



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, April 25, 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 April 12, 2022
5. New Business
  - a. A Public Hearing for the proposed Variance at the Midwest Companies development on Brier Hill Rd.
  - b. A Motion to recommend the approval of a Variance at the Midwest Companies development on Brier Hill Rd., to vary the off-street parking regulations in §6-6-2(J) of the Village Code, to allow for parking of vehicles on a gravel surface on certain portions of the property
  - c. A Public Hearing for the proposed Text Amendment regarding the keeping of chickens in estate and residential zoning districts in the Village
  - d. A Motion to recommend the approval of a Text Amendment to the Zoning Regulations of the Village Code, adding regulations regarding the keeping of chickens in estate and residential zoning districts
  - e. A Motion to Recess the Public Hearing for the proposed Text Amendment regarding home occupations in residential and estate districts in the Village until the Planning and Zoning Commission meeting on May 23, 2022 at 7:00 PM
  - f. A Motion to authorize the Chair to report the results of agenda items 5-b and 5-d to the Village Board of Trustees
6. Public Comments
7. Announcements
8. 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) on the day of 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  
April 12, 2022**

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:00 p.m. by Chair B. Mroch. Members present: Chair B. Mroch, and Commissioners R. Frillman, H. Hoffman, A. Neal, L. Rapach, in person, S. McBride; and W. Rossetti. Also present was: J. Wray.

After comment, commission voted to approved meeting minutes. Motion to approve was made by H Hoffman, seconded by L. Rappach, and vote of 5 aye,1 abstain, 0 nay.

The first order of business was to consider a motion to approve a Concept Plan for the Subdivision of the Hampshire 90 Logistics Park.

On motion made by A. Neal, seconded by H. Hoffman, and vote of 6 aye, 0 nay. Motion carried.

The second order of business was to consider a motion to authorize the Chair to report the results of the agenda items 5-a to the Village Board of Trustees.

On motion made by H. Hoffman, seconded by S. McBride, and vote of 6 Aye, 0 nay. Motion carried.

Meeting was adjourned at 7:11pm on motion from A Neal, seconded by R. Rappach, and vote of 6 Aye, 0 Nay.

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

## ZONING REVIEW APPLICATION

Date: 3/14/22

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)

- 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: B+C Enterprises, Inc. Email: Brian Heimsoth  
brian@bcentinc.com  
 Address: 2482 Technology Dr. Ugin, IL Phone: 815-482-5722  
60124

CONTACT PERSON (If different from Applicant)

Name: Heather Gagliardi Email: heather@bcentinc.com  
 Address: 2482 Technology Dr. Ugin, IL Phone: 224-735-8196  
60124

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

\_\_\_ YES     X NO

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): Brier Hill Ventures, LLC

Address: Brier Hill at CP Railway

Parcel Number(s): 1-23-300-008 1-25-100-009

Total Area (acres): 17.373

Legal Description: must be attached to this application

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

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

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

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

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

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

Current Use:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Zoning/Variance/Use:  
Variance for gravel to be placed on a larger area  
of the property  
\_\_\_\_\_  
\_\_\_\_\_

PART III. REQUIRED DOCUMENTATION

From chart on next page

- Signed Development Application
- Signed Developer's Agreement (Attachment A)
- Deposit/Fee \$ 500 (see Village Ordinances and Requirements section)
- Proof of Ownership or Option
- Legal Description of Property – Plat of Survey
- List of property owners within 250 ft with parcel numbers (Attachment B) (see Attachment C for an example notification letter)
- Concept Plan – see Subdivision Regulations for more information
- Preliminary Plan – see Subdivision Regulations for more information
- Final Plan – see Subdivision Regulations for more information
- Site Plan
- Landscape Plan: Preliminary or Final
- Architectural Elevations
- Petition for Annexation
- Plat of Annexation
- Stormwater Permit Application or Report
- Soil Conservation District Land Use Opinion
- Tree Preservation and Removal Plan
- Other \_\_\_\_\_

Needed documentation may vary depending on the specific circumstances of the application. Therefore, staff may require additional documentation after initial review (e.g., fiscal impact study, endangered species report, wetland report etc.).

I, Brian Heimsoth, hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Hampshire ordinances.

  
Signature

3/14/22  
Date

• Attachment A

Developer's Agreement with Respect to Development Fees and Deposits

The undersigned Developer acknowledges that he/she has filed a ZONING REVIEW APPLICATION with the Village, requesting A VARIANCE, and further, acknowledges that the Village Code requires that he/she reimburse the Village for all professional fees incurred for engineering, legal, consultant, and other outside services in regard to this application and all other matters related to the proposed development or zoning request. The Developer agrees to be bound by the terms of the Village Code in this regard.

The Developer also is required to, and hereby does, submit a fee or deposit, to be held by the Village to secure reimbursement of such funds as applicable, in accordance with the current schedule of fees and deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of fees and will be applied by the Village to payment of such fees upon default by Developer. Any balance remaining, after payment of all such fees, including reasonable attorney fees and court costs incurred by the Village in discussing, negotiating, or enforcing the terms of this Agreement, shall be returned to Developer. Any interest earned on funds on deposit shall accrue to the Village.

By:   
Signature

3/14/2022  
Date

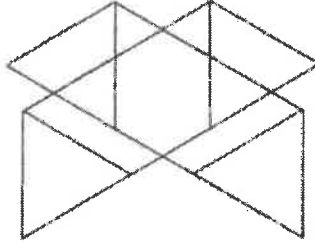
RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

  
Signature

3-14-22  
Date

This form must be executed and accompany all Development Applications. No Application will be accepted or processed without this completed form.

Brier Hill fill out & sign



**BRIER HILL  
VENTURES**

March 8, 2022

Village of Hampshire  
234 S. State Street  
Hampshire, IL 60140

RE: Development Application

This letter authorizes B&C Enterprises to file the Development Application on behalf of Brier Hill Ventures, LLC.

Sincerely,

A handwritten signature in black ink, appearing to read "Veronica Berglund". The signature is fluid and cursive, with the first name being more prominent than the last.

Veronica Berglund  
Member

**Brier Hill Ventures, LLC  
270 N. State Street, Unit A  
P.O. Box 729  
Hampshire, IL 60140**



## EXHIBIT C

### Legal Description of Subject Property and Additional Parcel (combined)

That part of the Southwest Quarter of Section 24 and part of the Northwest Quarter of Section 25, Township 42 North, Range 6 East of the Third Principal Meridian, described more particularly as follows:

Commencing at the Southeast corner of said Southwest Quarter of Section 24; thence South 89 degrees 21 minutes 37 seconds West (bearing based on NAD 83 Illinois State Plane Coordinate System, East Zone (2011 adjustment)), along the South line of said Southwest Quarter, 30.00 feet to the apparent west right of way line of Brier Hill Road as occupied and shown on document 2017K030623, said line being 30.00 feet West of and parallel to the east line of said Northwest Quarter of Section 25, said point also being the point of beginning;

Thence South 00 degrees 09 minutes 45 seconds East along said west line, 584.10 feet to a point on the north line of Soo Line Railroad (also or formerly known as Chicago, Milwaukee, St. Rail and Pacific Railroad Company), said line being 50.00 feet north of and parallel to the centerline of said railroad as occupied; thence North 64 degrees 11 minutes 05 seconds West along said north line, 728.47 feet; thence North 00 degrees 09 minutes 45 seconds West parallel with the said east line of Section 25, 259.56 feet to a point on the north line of said Northwest Quarter; thence North 00 degrees 11 minutes 33 seconds West parallel with the said east line of Section 24, 734.58 feet; thence North 89 degrees 29 minutes 56 seconds East parallel with the north line of the Southeast Quarter of the Southwest Quarter of said Section 24, 654.88 feet to a point on said apparent west right of way line of Brier Hill Road as occupied; thence South 00 degrees 11 minutes 33 seconds East parallel with a line 30.00 feet west of and parallel to the east line of said Southwest Quarter of Section 24 and also along said apparent west line of Brier Hill Road, 733.00 feet to the point of beginning, all in Kane County, Illinois.

Containing 756,783 square feet or 17.373 acres, more or less.

PIN: 01-23-300-008 and 01-25-100-009 (portions of each parcel)

Common Address: Brier Hill Road, south of Allen Road, Hampshire, Illinois 60140

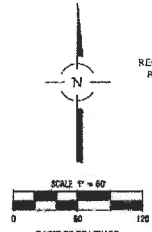
# PLAT OF ANNEXATION TO THE VILLAGE OF HAMPSHIRE

P.L.N.  
01-24-300-008 (PART OF)

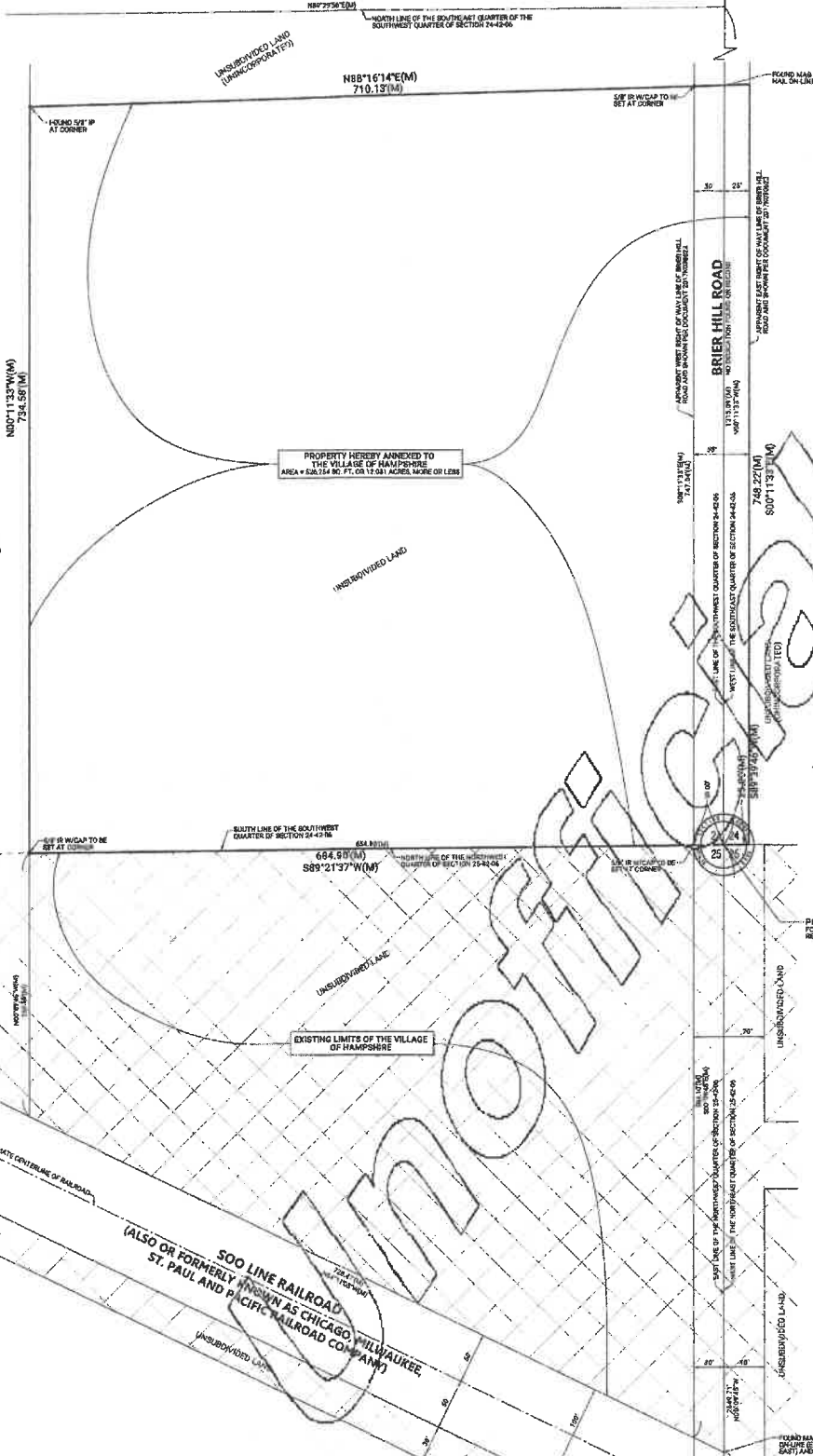
2021K070426

SANDY WEGMAN  
RECORDER - KANSAS COUNTY, IL  
RECORDED WITHIN 10 WORKING  
REC PER: 2140

PAGES: 8



SCALE: 1" = 60'  
BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC  
OBSERVATION IL EAST ZONE  
R = IRON ROD  
P = IRON PIPE  
H = HEADLESS  
R = RECORD



