

Village of Hampshire

Planning & Zoning Commission Meeting Monday, August 8, 2022 - 7:00 PM Hampshire Village Hall - 234 S. State Street

AGENDA

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Roll Call
- 4. Approval of Minutes from June 6, 2022
- 5. Approval of Minutes from July 25, 2022
- 6. New Business
 - a. A Motion to recommend approval of a Final Plat of Subdivision for Neighborhood R of Prairie Ridge
 - b. A Motion to authorize the Chair to report the results of the Commission's actions of this meeting to the Village Board of Trustees
- 7. Public Comments
- 8. Announcements
- 9. Adjournment

Attendance: By Public Act 101-0640, all public meetings and public hearings for essential governmental services may be held by video or tele conference during a public health disaster, provided there is an accommodation for the public to participate, and submit questions and comments prior to meeting. If you would like to attend this meeting by Video or Tele Conference, you must e-mail the Village Clerk with your request no later than noon (12 PM) the day of the meeting. A link to participate will be sent to your e-mail address, including all exhibits and other documents (the packet) to be considered at the meeting.

<u>Public Comments</u>: The Commission will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Chair 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 Commission or its members. Good order and proper decorum shall always be maintained.

<u>Recording</u>: Please note that all meetings held by videoconference will be recorded, and the recordings will be made public. While State Law does not required 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.

<u>Accommodations</u>: 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

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

Agenda Supplement

TO: Chairman Mroch; Planning and Zoning Commission

FROM: Josh Wray, Assistant to the Village Manager

FOR: Planning and Zoning Commission Meeting on August 8, 2022

RE: Final Plat for Neighborhood R in Prairie Ridge

Background: Crown Community Development has submitted for final plat review and approval for the next neighborhood to be developed in Prairie Ridge, Neighborhood R. This neighborhood will be developed for 80 townhome units across 14 buildings similar to those recently approved in Neighborhood M.

Analysis: Submittals for the final plat of Neighborhood R have been reviewed by EEI, and it is in substantial compliance of the Village's requirements. There are several outstanding engineering comments on the most recent review letter that would typically be resolved before Village Board approval, so staff's recommendation includes a condition of such.

Recommendation: Staff recommends the Commission vote to recommend approval of the final plat of subdivision for Prairie Ridge Neighborhood R conditional upon final engineering approval.

Engineering Enterprises, Inc.



July 27, 2022

Mr. David Gauger, P.E. (Via email) CEMCON, Ltd. 2280 White Oak Circle, Suite 100 Aurora, IL 60555

Re: Prairie Ridge Neighborhood $R - 2^{nd}$ Final Engineering and Plat Review

Village of Hampshire

David:

We have received and reviewed the following documents:

- First Review Comment Response Letter dated July 13, 2022, prepared by CEMCON, Ltd.
- Final Revised Engineering Plans (24 sheets), dated July 13, 2022, prepared by CEMCON, Ltd.
- Final Revised Plat (4 sheets), dated July 8, 2022, prepared by CEMCON Ltd.
- Final Stormwater Management Report dated July (sic) 15, 2022, prepared by CEMCON, Ltd.
- Final Cost Estimate dated July 20, 2022, prepared by CEMCON, Ltd.
- IEPA Water Permit prepared by CEMCON, Ltd.
- IEPA Sanitary Permit prepared by CEMCON, Ltd.

Our review of these plans is to generally determine the plan's compliance with Village ordinances and whether the improvements will conform to existing Village systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. We offer the following comments:

General

- 1. A landscape plan in compliance with the Village's ordinances must be submitted for review.
- 2. An IEPA NPDES general construction permit shall be obtained for this project. The Village should be copied on correspondence from the IEPA.
- 3. The plans should be submitted to the Fire District for review and comment on the hydrant layout and access to the buildings. Per review response letter, please include correspondence with Fire District when available.
- 4. KDOT comments for the right in right out at Allen Road should be addressed (email correspondence between Crown and KDOT) and correspondence copied to the Village.

