33" W
L24	108.56'	S 00°10'15" E
L25	383.64'	N 89°34'30" E
L26	528.52'	N 00°31'00" E

400 200 0
SCALE: 1 INCH = 400 FEET



GENERAL NOTES AND LAND USE TABULATION

		% AREA	% HOMES
1. Total Site Area	960.6 Acres		
2. Total Recreation, Open, and Green Space	512.34 Acres	(53.33%)	
a. Future Community Parks (Neighborhoods A & AA)	124.49 Acres		
b. Future School Site (Neighborhood AA)	11.18 Acres		
c. Municipal Site (Neighborhood G)	1.81 Acres		
d. Public Open Space (Floodplain, Buffers, Outlots, SWM)	374.86 Acres		
3. Total Residential Area	298.06 Acres	(31.03%)	
a. Single Family (71'x125')	363 Homes		(18.27%)
b. Single Family (66'x125')	661 Homes		(33.26%)
c. Single Family (56'x110')	176 Homes		(8.86%)
d. Single Family (51'x110')	146 Homes		(7.35%)
e. Townhomes	641 Homes		(32.26%)
f. Total Homes	1987 Homes		
4. B-2 Zoning	146.23 Acres	(15.43%)	(0.21%)
5. Community Wide Roadway Dedication	2.07 DU/Acre		
6. Gross Density			

SINGLE FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Planned Lot Size	Average Lot Size (Sq. Ft.)	Max Lot Size (Sq. Ft.)	Min Lot Size (Sq. Ft.)	Median Lot Size (Sq. Ft.)	Total Lot Area (Ac)	Total Lot Area (Ac)	Neighborhood Area (Ac)
A	114	8,250	9,446	13,296	8,250	8,850	1,076,837	24.72	169.56
B	80	8,875	10,266	17,028	8,875	9,581	821,248	18.85	63.99
C	97	8,250	9,785	18,103	8,250	9,021	949,100	21.79	39.45
D	118	6,160	6,888	11,322	6,160	6,670	812,776	18.66	61.93
H	123	8,875	10,157	17,777	8,875	9,009	1,240,969	28.68	46.87
I	146	5,610	6,021	10,015	5,610	6,075	879,115	20.18	39.09
J	131	8,250	9,591	15,871	8,250	8,837	1,256,420	28.84	63.65
T	58	6,160	6,825	9,842	6,160	6,160	383,076	8.79	31.77
U	70	8,250	9,940	14,545	8,250	9,360	695,807	15.97	35.99
V	46	8,250	9,253	12,690	8,250	8,875	425,617	9.77	23.53
W	82	8,875	9,956	15,672	8,875	9,292	816,432	16.74	39.80
X	118	8,250	9,378	18,193	8,250	8,718	1,106,546	25.40	43.84
Z	85	8,250	9,558	13,453	8,250	8,949	912,447	18.65	34.10
AA	78	8,875	10,231	14,394	8,875	9,732	797,998	18.32	102.90
Total Single Family Homes	1346		8,977	18,193	5,610	8,875	12,082,788	277.36	796.07

MULTI FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Neighborhood Area (Ac)
E	161	20.40
F	79	19.48
G	272	92.87
I	123	16.51
Total Multi Family Homes	641	149.26

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

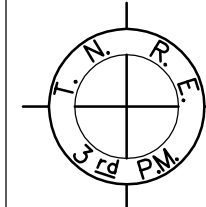
TOWNHOME REQUIREMENTS	Front-Loaded Townhomes N-E N-F N-Y	Rear-Loaded Townhomes N-E N-F N-G N-Y
R.O.W. & P.L. SETBACKS		
To Adjacent Property Line	30'	30'
Front to Internal R.O.W.	25'	20'
Side to Internal R.O.W.	25'	20'
BUILDING SETBACKS		
Front to Front	40'	40'
Rear to Rear	50'	60'
Side to Side	20'	20'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

NOTES

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

LINE LEGEND

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



NOTE:

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

PREPARED FOR:

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

PREPARED BY:

CEMCON, Ltd.

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

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

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

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

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
FOR PRAIRIE RIDGE NORTH NEIGHBORHOOD G, PHASE 1THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

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

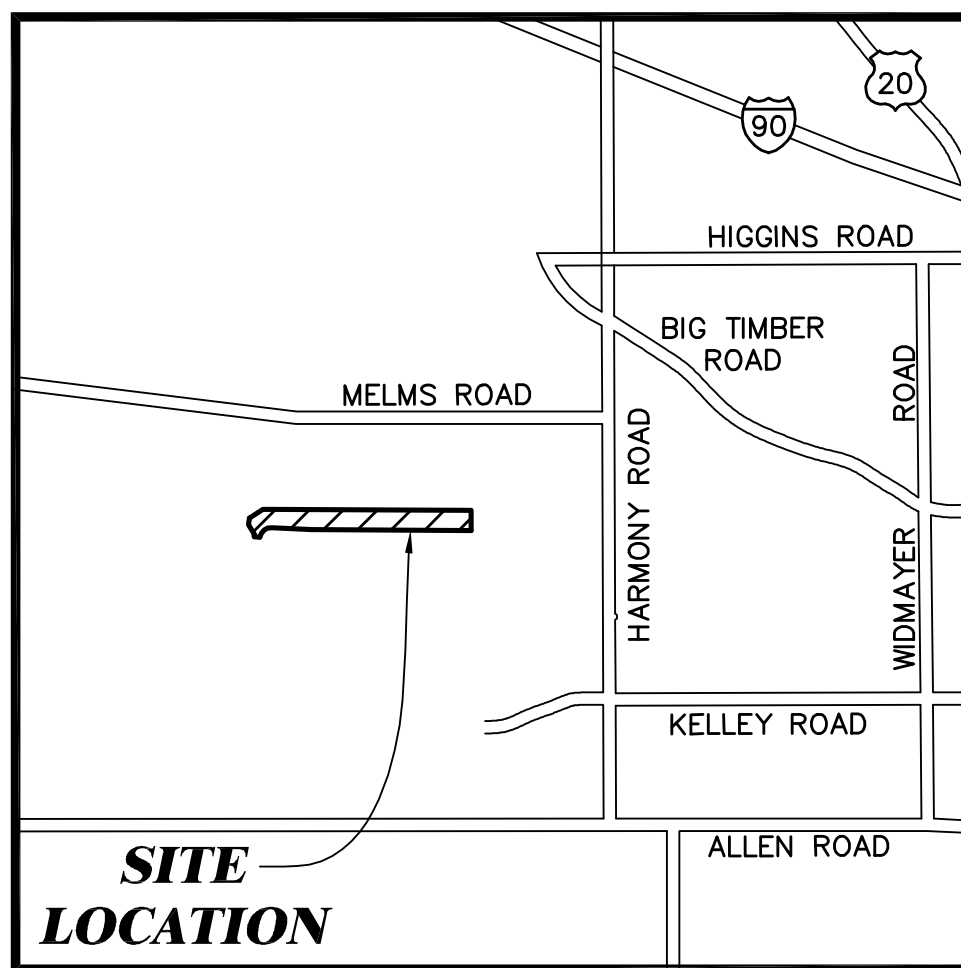
TOTAL AREA OF SUBDIVISION

11.027 ACRES

(MORE OR LESS)

PARCEL INDEX NUMBERSPART OF 01-16-100-005
PART OF 01-16-200-022
HAMPSHIRE, ILLINOIS100 50 0 100
SCALE: 1 INCH = 100 FEET

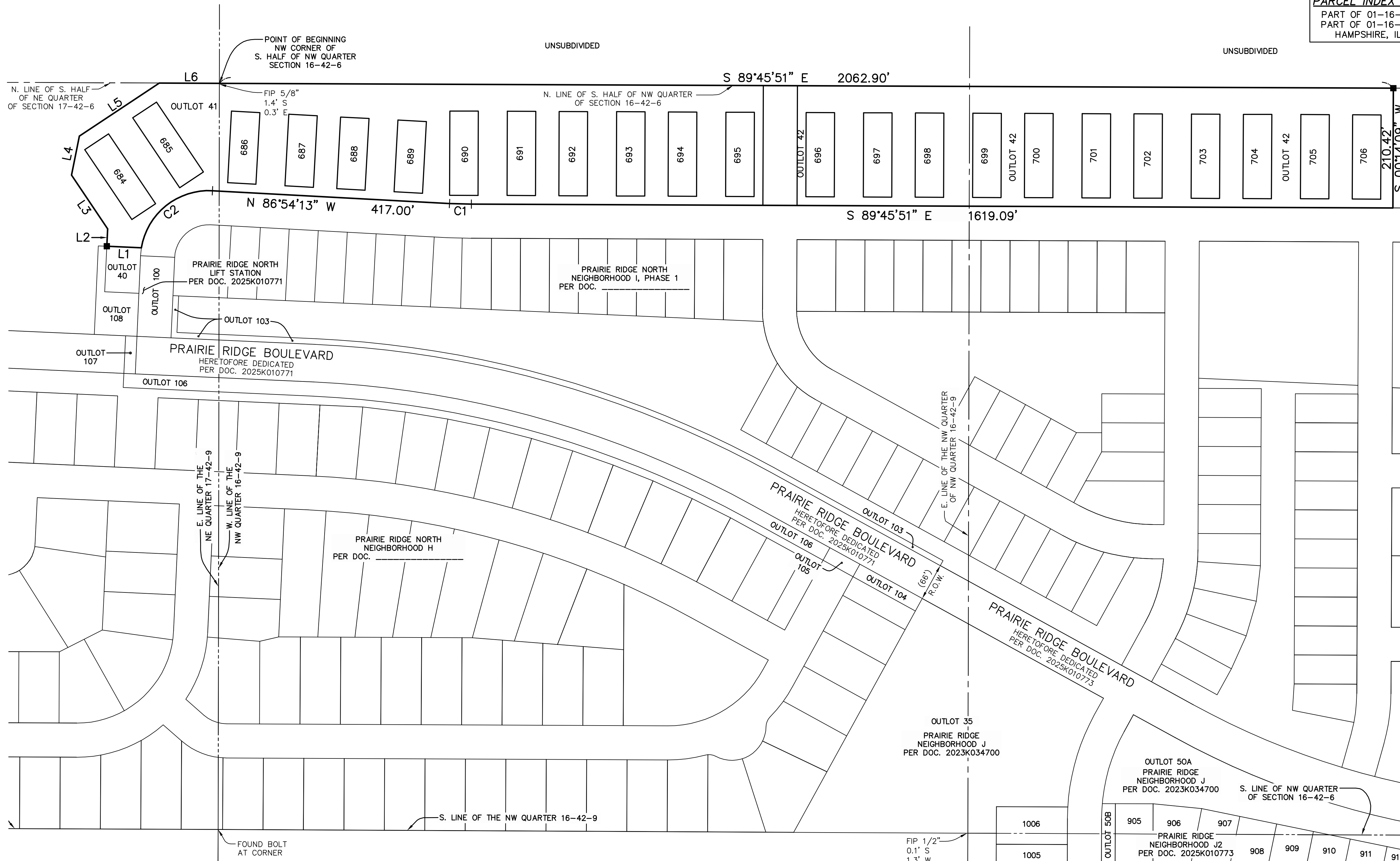
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**VICINITY MAP**

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

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

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

**NOTES**3/4 INCH IRON PIPE SET AT ALL LOT CORNERS
AND POINTS OF CURVATURE UNLESS OTHERWISE
NOTED.ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF.DIMENSIONS SHOWN ALONG CURVES ARE ARC
DISTANCES.DIMENSIONS ENCLOSED WITH () ARE RECORD
DATA. ALL OTHER DIMENSIONS ARE MEASURED.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS
OTHERWISE NOTED.V.U.E. - INDICATES VILLAGE UTILITY EASEMENT.
HEREBY GRANTED. SEE PROVISIONS FOR
DETAILS.THE BEARINGS SHOWN ARE BASED UPON THE EAST
LINE OF THE SUBJECT SITE BEING S 00°14'09" W
(ASSUMED).GAP IN LOT NUMBERING DUE TO THE PREDEFINED
LOT NUMBERING WITHIN THE ENTIRE PRAIRIE RIDGE
DEVELOPMENT.

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

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

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

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

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

PREPARED BY:

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

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

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

COMPLETION DATE: 01-29-25 JOB NO.: 456.275

PROJECT REFERENCE: 456.216

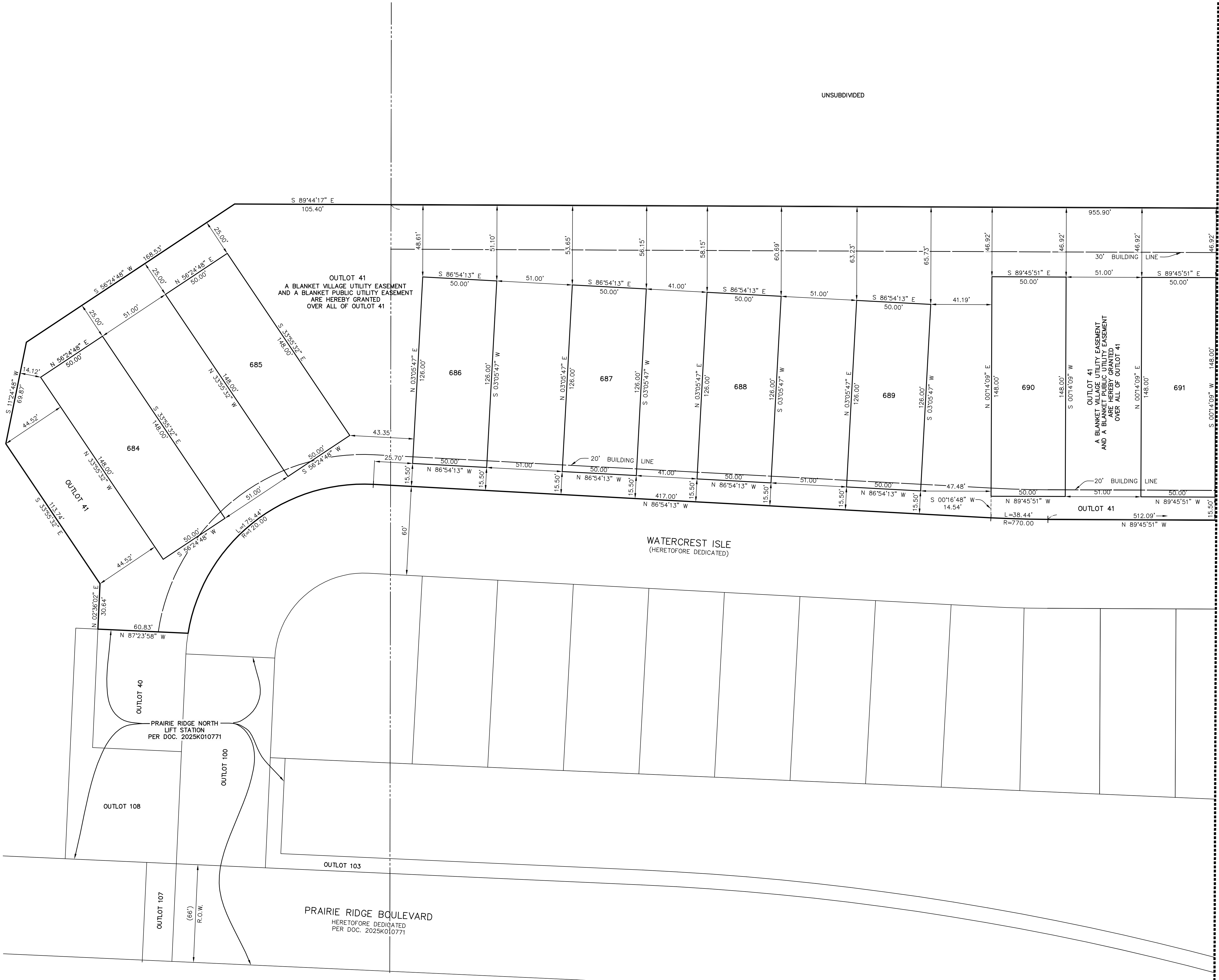
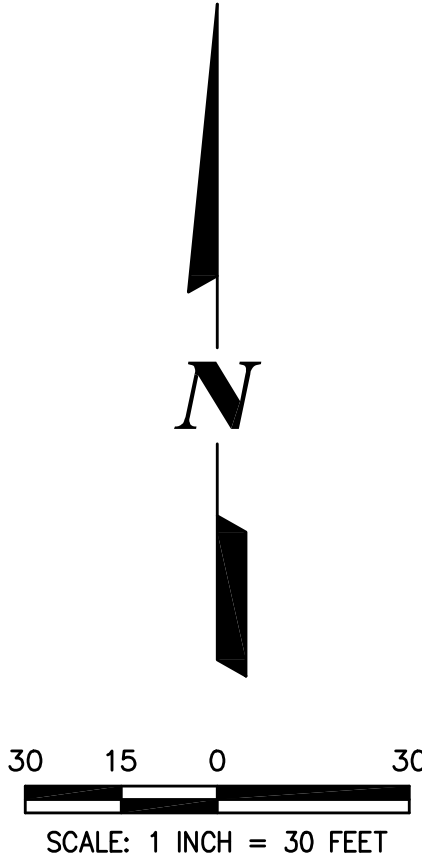
CHECKED BY: JRP 01-28-25

