



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, January 24, 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 November 22, 2021
5. Old Business
6. New Business
  - a. A Motion to recommend the approval of a Variance of the Community Graphics Regulations at 184 S State St. to vary the window coverage limitation in §6-12-3(Q) of the Village Code, to allow for window signage that may cover up to 100% of window surface area
  - b. A Motion to recommend the approval of a Final Plat of Neighborhood "M" of the Prairie Ridge Subdivision
  - c. A Motion to authorize the Chair to report the results of agenda items 6-a and 6-b 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) two days prior to the meeting, and a link to participate will be sent to your e-mail address the day of the meeting, including all exhibits and other documents (the packet) to be considered at the meeting.

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  
PLANNING & ZONING COMMISSION**

**MINUTES  
November 22, 2021**

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:00 p.m. by Chair B. Mroch. Members present: B. Mroch, and Commissioners H. Hoffman, A. Neal, and R. Frillman, in person; and W. Rossetti, via TEAMS. Absent was Commissioner L. Rapach. Also present were Assistant to the Village Manager Josh Wray and Village Attorney Mark Schuster (via TEAMS).

It was reported that Commissioner T. Wetzel had submitted his resignation from the Commission.

On motion by A. Neal, seconded by H. Hoffman, the minutes of the meeting of the Commission held on November 8, 2021, were presented for approval; and were approved by a vote of 4 aye, 0 nay.

The first order of business was to consider the Petition of William Investment Group for a variation of the rear yard and side yard requirements, and the “like construction” standard, for the property at 268 Mill Avenue in the M-1 Industrial District in the Village.

On motion by H. Hoffman, seconded by A. Neal, approved by vote of 4 aye, 0 nay, the public hearing was opened at 7:05 p.m.

The Village Attorney stated that public notice of this public hearing was published in the Daily Herald newspaper on November 6, 2021, and a certificate of such publication is on file with the Village Clerk.

Mr. Dan Schnaitmann (together with Lisa Schnaitmann) appeared for the petitioner, and stated that he both posted a sign on the property, and mailed notice to any adjacent owners within 250 feet not less than 15 days before the date of this public hearing.

He further explained that a variance was desired in order to place a new pole barn building in the northeast corner of the property, close to both the rear yard and side yard property lines. He noted that his neighbor to the east had a building on the property line. He stated that he could not afford a brick-style building. He believed that placing the building on the property line would allow a better aesthetic for the premises. He noted that there are other pole-barn style buildings on properties along Mill Avenue.

The Petition included certain building plans and an elevation drawing for the proposed building. Mr. Wray commented that the Village Building Regulations would not allow for a pole-barn building, but would require a “stick-built” building (in the style of a pole barn) on a foundation.

Members of the Commission inquired or commented as follows:

- In response to questioning, Petitioner stated that the hardship was driven by aesthetics on the parcel, and that he did not create the hardship; and that granting the variances would not affect property values in the neighborhood of Mill Avenue.
- Will the Owner rent out the new building? No, it will be for storage for owner’s business.

- More trailers, semi-trucks to be added to property? No.
- Who owns the trailers and semi-trucks to the north? The neighbor; they are not on the subject property.
- Can Owner match the color (of not the style) of the main building? Yes.
- Could Owner add some brick to the bottom of the planned building? Petitioner said that he “maybe” could do that, but to make it all brick would be too expensive.
- Could the building be placed at least 20’ off the side yard, which would still leave a space for a drive lane between the existing building and the new building? Petitioner has not planned that.
- Could vehicle parking be put on the west side of the existing building? Petitioner has not planned that.
- Mr. Rossetti noted that that he found no hardship in support of this Petition.

On motion by H. Hoffman, seconded by A. Neal, and by vote of 4 aye, 0 nay, the public hearing was closed at 7:29 p.m.

On motion by R. Frillman, seconded by H. Hoffman, to recommend approval of the petition for variation filed by William Investment Group, to vary the rear yard and side yard requirements, and the “like construction” standard of the Zoning Regulations, at 268 Mill Avenue in the M-1 Industrial District, the vote was 3 aye, 2 nay. Motion failed.