PROPERTY HEREBY ANNEXED TO  
THE VILLAGE OF HAMPSHIRE  
AREA = 626.24 AC. FT. OR 12.81 ACRES, MORE OR LESS

EXISTING LIMITS OF THE VILLAGE  
OF HAMPSHIRE

SOO LINE RAILROAD  
(ALSO OR FORMERLY KNOWN AS CHICAGO, MILWAUKEE,  
ST. PAUL AND PACIFIC RAILROAD COMPANY)

PROPERTY DESCRIPTION:  
THAT PART OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 24, THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 24, THENCE SOUTH BY BEARING S 17° 15' 00\"/>

COUNTY CERTIFICATE

STATE OF ILLINOIS

COUNTY OF KANE

DATE THIS DAY OF

A.D. 20

BY

NOTARY PUBLIC

STATE OF ILLINOIS

COUNTY OF KANE

DATE THIS DAY OF

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BY

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OFFICIAL SEAL  
NOTARY PUBLIC, STATE OF ILLINOIS  
BY COMMISSION EXPIRES 2028



FORWARD 24\"/>





**GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS**

- The "Standard Specifications for Road and Bridge Construction" adopted Jan. 1, 2012, the "Standard Specifications for Water and Sewer Main Construction in Illinois", Seventh Edition, dated 2014, and revisions thereto, these improvement plans and details, special provisions and codes and ordinances of the Village of Hampshire, Illinois shall govern applicable portions of this project.
- The Contractor shall obtain, erect, maintain and remove all signs, barricades, flagmen and other control devices as may be necessary for the purpose of regulating, warning or guiding traffic. Placement and maintenance of all traffic control devices shall be in accordance with the applicable parts of Article 107.14 of the Standard Specifications, the "Standard Specifications for Traffic Control Items".
- Locations of utilities shown on plans are approximate only, and are not necessarily complete. Contractor shall make his own investigations as to location of all existing underground structures, cables, utilities and pipe lines.
- If existing utility lines of any nature are encountered which conflict in location with new construction, the Contractor shall notify the Engineer and Village so that the conflict may be resolved.
- The Contractor shall notify J.U.L.I.E. (1-800-892-0123) at least ten days prior to construction so that each utility company can stake out any underground improvements that they may have which might interfere with the proposed construction.
- The Contractor shall be required to make arrangements for the proper bracing, shoring and other required protection of all roadways, structures, poles, cables and pipe lines, before construction begins. He shall be responsible for any damage to the streets or roadways and associated structures and shall make repairs as necessary to the satisfaction of the Engineer and Village at his own expense.
- The Contractor shall be responsible for the protection of all private and public utilities even though they may not be shown on the plans. Any utility that is damaged during construction shall be repaired or replaced to the satisfaction of the Engineer and Village by the Contractor at his own expense.
- The Contractor shall examine the plans and specifications, visit the site of the work and inform himself fully of all work conditions, general and local conditions, all Federal, State and local laws, ordinances, rules and regulations and all other pertinent items which may affect the cost and time of completion of this project before submitting a proposal.
- All work and materials shall be in accordance with code requirements.
- Prior to submitting his bid, the Contractor shall call the attention of the Engineer to any material or equipment he deems inadequate and to any item of work omitted.
- The pay items shall be as noted in the Summary of Quantities/Proposal. Any item of work that is shown on the plans to be performed by the Contractor, for which there is no pay item, shall be considered incidental to the cost of the project.
- Structures for valve vaults for water mains shall be in accordance with the improvement plans and the applicable standard specifications. Where granular trench backfill is required around these structures, the cost shall be considered as incidental and shall be included in the contract unit price for the structure.
- Frame and cover or grates for water main structures shall be as indicated within these improvement plans.
- All final adjustments of casting will be accomplished by the use of precast concrete adjusting rings set in butyl rope joint sealant; mortar joints will not be allowed. Total height of adjusting rings used shall not exceed eight (8") inches. Cost for adjustment is considered incidental.
- The underground contractor shall be responsible to place on grade and coordinate with other contractors all underground structure frames such as catch basins, manholes, hydrants, buffalo boxes, valves, etc. No additional compensation shall be paid and said adjustments shall be considered incidental to other items of construction.
- The Contractor shall restore any area disturbed to a condition equal to or better than its original use. This shall include finish grading, establishment of a vegetative cover (seeding or sod), general cleanup and pavement replacement.
- All trenches caused by the construction of sewers, water mains, water service pipes and the excavation around catch basins, manholes, inlets and other appurtenances which occur within the limits of existing or proposed pavements, sidewalks and curb and gutters or where the edge of the trench shall be within two (2') feet of said improvements shall be backfilled with compacted granular trench backfill or with approved suitable select material and properly compacted in accordance with Division II Section 20 of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Sixth Edition, Dated July, 2009, and revisions thereto.
- Trench backfill quantities for public utilities and utility conduits have been computed and shall be paid for based on the following maximum trench widths in accordance with Division II of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Sixth Edition, Dated July, 2009, and revisions thereto. The depth of backfill shall be measured from the top of pipe embedment to the finished subgrade or as noted on the plans.

Required Trench Width on Each Side of the Pipe	Trench Depth/Protection
5 ft (1.5 m) and less, without protection	12 in. (300 mm)
5 ft (1.5 m) and less, with protection	18 in. (450 mm)
Greater than 5 ft (1.5 m)	18 in. (450 mm)
- Trench backfill required in excess of the quantity beyond the maximum trench width shall be considered incidental to the contract unless authorized by the Engineer.
- The Contractor shall be responsible for providing safe and healthful working conditions throughout the construction of the proposed improvements.
- The Engineer will be given forty-eight (48) hours notice for any staking that is to be done. Each of the various items of work covered by this contract will be staked once. Additional staking required due to the negligence of the Contractor shall be paid for by the Contractor at the current hourly rate.
- The Contractor shall inform the Village Engineer before work commences on each category of construction, i.e. water main, grading, pavement and drainage improvement. A twenty-four (24) hour notice shall be given for any item that requires final testing and inspection such as water mains or sanitary sewers.
- The Engineer will furnish the Contractor with lines and grades necessary to the proper prosecution and control of the work. The Contractor shall call the attention of the Engineer to any errors or discrepancies which may be suspected in lines and grades which are established by the Engineer, and shall not proceed with the work until any lines and grades which are believed to be in error have been verified or corrected by the Engineer or his representative.
- All lot irons damaged or removed during construction of this project shall be replaced by the Engineer and said cost of replacement shall be paid by the Contractor.
- Before acceptance by the Village and final payment, all work shall be inspected and approved by the Village Engineer. Final payment shall be made after all of the Contractor's work has been approved and accepted.
- The Contractor will have in his possession on the job site a copy of the plans and specifications during construction.
- If any approved equal items are required, the Contractor shall contact the Engineer for approval.
- Any drain and/or field tile encountered by the Contractor during the installation of the improvements shall be returned to original condition. This work to be considered incidental to the contract.
- All road signs, street signs and traffic signs which need to be relocated or moved due to construction shall be taken down and stored by the Contractor at his own expense, except those which are necessary for proper traffic control which shall be temporarily reset until completion of construction operations. After completion of the work, the Contractor shall reset, at his expense, all said signs.
- The Contractor shall dispose of all excess excavation, unsuitable and unusable materials offsite and at an approved location in a manner that public or private property will not be damaged or endangered. This work is considered as incidental to the cost of the project.
- No excavations will be permitted to remain open over any weekend.
- "Band-Seal" or similar couplings shall be used when joining sewer pipes of dissimilar materials.
- As-built drawings shall be prepared by the Contractor and submitted to the Engineer as soon as the site improvements are completed. Any change in length, location or alignment shall be shown in red.
- The Contractor is responsible for coordinating any required inspections with the Village of Hampshire.
- Special attention is drawn to the fact that Article 105.06 of the standard specifications requires the Contractor to have a competent superintendent on the project site at all times, irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, shall be responsible for scheduling and have control of all work as the agent of the Contractor. Failure to comply with this provision will result in a suspension of work as provided in Article 108.07.
- The Engineer and Village are not responsible for the construction means, methods, techniques, sequences or procedures, time of performance, programs or for any safety precautions used by the Contractor. The Contractor is solely responsible for execution of his work in accordance with the contract documents and specifications.

**EARTHWORK NOTES**

- GENERAL
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.
  - ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPROPRIATE MATERIALS FOR ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
  - THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.
  - THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.
  - PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES", THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION SHALL BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.
  - PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE. THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRY ZONE EXTENT OF FURTEST EXTENDING BRANCHES SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.
  - EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.
  - ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROF. ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.
- TOPSOIL EXCAVATION INCLUDES:
  - EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.
  - PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.
  - TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.
  - TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.
  - MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.
- EARTH EXCAVATION INCLUDES:
  - EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.
  - PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.
  - STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION, IN AREAS REQUIRING STRUCTURAL FILL. HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
  - COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.
  - EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.
- UNSUITABLE MATERIAL

UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

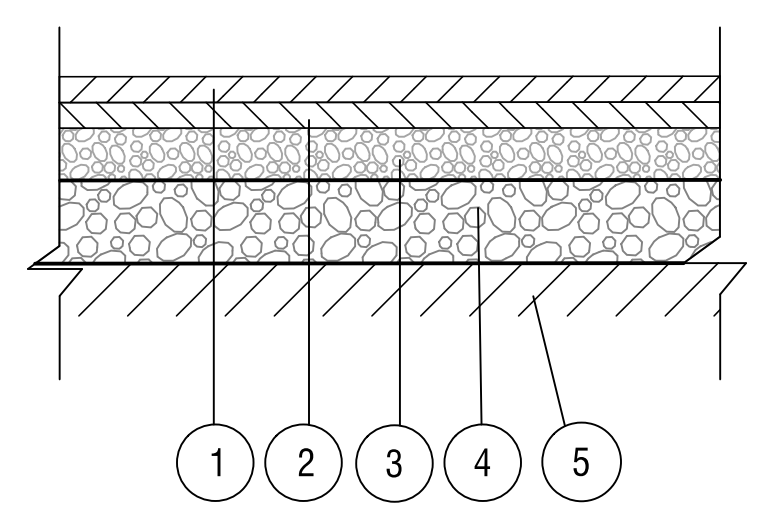
  - SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
  - SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.
  - PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
  - BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE IS CURED FOR AT LEAST 7 DAYS.
  - TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.
- TESTING AND FINAL ACCEPTANCE
  - THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROF. ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.
  - ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROF. ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.
  - ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.
- MISCELLANEOUS THE CONTRACTOR SHALL:
  - SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
  - SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.
  - PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
  - BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE IS CURED FOR AT LEAST 7 DAYS.
  - TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

**STORM SEWER NOTES**

- GENERAL:
  - ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS. IN ACCORDANCE WITH THE FOLLOWING:

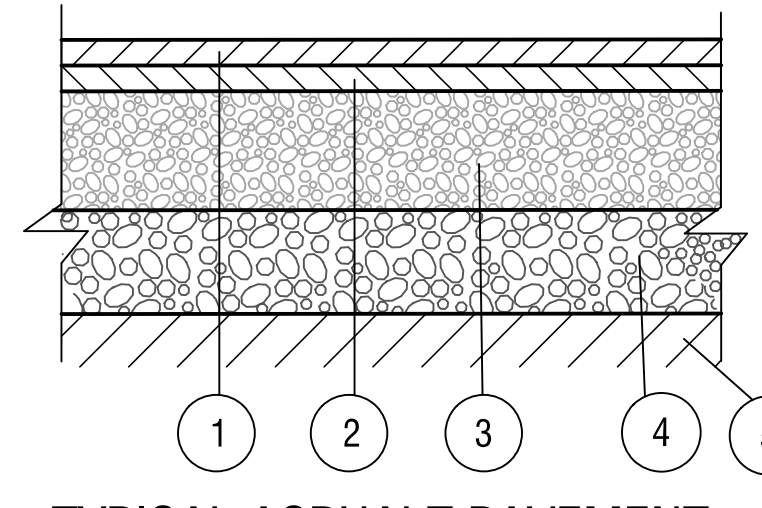
PLAN CODE: MATERIAL  
RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS. (ASTM C-443); TYPE 1, CLASS IV, PER SBRB SECTION 603. ELLIPTICAL RCP PIPE SHALL BE TYPE 1, HE-III PER SBRB SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT OF STORM SEWER COMPLETE IN PLACE.

DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11). CEMENT LINING IS NOT REQUIRED.
PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINTS.
HDPE: HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR MEETING AASHTO M-294 SUCH AS AD-18 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH OR HD-10 BY HANCON, FINDLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.
UD: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK, PERFORATED HDPE PIPE, ALSO ACCEPTABLE.
  - "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT A STRUCTURE.
  - ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
  - ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND.
  - THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.
- BEDDING:
  - ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRINGLINE ON ALL RCP AND DIP PIPE. BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS.
- STRUCTURES:
  - MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8) INCHES OF ADJUSTING RINGS SHALL BE USED.
  - A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.
  - THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.
  - MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS, AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.
- FRENCH DRAIN:
  - ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 2" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEXTELE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.
- CASTINGS:
  - CASTINGS FOR SEWER OR OTHER STRUCTURES SHALL BE "NEENAH" OR APPROVED EQUAL. COST OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.
- CLEANING:
  - THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.
- TELEVISION:
  - THE STORM SEWER SYSTEM SHALL BE TELEVIEWED IF REQUIRED BY MUNICIPALITY.



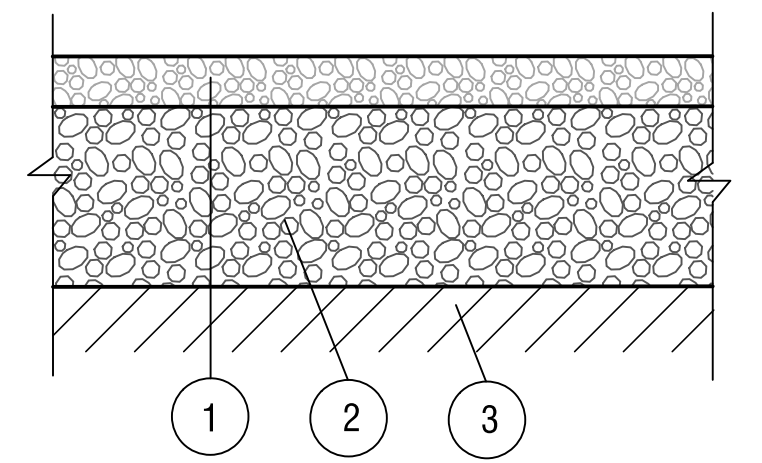
**TYPICAL ASPHALT PAVEMENT SECTION (ON-SITE)**  
N.T.S.

- 1 1.5" HMA SURFACE COURSE, MIX "D", N70
- 2 2.5" BINDER COURSE, N70
- 3 3" RECYCLED ASPHALT (CA-6 GRADATION)
- 4 9" CS-01 AGGREGATE STONE (4" MINUS)
- 5 COMPACTED AND STABLE SUBGRADE



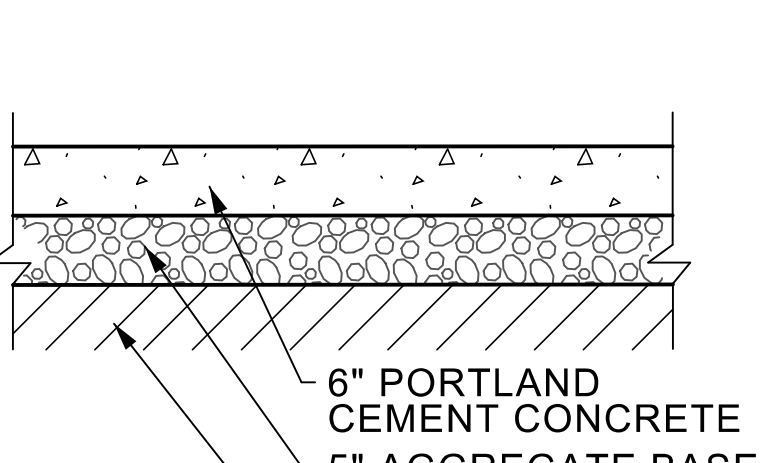
**TYPICAL ASPHALT PAVEMENT SECTION (ROADWAY)**  
N.T.S.

- 1 1.5" HMA SURFACE COURSE, MIX "D", N70
- 2 5.5" BINDER COURSE, N70
- 3 6" RECYCLED ASPHALT (CA-6 GRADATION)
- 4 12" CS-01 AGGREGATE STONE (4" MINUS)
- 5 COMPACTED AND STABLE SUBGRADE



**TYPICAL GRAVEL SECTION**  
N.T.S.

- 1 3" RECYCLED ASPHALT (CA-6 GRADATION)
- 2 9" CS-01 AGGREGATE STONE (4" MINUS)
- 3 COMPACTED AND STABLE SUBGRADE



**TYPICAL CONCRETE SECTION**  
N.T.S.

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
	WATER MAIN (WITH SIZE)	
	PIPE TRENCH BACKFILL	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
	CONTOUR	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
	SPOT ELEVATION	
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

**ABBREVIATIONS**

M = STORM MANHOLE	I = INVERT OR INLET	T/P = TOP OF PIPE
S = SANITARY MANHOLE	TF = TOP OF FOUNDATION	B/P = BOTTOM OF PIPE
CB = CATCH BASIN	GF = GARAGE FLOOR	WM = WATERMAIN
LP = LIGHT POLE	TC = TOP OF CURB	SAN = SANITARY SEWER
WV = VALVE VAULT	TD = TOP OF DEPRESSED CURB	STM = STORM SEWER
E = END SECTION	TW = TOP OF RETAINING WALL	LO = LOOK OUT
FH = FIRE HYDRANT	BW = BOTTOM OF RETAINING WALL	PL0 = PARTIAL LOOK OUT
GR = GRADE RING (HYDRANT)	OP = OUTLET OF PIPE	

PERMITS			
DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED
IDNR		2106281	10/02/2020
IHPA	005100520		10/24/2020
IEPA NOI		ILR102B07	

**BENCHMARK**

BENCHMARK #1  
NORTHWEST BOLT OF RAILROAD CROSSING LIGHTS AT THE SOUTHEAST PROPERTY CORNER ON THE WEST SIDE OF BRIER HILL ROAD.  
ELEVATION = 978.23 NAVD88

BENCHMARK #2  
CUT IN BOX WITH CROSS ON SOUTHWEST CORNER OF CONCRETE BASE FOR LIGHT POLE APPROXIMATELY 150 FEET NORTH FROM THE NORTHEAST PROPERTY CORNER ON THE WEST SIDE OF BRIER HILL ROAD ACROSS FROM 16N181 BRIER HILL ROAD.  
ELEVATION = 1000.46 NAVD88

**VILLAGE OF HAMPSHIRE**  
234 S. STATE STREET  
P.O. BOX 457  
HAMPSHIRE, IL 60140  
PH: (847) 683-2181

**KANE COUNTY DEPARTMENT OF HIGHWAYS**  
41W011 BURLINGTON ROAD  
ST. CHARLES, IL 60175  
PH: (630) 584-1170

**SOO LINE RAILROAD**  
120 S. 6TH STREET  
SUITE 900  
MINNEAPOLIS, MN 55402  
PH: (600) 234-0013

**AT&T**  
225 W RANDOLPH STREET  
CHICAGO, IL 60606  
PH: (800) 257-0902

**ENBRIDGE**  
8905 CLOW CREEK ROAD  
PLAINFIELD, IL 60985  
PH: (630) 904-8576

**NICOR GAS**  
3000 E CASS STREET  
JOLIET, IL 60432  
PH: (815) 740-4100

**COMED**  
1N423 SWIFT ROAD  
LOMBARD, IL 60148  
(630) 691-6957

**MEDIACOM**  
808 N LOMBARD STREET  
ELBURN, IL 60119  
PH: (855) 633-4226

**GENERAL NOTES, SPECIFICATIONS, & TYP. SECTIONS**

**PHASE 1 - C & D SITE HAMPSHIRE, ILLINOIS**

NO.	DATE	REMARKS
1	11/01/21	PER OWNER
2	11/04/21	PER OWNER

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (647) 696-1060 Fax: (647) 696-4005

**SPACECO INC.**

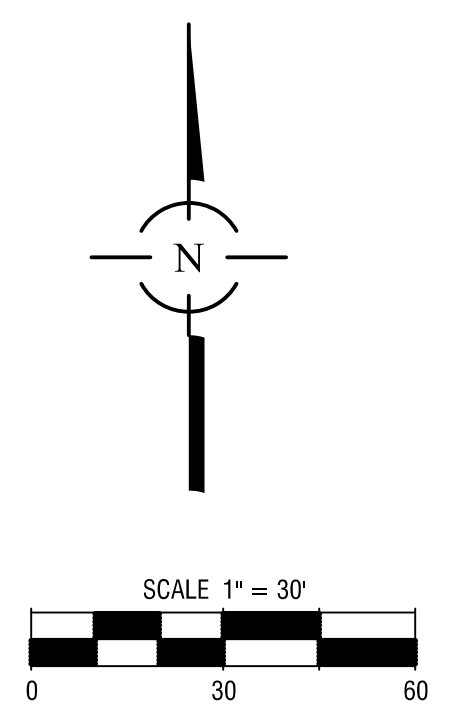
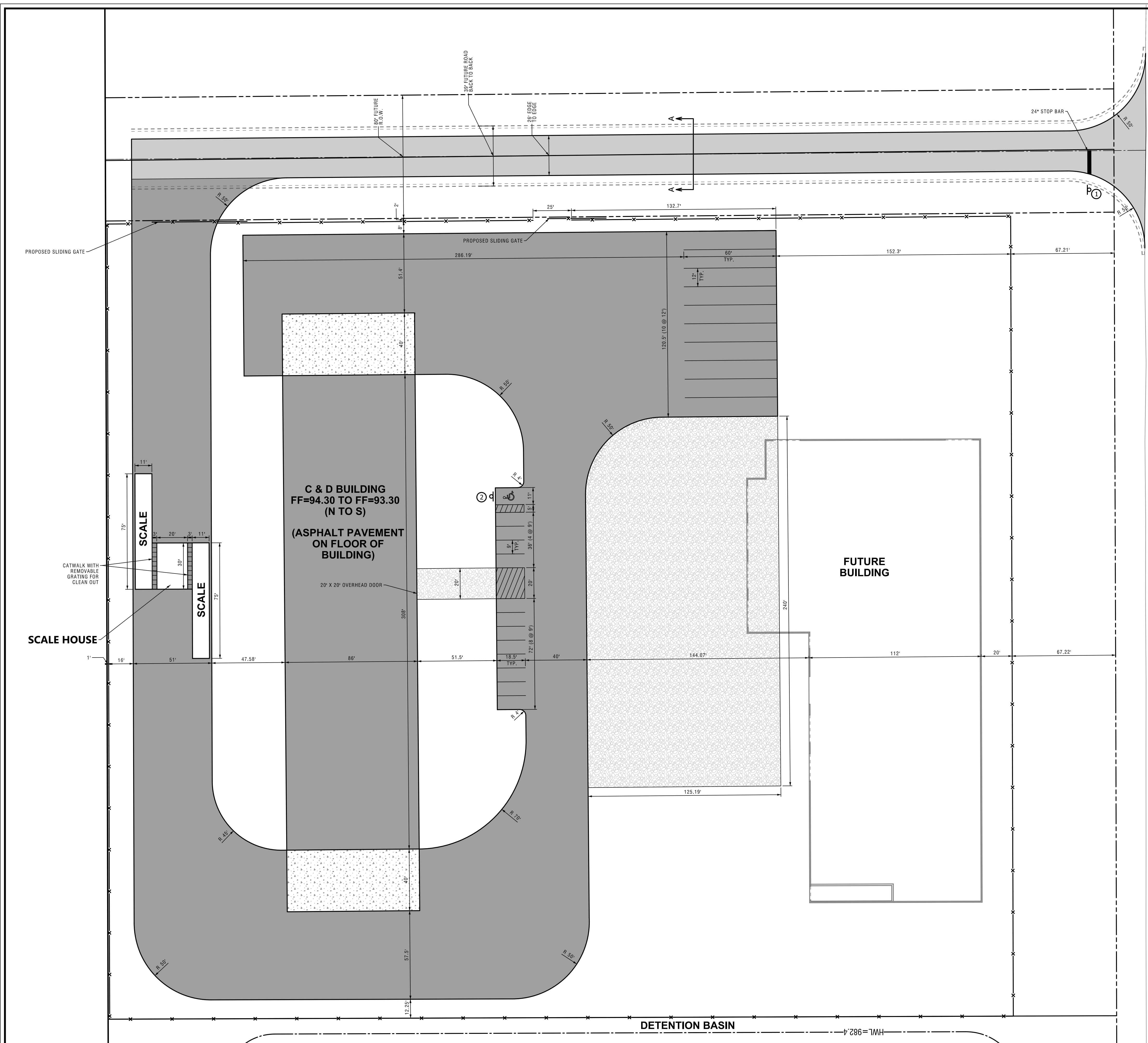
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DATE: 10/26/2021