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

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

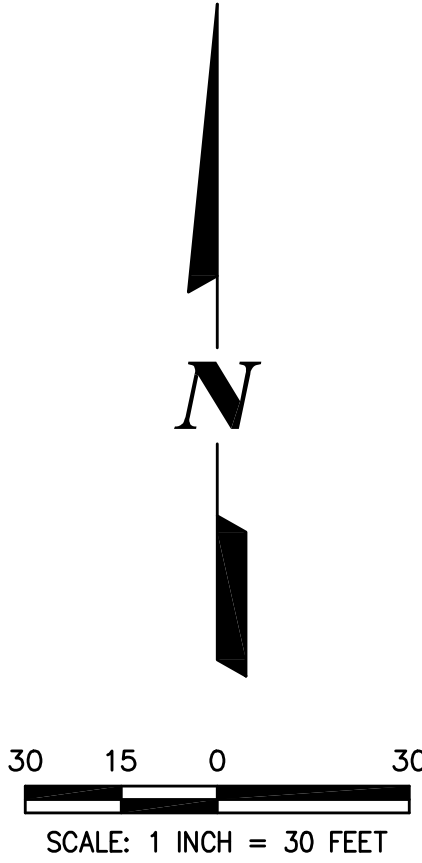
REVISED 07-17-25\AJB PER VILLAGE COMMENTS DATED 06-30-25

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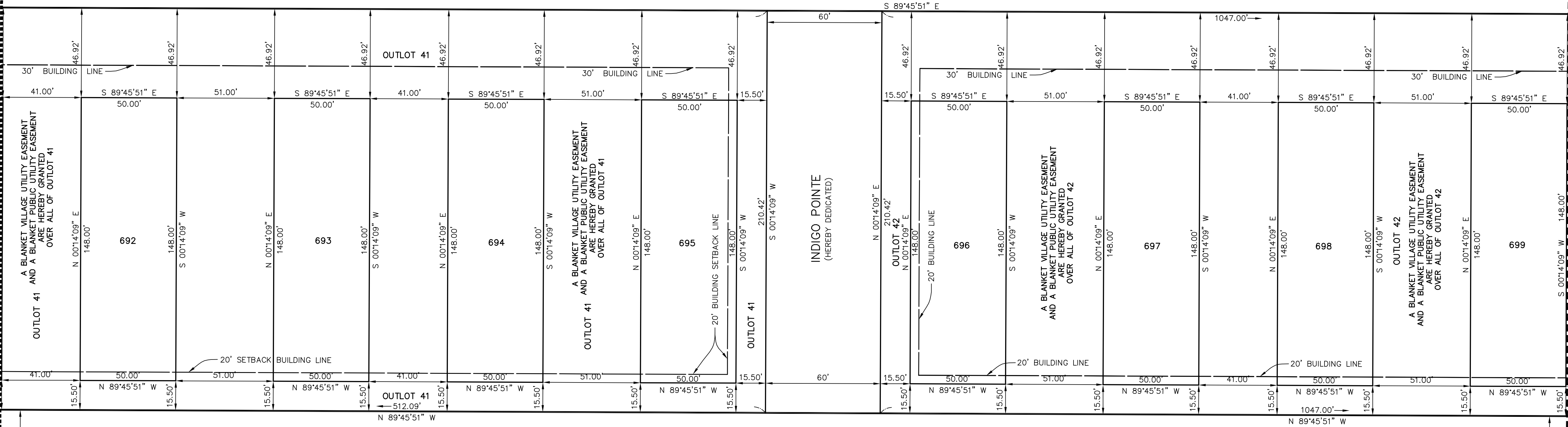
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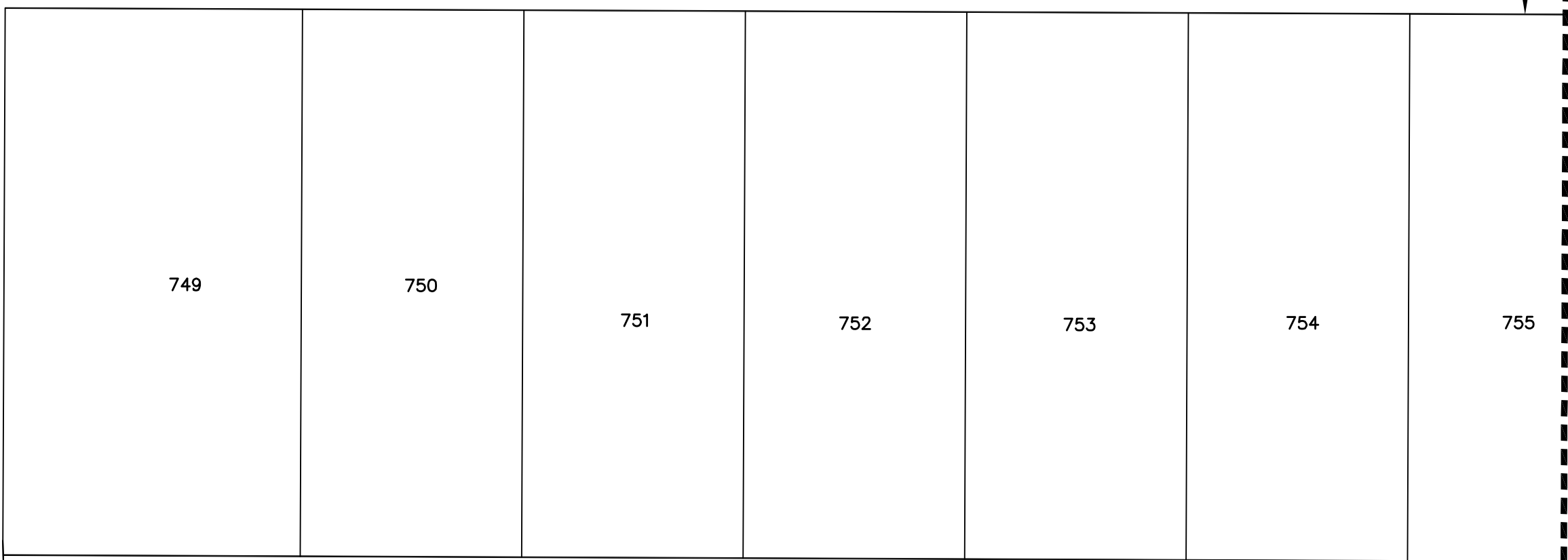
MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4

UNSUBDIVDED



WATERCREST ISLE
(HERETOFORE DEDICATED)



OUTLOT
45



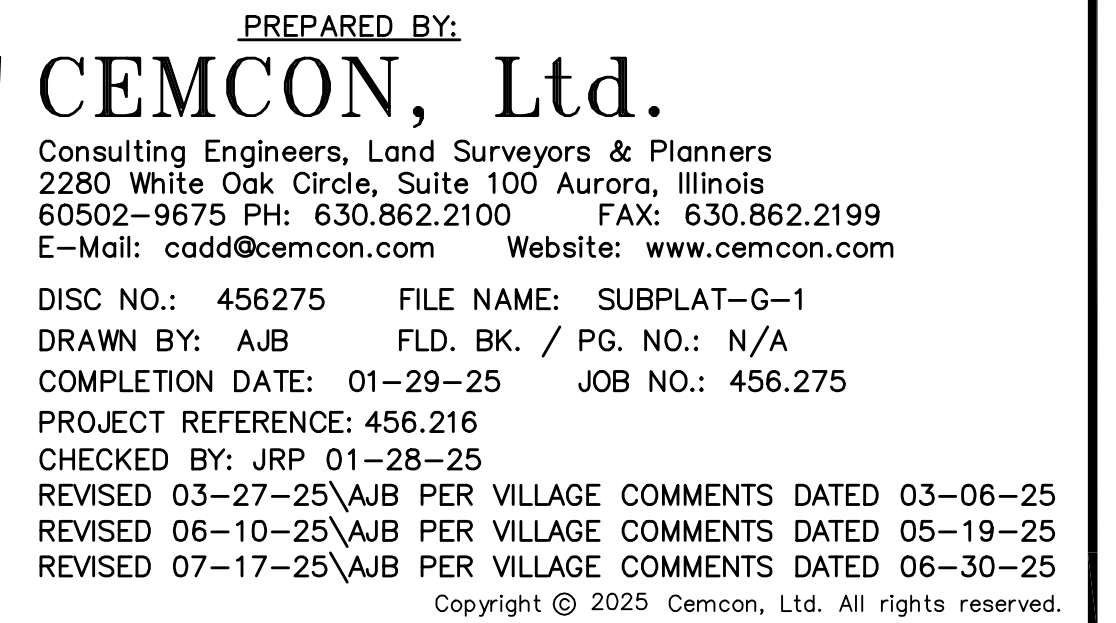
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REVISED 07-17-25\AJB PER VILLAGE COMMENTS DATED 06-30-25
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30 15 0 30

SCALE: 1 INCH = 30 FEET



AUTUMN MOOR TRAIL (HERETOFORE DEDICATED)



STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

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

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

NOTARY CERTIFICATE

NOTARY PUBLIC

[illegible]

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

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

THIS _____ DAY OF _____, 20____.

SECRETARY

ATTEST: _____

VILLAGE COLLECTOR

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

COUNTY CLERK

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

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

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

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

TOTAL AREA OF SUBDIVISION
24.469 ACRES
(MORE OR LESS)

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

100 50 0 100
SCALE: 1 INCH = 100 FEET

NOTES

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF.
DIMENSIONS SHOWN ALONG CURVES ARE ARC
DISTANCES.

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

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

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

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

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

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

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

LEGEND

- SUBDIVISION BOUNDARY LINE
(Heavy Solid Line)
- LOT LINE/PROPERTY LINE
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- BUILDING LINE
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- CENTERLINE
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- QUARTER SECTION LINE
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- SECTION LINE
(Triple Dashed Lines)
- SET CONCRETE MONUMENT
- SECTION CORNER OR QUARTER SECTION
CORNER

PREPARED FOR:

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

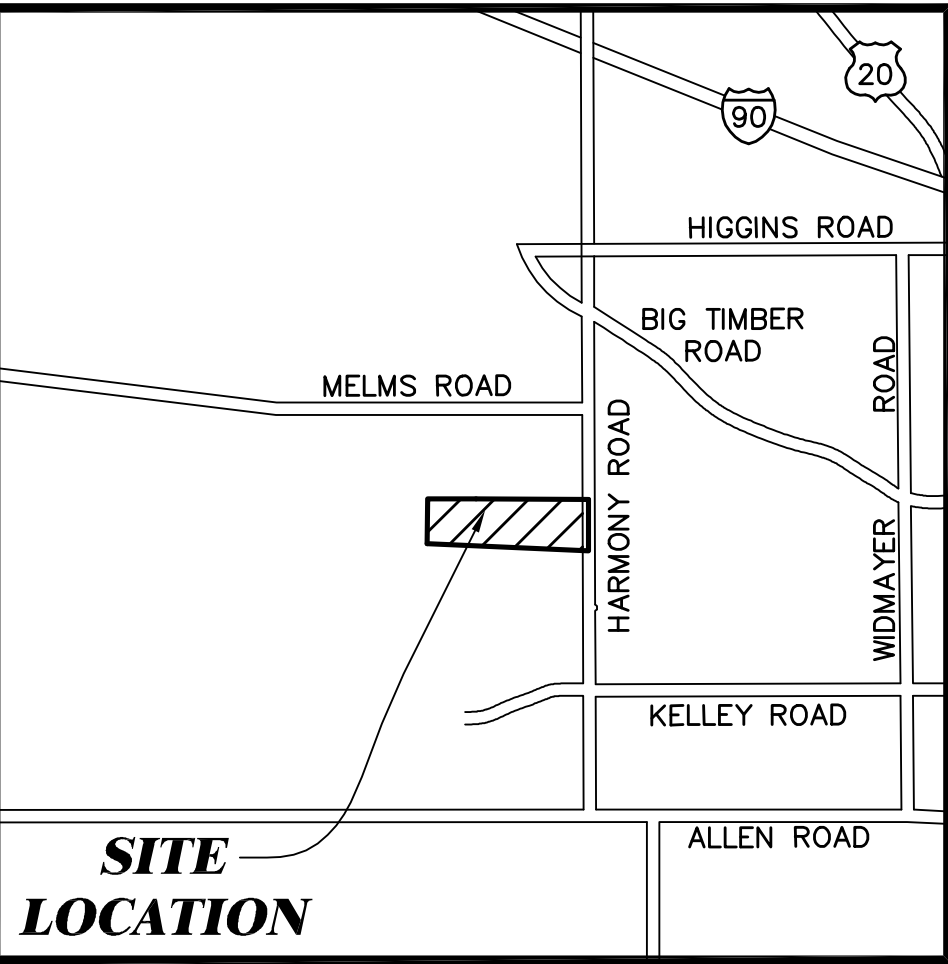
PREPARED BY:



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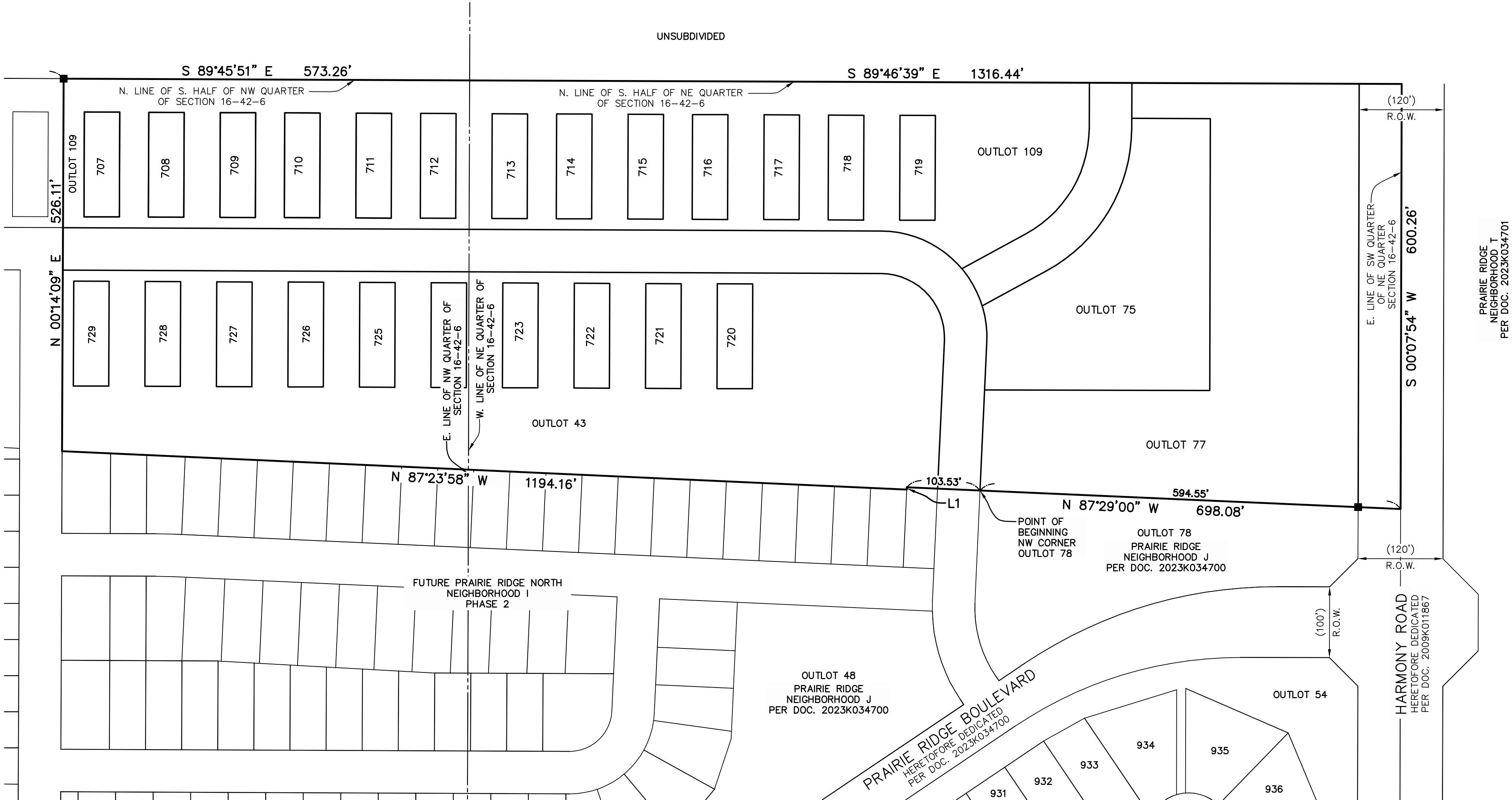


VICINITY MAP

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

LOT AREA SUMMARY TABLE

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



706

OUTLOT 42

210.42'

OUTLOT 109

N 00°14'09" E

148.00'

707

29.50'

50.00'

41.00'

148.00'

OUTLOT 109

A BLANKET VILLAGE UTILITY EASEMENT AND A BLANKET PUBLIC UTILITY EASEMENT ARE HEREBY GRANTED OVER ALL OF OUTLOT 109

20' BUILDING LINE

29.50'

50.00'

41.00'

148.00'

708

50.00'

51.00'

148.00'

709

50.00'

51.00'

148.00'

710

50.00'

51.00'

148.00'

OUTLOT 109

A BLANKET VILLAGE UTILITY EASEMENT AND A BLANKET PUBLIC UTILITY EASEMENT ARE HEREBY GRANTED OVER ALL OF OUTLOT 109

20' BUILDING LINE

50.00'

51.00'

148.00'

711

50.00'

41.00'

148.00'

712

50.00'

51.00'

148.00'

713

50.00'

41.00'

148.00'

714

50.00'

51.00'

148.00'

OUTLOT 109

A BLANKET VILLAGE UTILITY EASEMENT AND A BLANKET PUBLIC UTILITY EASEMENT ARE HEREBY GRANTED OVER ALL OF OUTLOT 109

20' BUILDING LINE

50.00'

51.00'

148.00'

715

50.00'

41.00'

148.00'

716

50.00'

41.00'

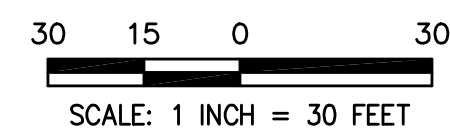
148.00'

1155.55'

0'

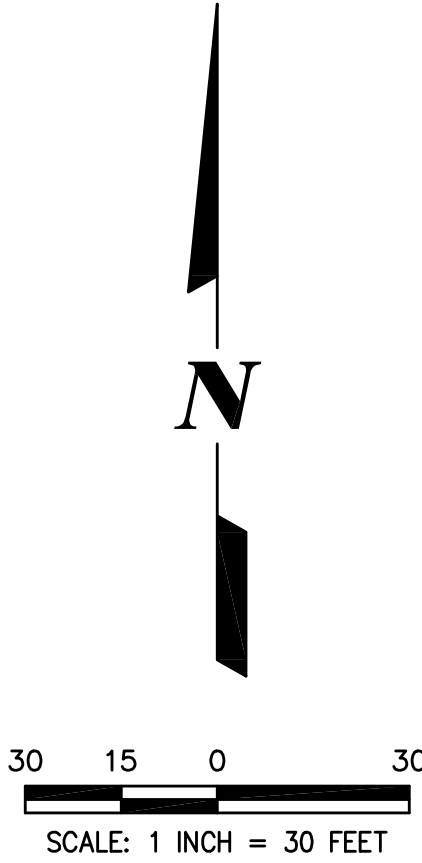
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MATCH LINE - SEE SHEET 3

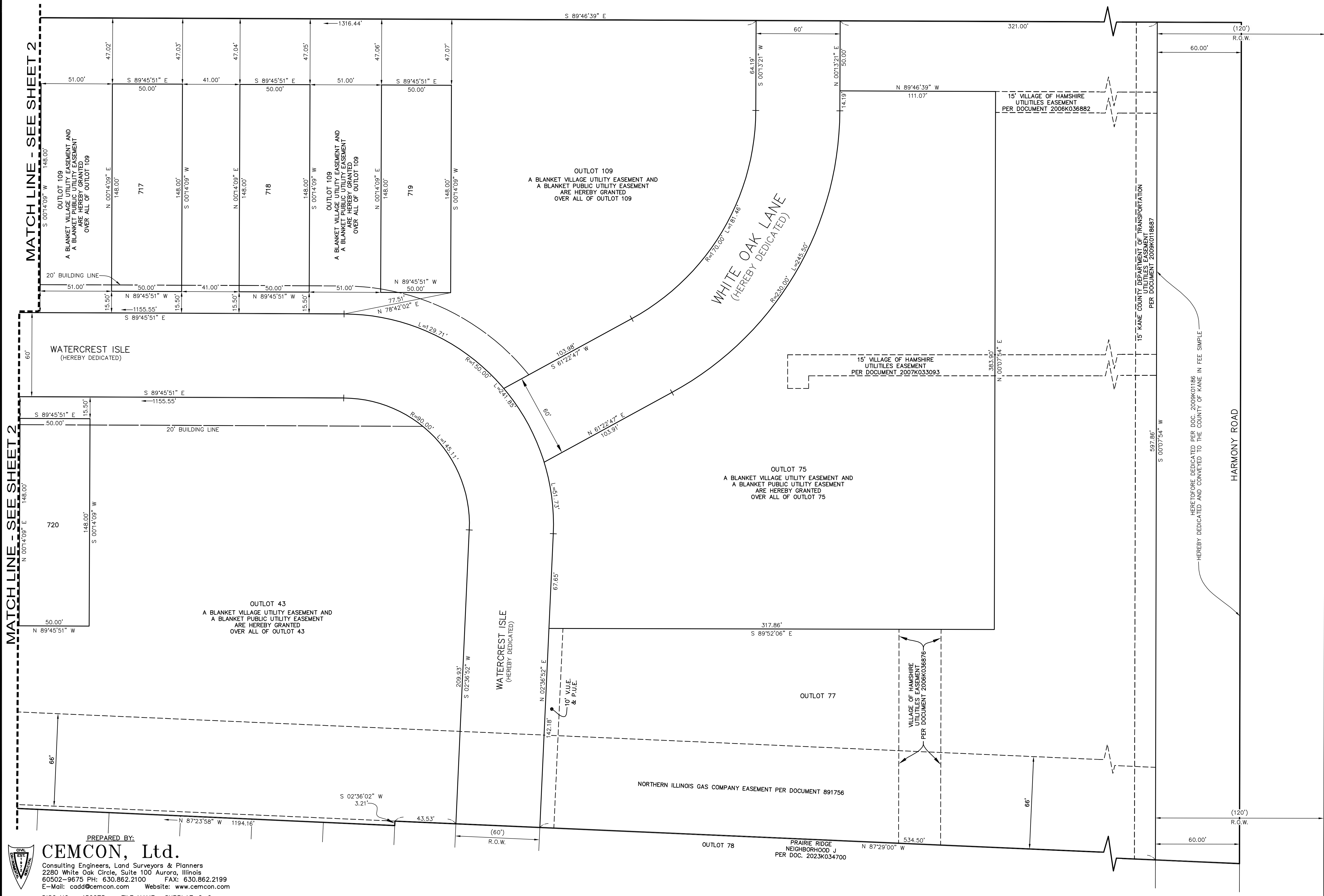


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OUTLOT 6
PRAIRIE RIDGE
NEIGHBORHOOD J
PER DOC. 2023K034701



MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
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OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

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

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

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

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

TITLE: _____

PRINTED NAME

TITLE: _____

PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

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

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

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

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

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

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____ DAY OF _____, 20____.

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

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

DATED THIS ____ DAY OF _____, 20____.

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT: _____

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____.

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

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

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

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

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

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

COUNTY CLERK

KANE COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

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

COUNTY ENGINEER

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

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

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

PUBLIC UTILITY EASEMENT PROVISIONS

(ELECTRIC AND COMMUNICATION)

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

PUBLIC UTILITY EASEMENT PROVISIONS

(NICOR)

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

VILLAGE UTILITY EASEMENT PROVISIONS

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

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

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

PREPARED BY:

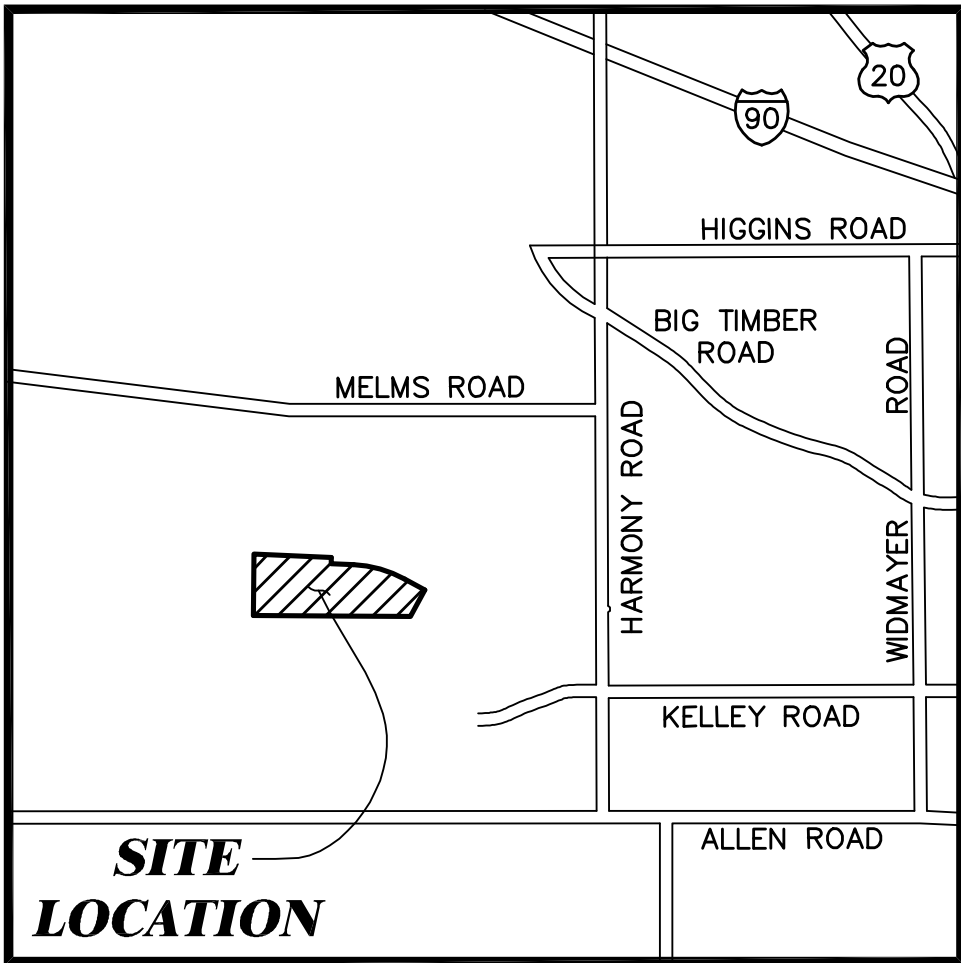


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630502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

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

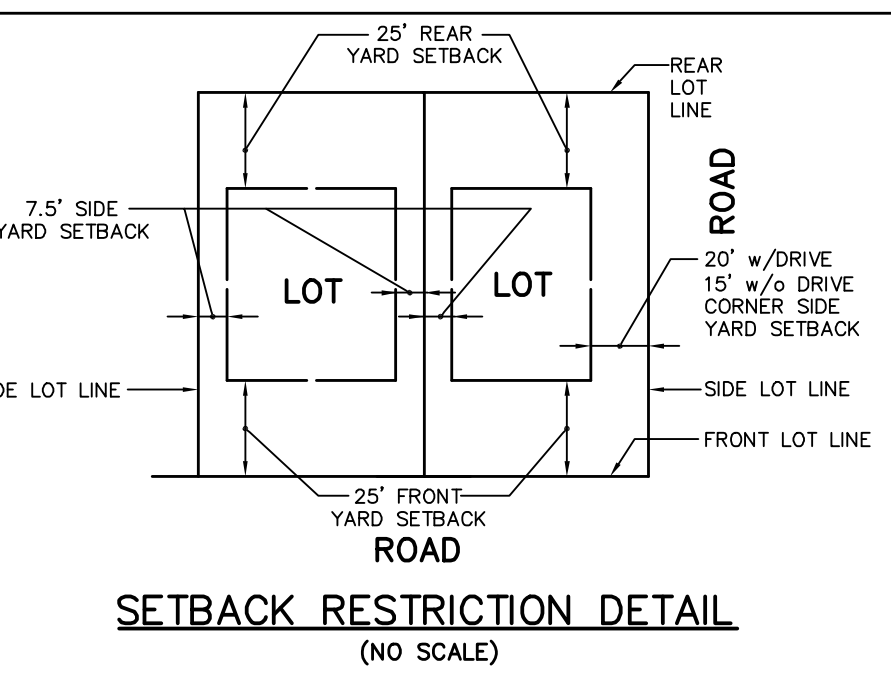
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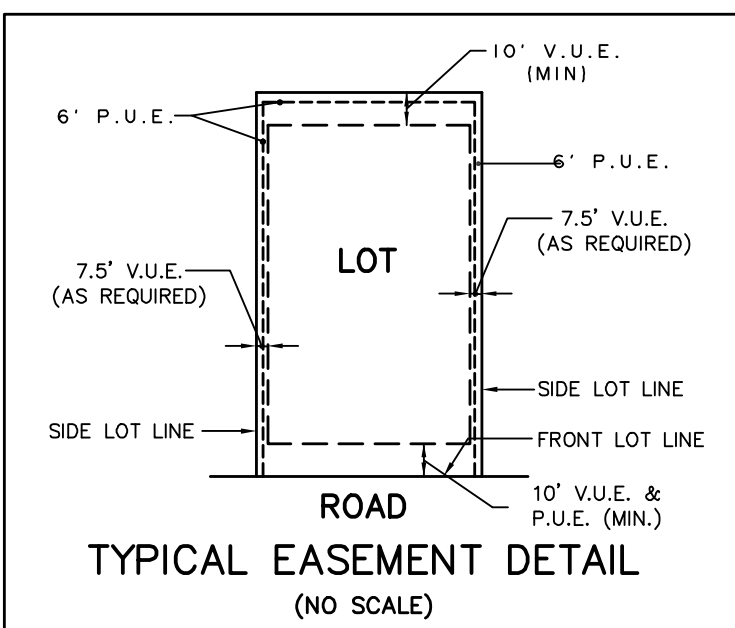
SITE
LOCATION

