

VILLAGE OF HAMPSHIRE PLAN COMMISSION

MARCH 26, 2018

AGENDA

CALL TO ORDER:

TIME: 7:00 PM

PLEDGE OF ALLEGIANCE.

ROLL CALL / ESTABLISH QUORUM.

MINUTES: Review and approve minutes from meeting of January 22, 2018.

NEW BUSINESS:

1. Consideration of Final Plan for development of Loves Travel Stop and Country Store on property at US Highway 20 and I-90 Tollway Interchange, pursuant to §7-2-4 of the Village Code.

OLD BUSINESS: None.

PUBLIC COMMENT: All persons wishing to make public comment must sign in prior to the start of the meeting. Time shall be limited to a maximum of five (5) minutes for each speaker and not more than thirty (30) minutes total.

NEXT MEETING DATE: TBD

ADJOURNMENT.

HAMPSHIRE PLANNING COMMISSION

MEETING MINUTES

Date: January 22,2018

Call to Order: The meeting was called to order by Chairman Bill Robinson at the
Hampshire Village Hall 7:08 PM.

Roll Call: Present- Bill Robinson, Bill Rosseti, Ken Swanson and Tim Wetzel.

Absent-0 Vacancies-3

Treasurer's report: Treasure Bill Robinson reported \$646.00

Approval of Minutes: The minutes of the meeting of Jan. 8,2018 were approved as read. . Motion by T. Wetzel,, 2nd by W. Rossetti. Motion carried by unanimous voice vote, 4-aye, 0 naye.

Guests: Tom Small representing Hampshire Property, LLC.

Old Business: None

New Business :

1. William Robinson tendered his resignation as Treasurer of the Commission and W. Rossetti nominated T. Wetzel to serve as Treasurer of the Commission. On motion by W. Rossetti, 2nd by T. Wetzel to appoint T. Wetzel as Treasurer of the Plan Commission. The motion passed by unanimous voice vote. 4-aye, 0-nay.
2. The Commission then took up the matter of review and approval of the written "Finding of Fact" and Recommendation to the Zoning Board of Appeals relating to the petition filed by Hampshire Property, LLC to establish a Planned Residential Development in the Village, including a Zoning Map Amendment to rezone the property in Tuscany Woods Subdivision lying outside of platted Unit #1(also referred to as Tuscany Woods Subdivision,Unit #2), in part from R-2 Single Family Residential

Zoning District, and in part from R-3 Two-Family Residential Zoning District, to Planned Residential Development Zoning District, and for approval of a Preliminary Development Plan for the subject property.

3. Mr. Tom small appeared for petitioner and stated that he was prepared to re-locate the 30 Duplex lots shown on the Preliminary Development Plan from the area North of IL. Rt. 72 to the 40-acre parcel located South of IL. RT. 72, and to replace those Duplex units with single family residences.
4. Public comment was made by Lynn O'Shea, who asked when a revised Preliminary Development Plan would be presented by the petitioner; and suggested that the village encourage front yards of 40' depth ,with smaller back yards, in order to accommodate stacking of more vehicles in driveways. L. Ward reiterated the suggestion.

After discussion by the members of the Plan Commission, on motion by T. Wetzel, 2nd by W. Rossetti, to recommend approval of the Findings of Fact and Recommendation of the Plan Commission to the Zoning Board of Appeals, relating to the Petition of Hampshire Property, LLC to establish a Planned Residential Development on the property in Tuscany Woods Subdivision lying outside of platted Unit #1 in the Village, and for approval of the Preliminary Development Plan for said Planned Residential Development, with conditions. Motion was unanimously approved by voice vote, 4-aye and 0 nay.

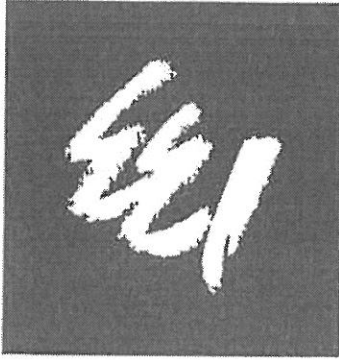
Adjournment: There being no further business the meeting was adjourned at 7:30 PM. Motion by Ken Swanson, 2nd by Tim Wetzel. Motion carried.

Next Meeting: TBD

Respectfully submitted,

Kenneth Swanson

Secretary/ Plan Commissions



March 5, 2018

Mr. Jeff Magnussen
Village President
234 S. State Street
P.O. Box 457
Hampshire, IL 60140-0457

**Re: *Love's Travel Stop
Final Engineering Plan Review – 5th Submittal
Village of Hampshire, Kane County, Illinois***

Mr. Magnussen:

We are in receipt of the following items for the above referenced project:

- Comment Response Letters dated February 15, 2018 prepared by CESO, Inc.
- IDOT review comment letter dated February 2, 2018
- Civil Engineering Plans dated January 25, 2018 prepared by CESO, Inc.
- Manufacturer's Cut Sheet for HPS lighting fixture
- Roadway Improvements at Tang Boulevard and Love's Crossing dated January 23, 2018 prepared by CESO, Inc.
- Photometric Plan, undated, prepared by HFA. Ltd.
- Plat of Easement revised dated February 14, 2018 and prepared by W-T Land Surveying.
- Final Plat of Subdivision revised dated February 14, 2018 and prepared by W-T Land Surveying.
- USGS Hydrologic Investigations Atlas Map

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local 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. As such, we offer the following comments:

General

1. CESO understands that prior to development of the remainder of the Love's property, a regional plan should be developed to detail how the area north of I-90 would be best served by a sanitary sewer collection system. We believe that at least one, perhaps two lift stations can be eliminated by taking a more regional approach.

