



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.

Public Comments: 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.

Recording: 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.

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

## Agenda Supplement

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**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

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**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.



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<sup>nd</sup> 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.

## **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.
7. 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.

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)



# FINAL PLAT OF SUBDIVISION FOR PRAIRIE RIDGE - NEIGHBORHOOD R

BEING A PART OF NORTHEAST QUARTER OF SECTION 21  
IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

PARCEL INDEX NUMBER

PART OF  
01-21-200-060  
VACANT LAND  
HAMPSHIRE, ILLINOIS

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

(PRINT NAME)

(ADDRESS)

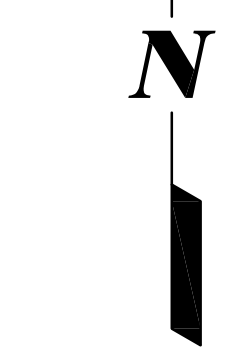
(ZIP CODE) (STATE) (CITY/TOWN)

TOTAL AREA OF SUBDIVISION

12.406 ACRES

(MORE OR LESS)

NOTE:  
KEYMAP FOR BOUNDARY  
AND PAGE INDEX ONLY.  
SEE FOLLOWING SHEETS  
FOR PARTICULARS.



60 30 0 60  
SCALE: 1 INCH = 60 FEET

**LEGEND**

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

### NOTES

3/4 INCH IRON PIPE OR OTHER PERMANENT SURVEY MARKERS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

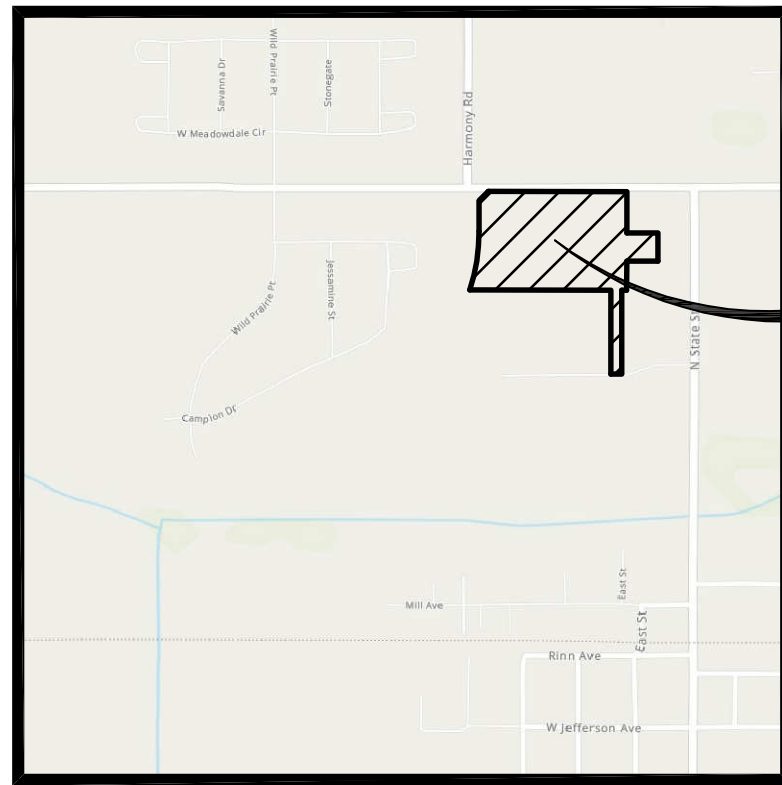
V.U.E. - INDICATES VILLAGE UTILITY EASEMENT HEREBY GRANTED.

A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER ALL OF LOTS 1, 2 AND 4 EXCEPT THE AREAS LABELED "VILLAGE UTILITY EASEMENTS". SEE PROVISIONS CONTAINED HEREIN.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SUBJECT PROPERTY BEING S 89°55'34" E (ASSUMED).