VICINITY MAP

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
561	8,946	626	9,084
562	8,946	627	9,217
563	8,946	628	9,211
564	8,946	629	9,211
565	8,946	630	9,211
566	8,946	631	9,211
567	9,217	632	9,211
568	13,505	633	9,211
569	14,919	634	9,211
570	9,229	635	9,218
571	8,946	636	9,145
572	8,946	637	8,909
573	8,946	638	8,875
574	9,415	639	8,875
575	9,867	640	8,875
576	8,946	641	8,875
577	8,946	642	8,875
578	8,946	643	8,875
579	8,946	644	8,875
580	8,946	645	8,875
581	8,946	646	8,875
582	9,002	647	8,875
583	9,994	648	8,875
584	12,008	649	8,875
585	9,903	650	8,875
586	8,946	651	9,090
587	8,946	652	8,876
588	8,946	653	8,875
589	8,946	654	11,682
590	8,946	655	9,372
591	8,946	656	10,201
592	8,946	657	14,552
593	8,946	658	8,875
594	8,946	659	8,875
595	8,946	660	8,875
596	8,946	661	10,121
597	9,187	662	8,875
598	10,543	663	8,875
599	14,300	664	8,875
600	9,835	665	8,875
601	8,895	666	8,875
602	8,875	667	8,875
603	8,875	668	11,349
604	9,654	669	12,813
605	10,031	670	9,206
606	10,407	671	8,875
607	10,770	672	11,062
608	10,874	673	11,539
609	10,874	674	17,773
610	10,874	675	14,638
611	10,874	676	10,348
612	10,742	677	10,584
613	15,685	678	10,822
614	9,059	679	11,047
615	8,875	680	10,660
616	11,063	681	12,690
617	15,830	682	17,552
618	15,484	683	12,790
619	15,012	OUTLOT 33	6,029
620	14,515	OUTLOT 34	40,415
621	14,209	OUTLOT 36	41,195
622	13,124	OUTLOT 37	32,366
623	11,824	OUTLOT 38	74,098
624	11,706	OUTLOT 39	2,198,090
625	9,017	OUTLOT 102	4,688



SETBACK RESTRICTION DETAIL
(NO SCALE)



TYPICAL EASEMENT DETAIL
(NO SCALE)

FINAL PLAT OF SUBDIVISION
OF
**PRAIRIE RIDGE NORTH
NEIGHBORHOOD H**
PART OF THE NORTHWEST QUARTER OF SECTION 16, AND NORTHEAST
QUARTER OF SECTION 17, TOWNSHIP 42 NORTH,
RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS.

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

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

(PRINT NAME)

(ADDRESS)

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

TOTAL AREA OF SUBDIVISION

94.209 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS

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

150 75 0 150
SCALE: 1 INCH = 150 FEET

NOTES

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC
DISTANCES.

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

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

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

THE BEARINGS SHOWN ARE BASED UPON THE WEST
LINE OF THE SUBJECT SITE BEING N 00°00'34" E
(ASSUMED).

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

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

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

LEGEND

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



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

PREPARED BY:

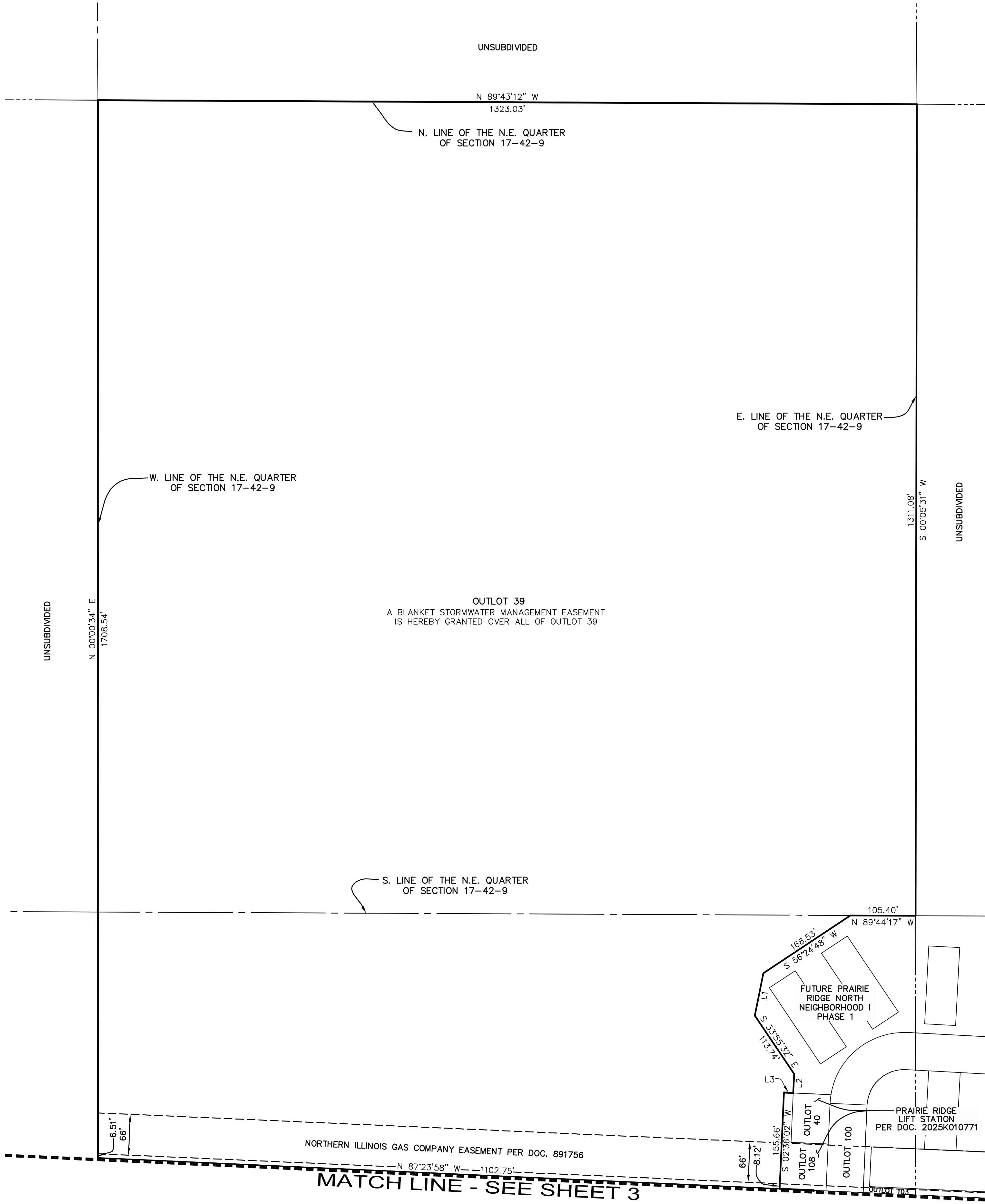
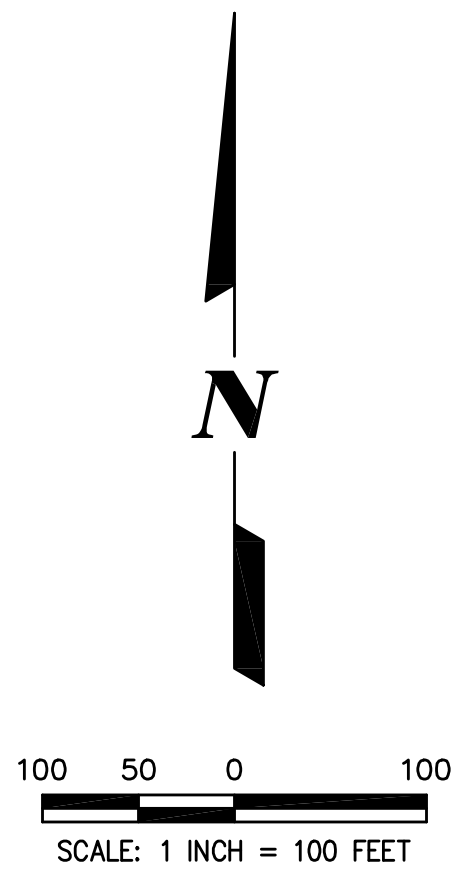
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E-Mail: cadd@cemcon.com Website: www.cemcon.com

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

FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NORTH
NEIGHBORHOOD H

SHEET 2 OF 5



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



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FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NORTH
NEIGHBORHOOD H

MATCH LINE - SEE SHEET 2

PRAIRIE RIDGE BOULEVARD
(HEREBY DEDICATED)

PRAIRIE RIDGE BOULEVARD
HERETOFORE DEDICATED
PER DOC. 2025K010771

PRAIRIE RIDGE LIFT STATION
PER DOC. 2025K010771

50 25 0 50
SCALE: 1 INCH = 50 FEET

N

MATCH LINE - SEE SHEET 4

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

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

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VANILLA LEAF CIRCLE
(HEREBY DEDICATED)

BARBERRY WAY
(HEREBY DEDICATED)

BARBERRY WAY
(HEREBY DEDICATED)

LINDEN LEAF COURT
(HEREBY DEDICATED)

VANILLA LEAF CIRCLE
(HEREBY DEDICATED)

VANILLA LEAF CIRCLE
(HEREBY DEDICATED)

TWINLEAF AVENUE
(HEREBY DEDICATED)

OUTLOT 34
A BLANKET PUBLIC UTILITY
AND A BLANKET VILLAGE
UTILITY EASEMENT ARE
HEREBY GRANTED
OVER ALL OF OUTLOT 34

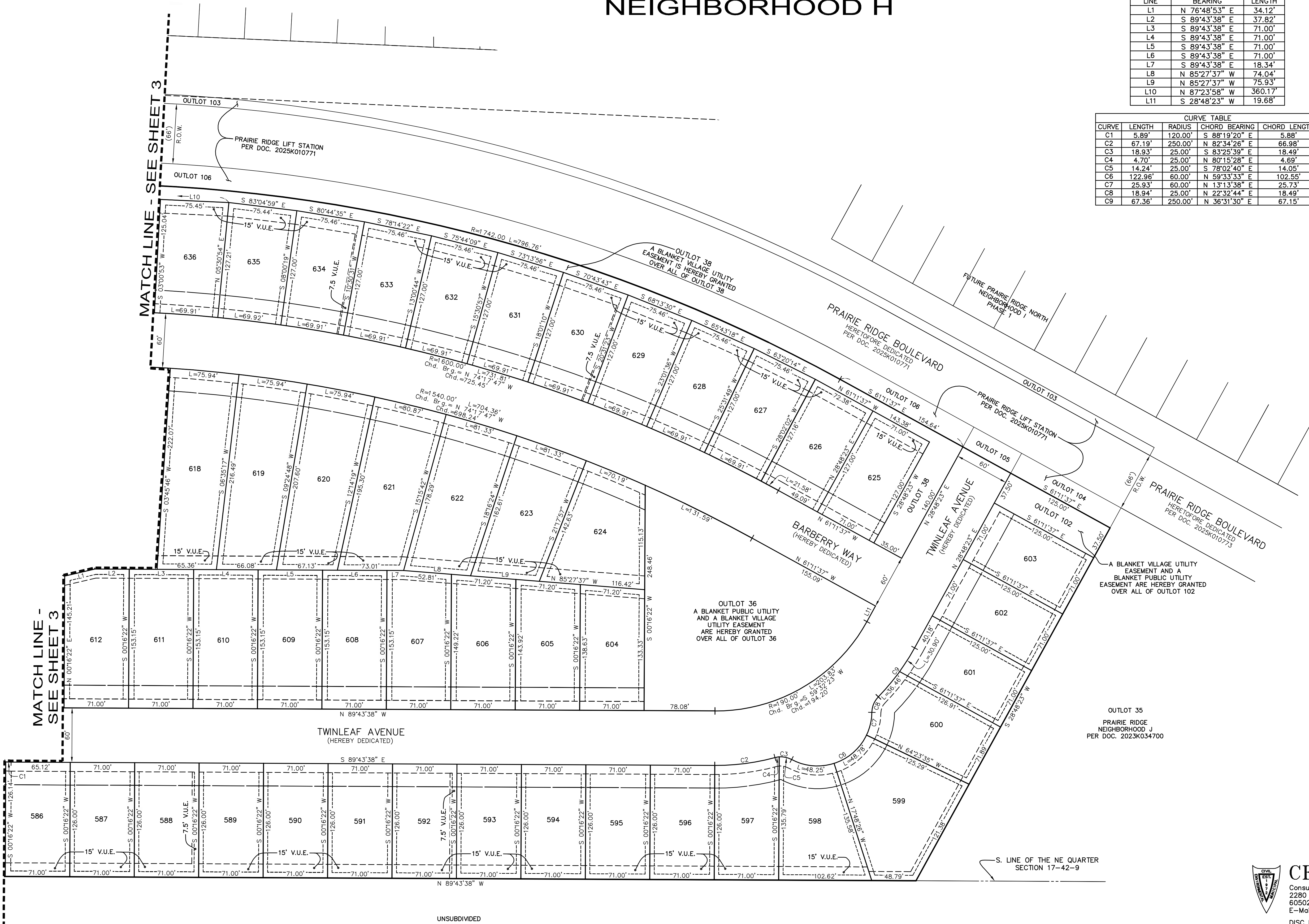
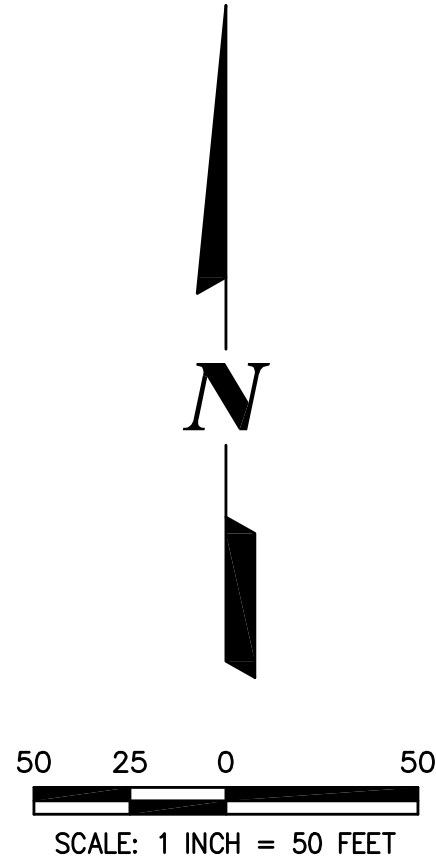
UNSUBDIVIDED

MATCH LINE -
SEE SHEET 4

FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NORTH
NEIGHBORHOOD H

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

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



PREPARED BY:
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OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

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

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

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

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

TITLE: _____ TITLE: _____

PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

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

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

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

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

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

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS 8TH DAY OF SEPTEMBER, 2025.