2. CESO understands that a permit will be required from IDOT to perform the roadway and utility work within US Route 20 right-of-way. CESO has provided EEI with a copy of the most recent set of plans and the comment response letter and accompanying documents sent to IDOT. CESO understands that EEI should continue to be copied on all correspondence with IDOT and that IDOT's review comments should be provided to us upon receipt.
3. CESO has submitted the plans to the Tollway for review. CESO understands that a permit may be required from the Tollway and that EEI should be copied on all correspondence with the Tollway. The Tollway's review comments should be provided to us upon receipt.
4. The Landscaping and Wetland submittals have been reviewed by the Planning Resources, Inc. and found to be acceptable. See attached letter from PRI.
5. The mounting heights for lighting fixtures AA and AAB have been provided on the lighting/photometric plan sheet and the appropriate manufacturer's cut sheet has been provided for the HPS lighting fixture.
6. CESO understands that a final cost estimate will need to be provided upon approval of the civil and roadway plans. The cost estimate will need to include all public utilities and stormwater and erosion control items in accordance with Village ordinances. This will be needed to establish the performance guarantee amount.
7. CESO understands that the plans will need to be signed and sealed by an Illinois Registered Professional Engineer and submitted to the Village of Hampshire once the plans have been reviewed and approved with no additional comments.
8. The creation of the back-up SSA will by Love's Travel Stops & Country Stores, Inc. must be completed prior to occupancy as required by the storm water ordinance, and must be reviewed and approved by the Village Board.
9. The street light notes and details (local road lights) are still under revision by the Village and will be provided at a later date.
10. EEI has completed review of the engineering and surveying documents and has found the following items to be in general conformance with Village requirements and standard engineering and land surveying practices.
 - Civil Engineering Plans dated January 25, 2018 prepared by CESO, Inc.
 - Plat of Easement revised dated February 14, 2018 and prepared by W-T Land Surveying.
 - Final Plat of Subdivision revised dated February 14, 2018 and prepared by W-T Land Surveying.

Storm Water Drainage Technical Report

11. EEI understands that CESO has received IDNR concurrence for their floodplain flows and that the submittal to FEMA is underway. The Village should be copied on all correspondence with FEMA.

Mr. Magnussen
March 5, 2018
Page 3 of 3

If you have any questions or require additional information, please call our office.

Respectfully submitted,

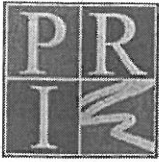
ENGINEERING ENTERPRISES, INC.



Bradley P. Sanderson, P.E.
Vice President

BPS/TNP/bcs
Enclosure

pc: Linda Vasquez, Village Clerk (Via e-mail)
Lori Lyons, Finance Director (Via e-mail)
Mark Schuster, Village Attorney (Via e-mail)
Chad Bruner, Love's (Via e-mail)
Nicholas R. Hershberger, P.E., CESO (Via e-mail)
JAM, TNP, EEI (Via e-mail)



PLANNING
RESOURCES INC.

402 West Liberty Drive
Wheaton, Illinois 60187
Web: www.planres.com
P: 630.668.3788
F: 630.668.4125

Memorandum

P204001-34

To: Brad Sanderson, P.E.
Engineering Enterprises, Inc.

From: Joseph Murphy, Landscape Architect
Robert Kamis, Senior Ecologist/Wetland Specialist

Date: February 27, 2018

Subject: Love's Truck Stop
Review #5

Planning Resources Inc. has been asked to review the set of drawings for the above-referenced project. Our comments are based on the following:

- Improvement Plans for Love's Travel Stop US 20 and I-90 , 09/08/17, CESO Inc Engineering
- Wetland Delineation Report, dated September 7th, 2016
- CESO Comment Response Letter dated September 8, 2017
- Jurisdictional Determination letter from USACE, dated November 3, 2016 (LRC-2016-00713)
- Love's Travel Center Landscape and Tree Preservation Plan, 2/28/17, Edge Planning
- CESO Comment Response Letter dated February 15, 2018
- Sheets C3.10 – 12, C3.16, C3.17, C3.18 & C3.21 of the SWPP

Our review is to determine general compliance of these documents with applicable ordinances and guidelines of the Village of Hampshire. Review comments do not relieve the designer from his/her responsibilities for conforming to all required codes, regulations, and acceptable standards for landscaping practices. PRI's review is not intended as an in-depth quality assurance review; we do not assume responsibility for design errors or omissions in the plans.

Review Comments

1. **Wetlands.** The wetland delineation report, as submitted, is complete. The following items were submitted.

- A. Farmed wetland determination
Accepted.
- B. FQI submission
Accepted. The Wetland should be monitored before and after construction, in compliance with T417.
- C. Kane County ADID map review
Accepted.
- D. Wetland size and buffers
Accepted.

PLANNERS
ECOLOGISTS
LANDSCAPE
ARCHITECTS

E. Threatened and Endangered Species Consultation
Accepted.

2. The outlet structure has been revised to reduce the risk of overturning. The structure has been relocated further into the basin's berm and the 4'-6" window has been replaced with an 18" pipe and full-height headwall. A weir plate with a 16" orifice will be used in conjunction with the pipe. The height of the outlet structure has also been reduced by 3', which will further help to stabilize it.

Efforts to stabilize the outlet structure have been addressed and accepted.

3. The only activity within the Harmony Creek buffer will be the installation of the outlet pipe and headwall from the regional detention basin to the creek. Seeding of the disturbed area shall be with native vegetation.

Response has been addressed and accepted.

4. Please refer to the SWPPP Phase II and Phase III plan sheets as well as the Landscape Plan sheets L2.01-L2.03 for seeding locations. Refer to the SWPPP General Notes sheet C3.0 for installation, monitoring and maintenance requirements. Specifications for both temporary and permanent seeding can be found on the SWPPP Details sheet c3.21.

Response for seeding, installation, monitoring and maintenance plans have been addressed and accepted.

5. Per Brad Sanderson, the Village of Hampshire engineer, stormwater approval for this project is handled through the Village. A Stormwater Submittal to Kane County will not be required.

Response has been addressed and accepted.

6. Landscape Review: There have been no new landscape plans submitted since the landscape review #2 was completed 4/24/17. Landscape plans are accepted.

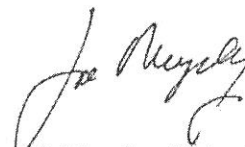
Response has been addressed and accepted.