JOB NO. 11250.03

SHEET 2 OF 5

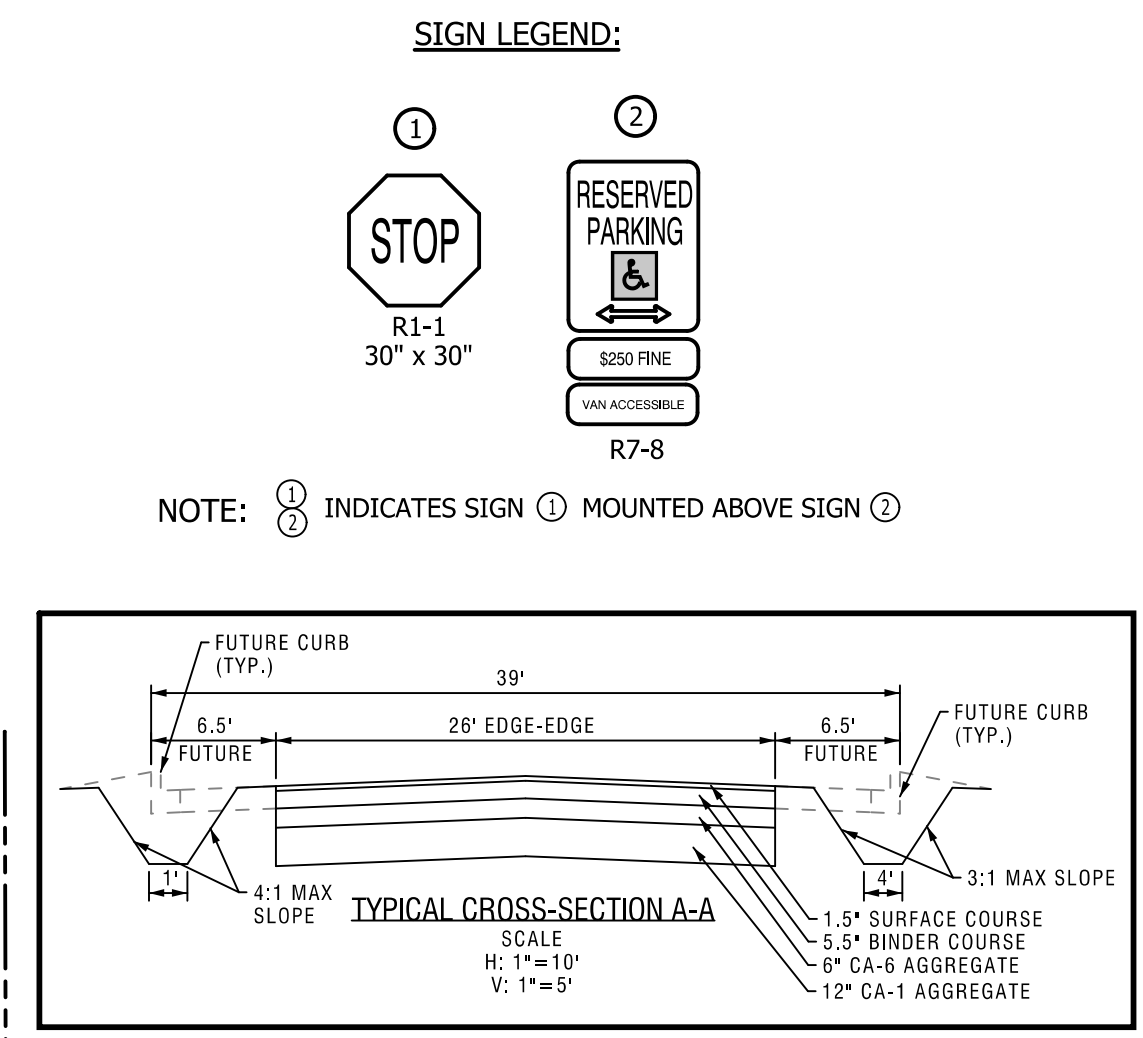




**LEGEND**

	ASPHALT PAVEMENT (ROADWAY)
	ASPHALT PAVEMENT (ON-SITE)
	GRAVEL
	CONCRETE PAVEMENT
	FENCE

- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  2. ALL CURBS AND GUTTERS ARE STANDARD PITCH UNLESS OTHERWISE NOTED.
  3. SEE SHEET GN1 FOR PAVEMENT SECTION DETAILS.
  4. ALL PAVEMENT MARKINGS SHALL BE YELLOW PAINT.
  5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
  6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING.



NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	11/04/21	PER OWNER
1	11/01/21	PER OWNER

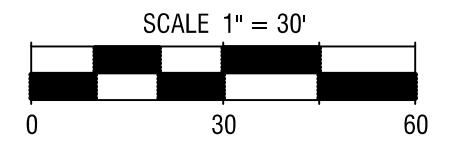
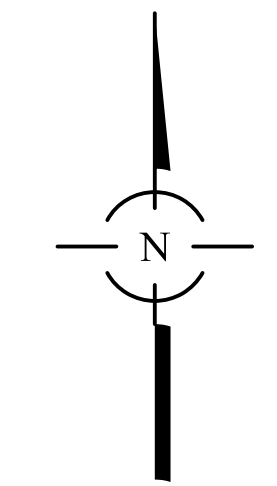
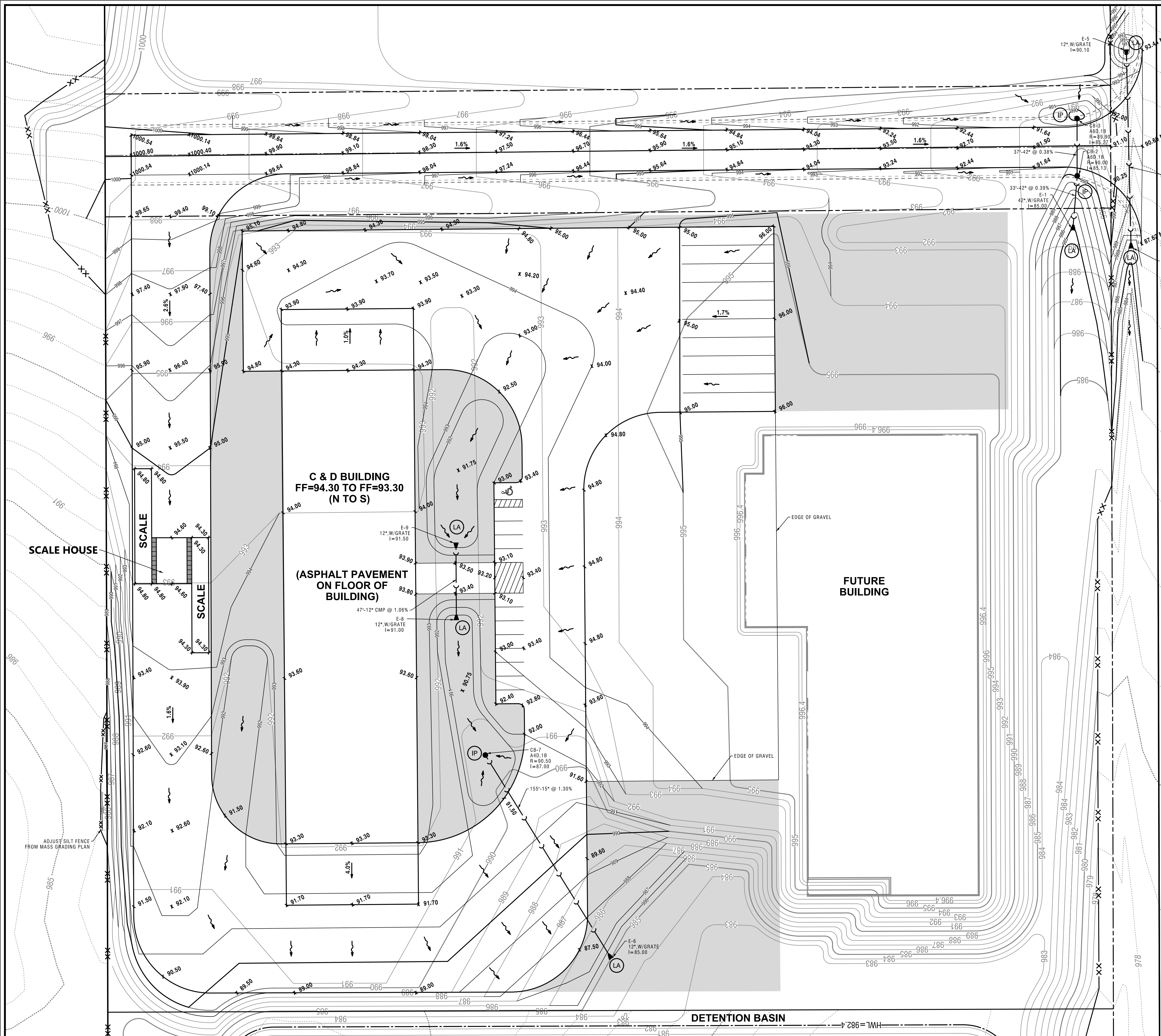
**SITE PLAN**  
**PHASE 1 - C & D SITE**  
 HAMPSHIRE, ILLINOIS

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
 Rosemont, Illinois 60018  
 Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME: 11250.03SP.DGN
DATE: 10/26/2021
JOB NO. 11250.03
SHEET <b>SP</b> 3 OF 5



**LEGEND**

- x XX.XX SPOT GRADE
- PROPOSED STORM SEWER
- ▼ PROPOSED FLARED END SECTION
- PROPOSED CATCH BASIN
- LOCAL DRAINAGE
- PROPOSED CONTOUR
- x—x— SILT FENCE (PER MASS GRADING PLANS)
- ⊙ LA LINED APRON
- ⊙ IP INLET PROTECTION
- EROSION CONTROL BLANKET & SEEDING (PROVIDE MINIMUM 6" TOPSOIL)

**NOTES:**

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. —x—x— INDICATES TRENCH BACKFILL REQUIRED.
3. ADD 900 TO ELEVATIONS SHOWN AS XX.XX.
4. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
5. FRAME AND GRATE/LID FOR STORM STRUCTURES  
1B - NEENAH R-4340-B BEEHIVE GRATE
6. SEE SHEET D1 FOR DETAILS.
7. SEE SHEET GN FOR METAL FLARED END SECTION FOR PIPE CULVERTS.

**STORM STRUCTURE LEGEND**

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- M-100
- A4D,1P
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

**STORM STRUCTURE & PIPE ABBREVIATIONS**

- CB = CATCH BASIN
- E = FLARED END SECTION
- 1B = NEENAH R-4340-B BEEHIVE GRATE
- CMP = CORRUGATED METAL PIPE

OUTFALL NAME OR NUMBER	INLET PIPE SIZE (IN)	LENGTH OF APRON L (FT)	RIPRAP GRADATION	WIDTH OF APRON US FACE 36 (FT)	WIDTH OF APRON D'S FACE 36+L (FT)	DEPTH OF RIPRAP Y (IN)
E-1	42	24	RR-4	12	36	20
E-4	12	10	RR-3	3	13	15
E-5	12	10	RR-3	3	13	15
E-6	15	12	RR-3	3.75	15.75	15
E-8	12	10	RR-3	3	13	15
E-9	12	10	RR-3	3	13	15