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

FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NORTH
NEIGHBORHOOD H

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

DATED THIS ____ DAY OF _____, 20____.

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT: _____

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____.

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

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

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

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

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

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

COUNTY CLERK

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

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

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

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

UTILITY EASEMENT PROVISIONS

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

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

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

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

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

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

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

PUBLIC UTILITY EASEMENT PROVISIONS
(ELECTRIC AND COMMUNICATION)

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

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

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

VILLAGE UTILITY EASEMENT PROVISIONS

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

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

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

PREPARED BY:



CEMCON, Ltd.

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

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

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

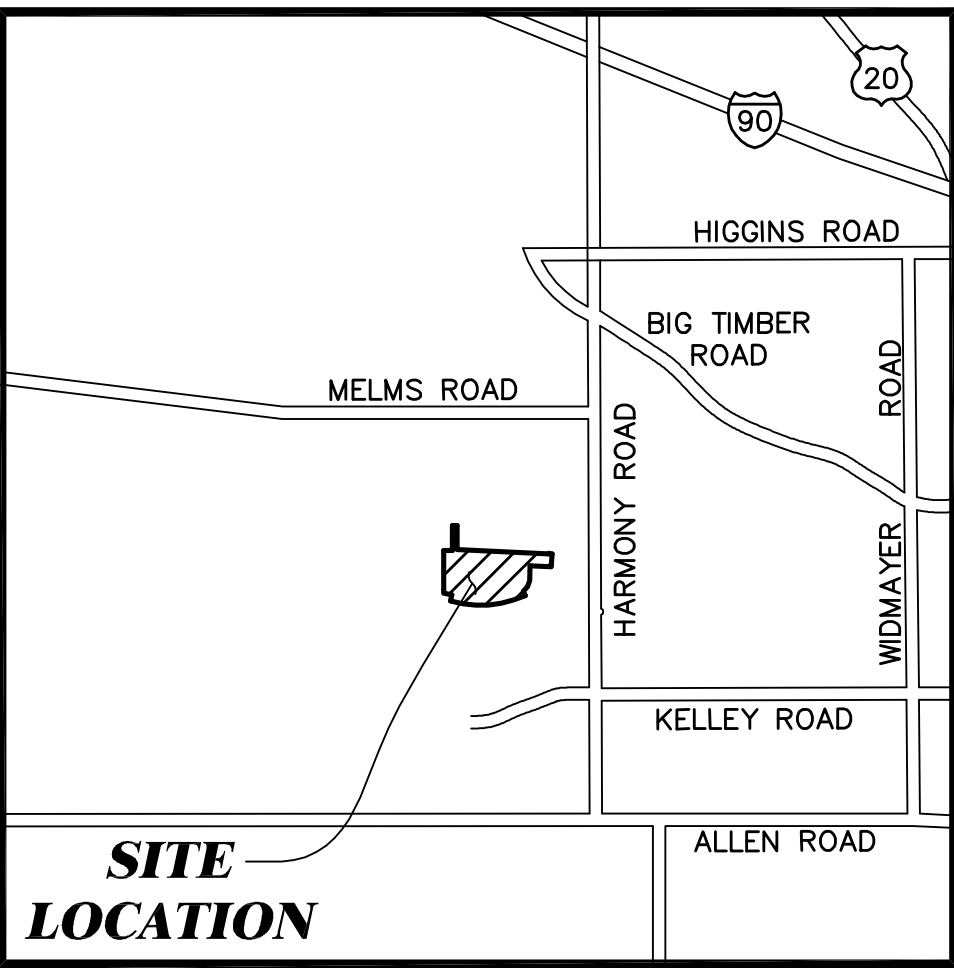
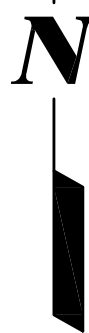
VILLAGE OF HAMPSHIRE
RESOLUTION NO. 25-
RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
FOR PRAIRIE RIDGE NEIGHBORHOOD I, PHASE 1

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

TOTAL AREA OF SUBDIVISION
23.452 ACRES
(MORE OR LESS)

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

100 50 0 100
SCALE: 1 INCH = 100 FEET

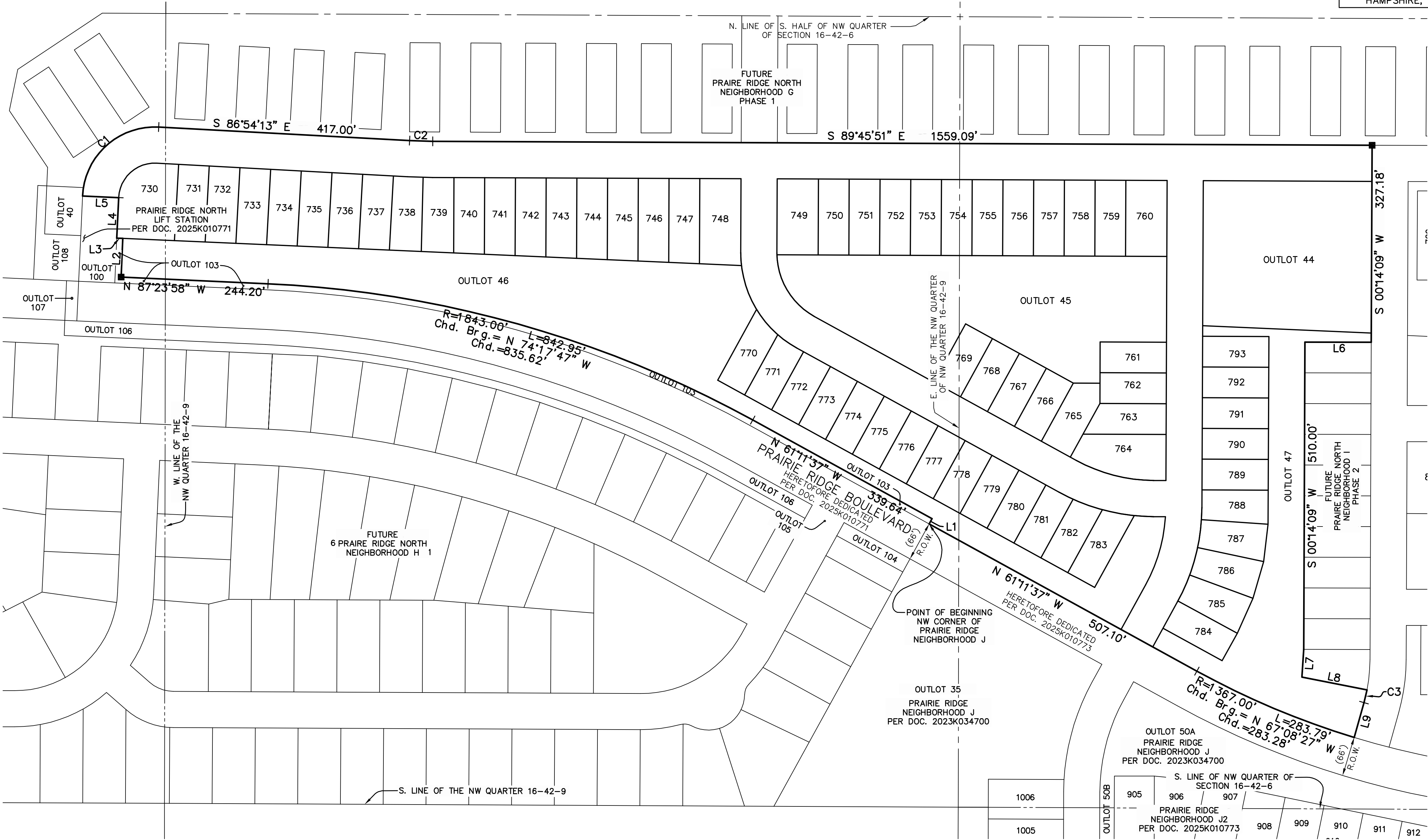


VICINITY MAP

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
730	11,472	764	10,009
731	6,455	765	6,567
732	6,429	766	5,610
733	6,403	767	5,610
734	6,376	768	5,610
735	6,350	769	5,610
736	6,324	770	6,249
737	6,297	771	5,664
738	6,302	772	5,610
739	6,519	773	5,610
740	6,432	774	5,610
741	6,536	775	5,610
742	6,639	776	5,610
743	6,743	777	5,610
744	6,846	778	5,610
745	6,950	779	5,610
746	7,054	780	5,610
747	7,157	781	5,620
748	9,785	782	5,839
749	8,631	783	6,474
750	6,426	784	5,803
751	6,426	785	6,168
752	6,426	786	6,168
753	6,426	787	6,042
754	6,426	788	5,826
755	6,426	789	5,610
756	6,426	790	5,610
757	6,426	791	5,610
758	6,426	792	5,610
759	6,426	793	5,610
760	8,631	OUTLOT 44	68,952
761	5,610	OUTLOT 45	98,030
762	5,610	OUTLOT 46	148,002
763	6,318	OUTLOT 47	64,054

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

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



NOTES

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

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

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

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

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

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

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

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

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

LEGEND

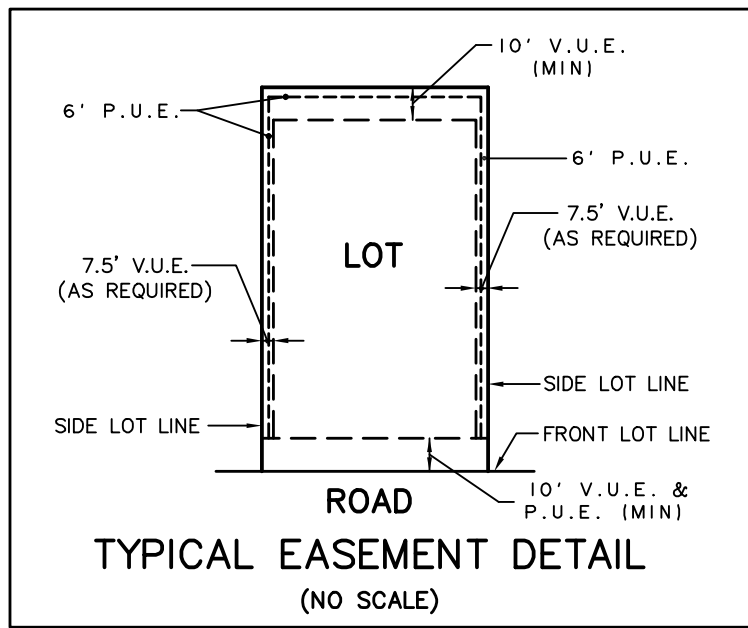
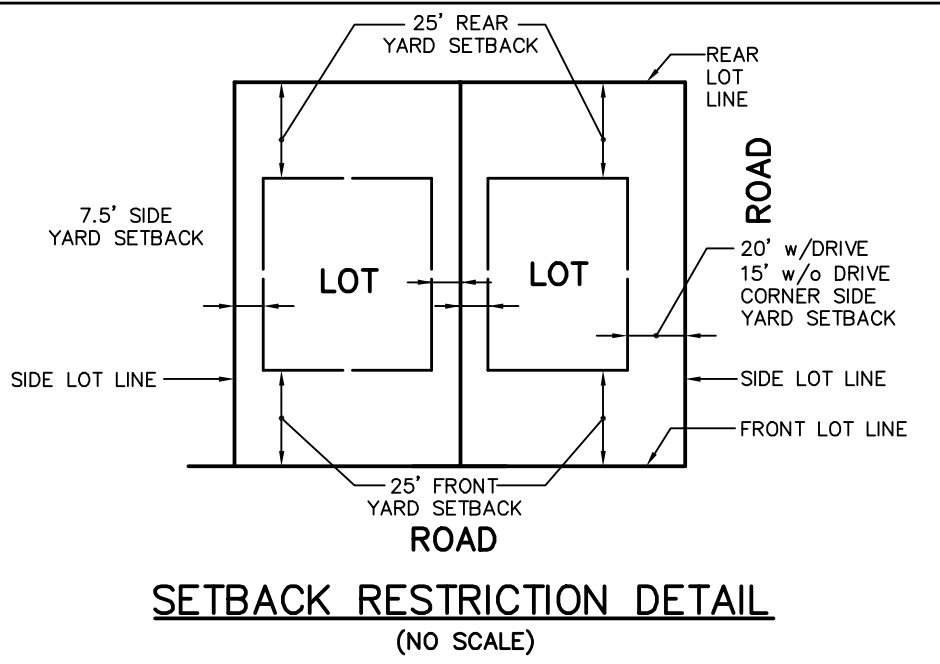
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- FUTURE LOT LINE/PROPERTY LINE (Light Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Long Dashed Lines)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single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