END OF COMMENTS

Respectfully Submitted,



Robert Kamis, ASLA, SER
Senior Ecologist/ Wetland Specialist



Joseph Murphy, P.L.A., ASLA, CLARB
Landscape Architect

FINAL PLAT OF LOVES TRAVEL STOP HAMPSHIRE

PERMANENT INDEX NUMBER (P.I.N.):
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 PARCEL 2: 01-03-400-008
 PARCEL 3: PART OF 01-03-200-017

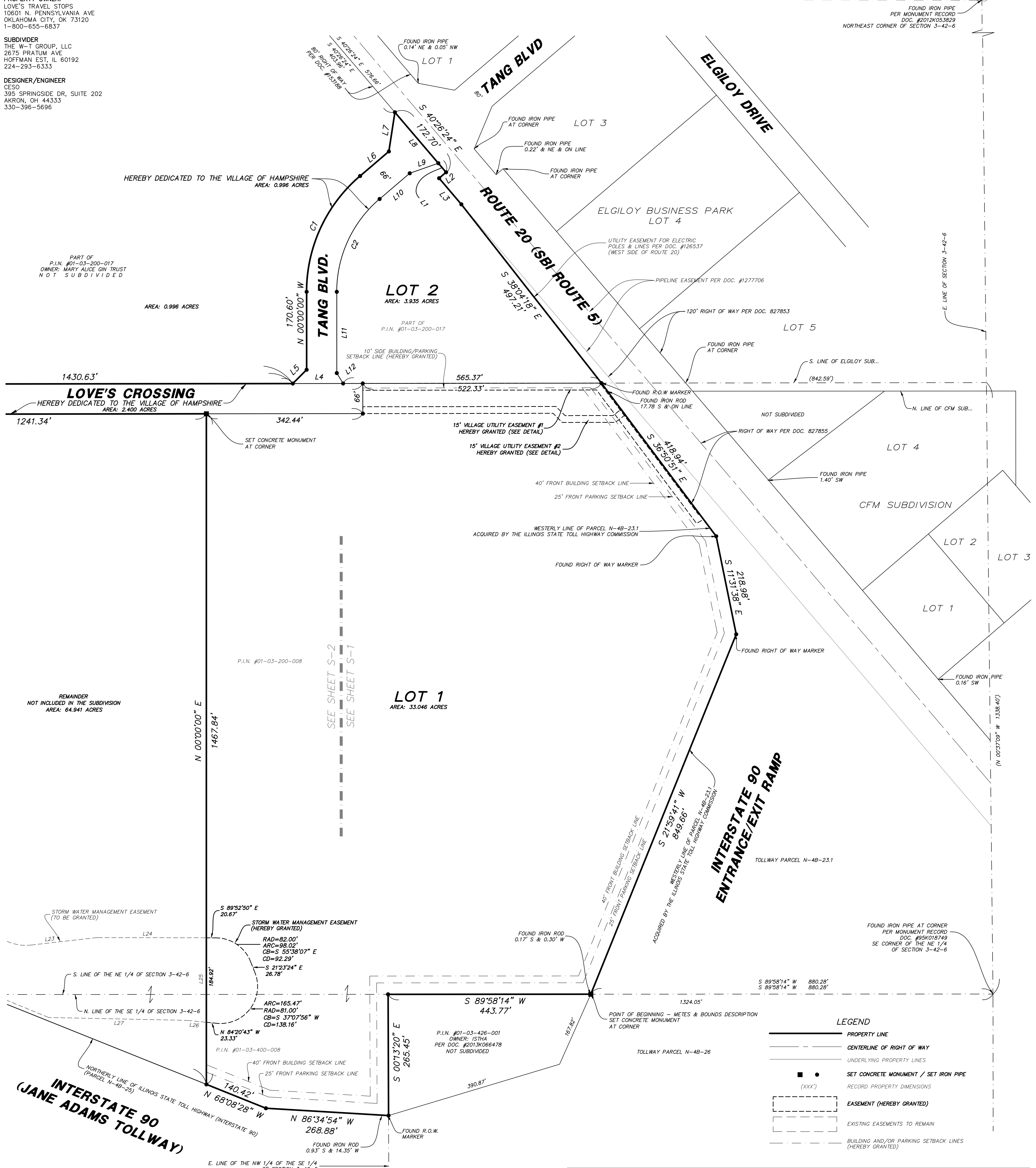
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LOT 2:	3.935 ACRES
LOVES CROSSING DEDICATION:	2.400 ACRES
TANG BLVD DEDICATION:	0.996 ACRES
TOTAL AREA:	40.377 ACRES

PROPERTY OWNER:
 LOVE'S TRAVEL STOPS
 10601 N. PENNSYLVANIA AVE
 OKLAHOMA CITY, OK 73120
 1-800-655-6837

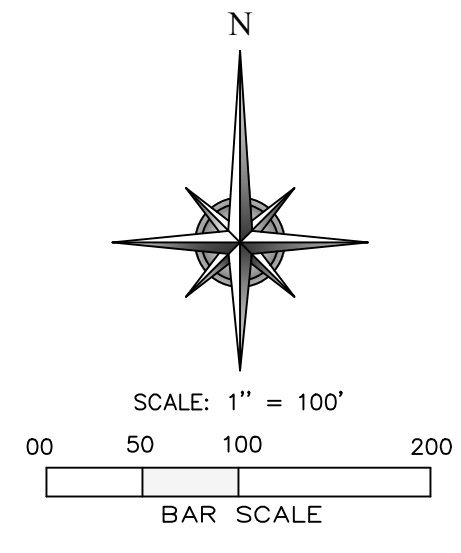
SUBDIVIDER:
 THE W-T GROUP, LLC
 2675 PRATUM AVE
 HOFFMAN EST, IL 60192
 224-293-6333