Mr. David Gauger July 27, 2022 Page 2

Final Engineering Plans

Overall Street Lighting (Sheet 5)

5. Proposed street lighting wiring runs should be shown on the as-built plans after coordination with ComEd.

Drainage and Grading Plans (Sheets 8-12)

- 6. Contours are still missing and shall be added along parkways of Terrabrook Way and Windham Lane, the Private Drives, and Lot 3, tying in proposed grades to existing.
- Structure Number 24 needs to move further east to accommodate the proposed rim, or the contours need to be revised.
- 8. An emergency overland overflow route needs to be shown at the northwest corner of the site. The emergency overland overflow is to accommodate the situation where the storm sewers are blocked, or the design storm exceeded.
- 9. The designer should submit detailed ADA grading at the intersection of Windham Lane and Terrabrook Way to ensure current ADA sidewalk ramp grading standards are met.
- 10. Structure Number 10 should be lowered to account for Lot 3 drainage and contours should be added to Lot 3, which is currently a depressional area receiving a significant amount of flow from the neighboring property.
- 11. Invert appears incorrect at Structure Number 2 and should be revised from 878.65 to 878.92.
- 12. There are no contours or grading along Town Place Road to confirm that the proposed rim elevation works for Storm Manhole Number 1 or the overflow routing.
- 13. The proposed sidewalks at Windham Lane and Town Place Road shall tie-in and the ADA ramps should be rotated to accommodate this. Additionally, the grading should be submitted at these sidewalk locations to ensure ADA compliancy.

Plan and Profile, (Sheets 13-17)

- 14. The proposed vertical curve at the tie-in of Windham Lane and Allen Road shall be revised to meet IDOT Local Roads and Streets Standards (Figure 30-2D of Manual).
- 15. Sanitary sewer shall be investigated to be lowered with a flatter slope to avoid watermain crossing underneath, as it appears vertical clearance can be met. The existing drop manhole connection at the sanitary main should be lowered, and the existing connection capped, to accommodate the watermain crossings and lowering of the sanitary sewer.
- 16. The pressure connection sizes are not labeled on the plan sets.

Drainage Structure Details (Sheet 19)

17. Flared end section detail is still shown, but no location of a flared end is shown in the plan set. Remove detail as no flared end is proposed.

Final Plat

- 18. An easement document for the storm sewer easement along Town Place Road needs to be submitted for review. This easement will need to be approved and recorded before or at the same time as the plat of subdivision.
- 19. The text under Allen Road from "Hereby Granted to Kane County" to Hereby Dedicated to Kane County

Final Stormwater Management Permit Application

- 20. The title page shall have revised date.
- 21. The attachments as part of this application on the second page of the County Permit application are incorrect. A BMP mitigation is required, and a floodplain and wetland submittal are not required.
- 22. The overland flood route does not meet the one foot of freeboard. The high-water level is 884.2 and the ground floor elevation of the garages are 885.0
- 23. The overland flow path at the southeast corner of the site needs to include where the ultimate outfall is located.
- 24. An emergency overland overflow route will be required at the northwest corner of the site.
- 25. The BMP sizing cannot be confirmed because no calculations were provided.
- 26. The catchment area exhibit should show the time of concentration flow paths to confirm the time of concentration values and tables.
- 27. A catchment is required for the Park at Lot 3. There is a significant amount of depressional storage at this location that drains into the proposed storm sewer.
- 28. The detention volume mentioned in the catchment exhibit should be included to confirm proposed calculations.
- 29. The overland flow arrows do not show overall overland flow conveyance off the project site and should be included.
- 30. The storm sewer calculations upstream node numbers should be updated to reflect the plan view numbers. If existing, they can be referenced as an existing, or the existing structures should be labeled in the plans.
- 31. Structure 14 receives flow within the Park area and should be included in the calculations.
- 32. The time of concentration in the tables do not reflect the calculated time of concentrations shown in the supporting calculations. The time of concentrations should be revised to reflect supporting calculations.