On motion made by H. Hoffman, seconded by A. Neal, to authorize the Chair to report the results of this meeting to the Board of Trustees, the vote was 3, aye 1 nay, Motion passed.

On motion duly made and seconded, the meeting was adjourned at 7:39 p.m.

Respectfully submitted,

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B. Mroch  
Chair



## 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 January 24, 2022  
**RE:** Variance Application – 184 S State St.

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**Background:** Dr. Ryan Foster submitted a variance application for his chiropractic practice at 184 S State Street so he may install a window-cling sign on up to 100% of his window space facing State Street. The Village's current community graphics regulations limit coverage to 50% of the total amount of window space on any street exposure.

**Analysis:** Dr. Foster has noted that the purpose for this additional signage area will be for greater visibility for advertising as well as to screen the activities inside from the public view (adjustments, physical therapy, etc.) in order to make his patients more comfortable.

Staff has checked other communities' regulations for window signs and has discovered that Hampshire is generally consistent with other communities in the area.

East Dundee – no maximum coverage regulation

Genoa – restricts sign coverage to 40% of total window space

Gilberts – restricts sign coverage to 50% of total window space

Huntley – allows for more than 50% coverage, but considers such signs as wall signs needing a building permit

Sycamore - restricts sign coverage to 40% of total window space

West Dundee – limits to 50% coverage, but includes glass doors in the calculation

Woodstock – restricts sign coverage to 40% of total window space

Staff found no community that includes in its code special coverage regulations for any type of health office. However, Building Official Jerry Nellesen noted that he has seen variances for this application in other communities over his years of municipal experience.

**Recommendation:** Staff makes no recommendation.



Village of Hampshire

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

PAID

JAN 21 2022

Village of Hampshire

ZONING REVIEW APPLICATION

Date: 01-13-22

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)

- [X] Variance
[ ] Special Use Permit
[ ] Rezoning from District to District (ex. M1 to M2)
[ ] Annexation
[ ] Subdivision - Concept Plan Review
[ ] Subdivision - Preliminary Plan Review
[ ] Subdivision - Final Plan Review
[ ] Other Site Plan:

PART I. APPLICANT INFORMATION

APPLICANT (Please print or type)

Name: Ryan T Foster Email: rfosterdc1777@yahoo.com
Address: 184 S. State St. Phone:

CONTACT PERSON (If different from Applicant)

Name: Email:
Address: Phone:

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

\_\_\_YES [X]NO renter

If the Applicant is not the owner of the subject property, a written statement from the Owner authorizing the Applicant to file the Development Application must be attached to this application.

IS THE APPLICANT AND/OR OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

\_\_\_YES [X]NO

If the Applicant and/or 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 landtrust by name and address, and defining his/her interest therein, shall be verified by the Trustee and shall be attached hereto.

## PART II. PROPERTY INFORMATION

Name of Development (if any): \_\_\_\_\_

Address: 184 S. State St \_\_\_\_\_

Parcel Number(s): \_\_\_\_\_

Total Area (acres): \_\_\_\_\_

Legal Description: must be attached to this application

Fire Protection District: \_\_\_\_\_

School District: \_\_\_\_\_

Library District: \_\_\_\_\_

Park District: \_\_\_\_\_

Township: \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

Current Use:

Chiropractic office \_\_\_\_\_

Proposed Zoning/Variance/Use:

Looking to have 100% coverage for total window square footage. This proposal would increase visibility from the street. Window graphics are custom, professionally installed for the purpose of advertisement.