DESIGNER/ENGINEER:
 CESO
 395 SPRINGSIDE DR, SUITE 202
 AKRON, OH 44333
 330-396-5696

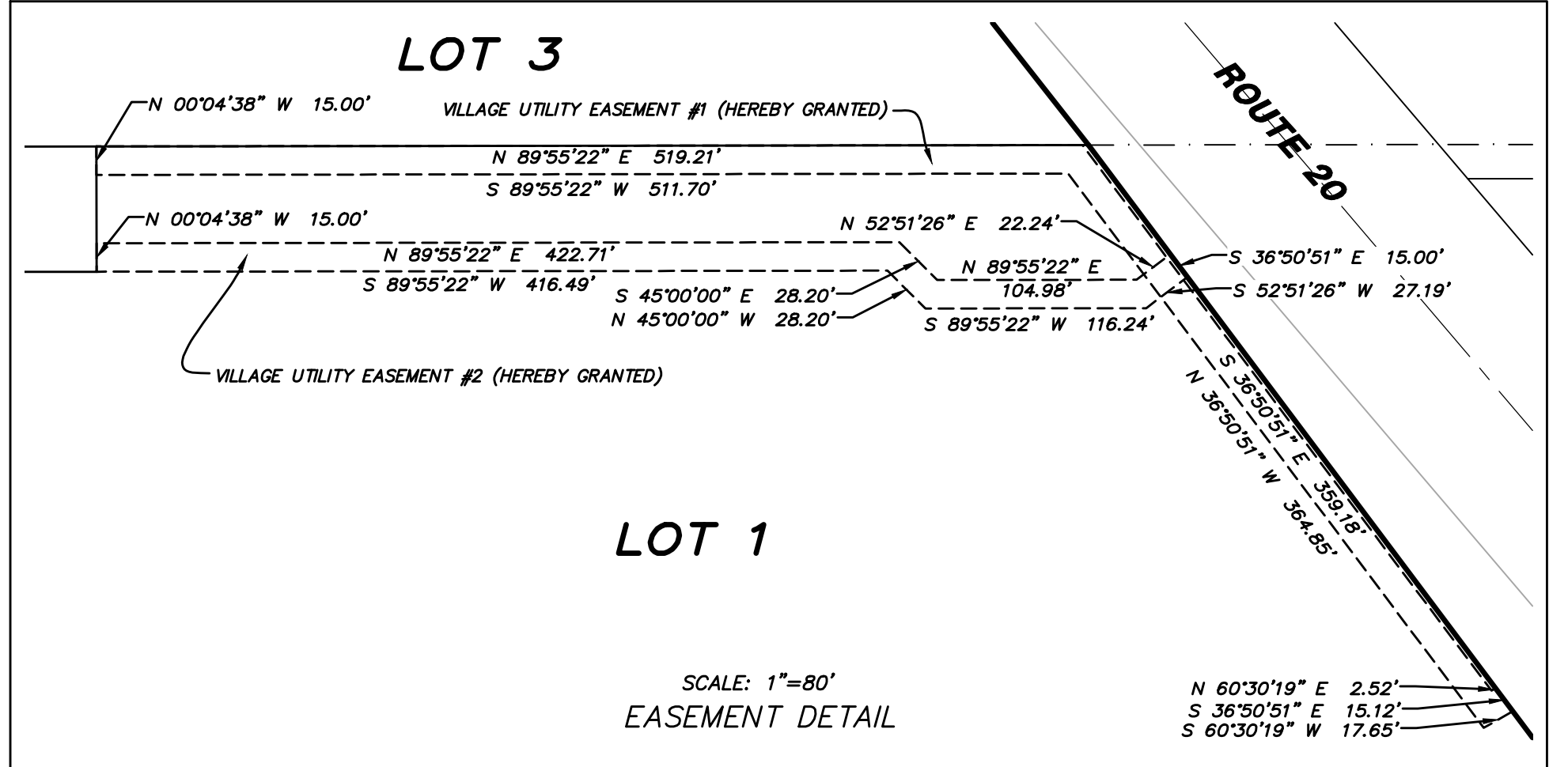
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Line Table			Line Table			Curve Table				
Line #	Direction	Length	Line #	Direction	Length	Curve #	Length	Radius	Chord Bearing	Chord Length
L1	S 40°26'24" E	26.17'	L18	S 00°01'27" E	635.08'	C1	288.02'	333.00'	N 24°46'41" E	279.12'
L2	S 49°33'36" W	20.00'	L19	S 51°52'40" E	101.73'	C2	230.93'	267.00'	S 24°46'41" W	223.80'
L3	S 40°26'24" E	75.00'	L20	S 73°47'30" E	301.21'	C3	65.43'	110.00'	N 58°50'09" E	64.47'
L4	S 89°55'22" E	110.12'	L21	N 88°40'25" E	520.40'	C4	21.77'	110.00'	N 73°26'00" E	21.74'
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L9	S 70°34'18" W	66.28'	L26	N 84°20'43" W	43.15'	C9	172.35'	100.00'	S 47°05'59" E	151.79'
L10	S 49°33'22" W	86.71'	L27	N 88°49'03" W	302.24'	C10	77.82'	56.00'	N 27°51'55" W	71.71'
L11	S 00°00'00" W	177.89'	L28	N 67°40'28" W	808.03'	C11	44.70'	40.00'	S 78°48'28" W	42.41'
L12	S 31°27'05" E	26.69'	L29	N 73°47'30" W	303.21'	C12	88.17'	160.00'	S 53°23'26" W	87.06'
L13	S 30°54'34" E	234.67'	L30	N 51°52'40" W	104.07'	C13	166.29'	120.00'	N 02°05'43" E	153.30'
L14	N 41°47'40" E	105.82'	L31	N 69°10'40" W	364.41'					
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- NOTES:**
- FIELD WORK COMPLETED ON JULY 27th, 2016
 - BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
 - ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.



LEGEND

	PROPERTY LINE
	CENTERLINE OF RIGHT OF WAY
	UNDERLYING PROPERTY LINES
	SET CONCRETE MONUMENT / SET IRON PIPE
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	EASEMENT (HEREBY GRANTED)
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JOB :	S16134	SCALE :	1"=100'
SHEET		DRAWN :	MWO
		BOUNDARY :	FIM
		FIELD WORK :	MM
OF FOUR SHEETS		CHECK :	FIM

FINAL PLAT OF LOVE'S TRAVEL STOP HAMPSHIRE SUBDIVISION

PREPARED BY:

W-T LAND SURVEYING
 LAND AND CONSTRUCTION SURVEYORS
 2675 Pratum Avenue
 Hoffman Estates, Illinois 60192
 PH: (224) 293-6333 FAX: (224) 293-6444
 www.wtengineering.com
 IL LICENSE NO.: 184.007570-0015 EXP: 04/30/19