Mr. David Gauger July 27, 2022 Page 4

33. The time of concentration supporting calculations should be reflected in an exhibit to show the flow paths. Additionally, the sheet flow calculations should be 2% minimum for parkway and correct slopes for pavement areas.

Engineer's Cost Estimate

- 34. Roadway striping should be included in the estimate.
- 35. The lighting and signage improvements should include any electrical conduit in the ROW for wiring improvements.
- 36. The estimate should be updated to reflect any revisions required by this review letter.

IEPA Permits

- 37. Schedule B shall be updated to show the vertical and separation requirements are not met. This includes sanitary as well as storm and it should note that watermain protection is used.
- 38. The number of sheets for the plan set is incorrect on the WPC-PS-1.
- 39. The IHPA request is checked on the WPC-PS-1. Please submit the review letter as well as EcoCAT with the revised permit.
- 40. The schedule A/B permit should be revised to indicate vertical separation requirements are not met and that watermain protection will be used.

Revised plans and supporting documentation should be submitted for further review. If you have any questions or require additional information, please call our office.

Respectfully submitted,

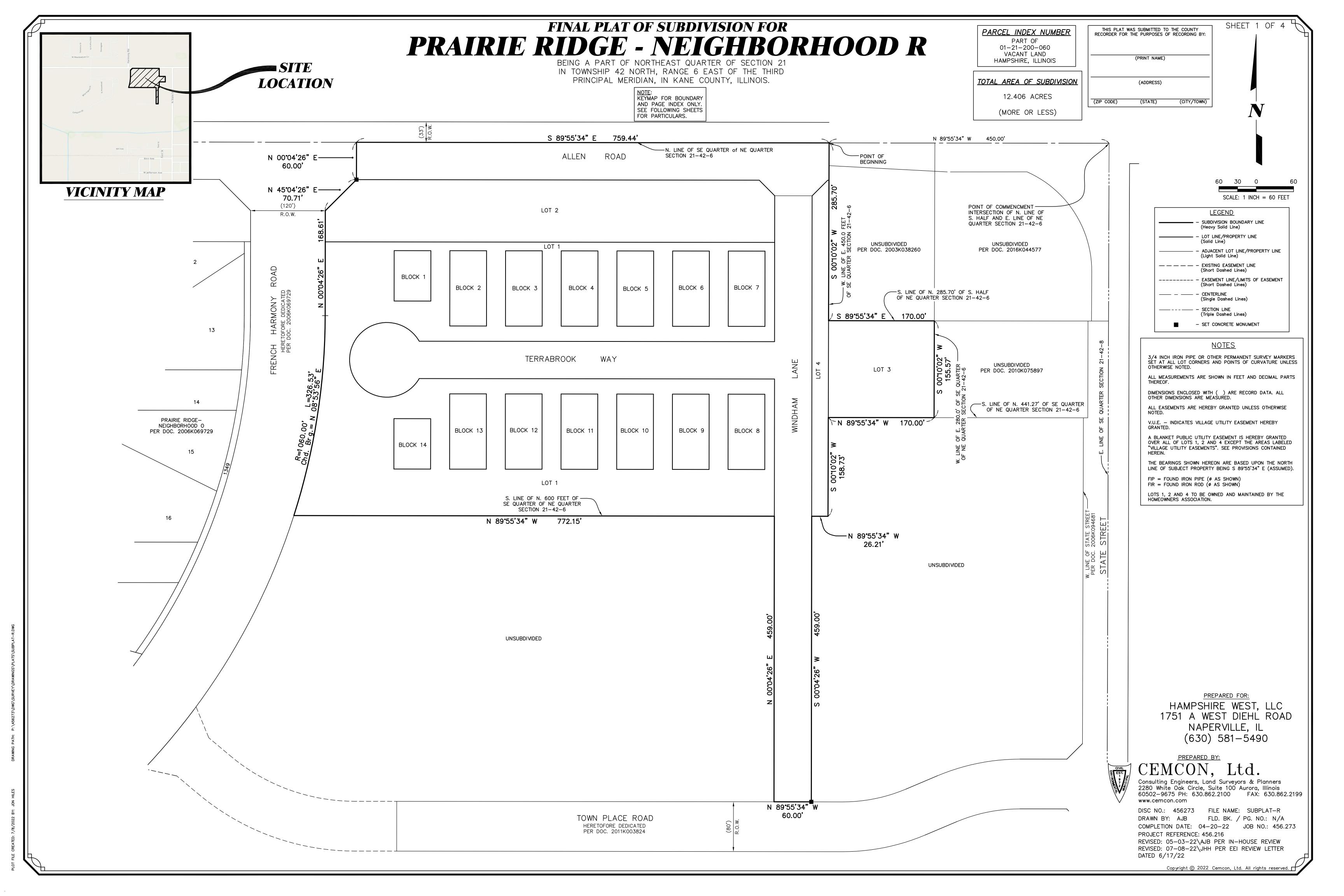
ENGINEERING ENTERPRISES, INC.