NO.	DATE	REMARKS

NO.	DATE	PER OWNER	REMARKS
2	11/04/21	PER OWNER	
1	11/01/21	PER OWNER	

**GRADING PLAN**  
**PHASE 1 - C & D SITE**  
HAMPSHIRE, ILLINOIS

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065



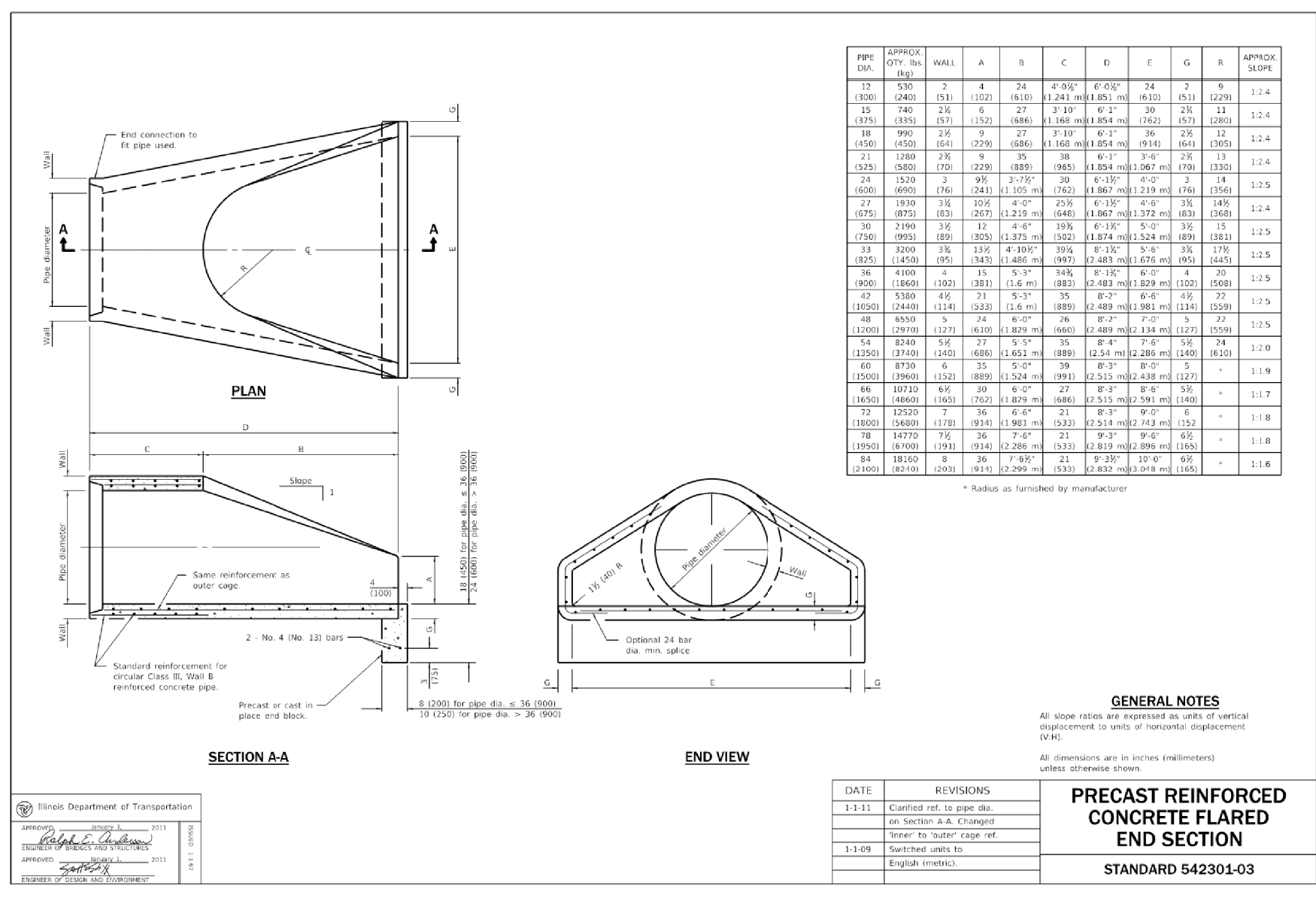
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DATE:  
10/26/2021

JOB NO.  
11250.03

SHEET  
**GR**  
4 OF 5

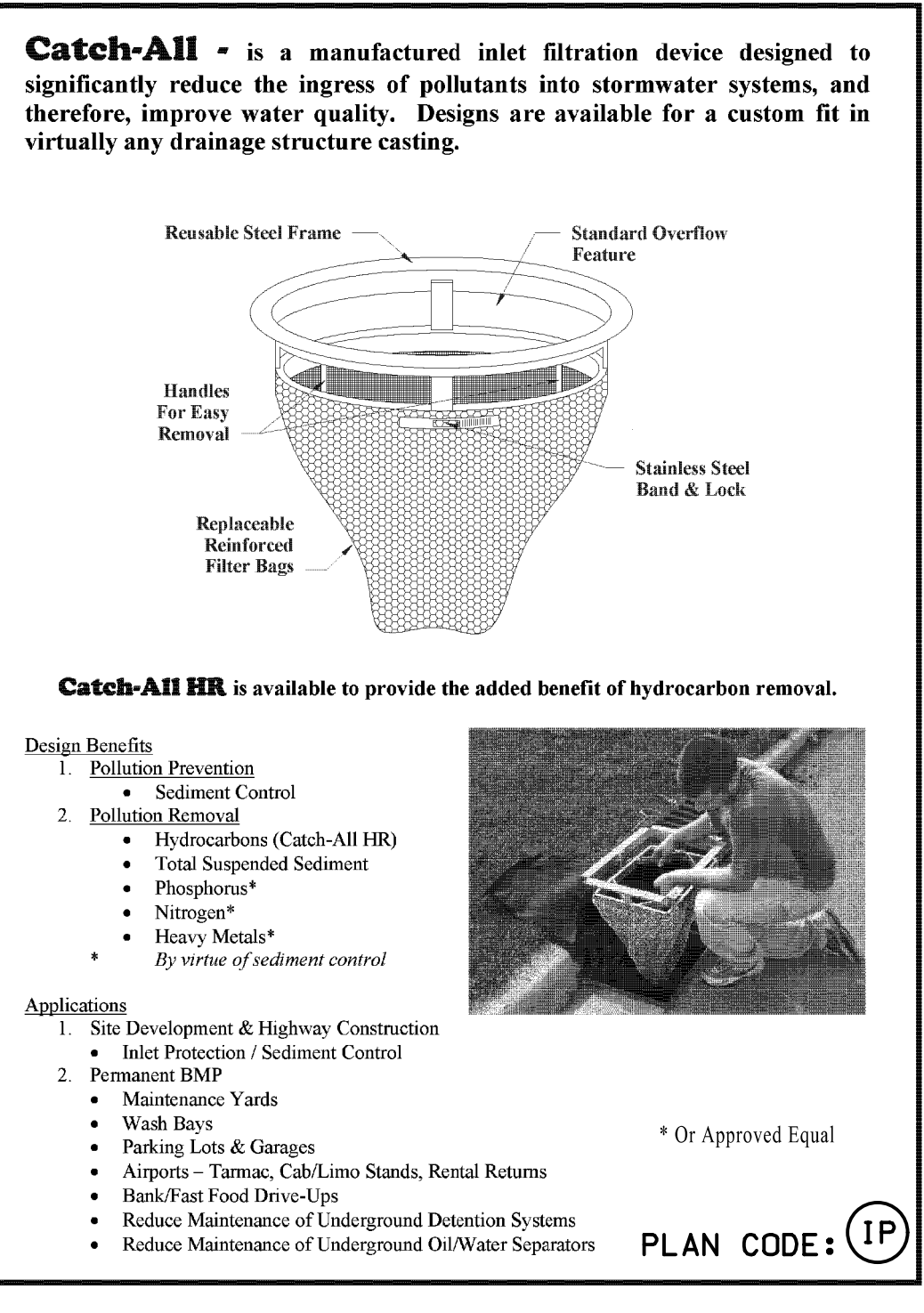




REV	DATE	BY	CHKD	DESCRIPTION
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91	08/11/11	...	...	...
92	08/11/11	...	...	...
93	08/11/11	...	...	...
94	08/11/11	...	...	...
95	08/11/11	...	...	...
96	08/11/11	...	...	...
97	08/11/11	...	...	...
98	08/11/11	...	...	...
99	08/11/11	...	...	...
100	08/11/11	...	...	...

**GENERAL NOTES**

- All notes included on this drawing are to be read in conjunction with the project specifications and the manufacturer's literature.
- All dimensions are in inches unless otherwise noted.
- Standard 6024301-03



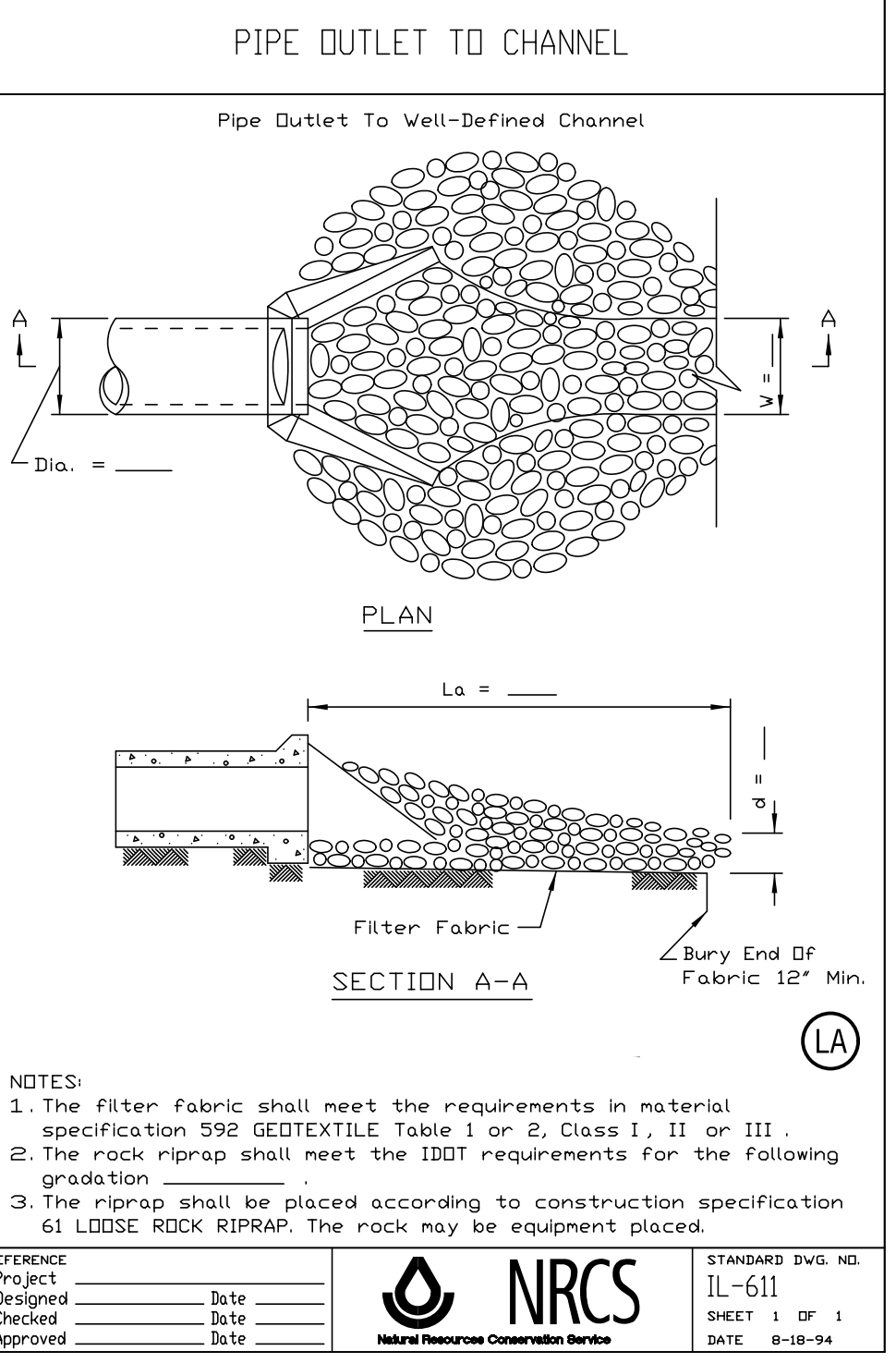
**Catch-All** is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.