REVISIONS	DATE	BY
ISSUED PRELIM FOR REVIEW	8/19/16	MO
ADDED REVISED ROAD GEOMETRY & ADDED SHEET 2	11/28/16	MO
ADDED DEDICATION AND EASEMENTS	01/09/17	KH
REVISED PER VILLAGE COMMENTS	9/6/17	MO
REVISED LINE BETWEEN LOTS 1 & 2, INCLUDE TANG	9/18/17	MO
REVISED TO ONLY 2 LOTS PER COMMENTS	12/6/17	MO

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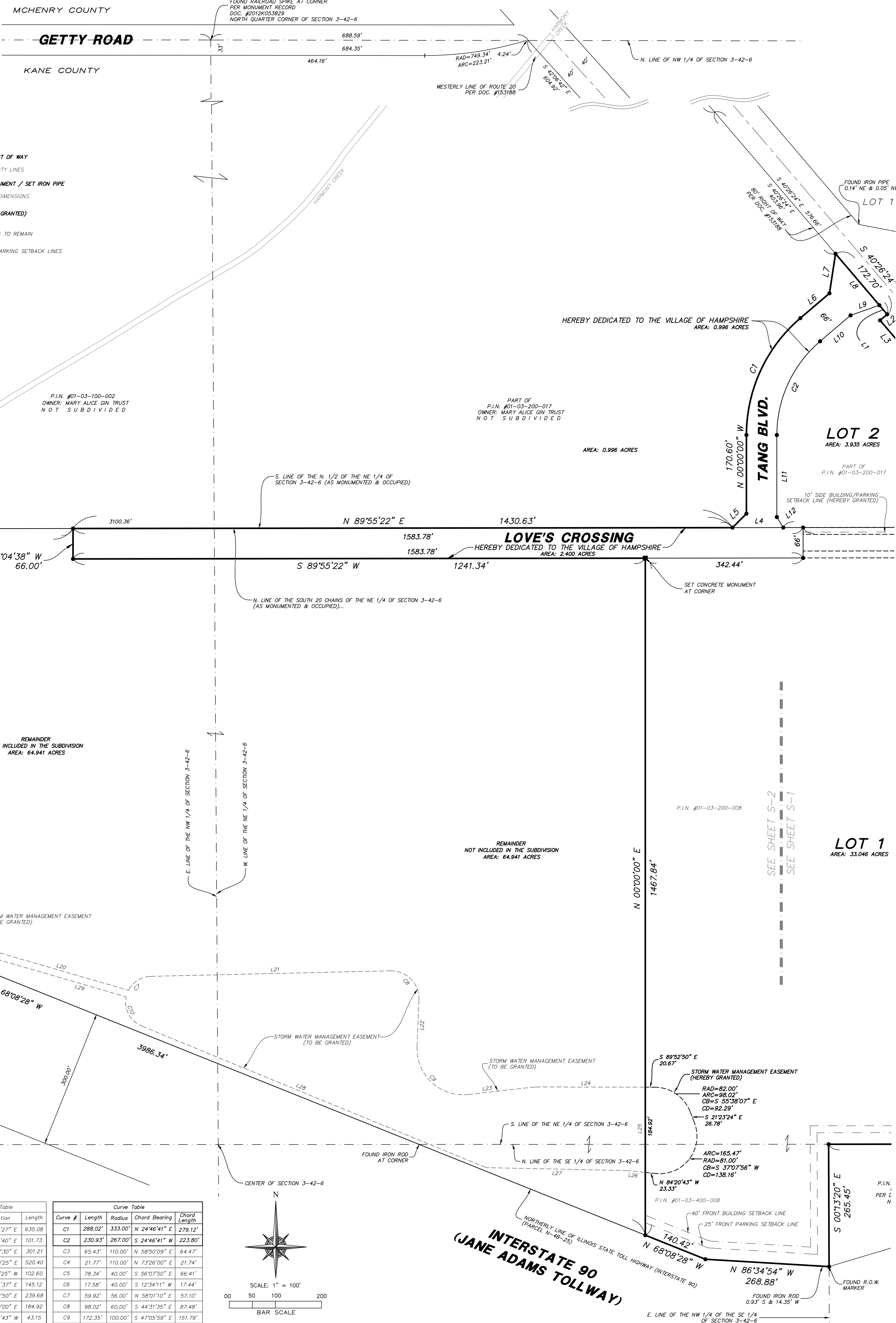
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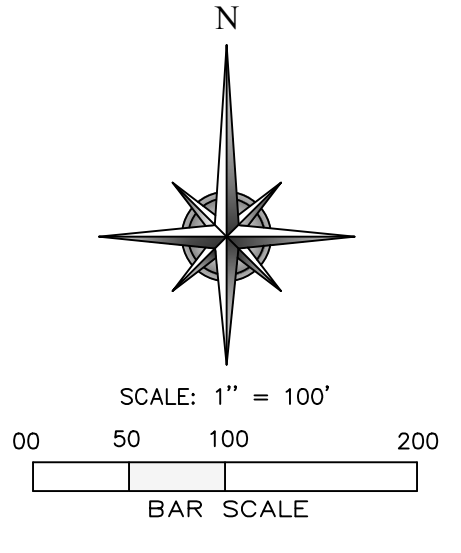
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 SHEET : **S-2**
 OF FOUR SHEETS

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LOVE'S TRAVEL STOP HAMPSHIRE
SUBDIVISION**

PREPARED BY:

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 LAND AND CONSTRUCTION SURVEYORS
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 PH: (224) 293-6333 FAX: (224) 293-6444
 www.wtengineering.com
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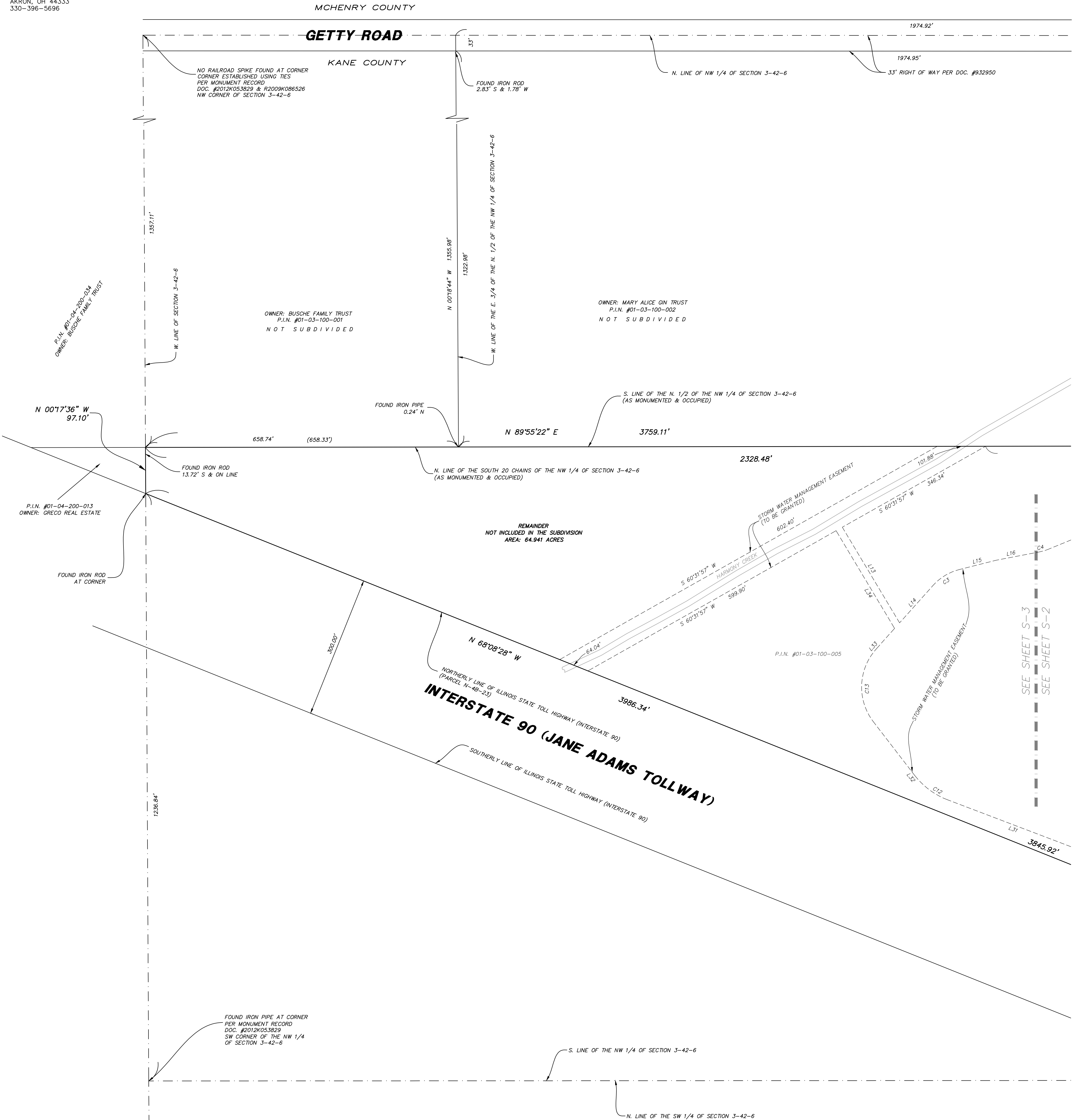
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 PARCEL 2: 01-03-400-008
 PARCEL 3: PART OF 01-03-200-017

BEING PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY (INTERSTATE 90) AND LYING WESTERLY OF THE WESTERLY LINE OF PARCEL N-4B-23.1 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDINGS IN THE CIRCUIT COURT OF KANE COUNTY, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

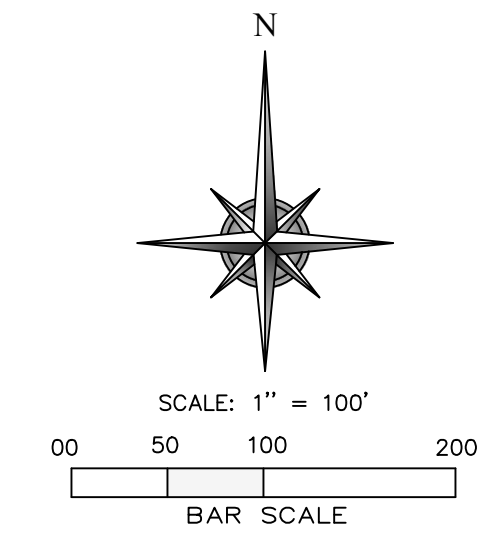
PROPERTY OWNER:
 LOVE'S TRAVEL STOPS
 10601 N. PENNSYLVANIA AVE
 OKLAHOMA CITY, OK 73120
 1-800-655-6837