Client: <u>ChiroPlus</u>	Project: <u>Window Graphics</u>	Revision: <u>5</u>	Date: <u>01/14/2022</u>
Address: <u>184 S State St, Hampshire, IL 60140</u>			

<b>Dimensions</b>	
Allowance:	<u>50% coverage</u>
Left Window:	<u>92.25"W x 59"H</u>
Right Window:	<u>92.25"W x 59"H</u>
Graphic Size:	<u>92.25"W x 59"H (TOTAL)</u>

<b>Description</b>	
Material:	<u>Perforated Window Vinyl</u>
Finish:	<u>Gloss</u>
Installed?	<u>Yes</u>



	<b>MARK YOUR SPACE</b> 1235 Humbrecht Circle Unit J Bartlett, IL 60103 (630) 289-7082	<i>This artwork is not to be reproduced, copied or exhibited in any fashion without the permission of Mark Your Space, Inc. Any use of this artwork without written permission automatically requires the user to pay Mark Your Space, Inc \$750.00 design fee.</i>	<i>This computer generated artwork is to be viewed as a representation only. Colors represented on this computer image or color print out, may not exactly match PMS chips, vinyl, or paint color. Descriptions may vary with the actual fabrication.</i>
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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 January 24, 2022  
**RE:** Prairie Ridge Neighborhood "M" Final Plat

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**Background:** The Neighborhood M final plat was previously approved by the Village Board on May 6, 2021, but Crown has decided to modify the plans to shift from condominium-style buildings to fee-simple homes in this neighborhood.

**Analysis:** Tim Paulsen of EEI has provided a review letter stating compliance with the new final plat except for 15 outstanding issues, 10 of which are simply clerical/notational. Crown has agreed to make those modifications before passage at the Village Board level.

**Recommendation:** Staff recommends the Planning and Zoning Commission recommend approval of the final plat subject to resubmittal and engineering approval of the agreed upon modifications.





January 19, 2022

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

**Re: *Prairie Ridge Neighborhood M – Final Plat of Subdivision Review  
Village of Hampshire***

David:

We have received and reviewed the following documents:

- Final Plat of Subdivision for Prairie Ridge Neighborhood M, dated December 15, 2021, 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 land surveying 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:

#### **Final Plat**

1. The surveyor's certificate is listing two different license numbers and needs to be revised to provide one license number for the Surveyor.
2. The Outlots need to be changed to Lots and letters changed to numbers.
3. The current village easement provisions and certificates need to be used (these can be provided).
4. The school district statement is not necessary since its already stated in the owner's certificate.
5. Show where the concrete monuments are going to be set on the plat.
6. Dimensions are needed along the right of way lines tying in the easement lines between the blocks.
7. A dimension from the south line of Kelly Road to the northwest corner of Block 1 needs to be added to the plat.

8. On sheet 2 there is a dimension near the northeast corner of Block 10 for the Briar Glen Court right of way of 30' please explain or remove.
9. More dimensions are required to locate the Village Utility Easement (VUE) between Blocks 21 and 22.
10. A minimum size of 15 feet should be provided for all Village Utility Easements.
11. The VUE needs to be connected to the existing VUE near Drive C.
12. There are B-boxes shown outside of the limits of the VUE and in a Public Utility Easement (PUE) that the Village does not have rights to. The VUE should be expanded to include these areas or the PUE should be changed to a Utility Easement (UE) in these areas
13. North of Block 1 the water main that is connecting to the 8" stub needs to be placed in a VUE.
14. An exhibit showing the proposed easements along with the proposed watermain, storm and sanitary needs to be provided to verify the easements align with the Village utilities. The exhibit needs to be at a legible scale like 1"=30'
15. Under the notes, in the 6<sup>th</sup> paragraph down, the surveyor needs to add "except the areas labeled Village Utility Easements"

A revised Plat 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/MGS

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

# FINAL PLAT OF SUBDIVISION FOR PRAIRIE RIDGE NEIGHBORHOOD M

BEING A PART OF SOUTHWEST QUARTER OF SECTION 16  
AND THE NORTHWEST QUARTER OF SECTION 21, BOTH IN  
TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

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

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

(PRINT NAME)

(ADDRESS)