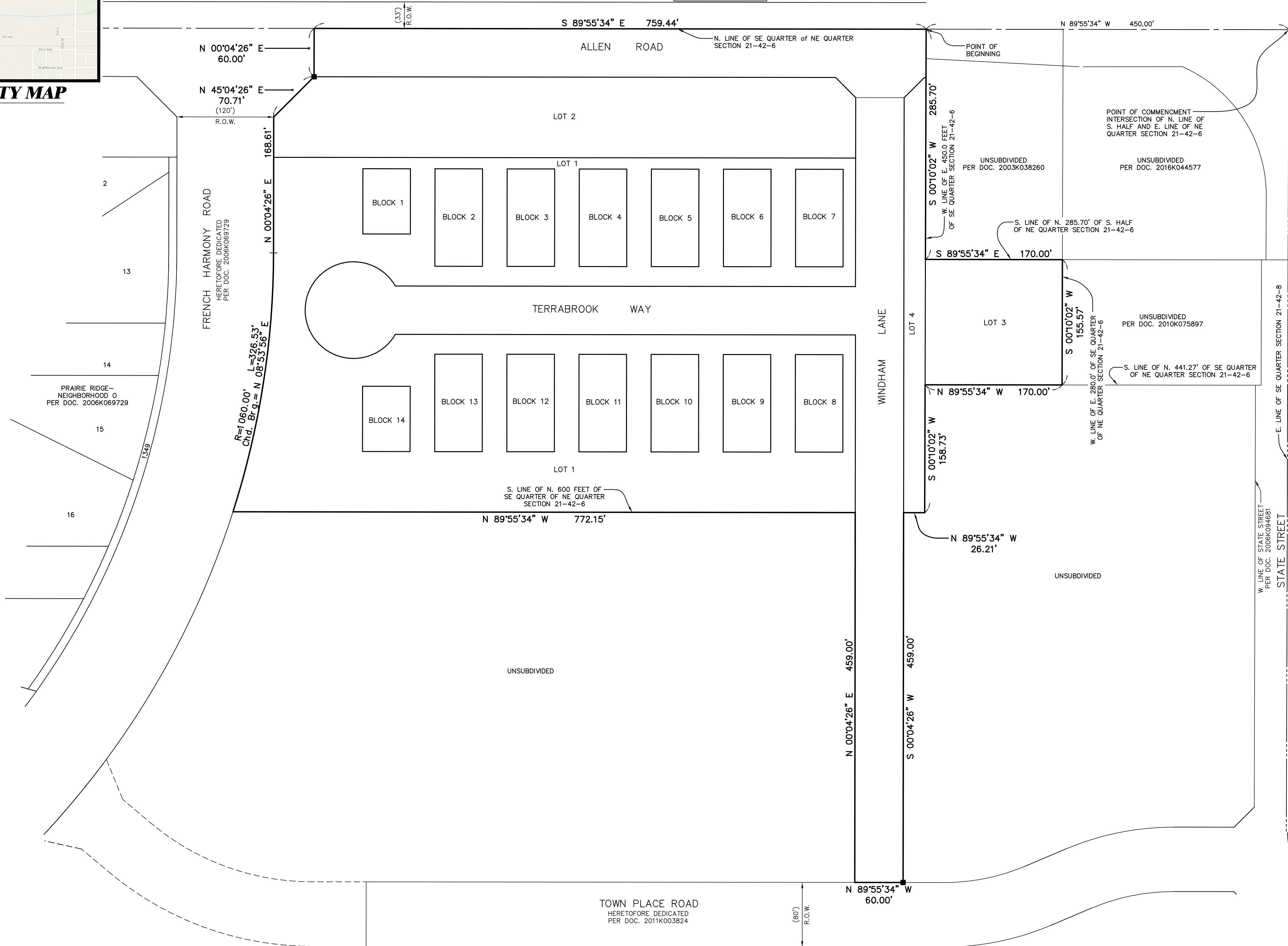
FIP = FOUND IRON PIPE (# AS SHOWN)  
FIR = FOUND IRON ROD (# AS SHOWN)

LOTS 1, 2 AND 4 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



VICINITY MAP

SITE LOCATION



PREPARED FOR:  
HAMPSHIRE WEST, LLC  
1751 A WEST DIEHL ROAD  
NAPERVILLE, IL  
(630) 581-5490

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

DISC NO.: 456273 FILE NAME: SUBPLAT-R  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 04-20-22 JOB NO.: 456.273  
PROJECT REFERENCE: 456.216  
REVISED: 05-03-22/AJB PER IN-HOUSE REVIEW  
REVISED: 07-08-22/JHH PER EEI REVIEW LETTER  
DATED 6/17/22

DRAWING PATH: P:\456273\DWG\SURVEY\DRAWINGS\PLATS\SUBPLAT-R.DWG  
PLOT FILE CREATED: 7/9/2022 BY: JON HILES



30 15 0 30  
SCALE: 1 INCH = 30 FEET

LINE	BEARING	LENGTH
L1	S 89°55'34" E	2.09'
L2	N 89°55'34" W	26.21'
L3	N 13°24'29" E	47.46'
L4	S 76°35'31" E	15.00'
L5	S 13°24'29" W	32.30'
L6	S 89°55'34" E	22.82'
L7	N 89°55'34" W	17.53'
L8	S 88°41'26" E	45.57'
L9	N 12°47'09" W	18.12'
L10	N 12°47'09" W	17.38'
L11	S 77°12'51" W	18.61'

**MATCH LINE-SEE SHEET 3**

**MATCH LINE-SEE SHEET 3**

PREPARED BY:

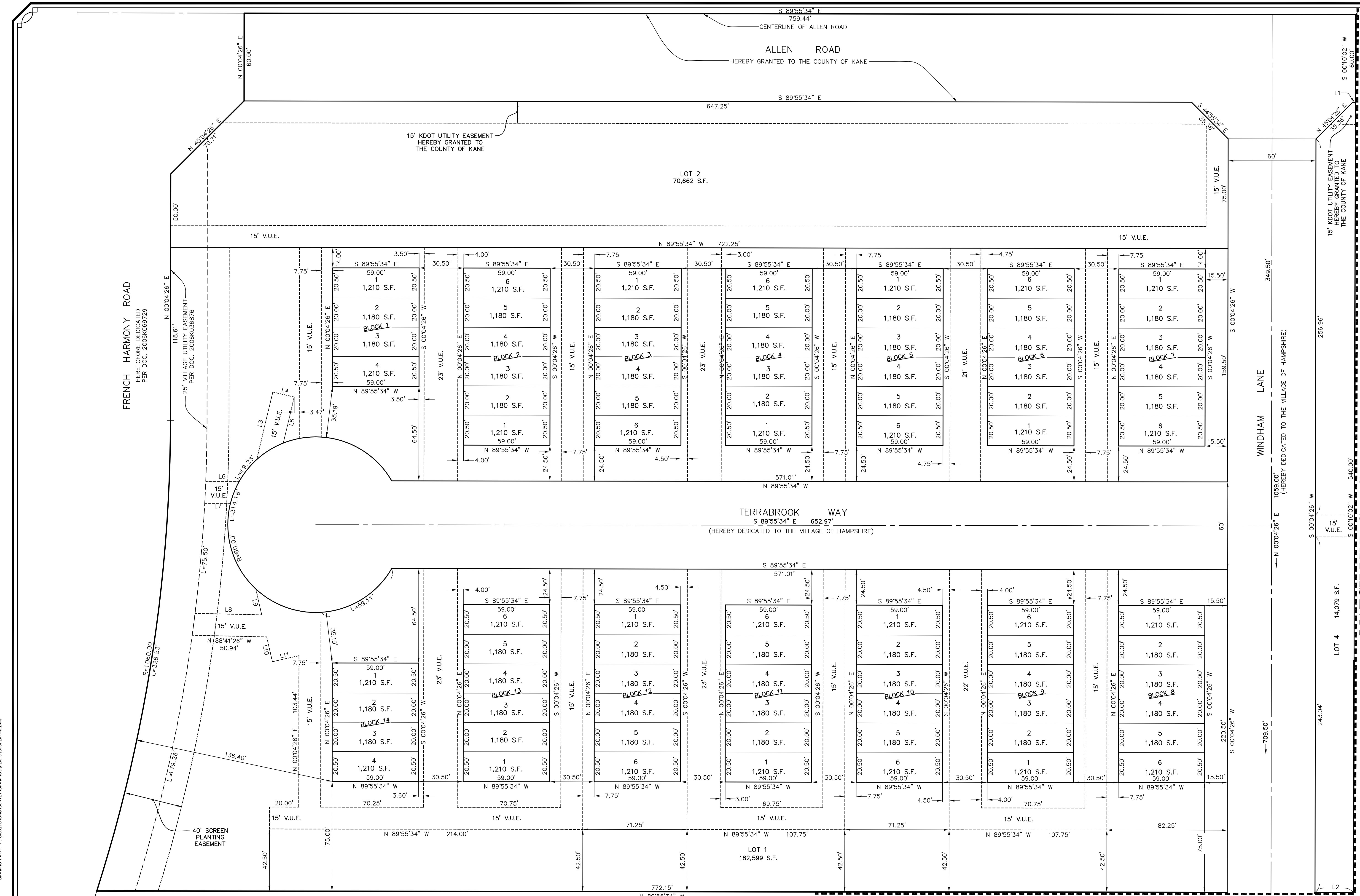
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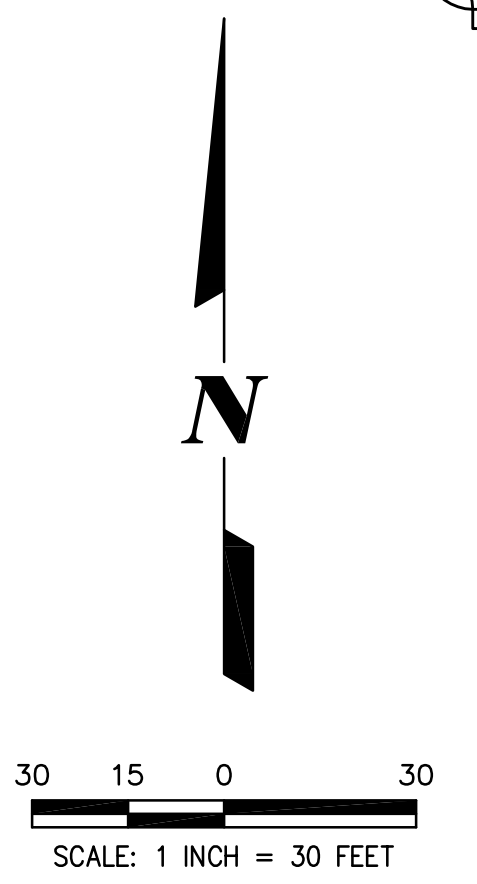
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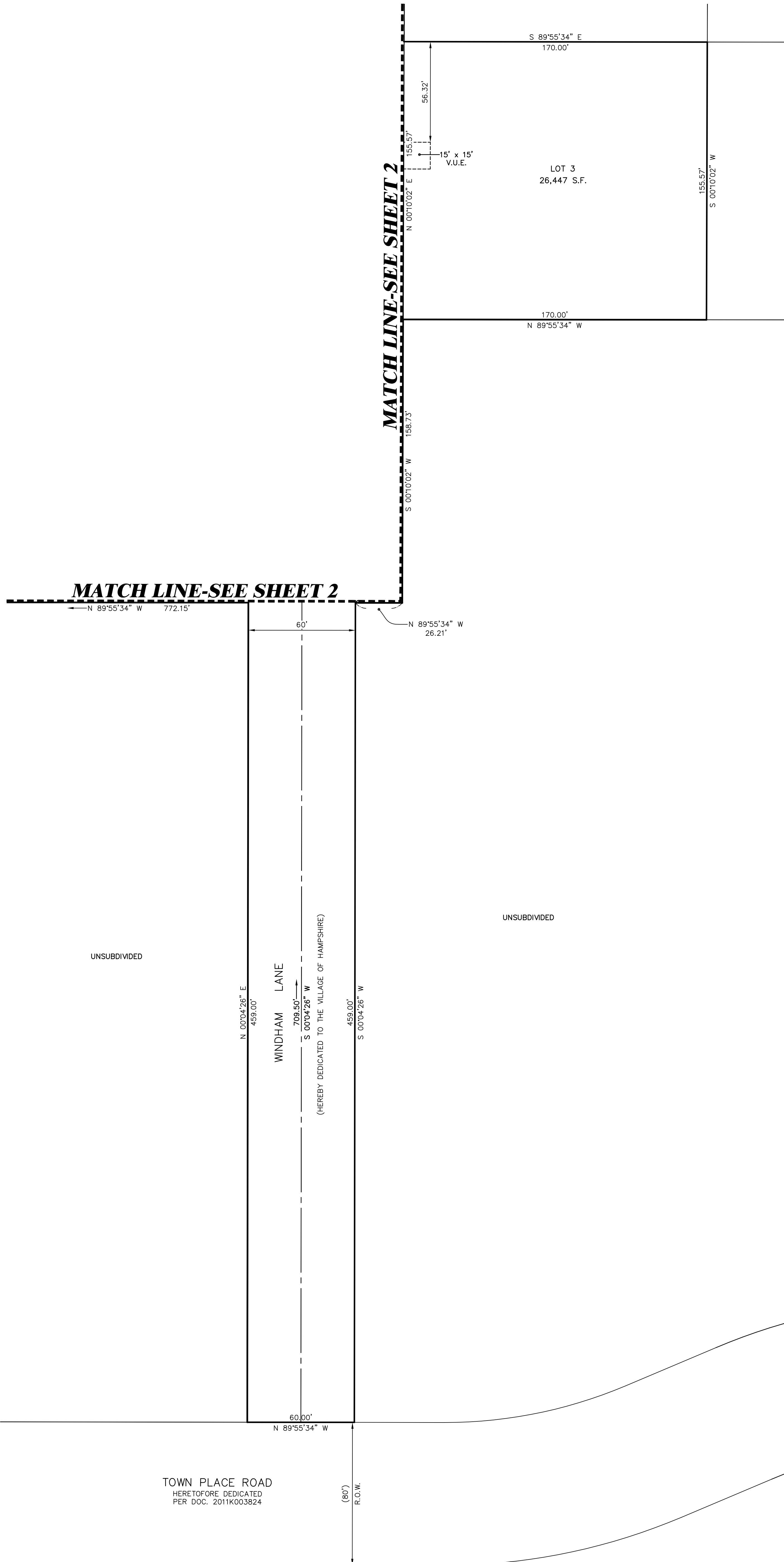
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PLOT FILE CREATED: 7/9/2022 BY: JON HEES





**MATCH LINE-SEE SHEET 2**

**MATCH LINE-SEE SHEET 2**



UNSUBDIVIDED

UNSUBDIVIDED

TOWN PLACE ROAD  
HERETOFORE DEDICATED  
PER DOC. 2011K003824



PREPARED BY:  
**CEMCON, Ltd.**

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