SUBDIVIDER:
 THE W-T GROUP, LLC
 2675 PRATUM AVE
 HOFFMAN EST, IL 60192
 224-293-6333

DESIGNER/ENGINEER:
 CESO
 395 SPRINGSIDE DR, SUITE 202
 AKRON, OH 44333
 330-396-5696



Line Table			Line Table			Curve Table				
Line #	Direction	Length	Line #	Direction	Length	Curve #	Length	Radius	Chord Bearing	Chord Length
L1	S 40°26'24" E	26.17'	L18	S 00°01'27" E	635.08	C1	288.02'	333.00'	N 24°46'41" E	279.12'
L2	S 49°33'36" W	20.00'	L19	S 51°52'40" E	101.73	C2	230.93'	267.00'	S 24°46'41" W	223.80'
L3	S 40°26'24" E	75.00'	L20	S 73°47'30" E	301.21	C3	65.43'	110.00'	N 58°50'09" E	64.47'
L4	S 89°55'22" E	110.12'	L21	N 88°40'25" E	520.40	C4	21.77'	110.00'	N 73°26'00" E	21.74'
L5	N 44°59'10" E	42.71'	L22	S 02°16'25" W	102.60	C5	78.34'	40.00'	S 56°07'50" E	66.41'
L6	N 49°33'22" E	82.97'	L23	N 83°31'37" E	145.12	C6	17.58'	40.00'	S 12°34'11" W	17.44'
L7	N 08°41'58" E	86.77'	L24	S 89°52'50" E	239.68	C7	59.92'	56.00'	N 58°01'10" E	57.10'
L8	S 40°26'24" E	146.53'	L25	S 00°00'00" E	184.92	C8	98.02'	60.00'	S 44°31'35" E	87.48'
L9	S 70°34'18" W	66.28'	L26	N 84°20'43" W	43.15	C9	172.35'	100.00'	S 47°05'59" E	151.79'
L10	S 49°33'22" W	86.71'	L27	N 88°49'03" W	302.24	C10	77.82'	56.00'	N 27°51'55" W	71.71'
L11	S 00°00'00" W	177.89'	L28	N 67°40'28" W	808.03	C11	44.70'	40.00'	S 78°48'28" W	42.41'
L12	S 31°27'05" E	26.69'	L29	N 73°47'30" W	303.21	C12	88.17'	160.00'	N 53°23'26" W	87.06'
L13	S 30°54'34" E	234.67'	L30	N 51°52'40" W	104.07'	C13	166.29'	120.00'	N 02°05'43" E	153.30'
L14	N 41°47'40" E	105.82'	L31	N 69°10'40" W	364.41					
L15	N 75°52'39" E	80.20'	L32	N 37°36'13" W	141.85					
L16	N 79°06'13" E	91.21'	L33	N 41°47'40" E	58.43					
L17	N 67°45'47" E	137.18	L34	N 30°54'34" W	239.72					



- NOTES:**
- FIELD WORK COMPLETED ON JULY 27th, 2016
 - BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
 - ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

LEGEND

	PROPERTY LINE
	CENTERLINE OF RIGHT OF WAY
	UNDERLYING PROPERTY LINES
	SET CONCRETE MONUMENT / SET IRON PIPE
	RECORD PROPERTY DIMENSIONS
	EASEMENT (HEREBY GRANTED)
	EXISTING EASEMENTS TO REMAIN
	BUILDING AND/OR PARKING SETBACK LINES (HEREBY GRANTED)

JOB : S16134
 SHEET : **S-3**
 OF FOUR SHEETS

SCALE : 1"=100'
 DRAWN : MWO
 BOUNDARY : FIM
 FIELD WORK : MM
 CHECK : FIM

FINAL PLAT OF LOVE'S TRAVEL STOP HAMPSHIRE SUBDIVISION

PREPARED BY:

W-T LAND SURVEYING
 LAND AND CONSTRUCTION SURVEYORS
 2675 Pratum Avenue
 Hoffman Estates, Illinois 60192
 PH: (224) 293-6333 FAX: (224) 293-6444
 www.wtengineering.com
 IL LICENSE NO.: 184.007570-0015 EXP: 04/30/19

REVISIONS	DATE	BY
ISSUED PRELIM FOR REVIEW	8/19/16	MO
ADDED REVISED ROAD GEOMETRY & ADDED SHEET 2	11/28/16	MO
ADDED DEDICATION AND EASEMENTS	01/09/17	KH
REVISED PER VILLAGE COMMENTS	9/6/17	MO
REVISED LINE BETWEEN LOTS 1 & 2, INCLUDE TANG	9/18/17	MO
REVISED TO ONLY 2 LOTS PER COMMENTS	12/6/17	MO

PROPERTY AREA:	
LOT 1:	33.046 ACRES
LOT 2:	3.935 ACRES
LOVES CROSSING DEDICATION:	2.400 ACRES
TANG BLVD DEDICATION:	0.996 ACRES
TOTAL AREA:	40.377 ACRES

FINAL PLAT OF LOVES TRAVEL STOP HAMPSHIRE

PERMANENT INDEX NUMBER (P.I.N. #):
 PARCEL 1: 01-03-100-005 & 01-03-200-008
 PARCEL 2: 01-03-400-008
 PARCEL 3: PART OF 01-03-200-017

BEING PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THE ILLINOIS STATE TOLL HIGHWAY (INTERSTATE 90) AND LYING WESTERLY OF THE WESTERLY LINE OF PARCEL N-4B-23.1 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDINGS IN THE CIRCUIT COURT OF KANE COUNTY, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PROPERTY OWNER:
 LOVE'S TRAVEL STOPS
 10601 N. PENNSYLVANIA AVE
 OKLAHOMA CITY, OK 73120
 1-800-655-6837

SUBDIVIDER
 THE W-T GROUP, LLC
 2675 PRATUM AVE
 HOFFMAN EST, IL 60192
 224-293-6333

DESIGNER/ENGINEER
 CESO
 395 SPRINGSIDE DR, SUITE 202
 AKRON, OH 44333
 330-396-5696

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE) SS

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

THIS _____ DAY OF _____ A.D. 20 ____ .

 SECRETARY

COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE) SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF KANE COUNTY, ILLINOIS ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____M.

 COUNTY RECORDER

OWNER'S CERTIFICATE CERTIFICATE

STATE OF _____)
 COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN HAS CAUSED AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS ALSO TO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY, HAVE DETERMINED TO THE BEST OF THEIR KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH PROPOSED SUBDIVISION LIES IS LOCATED IN:

DISTRICT 300

DATED THIS _____ DAY OF _____ A.D. 20_____

 OWNER

 PRINTED NAME AND TITLE

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE) SS

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

THIS _____ DAY OF _____ A.D. 20 ____ .

 PRESIDENT

ATTEST: _____
 VILLAGE CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE) SS

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

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20_____

 COUNTY CLERK

NOTARY'S CERTIFICATE

STATE OF _____)
 COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO CERTIFY THAT _____ AND _____ OF SAID CORPORATION, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS _____ DAY OF _____ A.D. _____

 MY COMMISSION EXPIRES _____

 NOTARY PUBLIC

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE) SS

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 APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

THIS _____ DAY OF _____ A.D. 20 ____ .

 VILLAGE COLLECTOR

PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE) SS

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

 PLAT OFFICER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE, ILLINOIS.

THIS _____ DAY OF _____ A.D. 20 ____ .

 VILLAGE 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. (ORD. 08-33, 9-4-2008)

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.