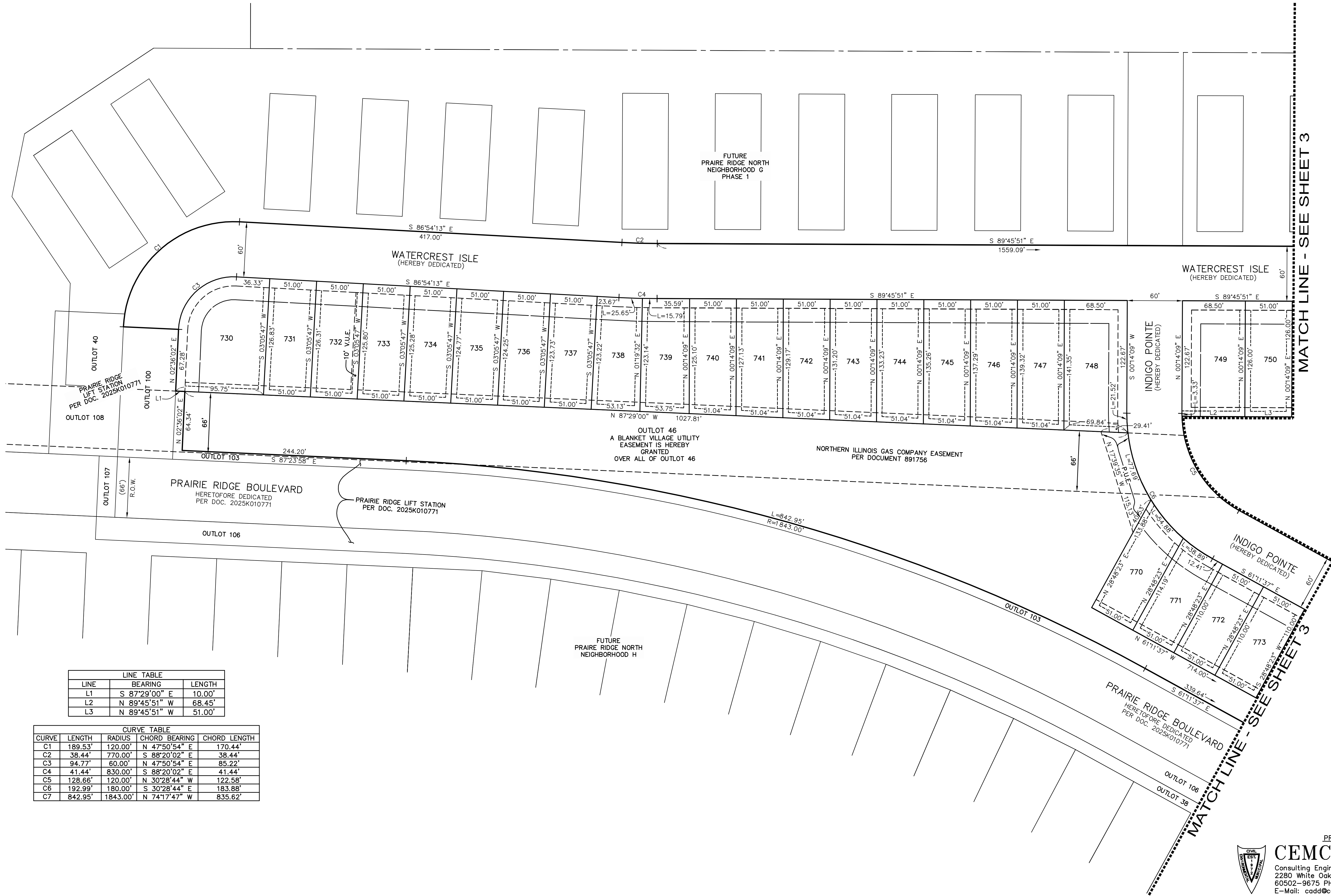
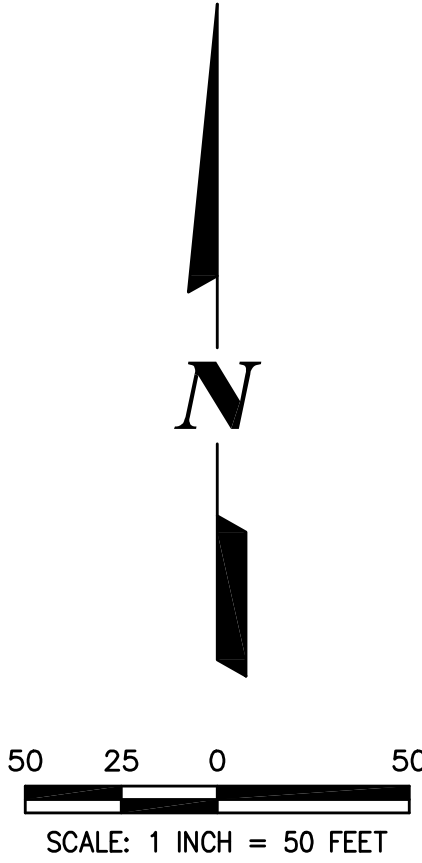
PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, IL 60563
(630) 851-5490

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

DISC NO.: 456275 FILE NAME: SUBPLAT-I-1
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-28-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-28-25
REVISED 03-27-25\AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-10-25\AJB PER VILLAGE COMMENTS DATED 05-19-25
REVISED 07-17-25\AJB PER VILLAGE COMMENTS DATED 06-30-25

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 87°29'00" E	10.00'
L2	N 89°45'51" W	68.45'
L3	N 89°45'51" W	51.00'

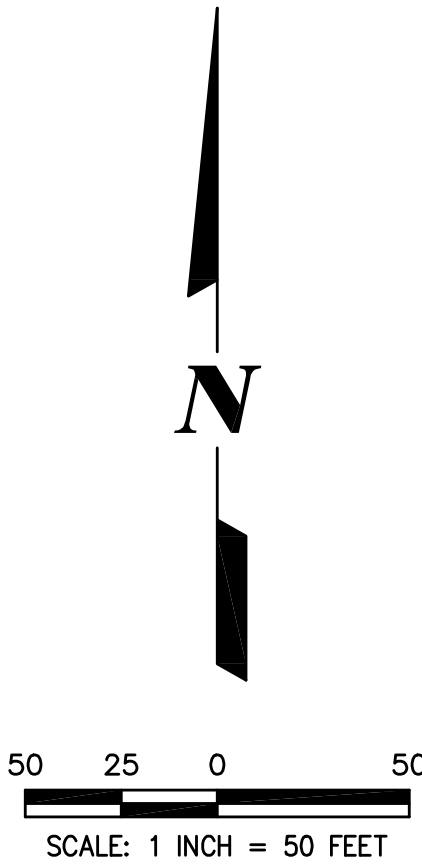
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	189.53'	120.00'	N 47°50'54" E	170.44'
C2	38.44'	770.00'	S 88°20'02" E	38.44'
C3	94.77'	60.00'	N 47°50'54" E	85.22'
C4	41.44'	830.00'	S 88°20'02" E	41.44'
C5	128.66'	120.00'	N 30°28'44" W	122.58'
C6	192.99'	180.00'	S 30°28'44" E	183.88'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



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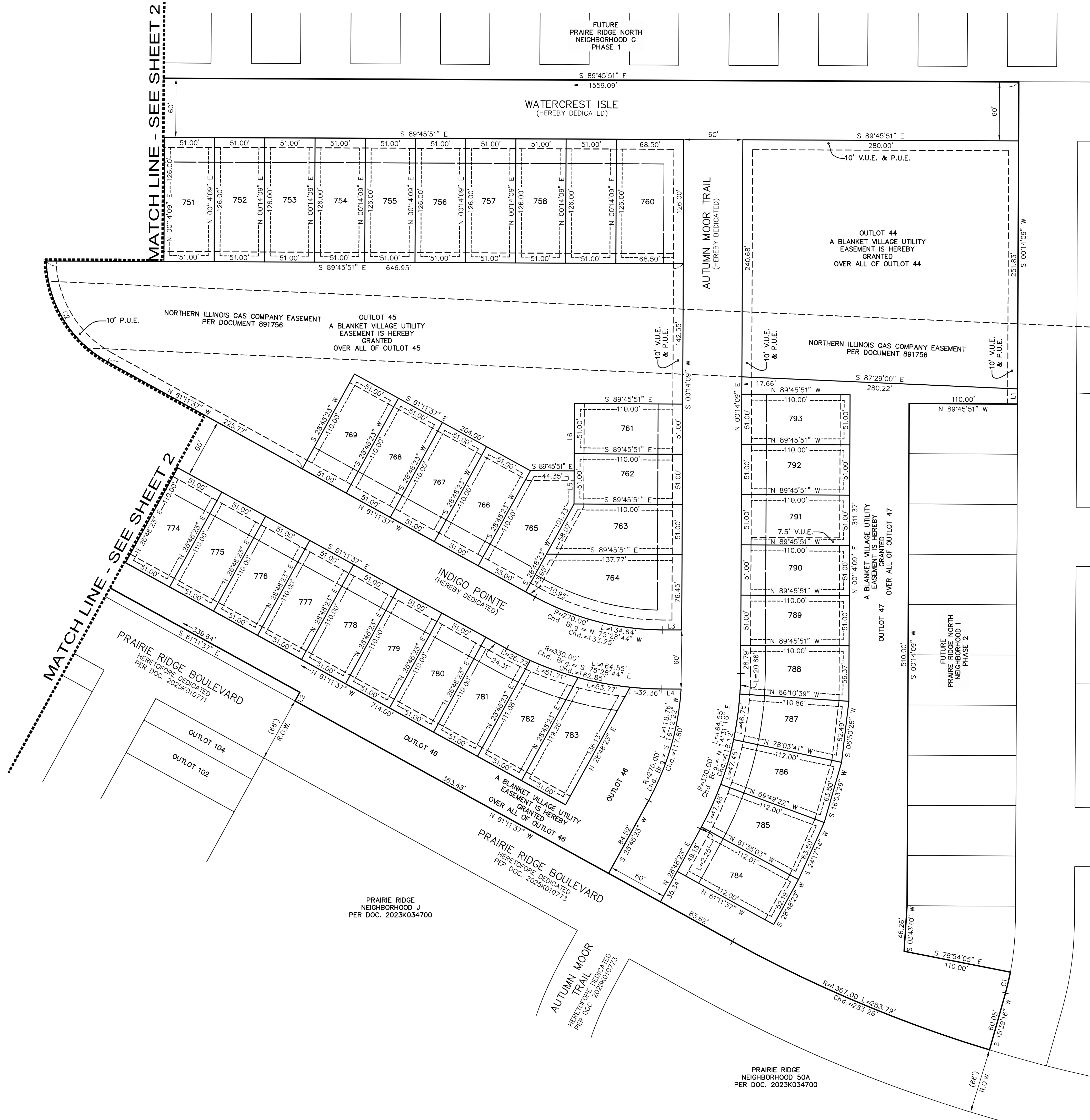
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°14'09" W	15.35'
L2	N 28°48'23" E	10.00'
L3	N 89°45'51" W	19.91'
L4	S 89°45'51" E	19.44'
L5	S 00°14'09" W	33.57'
L6	N 00°14'09" E	68.43'

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



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

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

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

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

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

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

TITLE: _____

PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

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

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

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

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

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

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____ DAY OF _____, 20____.

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

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

DATED THIS ____ DAY OF _____, 20____.

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT: _____

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____.

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

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

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

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

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

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

COUNTY CLERK

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

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

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

PUBLIC UTILITY EASEMENT PROVISIONS

(ELECTRIC AND COMMUNICATION)

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

PUBLIC UTILITY EASEMENT PROVISIONS

(NICOR)

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

VILLAGE UTILITY EASEMENT PROVISIONS

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

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

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

PREPARED BY:



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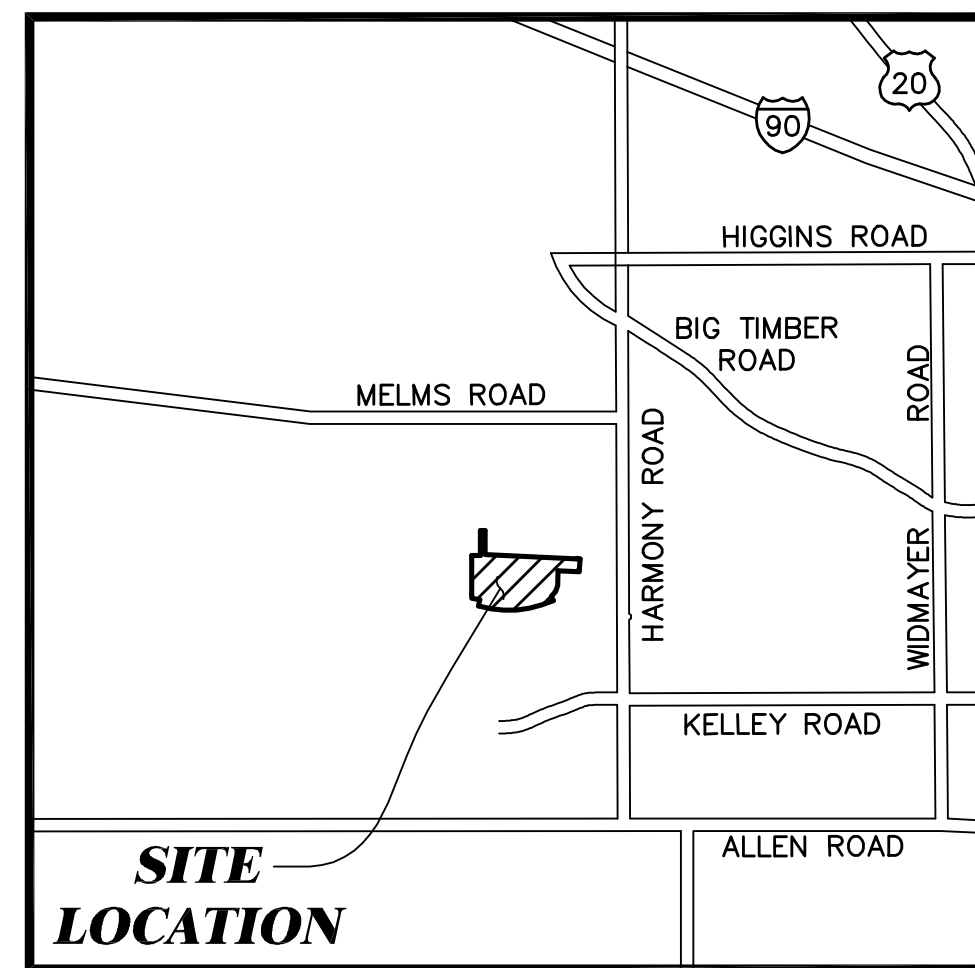
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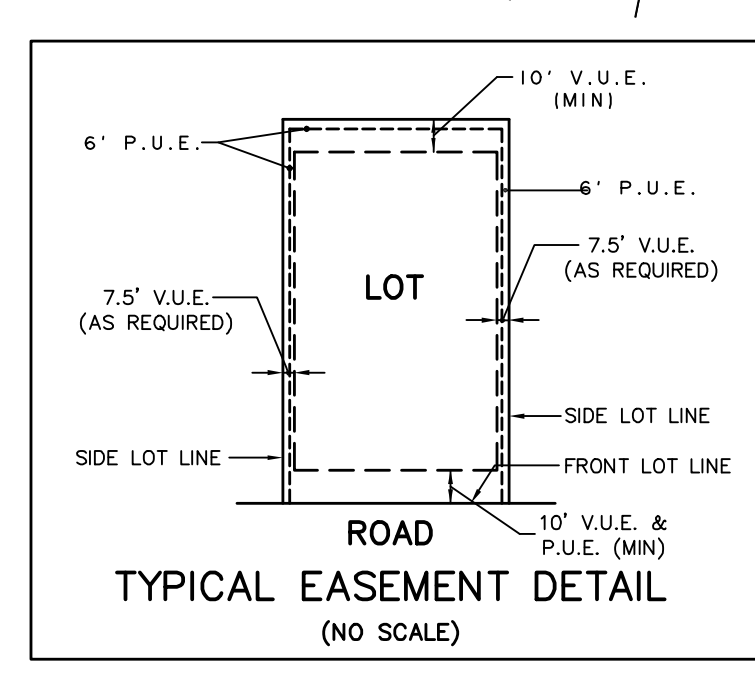
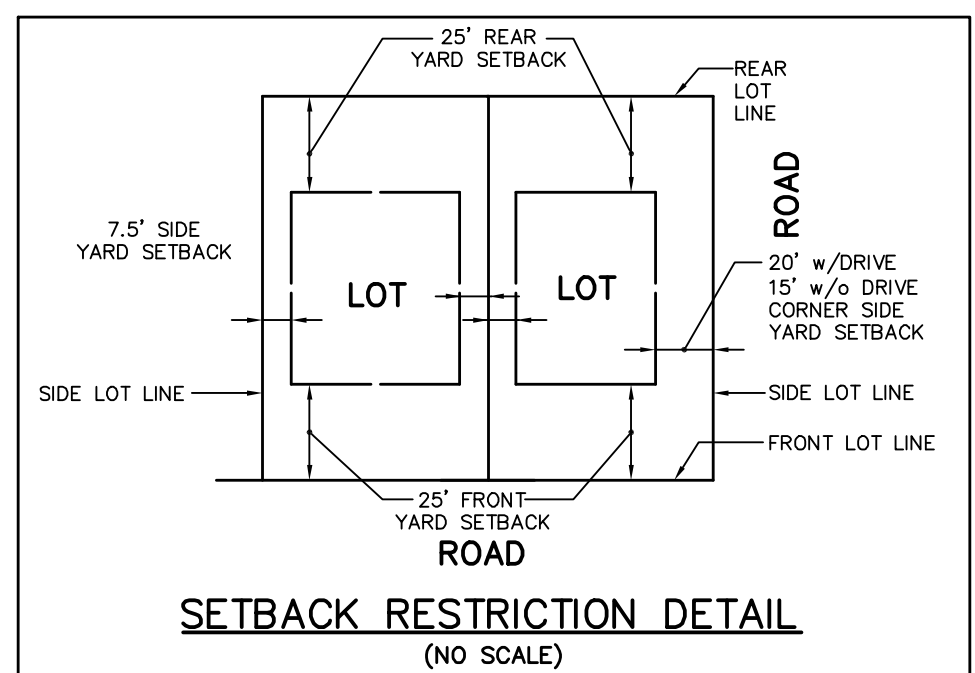


VICINITY MAP

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

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

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



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

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

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

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

(PRINT NAME)

(ADDRESS)

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

TOTAL AREA OF SUBDIVISION

18.308 ACRES
(MORE OR LESS)

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

100 50 0 100
SCALE: 1 INCH = 100 FEET

NOTES

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC
DISTANCES.