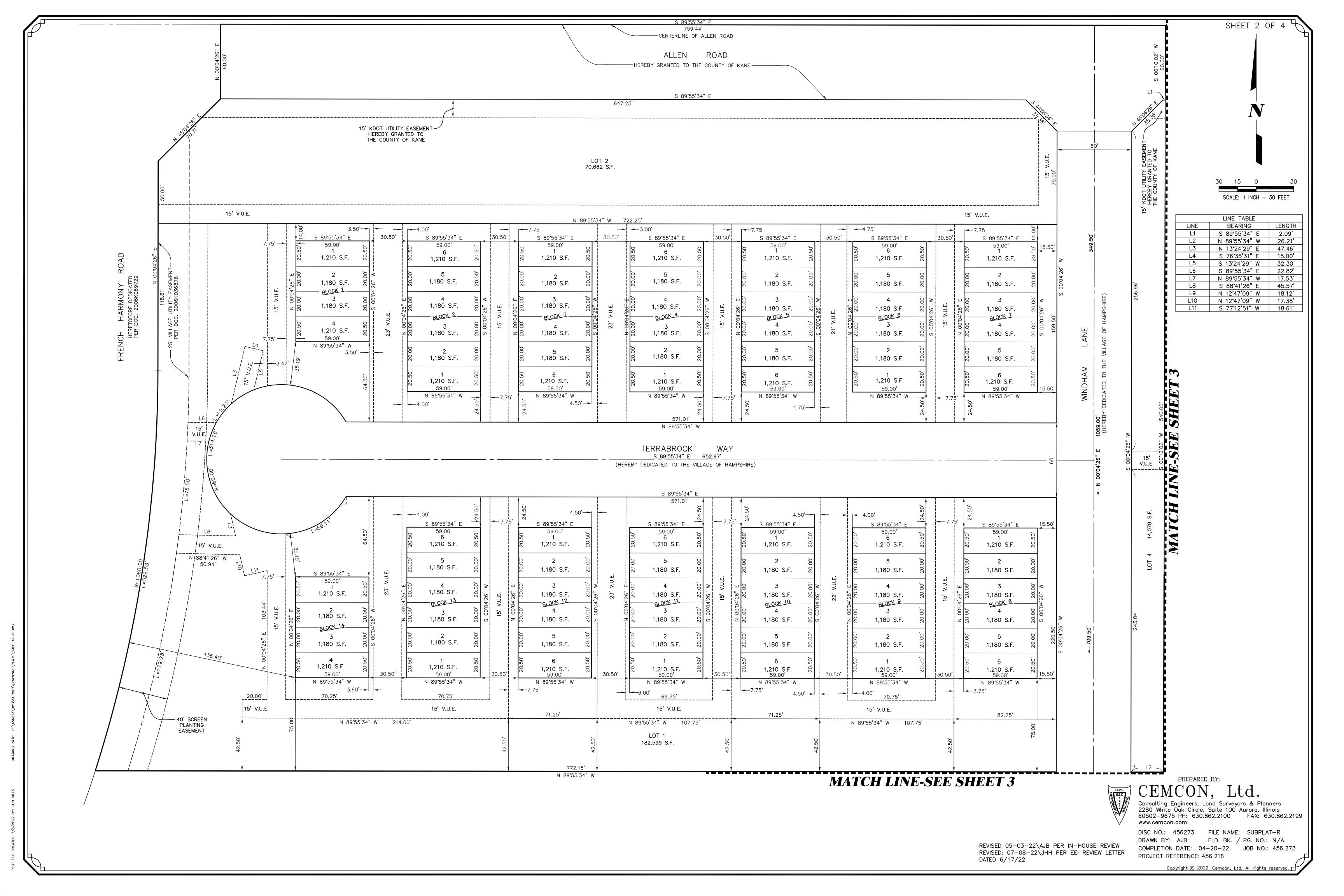
Timothy N Paulson, P.E., CFM

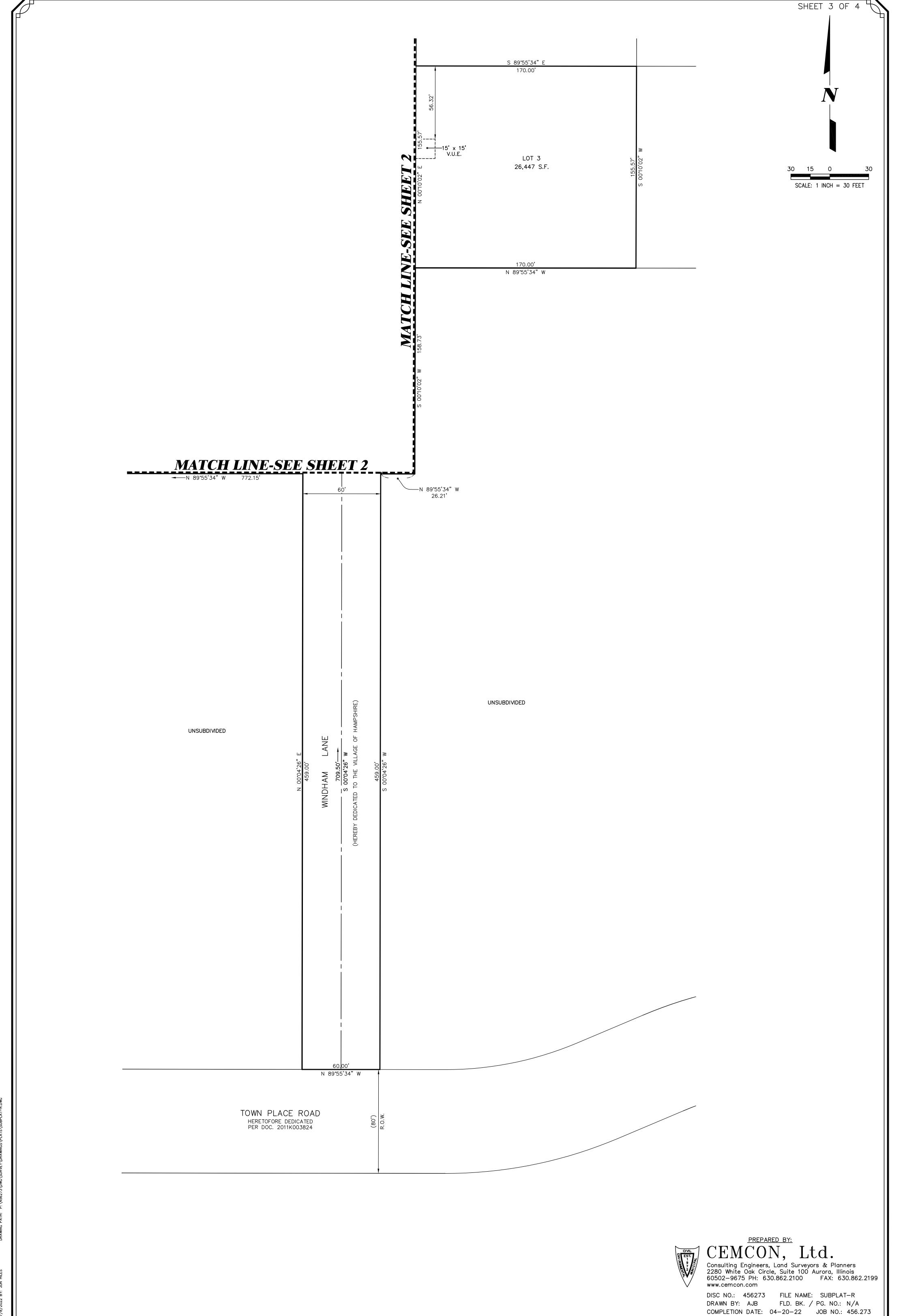
Senior Project Manager

TNP/dhk

pc: Jay Hedges, Village Manager (Via e-mail)
Josh Wray, Assistant to the Village Manager
Linda Vasquez, Village Clerk (Via e-mail)
Lori Lyons, Finance Director (Via e-mail)
Mark Schuster, Village Attorney (Via e-mail)
Jason Hinkle, Crown (Via e-mail)
BPS, EEI (Via e-mail)







REVISED 05-03-22\AJB PER IN-HOUSE REVIEW
REVISED: 07-08-22\JHH PER EEI REVIEW LETTER
DATED 6/17/22

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PROJECT REFERENCE: 456.216

OWNFRSHIP	CERTIFICATE

STATE OF ILLINOIS 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,

THIS _____, 2022

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____, 2022.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

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 SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21. TOWNSHIP 42 NORTH RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS

FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHEAST QUARTER AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21: THENCE NORTH 89 DEGREES 55 MINUTES 34 SECONDS WEST, 450,00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21 