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

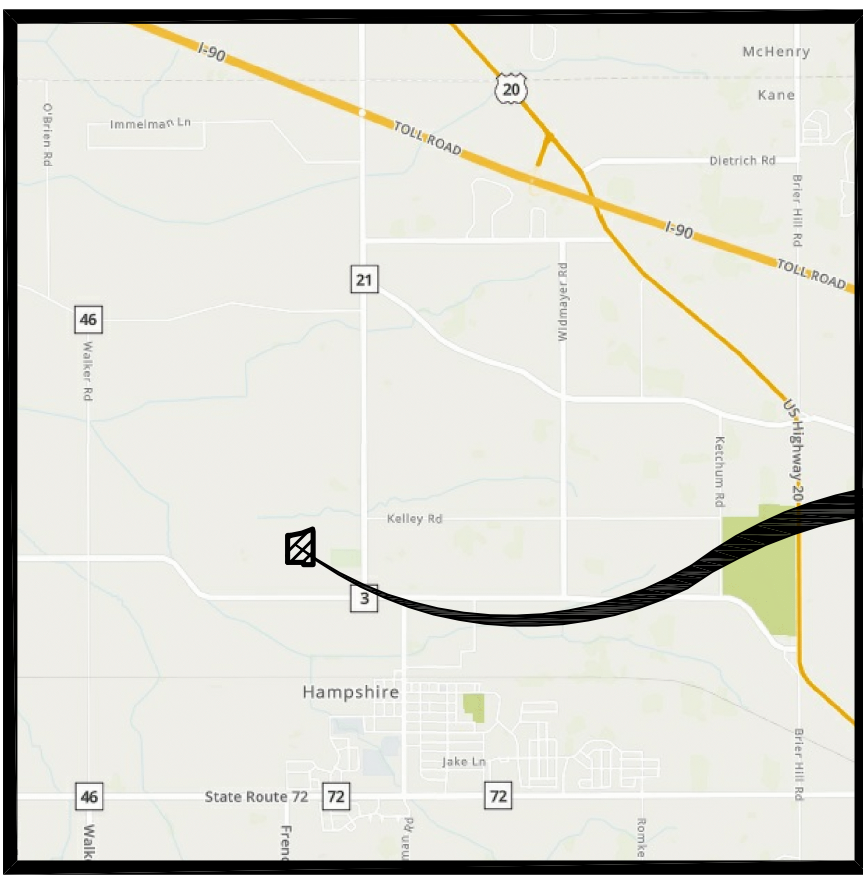
**PARCEL INDEX NUMBERS**  
01-16-377-001  
01-21-145-021  
VACANT LAND  
HAMPSHIRE, ILLINOIS