**Catch-All ER** is available to provide the added benefit of hydrocarbon removal.

- Design Benefits**
- Pollution Prevention
    - Sediment Control
    - Hydrocarbons (Catch-All HR)
    - Total Suspended Sediment
    - Phosphorus\*
    - Nitrogen\*
    - Heavy Metals\*
    - By virtue of sediment control
  - Remainder BMP
    - Site Development & Highway Construction
    - Inlet Protection / Sediment Control
    - Permanent BMP
    - Maintenance Yards
    - Wash Bays
    - Parking Lots & Garages
    - Airports - Tarmacs, Cab/Limo Stands, Rental Returns
    - Bank/Fast Food Drive-Ups
    - Reduce Maintenance of Underground Detention Systems
    - Reduce Maintenance of Underground Oil/Water Separators



\* Or Approved Equal  
**PLAN CODE: IP**



**PIPE OUTLET TO CHANNEL**

Pipe Outlet To Well-Defined Channel

**NOTES:**

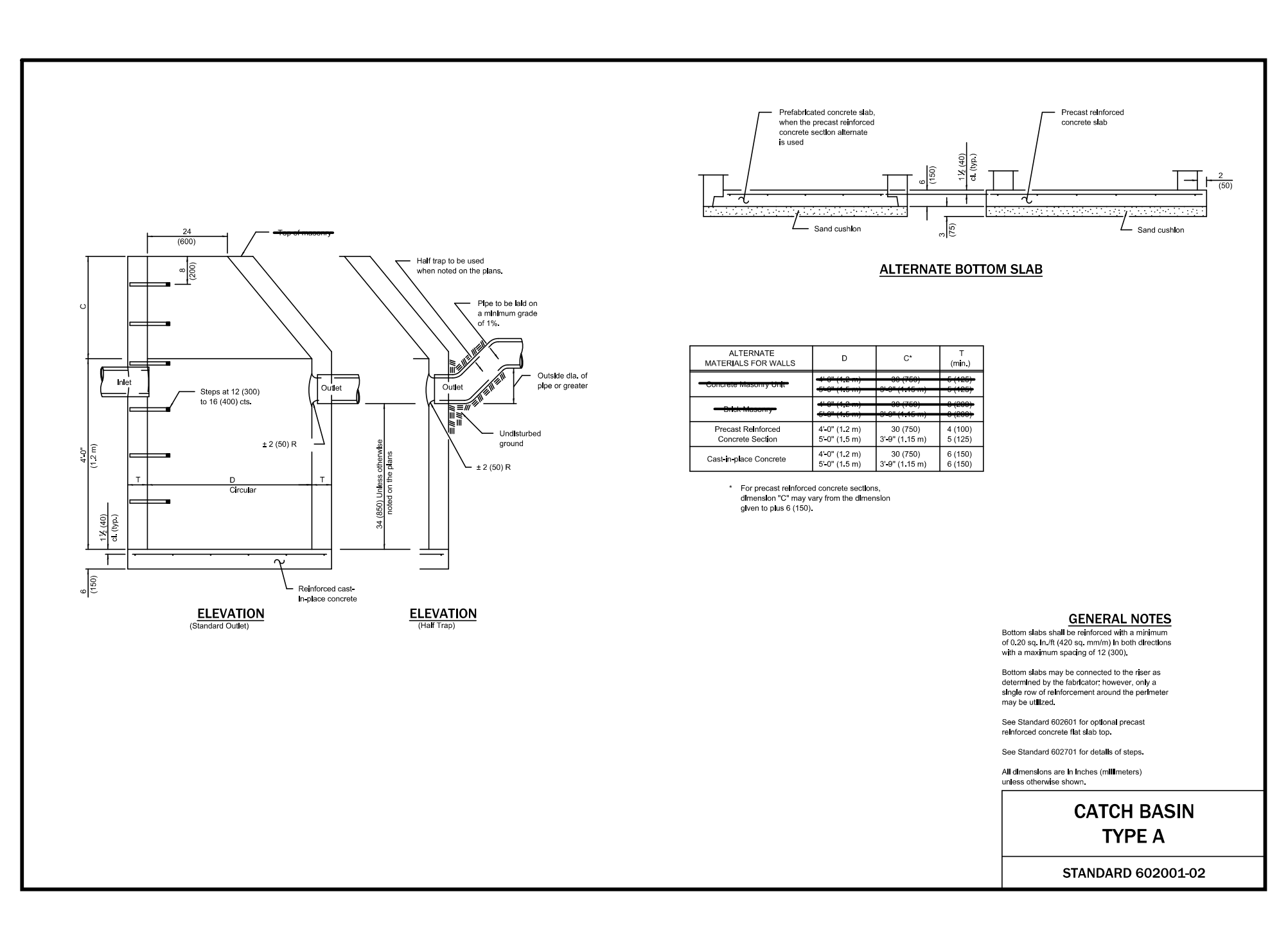
- The filter fabric shall meet the requirements in material specification 592 GEOTEXTILE Table 1 or 2, Class I, II or III.
- The rock riprap shall meet the IDOT requirements for the following gradation
- The riprap shall be placed according to construction specification 61 LODGE ROCK RIPRAP. The rock may be equipment placed.

**REFERENCE:**

Project	Date
Designed	Date
Checked	Date
Approved	Date

**STANDARD DWG. NO. IL-611**  
SHEET 1 OF 1  
DATE: 8-18-94

**NRCS**  
NATURAL RESOURCES CONSERVATION SERVICE



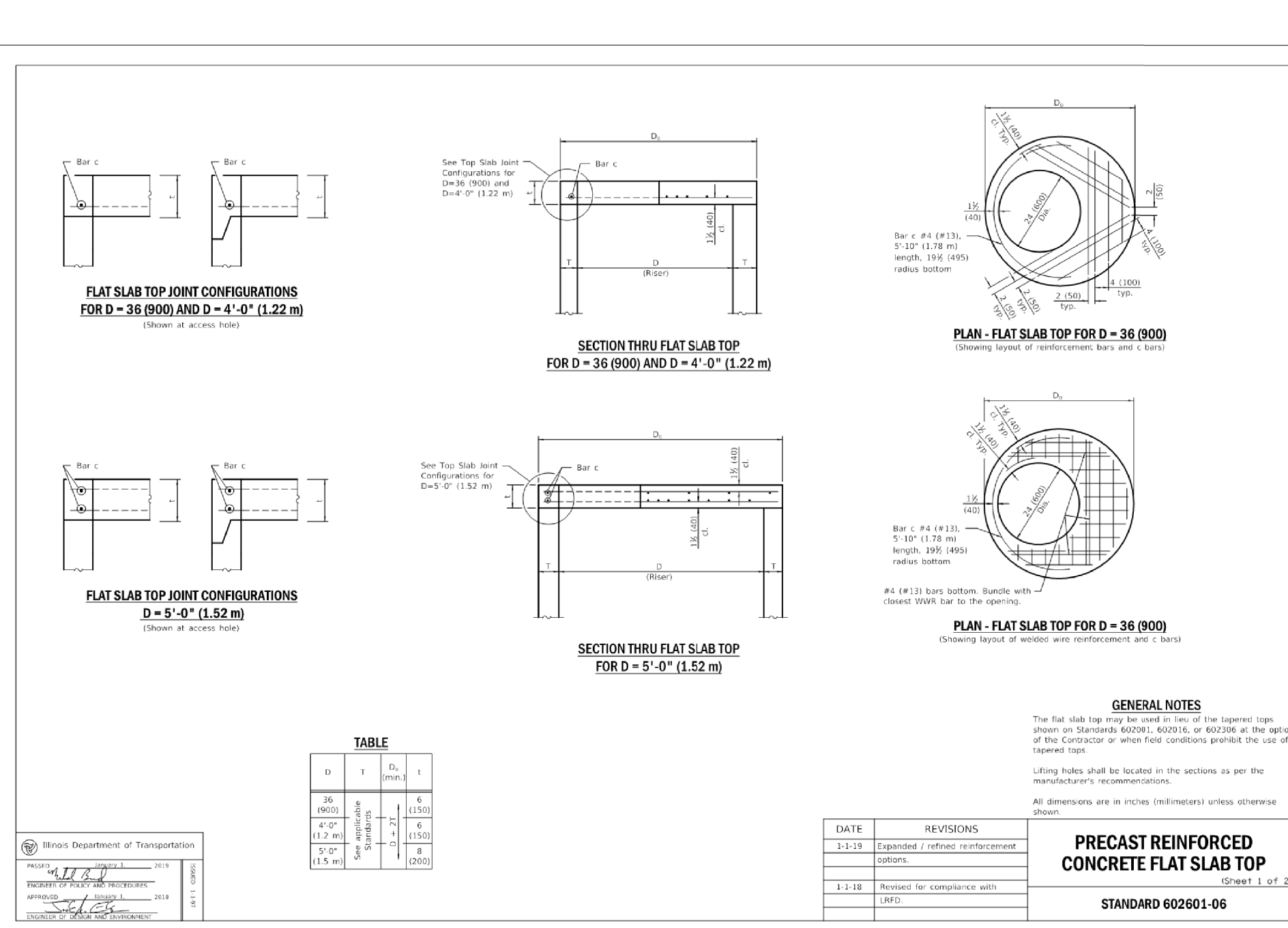
**ALTERNATE BOTTOM SLAB**

MATERIALS FOR WALLS	D	D'	T	THICKNESS
Precast Reinforced Concrete Slab	3'-0" (91.4 cm)	3'-0" (91.4 cm)	4'-0" (121.9 cm)	4" (102 mm)
Cast-in-Place Concrete	3'-0" (91.4 cm)	3'-0" (91.4 cm)	4'-0" (121.9 cm)	4" (102 mm)
Cast-in-Place Concrete	3'-0" (91.4 cm)	3'-0" (91.4 cm)	4'-0" (121.9 cm)	4" (102 mm)

**GENERAL NOTES**

- Bottom slab may be connected to the floor as indicated by the fabricator however, only a single row of reinforcement around the perimeter will be allowed.
- See Standard 602001 for optional precast reinforced concrete bottom slab.
- See Standard 602001 for details of other.
- All dimensions are in inches (25.4 mm) unless otherwise shown.

**CATCH BASIN TYPE A**  
STANDARD 602001-02



**FLAT SLAB TOP JOINT CONFIGURATIONS FOR D = 36 (900)**

FLAT SLAB TOP JOINT CONFIGURATIONS FOR D = 40 (1016)

FLAT SLAB TOP JOINT CONFIGURATIONS FOR D = 50 (1270)

**SECTION THRU FLAT SLAB TOP FOR D = 36 (900) AND D = 40 (1016)**

**SECTION THRU FLAT SLAB TOP FOR D = 50 (1270)**

**PLAN - FLAT SLAB TOP FOR D = 36 (900)**

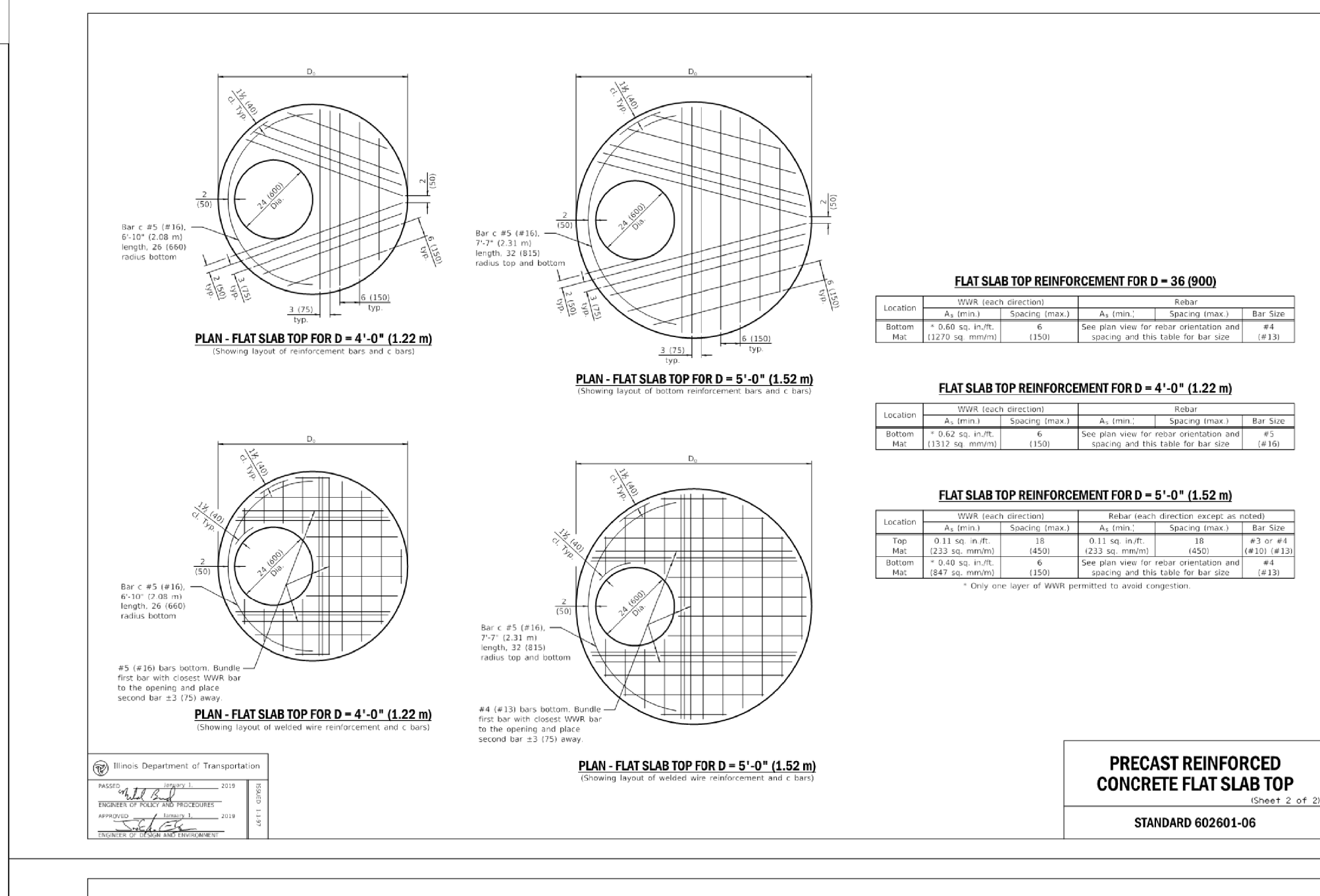
**PLAN - FLAT SLAB TOP FOR D = 40 (1016)**

**PLAN - FLAT SLAB TOP FOR D = 50 (1270)**

**GENERAL NOTES**

- The flat slab top may be used on top of the support legs placed on Standard Section, Section, or Section of the series of the Catch-All or when face conditions prohibit the use of tapered top.
- Lifting holes shall be located in the sections as per the manufacturer's recommendations.
- All dimensions are in inches, millimeters unless otherwise shown.