TO THE WEST LINE OF THE EAST 450.0 FEET OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER: THENCE SOUTH OO DEGREES 10 MINUTES 02 SECONDS WEST, 285.70 FEET TO THE SOUTH LINE OF THE NORTH 285.70 FEET OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 55 MINUTES 34 SECONDS EAST, 170.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 280.0 FEET OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER: THENCE SOUTH OO DEGREES 10 MINUTES 02 SECONDS WEST. 155.57 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 441.27 FEET OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER: THENCE NORTH 89 DEGREES 55 MINUTES 34 SECONDS WEST, 170.00 FEET ALONG SAID WEST LINE TO THE WEST LINE OF THE EAST 450.0 FEET OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER: THENCE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST, 158.73 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 600.00 FEET OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER: THENCE NORTH 89 DEGREES 55 MINUTES 34 SECONDS WEST, 26.21 FEET ALONG SAID SOUTH LINE: THENCE SOUTH OO DEGREES 04 MINUTES 26 SECONDS WEST, 459,00 FEET TO THE NORTH LINE OF TOWN PLACE ROAD PER DOCUMENT 2011K003824: THENCE NORTH 89 DEGREES 55 MINUTES 34 SECONDS WEST, 60.00 FEET ALONG SAID NORTH LINE: THENCE NORTH OO DEGREES 04 MINUTES 26 SECONDS EAST. 459.00 FEET TO THE SOUTH LINE OF THE NORTH 600.00 FEET OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER: THENCE NORTH 89 DEGREES 55 MINUTES 34 SECONDS WEST, 772.15 FEET ALONG SAID SOUTH LINE TO THE EASTERLY LINE OF FRENCH HARMONY ROAD AS DEDICATED PER DOCUMENT 2006K069729; (THE FOLLOWING FOUR COURSES ARE ALONG SAID EASTERLY LINE); 1) THENCE NORTHERLY, 326.53 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1060.00 FEET AND A CHORD BEARING NORTH 08 DEGREES 53 MINUTES 56 SECONDS EAST; 2) THENCE NORTH 00 DEGREES 04 MINUTES 26 SECONDS EAST, 168.61; 3) THENCE NORTH 45 DEGREES 04 MINUTES 26 SECONDS EAST, 70.71 FEET: 4) THENCE NORTH 00 DEGREES 04 MINUTES 26 SECONDS EAST, 60.00 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER: THENCE SOUTH 89 DEGREES 55 MINUTES 34 SECONDS EAST, 759.44 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF I 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 F.I.R.M. MAP PANEL 17089C0106J, 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 _____, 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2022 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937 EXPIRATION DATE IS APRIL 30, 2023