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

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

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

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

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

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

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

LEGEND

— SUBDIVISION BOUNDARY LINE
(Heavy Solid Line)

— LOT LINE/PROPERTY LINE
(Solid Line)

— ADJACENT LOT LINE/PROPERTY LINE
(Light Solid Line)

— BUILDING LINE
(Long Dashed Lines)

— EASEMENT LINE/LIMITS OF EASEMENT
(Short Dashed Lines)

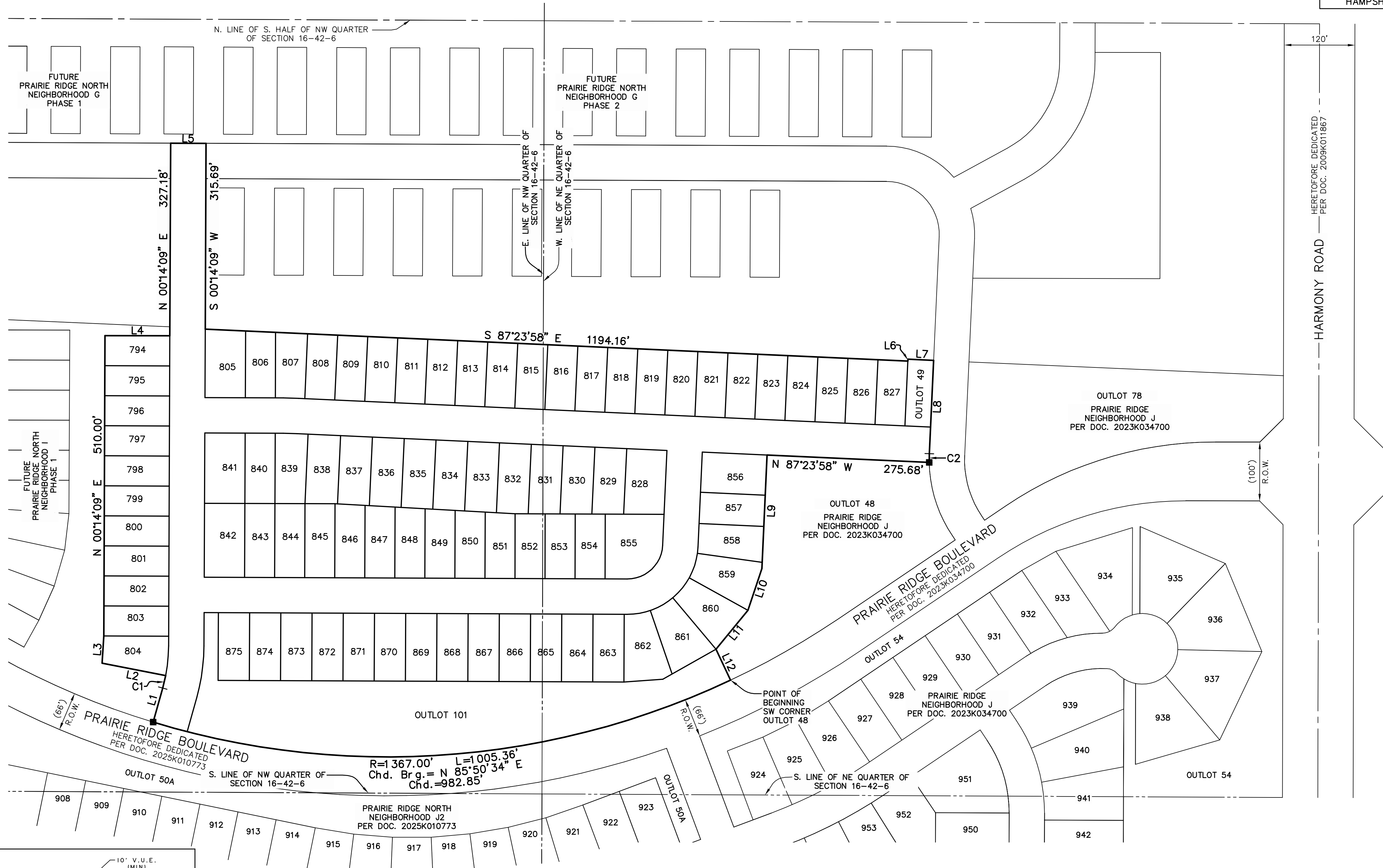
— CENTERLINE
(Single Dashed Lines)

— QUARTER SECTION LINE
(Double Dashed Lines)

— SECTION LINE
(Triple Dashed Lines)

■ SET CONCRETE MONUMENT

— SECTION CORNER OR QUARTER SECTION
CORNER



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

PREPARED BY:

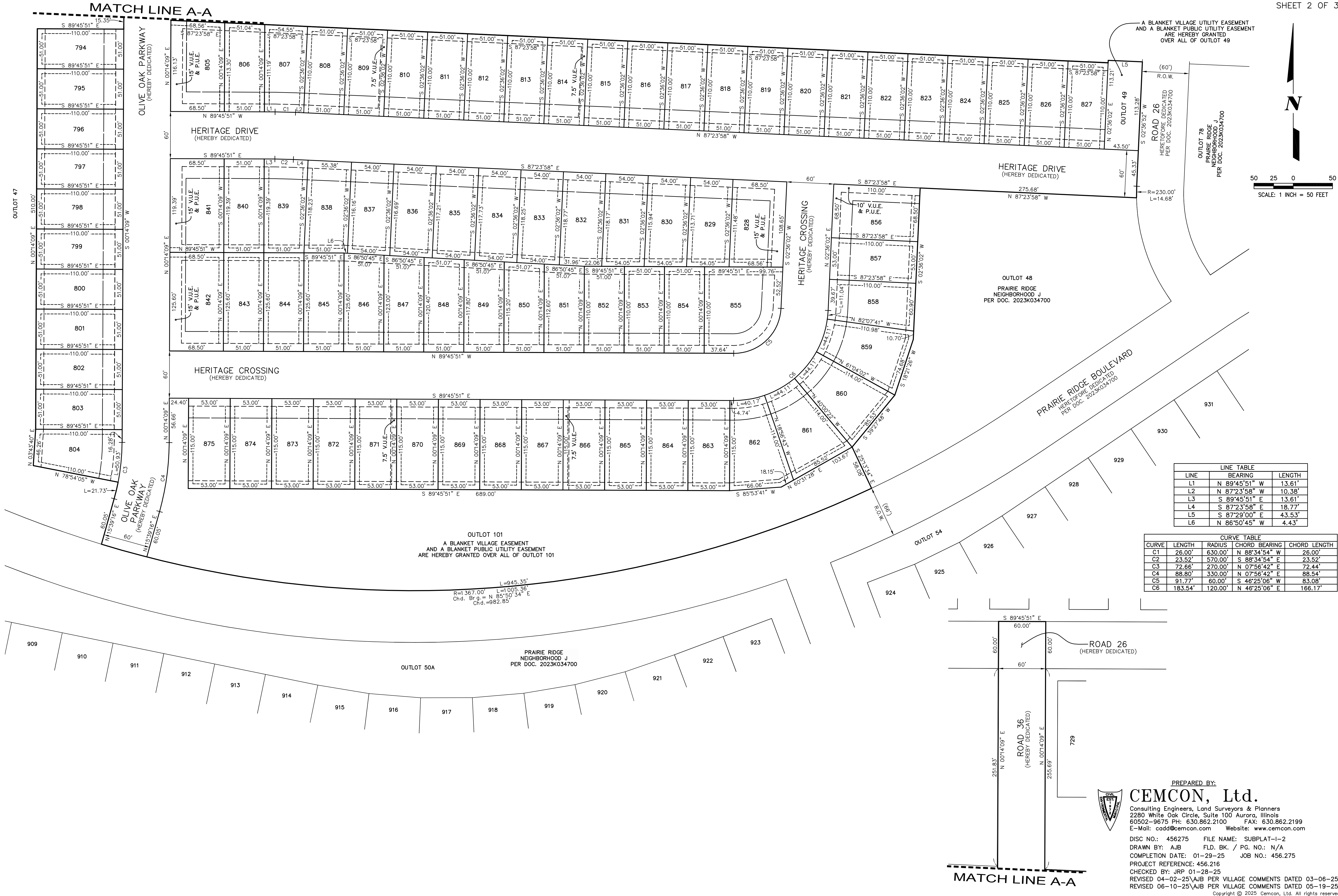


CEMCON, Ltd.

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

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°45'51" W	13.61'
L2	N 87°23'58" E	10.38'
L3	S 89°45'51" E	13.61'
L4	S 87°23'58" E	18.77'
L5	S 87°29'00" E	43.53'
L6	N 86°50'45" W	4.43'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	26.00'	630.00'	N 88°34'54" W	26.00'
C2	23.52'	570.00'	S 88°34'54" E	23.52'
C3	72.66'	270.00'	N 07°56'42" E	72.44'
C4	88.80'	330.00'	N 07°56'42" E	88.54'
C5	91.77'	60.00'	S 46°25'06" W	83.08'
C6	183.54'	120.00'	N 46°25'06" E	166.17'

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GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

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

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

PUBLIC UTILITY EASEMENT PROVISIONS (ELECTRIC AND COMMUNICATION)

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

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

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

VILLAGE UTILITY EASEMENT PROVISIONS

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

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

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

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

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

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF KANE)

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

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

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

COUNTY CLERK

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
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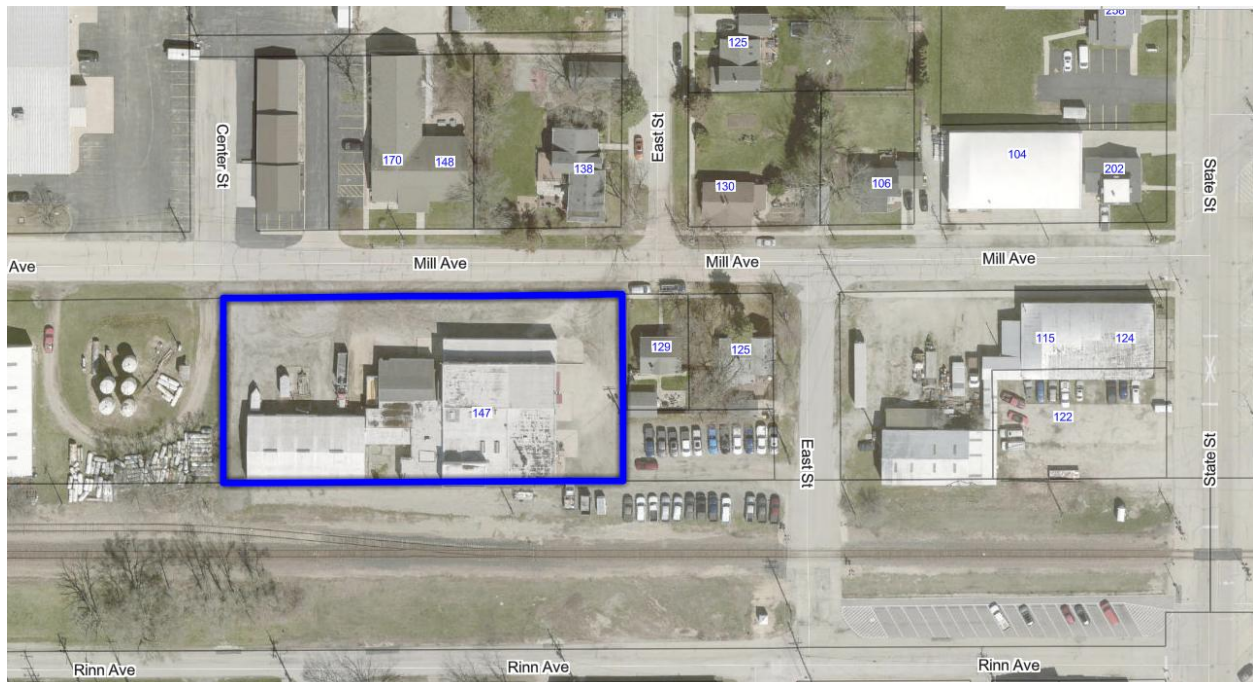
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

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

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

1. Request for Variance to Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a gravel parking lot, whereas it is required to be a paved surface.



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



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

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

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

The following are the adjacent property zoning and uses:

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

R-2, Single-Family Residence District - Residential

South: Railroad Tracks/Right-of-Way

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

R-2, Single-Family Residence District - Residential

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

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

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

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

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

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

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



Village of Hampshire
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RECOMMENDED MOTION #1 (Denial):

I move to accept and adopt Staff's Findings of Fact included in the Agenda Supplement and recommend denial of Case# PZC-25-13 for variance to Sec. 6-11-2-J to permit a gravel parking lot, whereas a paved surface is required.

RECOMMENDED MOTION #2 (Approval):

I move to accept and adopt the Petitioner's Findings of Fact as attached to this Agenda Supplement and recommend approval of Case# PZC-25-13 for variance to Sec. 6-11-2-J to permit a gravel parking lot, whereas a paved surface is required.

DOCUMENTS ATTACHED:

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



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

Land Use Application

Date: 9-10-25

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

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

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Road DIST

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

CONTACT PERSON (if different from applicant)

Name: Dan Rowlett Email: ROADS@HA ↑
Address: _____ Phone: _____

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

☒ YES ☐ NO

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

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

☐ YES ☒ NO

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

PROPERTY INFORMATION

Name of Development (if any): N/A

Address: 147 Mill Ave Hampshire

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

Total Area (acres): .95

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire Protection Dist

School District: D300

Library District: EUA Johnson

Park District: Hampshire Township Park Dist

Township: Hampshire

Current Zoning District: M1

Current Use:

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

Proposed Zoning/Variance/Use:

Maintain gravel lot once Salt
Shed is built.