**PRECAST REINFORCED CONCRETE FLAT SLAB TOP**  
STANDARD 602601-06



**FLAT SLAB TOP REINFORCEMENT FOR D = 36 (900)**

**FLAT SLAB TOP REINFORCEMENT FOR D = 40 (1016)**

**FLAT SLAB TOP REINFORCEMENT FOR D = 50 (1270)**

**SECTION THRU FLAT SLAB TOP FOR D = 36 (900)**

**SECTION THRU FLAT SLAB TOP FOR D = 40 (1016)**

**SECTION THRU FLAT SLAB TOP FOR D = 50 (1270)**

**PLAN - FLAT SLAB TOP FOR D = 36 (900)**

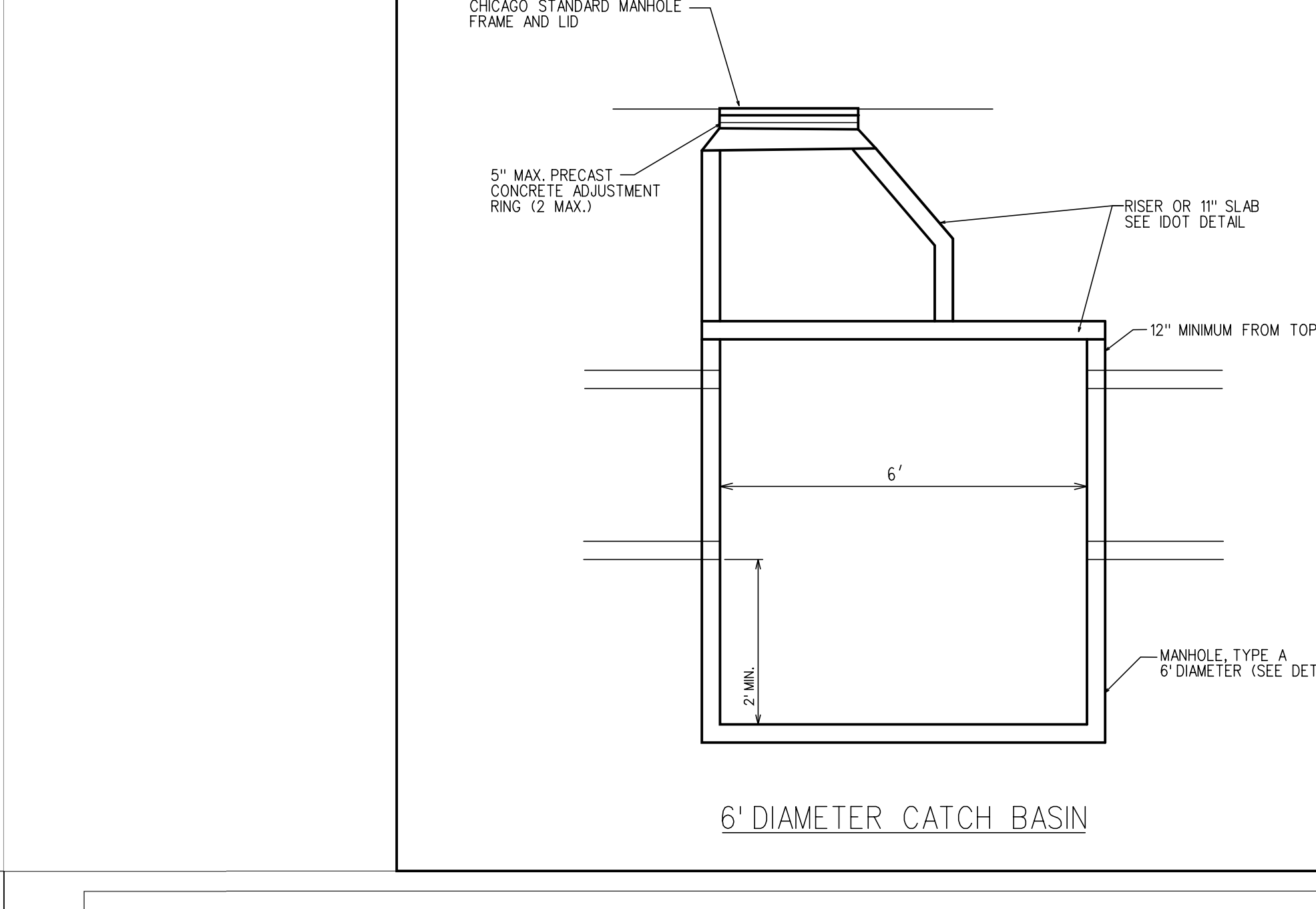
**PLAN - FLAT SLAB TOP FOR D = 40 (1016)**

**PLAN - FLAT SLAB TOP FOR D = 50 (1270)**

**GENERAL NOTES**

- #3 (or #3) bars bottom. Bundle with closed stirrup bar to the spacing and place second bar 2.2 (57) away.
- #4 (or #4) bars bottom. Bundle with closed stirrup bar to the spacing and place second bar 2.2 (57) away.

**PRECAST REINFORCED CONCRETE FLAT SLAB TOP**  
STANDARD 602601-06



**6' DIAMETER CATCH BASIN**

**CHICAGO STANDARD MANHOLE FRAME AND LID**

**5" MAX. PRECAST CONCRETE ADJUSTMENT RING (2 MAX.)**

**RISER OR 11" SLAB SEE IDOT DETAIL**

**12" MINIMUM FROM TOP PIPE TO SLAB**

**MANHOLE, TYPE A 6' DIAMETER (SEE DETAIL)**

**6' DIAMETER CATCH BASIN**

**FLAT SLAB TOP REINFORCEMENT**

Location	Reinforcement	Bar Size
Top	...	#3 or #4
Mid	...	#3 or #4
Bottom	...	#3 or #4

**WALL REINFORCEMENT**

Location	Reinforcement	Bar Size
4 ft. 11.22 m @ Rise	...	#3
6 ft. 1.83 m @ Rise	...	#3

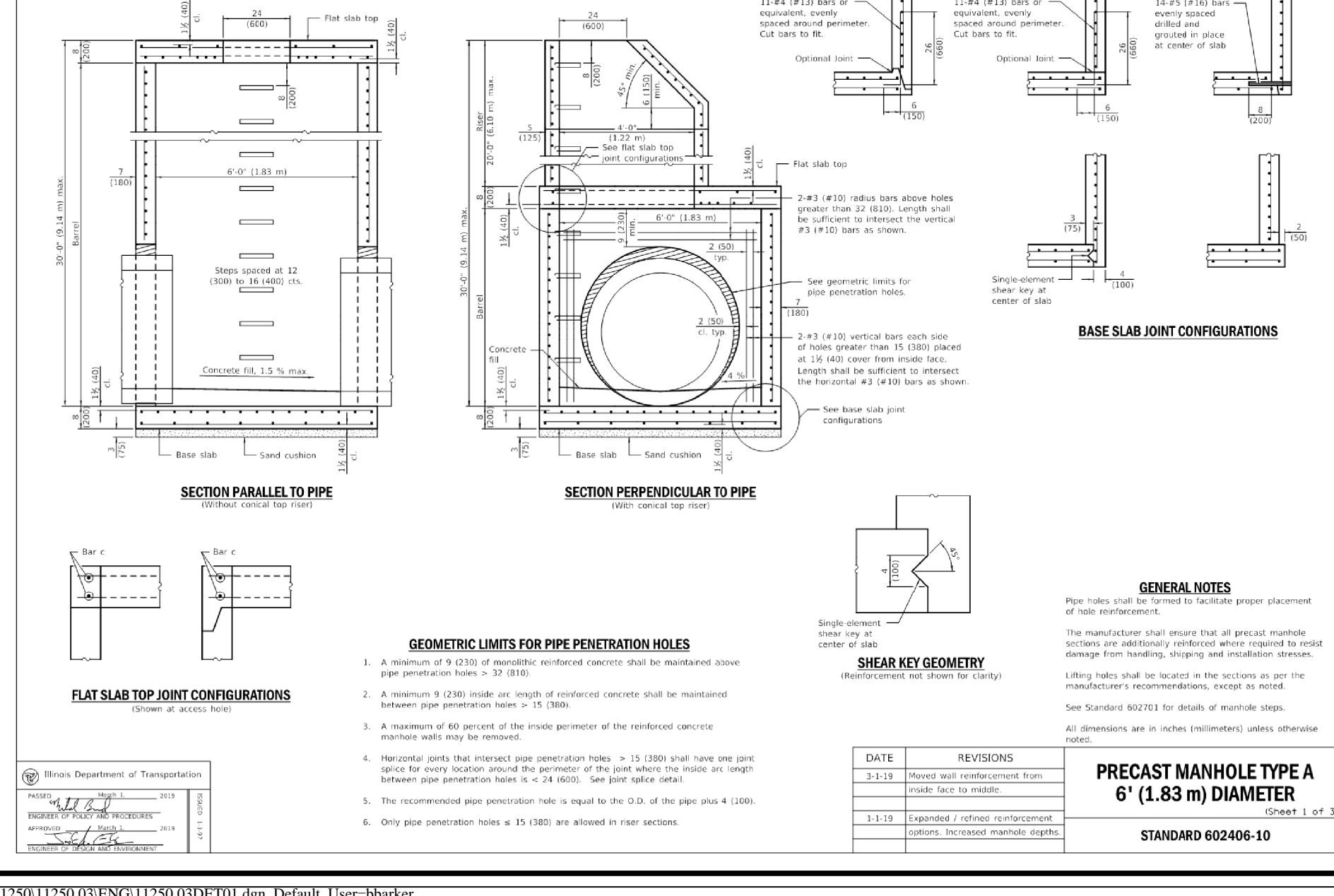
**BASE SLAB REINFORCEMENT**

Location	Reinforcement	Bar Size
...	...	#3
...	...	#3

**GENERAL NOTES**

- Only one layer of WSR permitted to avoid congestion.