PLAN COMMISSION CERTIFICATE

COUNTY OF KANE) THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE DATED THIS _____, 2022.

STATE OF ILLINOIS)

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KANE) APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, THIS _____, DAY OF ______, 2022. VILLAGE PRESIDENT: ______

SECRETARY

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KANE)

_ , 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 ______, 2022.

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KANE)

VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE. DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS. DATED AT HAMPSHIRE ILLINOIS THIS ______ DAY OF _____, 2022.

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF KANE)

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

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA. ILLINOIS, THIS _____, A.D., 2022.

COUNTY CLERK

KANE COUNTY DEDICATION PROVISIONS

THE DEDICATION IS HEREBY GRANTED AND CONVEYED TO THE COUNTY OF KANE FOR THE USE OF THE COUNTY OF KANE TO THE EXCLUSION OF ALL OTHERS EXCEPT AS OTHERWISE SET FORTH HEREIN FOR HIGHWAY AMONG OTHER PURPOSES WHICH DEDICATION INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE RIGHT TO USE THE DEDICATION PREMISES FOR ANY PRESENT OR FUTURE HIGHWAY PURPOSE OR ANY PURPOSE ASSOCIATED WITH AND APPURTENANT TO A HIGHWAY. HIGHWAY PURPOSE AS USED HEREIN INCLUDES BUT IS NOT NECESSARILY LIMITED TO DESIGN, CONSTRUCTION, OPERATION, INSTALLATION, ALTERATION, REPAIR, REPLACEMENT, RENEWAL, IMPROVEMENT, REMOVAL, WIDENING, MAINTENANCE, RECONSTRUCTION. REPAYING ANY FACILITY. STRUCTURE OR FEATURE IN ANY WAY ASSOCIATED WITH OR APPURTENANT TO A HIGHWAY WHICH INCLUDES WITHOUT LIMITATION PUBLIC PEDESTRIAN AND/OR BICYCLE FACILITIES.

SAID DEDICATION FURTHER INCLUDES THE EXCLUSIVE RIGHT OF THE COUNTY OF KANE TO THE EXCLUSION OF ALL OTHERS, WITH THE EXCEPTION OF THE PUBLIC UTILITY EASEMENT, TO PERMIT PUBLIC UTILITIES SUCH AS NICOR, COMMONWEALTH EDISON, COMCAST, AT&T, AND OTHERS PURSUANT TO ANY CONDITIONS THAT MAY BE REQUIRED BY THE COUNTY OF KANE TO USE, OPERATE, INSTALL, MAINTAIN, ALTER, REPAIR, REPLACE, RENEW, IMPROVE, AND REMOVE ANY FACILITIES AND/OR STRUCTURES, ABOVE OR BELOW GROUND FOR THE PURPOSE OF PRIVATE OR PUBLIC UTILITY SERVICE INCLUDING THE TRANSMISSION OF GAS, WATER, ELECTRIC, LIQUID, DATA, VIDEO OR DIGITAL OR ANY FUTURE COMMODITY BY MEANS OF LINES, WIRES, FIBER OPTIC LINES, PIPES, CONDUITS AND POLES INCLUDING ANY OTHER PRESENT FUTURE MEANS OF TRANSMISSION BY ANY OTHER STRUCTURE OR FACILITY ASSOCIATED WITH OR APPURTENANT THERETO.