Reason/Explanation for Zoning/Variance/Use:

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

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

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

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

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

PLAT OF SURVEY

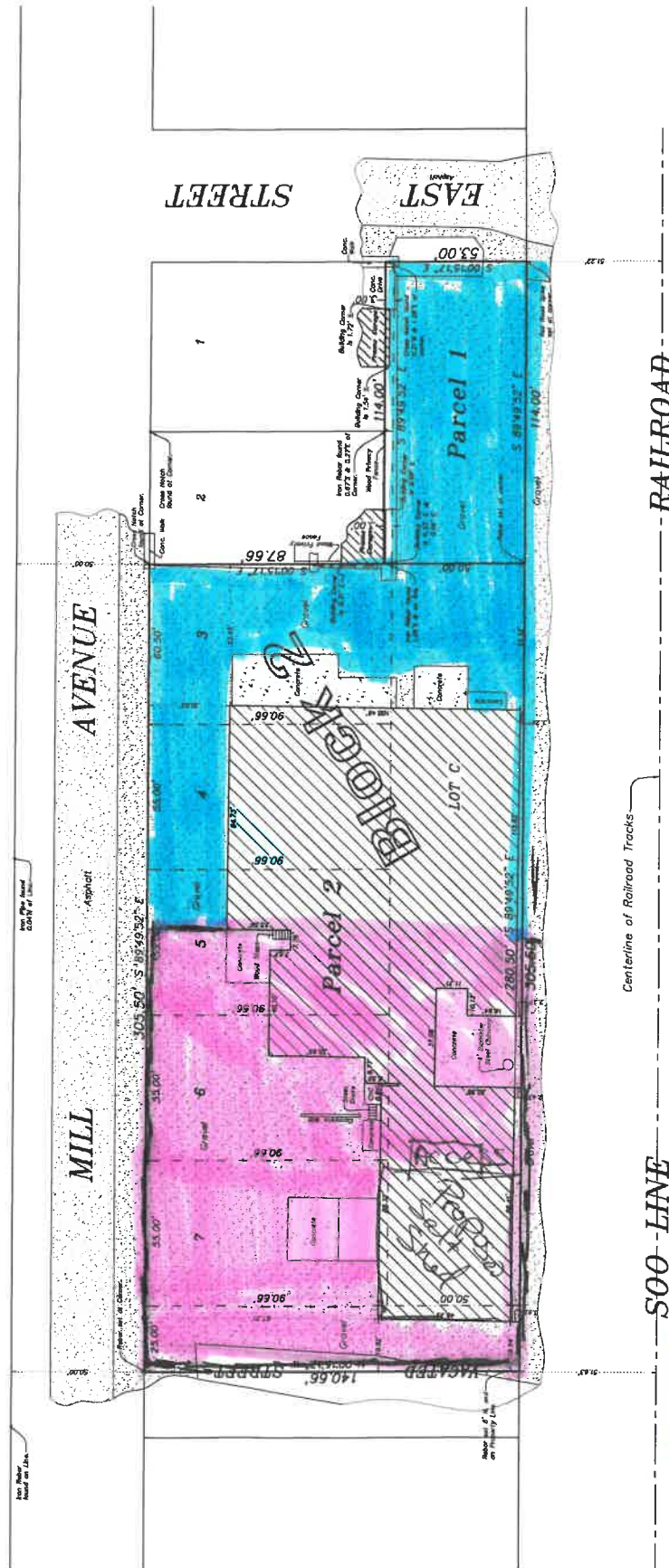
SURVEY SYSTEMS OF AMERICA, INC.

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

P.O. Box 6174
Evanston, Illinois 60121-6174
Phone: (847) 928-5775

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

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



Legend
• Green
• Pink

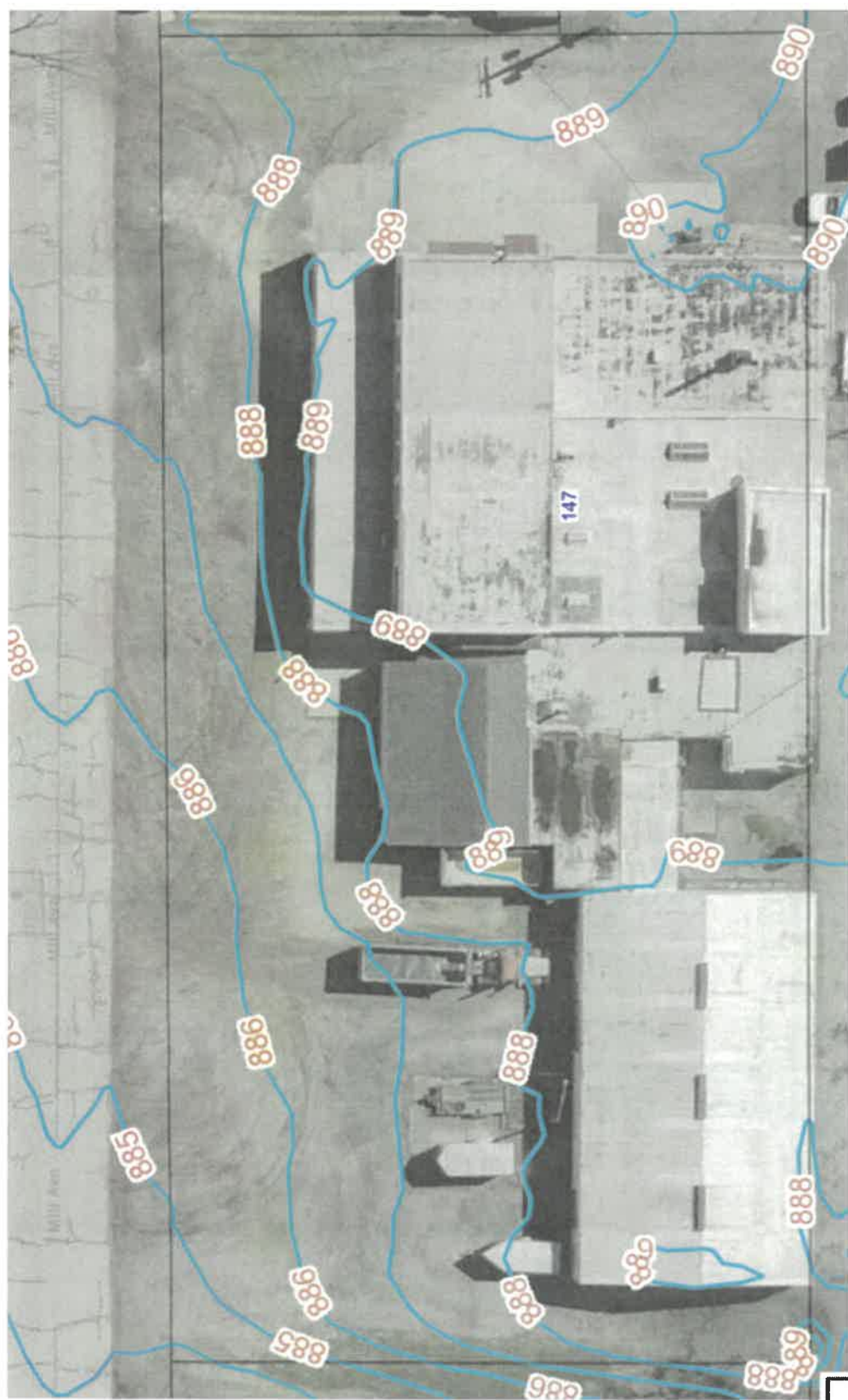
Scale: 1 inch equals 30 feet.
This plat was prepared by a duly licensed Professional Land Surveyor.
The survey was conducted in accordance with the Illinois Surveying Act of 1984, as amended.

Client: HENKEL
Surveyed by: SD, Drawn by: BGS, Checked by: BGS
Field Work Complete: 11/04/21
Building setouts, lines and monuments, if any, shown herein are as shown on the record plat and are subject to the approval of the Board of Trustees of the Village of Hampshire, Kane County, Illinois.
This plat is a true and correct copy of the original survey and is subject to the approval of the Board of Trustees of the Village of Hampshire, Kane County, Illinois.

ORDER NO. 232-2585.2.3-7.C ST

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

State of Illinois
County of Kane
The professional services conform to the current Illinois minimum standards for a boundary survey.
Evanston, Illinois, Dated this 11th day of December, A.D. 2021.
by Robert G. Sowko
IPLS No. 2464
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Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on October 13, 2025
RE: PZC-25-14 - Fence Regulations & Requirements - Text Amendment

PROPOSAL: The Village of Hampshire is requesting Text Amendments to Chapter 6 Article III of the Hampshire Zoning Ordinance regarding fence regulations and requirements.

The proposed text amendments would codify various regulations and requirements regarding fence construction in the Village.

BACKGROUND: Currently, the Village's Zoning Ordinance is silent on many aspects of fence construction regulations and requirements. The only exception is regarding the location of a fence in front and corner side-yard.

Regulations and requirements the Zoning Ordinance is silent on are fence heights, fence setbacks, when fencing is required, and prohibited style of fencing.

ANALYSIS: For orderly development, Village staff is recommending the following fence regulations and requirements to be amended and codified into the zoning ordinance. The following is a summary of the regulations and requirements, full language of the code is provided in the red-line attachments.

- a. General Requirements: These will be requirements that are applicable to all fences.
- b. Require Fences: These will be requirements for when fencing is required, specifically when a non-residential/multi-family property abuts residential property.
- c. Prohibited Fences: These will be regulations on what type of fencing is prohibited in the Village.
- d. Heights: These will be regulations on the maximum heights allowed for fences.
- e. Setbacks: These will be regulations on the setback of the fence from the property lines.

REQUIRED FINDINGS OF FACT: There are no required Findings of Fact provided for text amendments by the zoning ordinance.



Village of Hampshire
234 S. State Street, Hampshire IL 60140
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PUBLIC COMMENTS: No public comments were provided as of October 8, 2025.

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

RECOMMENDED MOTION: I move to recommend approval of PZC-25-14 for a text amendment to Chapter 6 Article III of the Hampshire Zoning Ordinance regarding fence regulations and requirements.

DOCUMENTS ATTACHED:

1. Red-Line Text – Sec. 6-3-10
2. Red-Line Text – Sec. 6-3-11
3. Red-Line Text – Section Numbers

6-3-10: PERMITTED OBSTRUCTIONS, YARDS:

For the purpose of this chapter, the following shall not be considered as obstructions when located in the yards indicated, and shall be allowed as follows:

A. In Any Yards:

1. Chimneys, overhanging roof eaves, bay windows, open terraces, marquees, and awnings adjoining the principal building, if they do not exceed ten percent (10%) of the depth of the yard;
2. Ornamental light standards and flagpoles; and (1985 Code)
3. Trees and shrubs; except that on corner lots, trees and shrubs higher than thirty inches (30") above the centerline grade of the intersecting streets, if located in that portion of a required front or side yard situated within twenty feet (20') of the lot corner formed by the intersection of any two (2) street lines shall be considered to be an obstruction.

B. In Side Yards:

1. Open, accessory off street parking spaces, subject to and as provided in Section 6-11-2.H. of this code.
2. Fences; ~~except that on corner lots, fences higher than thirty inches (30") above the centerline grade of the intersecting streets, if located in that portion of a required front or side yard situated within twenty feet (20') of the lot corner formed by the intersection of any two (2) street lines shall be considered to be an obstruction.~~
3. Accessory buildings, including sheds, toolrooms, and other similar accessory buildings, but only if located in the rear half of any side yard.
4. Private electric vehicle charging stations (EVCS) provided they are located no closer than five feet (5') to any lot line.

C. In Rear Yards:

1. Private garages, if attached or structurally a part of the principal building;
2. Private garages, detached;
3. Open accessory off street parking spaces;
4. Accessory sheds, toolrooms, or other similar accessory buildings;
5. Private swimming pools in accordance with regulations of this chapter and other applicable ordinances of the village of Hampshire;
6. Recreational and laundry drying equipment;
7. Arbors and trellises;
8. Open terraces or decks and specifically not including permanently roofed over terraces or decks; provided, however, said open terrace or deck shall in no case occupy more than thirty

percent (30%) of the required rear yard area, and shall in no case be constructed within ten feet (10') of any lot line;

9. Fences; ~~except that on corner lots, fences higher than thirty inches (30") above the centerline grade of the intersecting streets, if located in that portion of a required front or side yard situated within twenty feet (20') of the lot corner formed by the intersection of any two (2) street lines shall be considered to be an obstruction.~~

10. Private electric vehicle charging stations (EVCS) provided they are located no closer than five feet (5') to any lot line.

D. In Front Yards: Any item other than those described in subsection A of this section shall be considered obstructions and shall not be permitted; and

1. No fences shall be permitted in any front yard.

2. Accessory buildings, including sheds, toolrooms, and other similar accessory buildings, shall be subject to section B.3. above.

3. Open, accessory off-street parking spaces and spaces for electric vehicle charging stations (EVCS) shall be permitted in a front yard in certain districts, subject to and as provided in Section 6-11-2 H. of this code. (1985 Code; amd. Ord. 92-2, 6-18-1992; Ord. 09-26, 8-6-2009; Ord. 20-23, 6-18-2020; Ord. 21-19, 6-3-2021; Ord. 23-09, 9-7-2023)

Section 6-3-11: Fences:

A. General Requirements:

1. No fence shall be erected, constructed, or maintained to impede natural stormwater run-off on any portion of a lot or any adjoining lot or land.
2. Solid fences shall provide a minimum three-inch (3") clearance at the bottom of the fence for natural stormwater run-off.
3. No fence shall obstruct the view of any vehicular or pedestrian traffic.
4. The posts and all supporting framing members of the fence shall face the interior of the lot on which the fence is located.
5. Fences located in utility easements shall be subject to removal, if required, at the fence owner's expenses.
6. Fencing shall not be installed over any stormwater or sanitary inlet (manhole).
7. Fencing adjacent to electrical or communication pedestals(s) or manholes shall be installed to provide adequate room to service the equipment.
 - a. If the fence is installed in any way to exclude utility equipment access, a gate permitting access to the equipment is required.

B. Required Fences: The following fences are required and shall be constructed as follows:

1. A minimum six-foot (6') and up to a maximum ten-foot (10') solid fence shall be constructed along lot lines of lots in non-residential district that abuts a lot in a residential district.
2. A minimum six-foot (6') and up to a maximum ten-foot (10') solid fence shall be constructed along lots lines of a lot for multi-family developments that abuts a lot in a single-family residential district.
3. A minimum six-foot (6') and up to a maximum ten-foot (10') solid fence or enclosure shall be provided to enclose all trash/garbage receptacles for non-residential and multi-family residential uses.
4. Solid fences, where required, shall not provide more than six inches (6") clearance at the bottom of the fence.

C. Prohibited Fences and Gates: The following fences are hereby prohibited:

1. Barbed wire, chicken wire (unless to enclose a side-yard or rear-yard garden), pig wire, rope, cable, and electrically charged wire/fences and other similar materials.
2. Chain-link fences with barbed ends up.
3. No gate or fence is permitted across a driveway past the front wall of the principal structure in any residential district.
4. No gate or fence is permitted across a driveway past the corner-wall of the principal structure or detached garage for side-loading garages in any residential district.

D. Heights: The following maximum heights are hereby permitted:

1. Single-Family Residence District: A maximum fence height of six-foot (6') is permitted.
2. Non-Residential and Multi-Family District: A maximum fence height of ten-foot (10') is permitted.

3. Fences erected five feet (5') of a retaining wall shall be measured from the bottom of said retaining wall. Fences in this configuration, if they exceed maximum height when measured as such, may extend above the top of a retaining wall no more than forty-two inches (42").
 4. Height limitations shall not apply to those fences or enclosures for sports fields.
- E. Setbacks: The following minimum setbacks are hereby required:
1. Front-Yard: Fences shall be setback to meet the setback of the front-wall of the principal structure.
 2. Side-Yard: No side-yard setback is required.
 3. Corner Side-Yard: Fences shall be setback a minimum of ten (10) feet from the corner side lot line.
 4. Rear-Yard: No rear-yard setback is required.

6-3-1~~2~~⁴: Floodplain Area
6-3-1~~3~~²: Reimbursement of Fees
6-3-1~~4~~³: Performance Standards
6-3-1~~5~~⁴: Refuse Collection Areas
6-3-1~~6~~⁵: Collection Containers for Secondhand Items
6-3-1~~7~~⁶: Home Occupations
6-3-1~~8~~⁷: Outdoor Lighting