**TOTAL AREA OF SUBDIVISION**  
20.779 ACRES  
(MORE OR LESS)

SHEET 1 OF 5



50 25 0 50  
SCALE: 1 INCH = 50 FEET

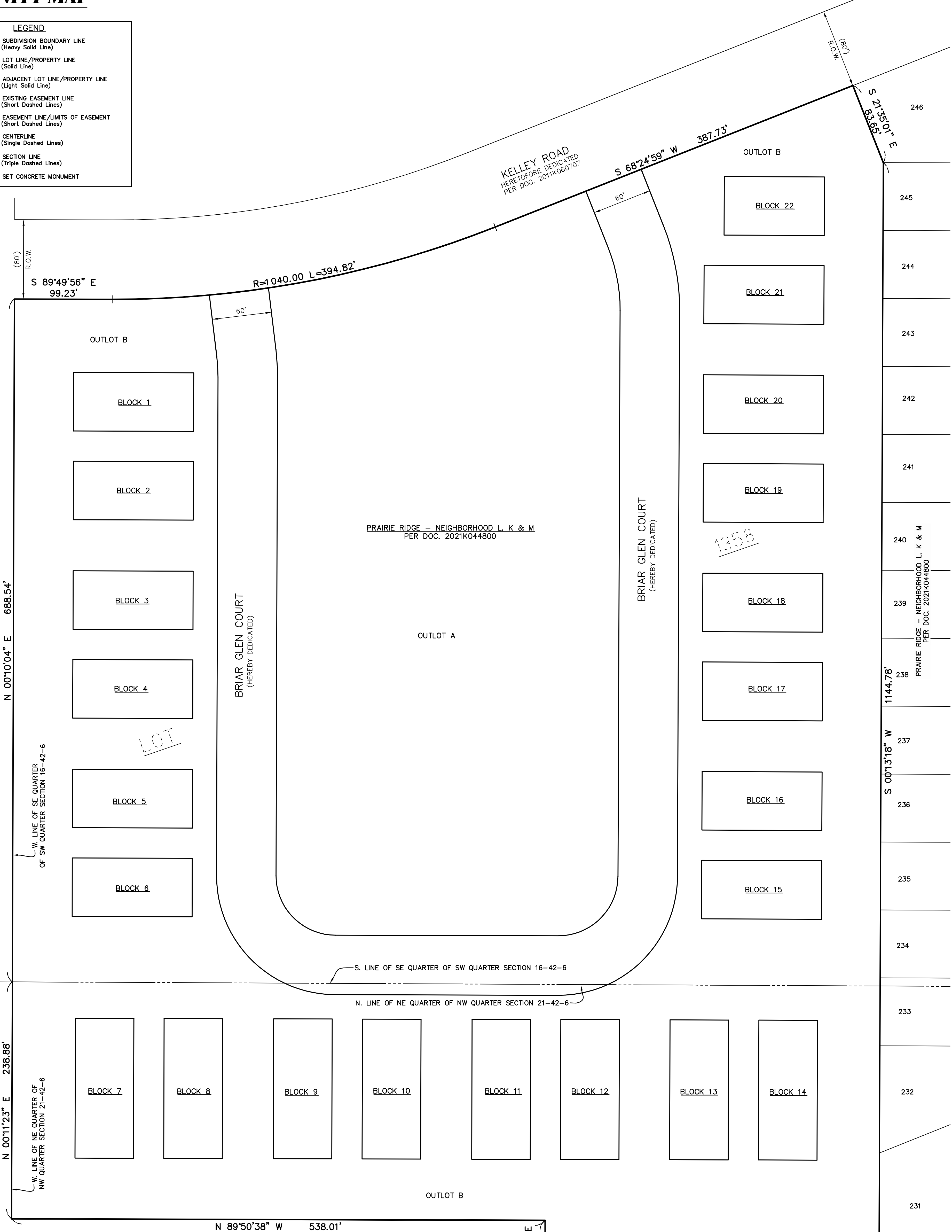


**SITE  
LOCATION**

**VICINITY MAP**

**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 OUTLOTS A AND B. SEE PROVISIONS CONTAINED HEREIN.

THE MEASURED BEARINGS SHOWN ARE BASED ON THE RECORDED PLAT OF SUBDIVISION FOR PRAIRIE RIDGE - NEIGHBORHOOD L, K & M PER DOCUMENT 2021K044800.

FIP = FOUND IRON PIPE (⊕ AS SHOWN)  
FIR = FOUND IRON ROD (⊙ AS SHOWN)

OUTLOTS A AND B TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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

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  
www.cemcon.com

DISC NO.: 456274 FILE NAME: SUBPLAT-M  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 12-15-21 JOB NO.: 456.274  
PROJECT REFERENCE: 456.216







30 15 0 30  
SCALE: 1 INCH = 30 FEET

KELLEY ROAD  
HEREFORERE DEDICATED  
PER DOC. 2011K060707

10' VILLAGE UTILITY EASEMENT  
PER DOC. 2021K044800

10' V.U.E.

40' SCREEN PLANTING EASEMENT

VILLAGE UTILITY EASEMENT  
PER DOC. 2021K044800

VILLAGE UTILITY EASEMENT  
PER DOC. 2008K038576

OUTLOT B  
392,478 S.F.