VILLAGE UTILITY EASEMENT PROVISIONS

VILLAGE UTILITY EASEMENTS: THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EXCLUSIVE EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT" OR "VUE" AND JOINT EASEMENT RIGHTS WITH PUBLIC UTILITIES IN EASEMENTS DESIGNATED AS "UTILITY EASEMENT" OR "UE". SAID EASEMENT SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER, SANITARY SEWER OR STORM DRAINAGE SYSTEMS OF THE VILLAGE OF HAMPSHIRE, EXCEPT THAT THE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING 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.

PUBLIC UTILITY EASEMENTS; ELECTRIC AND COMMUNICATIONS EASEMENT PROVISIONS

COMED, AMERITECH, MEDIACOM CABLE SERVICES, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EXCLUSIVE EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "PUBLIC UTILITY EASEMENT" OR "PUE" AND JOINT EASEMENT RIGHTS WITH THE VILLAGE OF HAMPSHIRE TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENT" OR "UE" AND EASEMENT RIGHTS IN 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.

STORM WATER MANAGEMENT EASEMENT PROVISIONS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "STORM WATER MANAGEMENT EASEMENT" OR "DE" TO INSTALL, OPERATE AND MAINTAIN UNDERGROUND AND SURFACE DRAINAGE FACILITIES AND WATERCOURSES. SAID EASEMENTS SHALL BE USED FOR NO OTHER PURPOSE EXCEPT AS EXPRESSLY AUTHORIZED BY THE VILLAGE. NO PERMANENT BUILDINGS 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.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF COOK) SS

THIS IS TO STATE THAT I, FRANJO I. MATIČIĆ, ILLINOIS PROFESSIONAL LAND SURVEYORS #035-003556, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

METES & BOUNDS DESCRIPTION
 THAT PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION PER DOCUMENT NUMBER 95K018749; THENCE SOUTH 89 DEGREES 58 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, FOR A DISTANCE OF 880.28 FEET TO THE POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF TOLLWAY PARCEL N-4B-26; THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 14 SECONDS WEST ALONG SAID LINE, 443.77 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SAID SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, FOR A DISTANCE OF 265.45 FEET TO A POINT ON THE NORTHERLY LINE OF INTERSTATE 90 (TOLLWAY PARCEL N-4B-25); THENCE NORTH 86 DEGREES 34 MINUTES 54 SECONDS WEST, 268.88 FEET; THENCE NORTH 88 DEGREES 08 MINUTES 28 SECONDS WEST ALONG SAID LINE, FOR A DISTANCE OF 140.42 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1467.84 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 22 SECONDS WEST, 1241.34 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 38 SECONDS WEST, 66.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20 CHAIN OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 55 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE ALSO BEING THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, FOR A DISTANCE OF 1430.63 FEET; THENCE NORTH 44 DEGREES 59 MINUTES 10 SECONDS EAST, 42.71 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 170.60 FEET; THENCE NORTH 24 DEGREES 46 MINUTES 41 SECONDS EAST, 279.12 FEET; THENCE NORTH 49 DEGREES 33 MINUTES 22 SECONDS EAST, 82.97 FEET; THENCE NORTH 08 DEGREES 41 MINUTES 58 SECONDS EAST, 86.77 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 153188; THENCE SOUTH 40 DEGREES 26 MINUTES 24 SECONDS EAST ALONG SAID LINE, 172.70 FEET; THENCE SOUTH 49 DEGREES 33 MINUTES 36 SECONDS WEST ALONG SAID LINE, 20.00 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 18 SECONDS EAST ALONG SAID LINE, 497.21 FEET TO A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 36 DEGREES 50 MINUTES 51 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 827855, FOR A DISTANCE OF 418.94 FEET; THENCE SOUTH 11 DEGREES 31 MINUTES 38 SECONDS EAST, 218.98 FEET; THENCE SOUTH 21 DEGREES 59 MINUTES 41 SECONDS WEST ALONG THE WESTERLY LINE OF TOLLWAY PARCEL N-4B-23.1, FOR A DISTANCE OF 849.66 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

I FURTHER STATE THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THE SURVEYED PROPERTY IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE "A" DESCRIBED AS BEING A "SPECIAL FLOOD HAZARD AREAS, NO BASE FLOOD ELEVATION DETERMINED" PER F.E.M.A. PANEL NO. 17089C0020J DATED JUNE 2, 2015.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____ AT HOFFMAN ESTATES, ILLINOIS.

THE W-T GROUP, LLC

FOR REVIEW 12/6/17

FRANJO I. MATIČIĆ - PLS #035-003556 EXPIRES 11/30/2018
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

WE, THE W-T GROUP, LLC, IN ACCORDANCE WITH THE PA 87-08705 (THE PLAT ACT) DO HEREBY DESIGNATE:

AS THE PERSON WHO MAY RECORD THE FINAL SUBDIVISION PLAT
 A TRUE COPY OF WHICH HAS BEEN RETAINED BY US TO ASSURE NO CHANGED HAVE BEEN MADE TO SAID PLAT.

DATED THIS _____ DAY OF _____ A.D. _____

FRANJO I. MATIČIĆ - PLS #035-003556 EXPIRES 11/30/2018
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015



LOCATION MAP

JOB :	S16134	SCALE :	1"=100'
SHEET		DRAWN :	MWO
S-4		BOUNDARY :	FIM
		FIELD WORK :	MM
	OF FOUR SHEETS	CHECK :	FIM

FINAL PLAT OF LOVE'S TRAVEL STOP HAMPSHIRE SUBDIVISION

PREPARED BY:

W-T

W-T LAND SURVEYING
 LAND AND CONSTRUCTION SURVEYORS

2675 Pratum Avenue
 Hoffman Estates, Illinois 60192
 PH: (224) 293-6333 FAX: (224) 293-6444
 www.wtengineering.com

IL LICENSE NO.: 184.007570-0015 EXP: 04/30/19

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REVISIONS	DATE	BY
ISSUED PRELIM FOR REVIEW	8/19/16	MO
ADDED REVISED ROAD GEOMETRY & ADDED SHEET 2	11/28/16	MO
ADDED DEDICATION AND EASEMENTS	01/09/17	KH
REVISED PER VILLAGE COMMENTS	9/6/17	MO
REVISED LINE BETWEEN LOTS 1 & 2, INCLUDE TANG	9/18/17	MO
REVISED TO ONLY 2 LOTS PER COMMENTS	12/6/17	MO