KDOT UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COUNTY OF KANE (HEREINAFTER "THE GRANTEF"). AND TO ALL PUBLIC UTILITY AND OTHER COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM RIGHTS FROM THE GRANTEE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING COMPANIES: SBC AMERITECH ILLINOIS, COMMONWEALTH EDISON COMPANY (COMED), NORTHERN ILLINOIS GAS COMPANY (NICOR), CABLE COMMUNICATION COMPANIES AND MUNICIPAL WATER AND SANITARY FACILITIES, AND TO THE SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "UTILITY EASEMENT" ON THIS PLAT. OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ELECTRICAL, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES AND APPURTENANCES, AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICES TO ADJACENT AREAS, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE GRANTEE MAY DEEM NECESSARY. TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE PREMISES MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. FENCES SHALL NOT BE ERECTED UPON SAID EASEMENTS IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED EXCEPT WHERE SPECIFICALLY PERMITTED BY WRITTEN AUTHORITY FROM THE GRANTEE. THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATION IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID EASEMENTS. THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH IMPROVEMENTS, FENCES, GARDENS. SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KANE) APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D., 20___.

COUNTY ENGINEER

SCREEN PLANTING EASEMENT PROVISIONS

PRAIRIE RIDGE SCREEN PLANTING EASEMENTS ARE RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "SCREEN PLANTING EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT. PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, REMOVE, REPLACE AND ALTER LANDSCAPING AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID ASSOCIATION, OVER, UPON, ALONG AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY LANDSCAPING. NO PERMANENT BUILDINGS SHALL BE PLACED WITHIN SAID EASEMENTS. INSTALLATION OF FENCES OR ALTERATION OF LANDSCAPING SHALL ONLY BE PERMITTED WITH THE WRITTEN CONSENT AND APPROVAL OF THE SAID ASSOCIATION THROUGH ITS ADOPTED POLICIES AND PROCEDURES. GRADING WITHIN THE LANDSCAPE EASEMENTS SHALL NOT BE ALTERED WITHOUT PRIOR WRITTEN CONSENT OF BOTH SAID ASSOCIATION AND THE VILLAGE OF HAMPSHIRE. NO TREES OR SHRUBS SHALL BE PLANTED WITHIN THE AREAS DESIGNATED AS "VILLAGE UTILITY EASEMENT" AND "UTILITY EASEMENT" THAT LIE WITHIN ANY SCREEN PLANTING EASEMENT WITHOUT THE WRITTEN CONSENT OF THE VILLAGE OF HAMPSHIRE. MAINTENANCE AND REPAIR OF SUBDIVISION ENTRY MONUMENTS CAUSED BY MAINTENANCE AND REPAIR OF VILLAGE UTILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

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 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, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATIED 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.

DRAINAGE EASEMENT PROVISIONS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "DRAINAGE EASEMENTS" TOGETHER WITH THE RIGHT OF ACCESS THERETO TO INSTALL. OPERATE AND MAINTAIN UNDERGROUND AND SURFACE DRAINAGE FACILITIES. SAID EASEMENTS SHALL BE USED FOR NO OTHER PURPOSE EXCEPT AS EXPRESSLY AUTHORIZED BY THE VILLAGE. 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.

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, 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 MAINTENANCÉ AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.



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