BLOCK 22

BLOCK 21

**MATCH LINE - SEE SHEET 4**

**MATCH LINE - SEE SHEET 2**

**MATCH LINE - SEE SHEET 4**

BRIAR GLEN COURT  
(HEREBY DEDICATED)  
N 0°10'04" E  
502.28'

OUTLOT A  
239,080 S.F.

BRIAR GLEN COURT  
(HEREBY DEDICATED)  
S 0°13'18" W  
570.57'

BRIAR GLEN COURT  
(HEREBY DEDICATED)  
N 89°50'38" W  
224.74'

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  
www.cemcon.com

DISC NO.: 456274 FILE NAME: SUBPLAT-M  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 12-15-21 JOB NO.: 456.274  
PROJECT REFERENCE: 456.216

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30 15 0 30  
SCALE: 1 INCH = 30 FEET

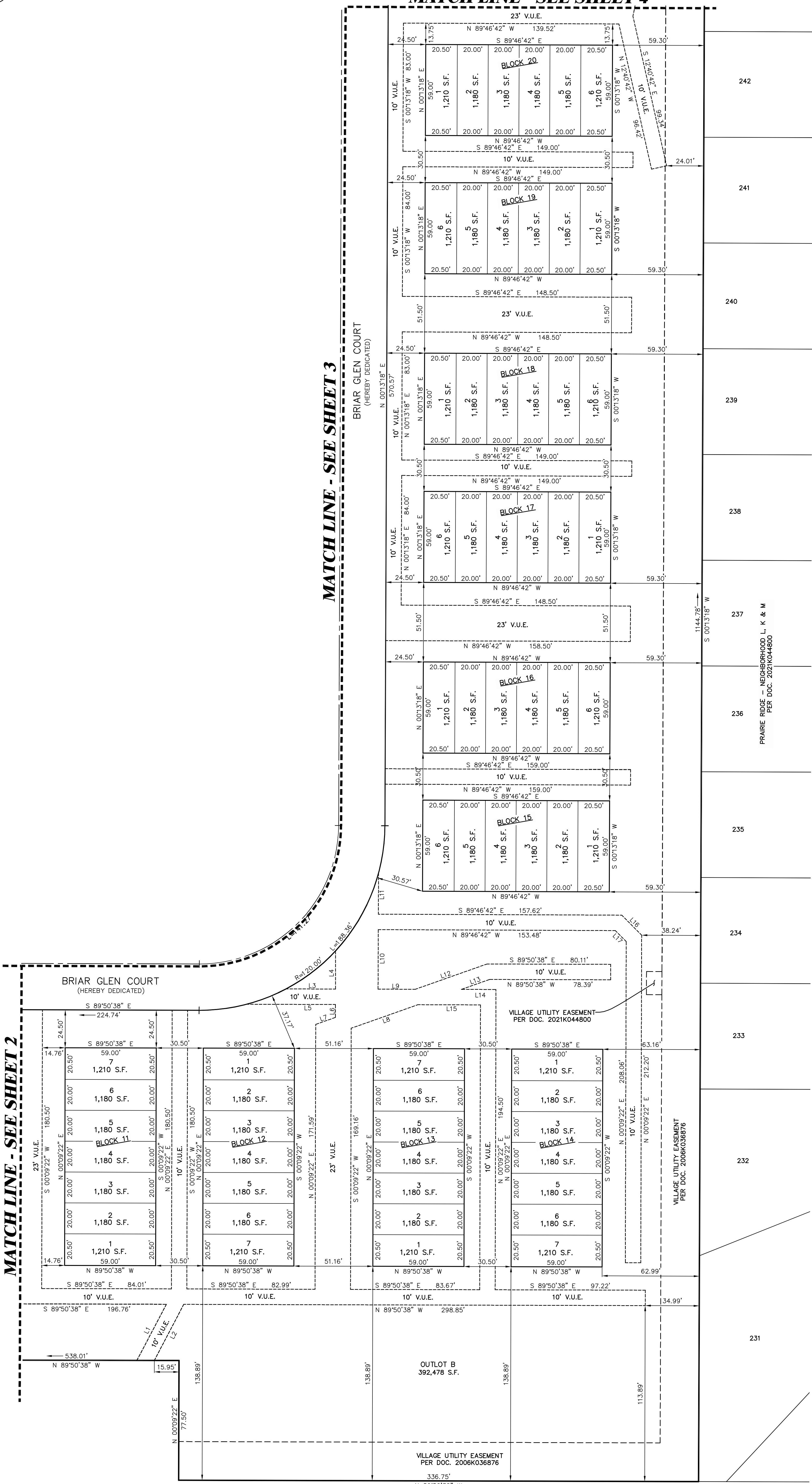
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 27°42'33" E	41.05'
L2	S 27°42'33" W	41.05'
L3	S 89°46'42" E	32.05'
L4	N 00°09'22" E	24.75'
L5	N 89°46'42" W	57.58'
L6	N 00°09'22" E	8.38'
L7	N 70°34'31" E	13.52'
L8	S 70°34'31" W	45.79'
L9	S 89°46'42" E	24.10'
L10	N 00°13'18" E	38.56'
L11	N 00°13'18" E	26.58'
L12	N 70°34'31" E	49.23'
L13	S 70°34'31" W	19.39'
L14	S 89°46'42" E	22.41'
L15	N 89°46'42" W	40.52'
L16	S 44°48'40" E	18.29'
L17	N 44°48'40" W	10.01'

MATCH LINE - SEE SHEET 3

BRIAR GLEN COURT  
(HEREBY DEDICATED)

MATCH LINE - SEE SHEET 2

BRIAR GLEN COURT  
(HEREBY DEDICATED)



PRAIRIE RIDGE - NEIGHBORHOOD L, K & M  
PER DOC. 2021K044800


VILLAGE UTILITY EASEMENT  
PER DOC. 2006K036876

VILLAGE UTILITY EASEMENT  
PER DOC. 2021K044800

OUTLOT B  
392,478 S.F.

VILLAGE UTILITY EASEMENT  
PER DOC. 2006K036876

DRAWING PATH: P:\456274\DWG\SUBPLAT\DRAWINGS\PLAT\SUBPLAT-M.DWG  
PLOT FILE CREATED: 12/15/2021 BY: TONY BLUIS

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  
 www.cemcon.com  
 DISC NO.: 456274 FILE NAME: SUBPLAT-M  
 DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
 COMPLETION DATE: 12-15-21 JOB NO.: 456.274  
 PROJECT REFERENCE: 456.216  
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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 THROUGH ITS DULY ELECTED OFFICERS, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

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

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

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
TITLE

**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 \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE OFFICERS OF HAMPSHIRE WEST, LLC, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
NOTARY PUBLIC

**SCHOOL DISTRICT STATEMENT**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT HAMPSHIRE EAST, LLC IS THE OWNER OF THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S)

COMMUNITY UNIT SCHOOL DISTRICT 300

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1358 IN PRAIRIE RIDGE-NEIGHBORHOOD L, K & M BEING A PART OF SECTION 16 AND SECTION 21, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 2021 AS DOCUMENT 2021K044800, 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 IF 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 17089C0126J, DATED JUNE 2, 2015,

I FURTHER CERTIFY THAT I HAVE SET ALL SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (ILLINOIS REVISED STATUTES 1977, CHAPTER 109 SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILAGE 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 \_\_\_\_\_, 2021.

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**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KANE )

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
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 \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
VILLAGE COLLECTOR

**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)

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 "P.U.E." 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 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 SUCCESSOR 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.

**DRAINAGE EASEMENT PROVISIONS**

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "DRAINAGE 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.

**VILLAGE UTILITY EASEMENT PROVISIONS**

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EXCLUSIVE EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT" OR "V.U.E." 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 RIGHTS HEREIN GRANTED.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID VILLAGE SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

**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

PREPARED BY:



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