**PRECAST MANHOLE TYPE A 6' (1.83 m) DIAMETER**  
STANDARD 602406-10



**SECTION PARALLEL TO PIPE**

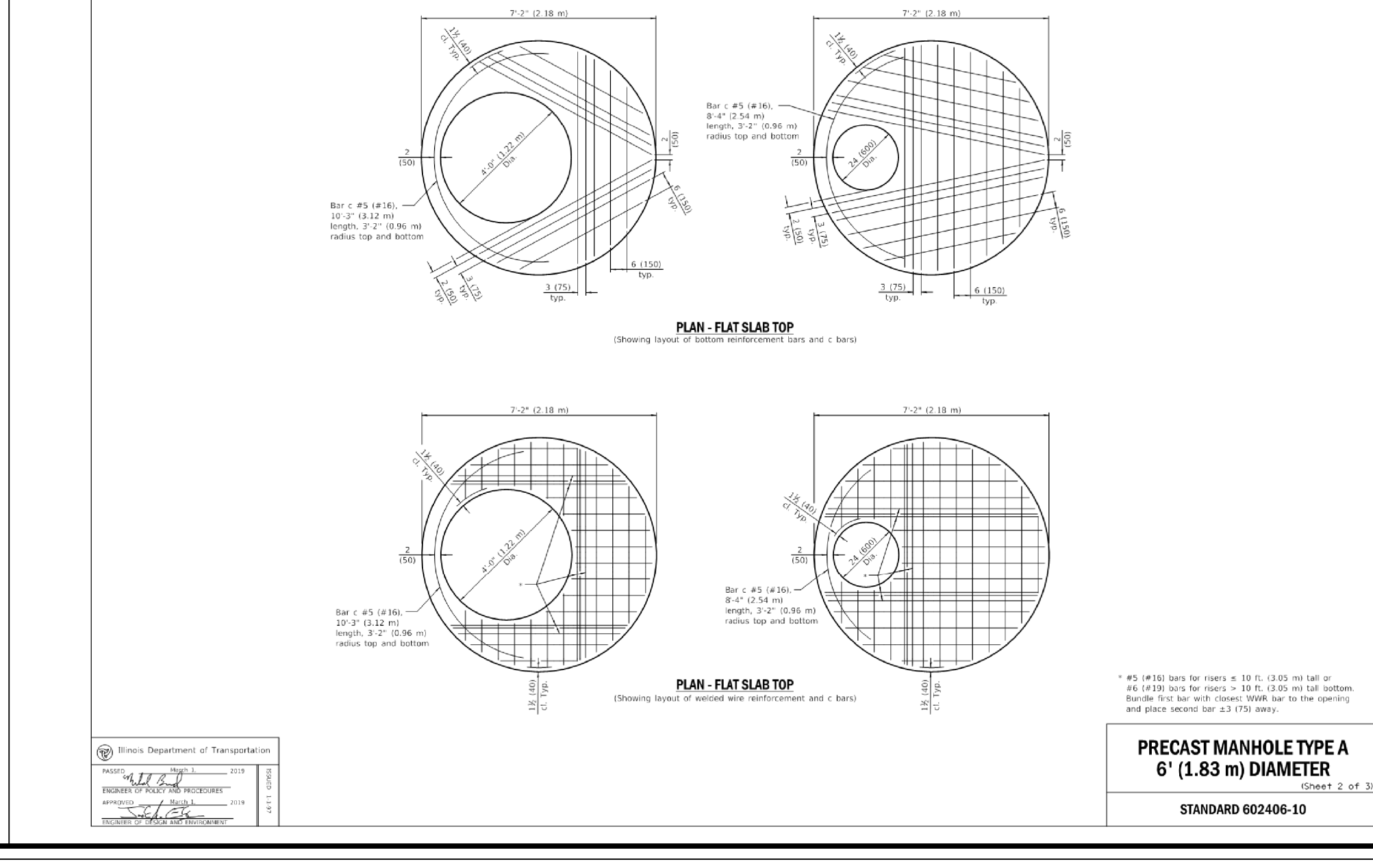
**SECTION PERPENDICULAR TO PIPE**

**BASE SLAB JOINT CONFIGURATIONS**

**GENERAL NOTES**

- Reinforcing steel shall be placed to facilitate proper placement of base reinforcement.
- The manufacturer shall ensure that all precast manhole sections are adequately reinforced when required to resist design loading, shipping and installation stresses.
- Reinforcing steel shall be located in the sections as per the manufacturer's recommendations, except as noted.
- See Standard 602761 for details of manhole pipes.
- All dimensions are in inches unless otherwise indicated.

**PRECAST MANHOLE TYPE A 6' (1.83 m) DIAMETER**  
STANDARD 602406-10



**FLAT SLAB TOP REINFORCEMENT FOR D = 36 (900)**

**FLAT SLAB TOP REINFORCEMENT FOR D = 40 (1016)**

**FLAT SLAB TOP REINFORCEMENT FOR D = 50 (1270)**

**SECTION THRU FLAT SLAB TOP FOR D = 36 (900)**

**SECTION THRU FLAT SLAB TOP FOR D = 40 (1016)**

**SECTION THRU FLAT SLAB TOP FOR D = 50 (1270)**

**PLAN - FLAT SLAB TOP FOR D = 36 (900)**

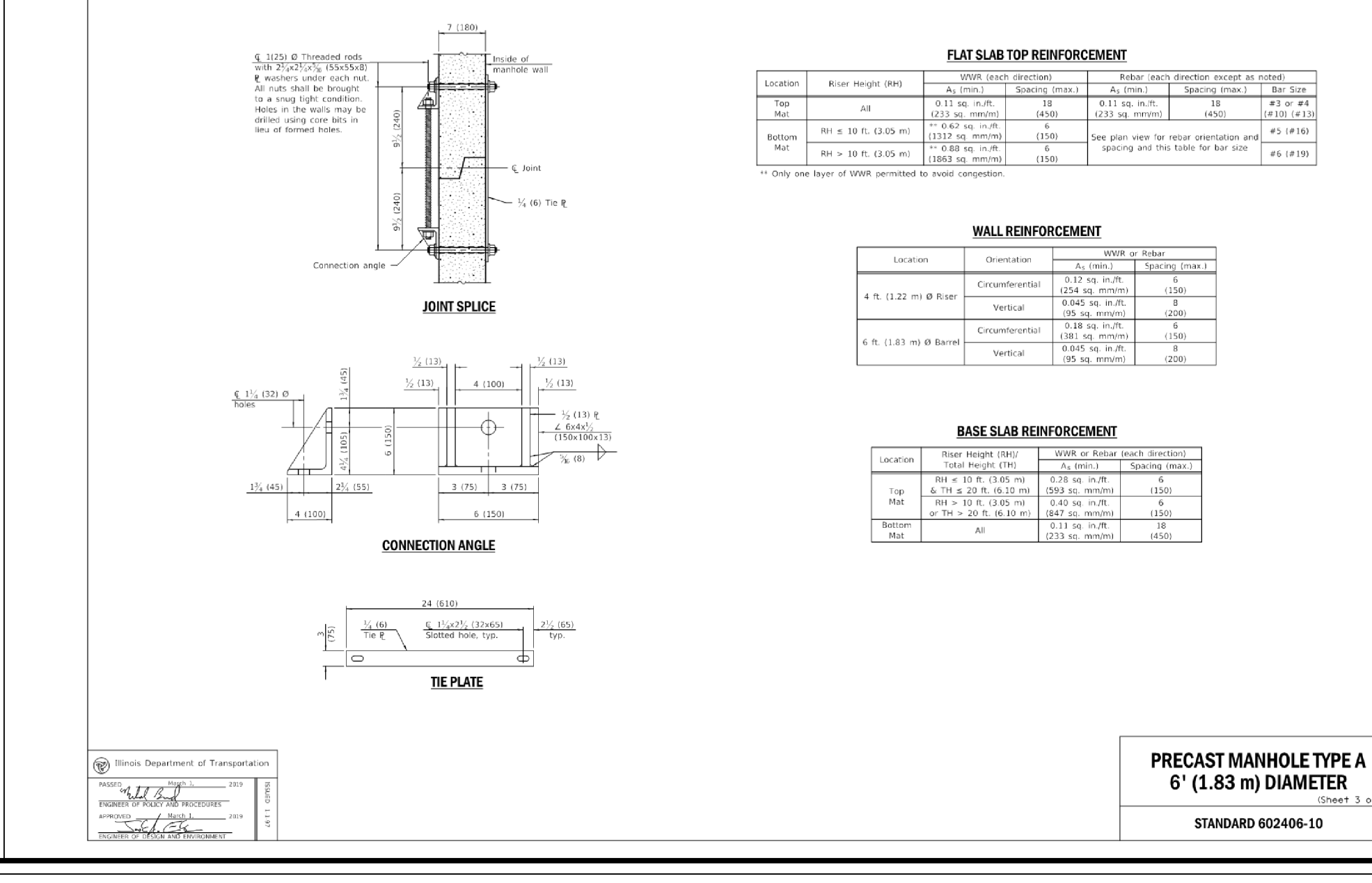
**PLAN - FLAT SLAB TOP FOR D = 40 (1016)**

**PLAN - FLAT SLAB TOP FOR D = 50 (1270)**

**GENERAL NOTES**

- #3 (or #3) bars bottom. Bundle with closed stirrup bar to the spacing and place second bar 2.2 (57) away.
- #4 (or #4) bars bottom. Bundle with closed stirrup bar to the spacing and place second bar 2.2 (57) away.

**PRECAST MANHOLE TYPE A 6' (1.83 m) DIAMETER**  
STANDARD 602406-10



**CONNECTION ANGLE**

**TIE PLATE**

**GENERAL NOTES**

- #3 (or #3) bars for riser > 10 ft. (3.05 m) tall and #4 (or #4) bars for riser > 10 ft. (3.05 m) tall basins. Bundle the bars with closed stirrup bar to the spacing and place second bar 2.2 (57) away.

**PRECAST MANHOLE TYPE A 6' (1.83 m) DIAMETER**  
STANDARD 602406-10



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

## Agenda Supplement

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**TO: Planning and Zoning Commission**  
**FROM: Josh Wray, Assistant to the Village Manager**  
**FOR: Planning and Zoning Commission Meeting on April 25, 2022**  
**RE: Chicken Regulations**

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**Background:** The Village Board has expressed an interest in allowing the keeping of chickens in residential and estate districts and asked staff to formulate a very restrictive set of regulations to consider.

**Analysis:** Staff first surveyed the regulations of other communities in the area. In summary, 6 of 11 communities surveyed do not allow chickens in residential areas at all, and the 5 that do have similar regulations.

The table below depicts a summary of information collected from the communities surveyed, including how many chickens are permitted, the coop size/setback regulations, and any license/fee to be paid for such use.

<b><u>Municipality</u></b>	<b><u># Permitted</u></b>	<b><u>Coop Regulations</u></b>	<b><u>License/Fee</u></b>
East Dundee	4	25 ft from adjacent homes Rear yard only Min 10 sqft per hen	\$50 one time
Elgin	4	25 ft from adjacent homes Rear yard only 6 ft from property line	\$30 one time
Genoa	6	Side or rear yard only 25 ft from property line	\$20 annually
Sugar Grove	4	Min 10 sqft per hen Max 50 sqft total 5 ft from property line Screened by 6 ft fence 25 ft from adjacent homes	\$65 one time
West Dundee	4	40-100 sqft; 10 ft from property line 15 ft from adjacent homes	\$25 annually



Elburn	0	-	-
Gilberts	0	-	-
Huntley	0	-	-
Marengo	0	-	-
McHenry	0	-	-
Pingree Grove	0	-	-

Other notable points:

- No municipality surveyed allows roosters.
- No municipality surveyed allows chickens in multifamily districts.
- Building permits are required for construction of coops.
- Sugar Grove and Elgin limit the number of licenses, similar to liquor licenses.

Based on these findings and the Village Board's desire for restrictive regulations, staff formulated the attached set of regulations to be adopted in the Zoning Code.

**Action Needed:** Consider recommending approval of a Text Amendment allowing the keeping of chickens in residential and estate districts.

**CHAPTER 6            ZONING**  
**ARTICLE XX        KEEPING OF CHICKENS**

6-20-1: GENERAL PROVISIONS.

A. KEEPING OF CHICKENS ALLOWED: Chickens may be raised, kept, harbored or maintained at any detached, single-family residential property located in the Village, subject to the regulations set forth in this Article. The raising, keeping, harboring or maintaining of any chickens shall be performed at all times in such manner as to minimize visual, noise and odor impacts upon neighboring properties or residences.

For purposes of this section, “chicken” shall mean a member of the sub-species *Gallus gallus domesticus*, a domesticated fowl.

B. LICENSE REQUIRED: No person shall raise, keep, harbor, or maintain any chickens in the village without having first obtained a license therefor.

1. The number of licenses that may be issued by the Village shall be set from time to time by the Board of Trustees.
2. The owner of or person desiring to raise, keep, harbor or maintain chickens shall pay an annual license fee to the village, in such amount set from time to time by the Board of Trustees.
3. Such person shall file annually an application and fee for such license no later than December 1 for issuance for the period from January 1 to December 31 of the following year. After the first year of licensure, licenses shall be issued to a current licensee before being issued to any new licensee, provided the current licensee is in good standing with the Village and has not received any written notices of violation of this Article.

C. REQUIREMENTS:

1. No person shall at any time raise, keep, harbor, or maintain more than four (4) chickens.
2. No chickens shall be raised, kept, harbored or maintained inside any residence.
3. No person shall raise, keep, harbor or maintain any rooster in the village.
4. No person shall breed any chickens in the village.
5. No person shall slaughter any chickens within the village.

6. No person shall allow any of the following in connection with the raising, keeping, harboring or maintaining any chickens:
  - a. Creation of noxious or offensive odors, including but not limited to odors from chickens, chicken manure, or other chicken-related substances that are perceptible beyond the boundaries of the owner's property.
  - b. Emitting of loud noises for any extended and uninterrupted period, including but not limited to noise from chickens loud enough to be heard beyond the boundaries of the owner's property and so as to disturb a person of reasonable sensitivity.
  - c. Chickens running at large in the village or otherwise roaming outside the enclosure prescribed in this Article.
7. All food products for any chickens must be kept and maintained in rodent-proof containers.
8. Chickens shall be provided with access to feed and clean water at all times.
9. All waste produced by chickens must be collected and stored in a fully covered structure with a lid over the entire storage container and shall be disposed of in a sanitary manner.
10. No person shall raise, keep, harbor or maintain chickens infested with insects or parasites. Any such chickens may be removed from the premises by the Village at the expense of the owner.
11. No person shall keep chickens on a vacant or uninhabited tract of land, or on any Village-owned property.
12. No person shall engage in either keeping of chickens or production of fertilizer from chicken waste for any commercial purpose.

D. COOP ENCLOSURE / FENCED AREA: All chickens raised, kept, harbored or maintained in the village must be kept in a coop from sundown to sunup each day and overnight, provided, during daytime hours the chickens may be allowed to roam within a fenced area on the property when the owner or other adult person designated by the owner is present.

1. Coops and fenced areas for roaming shall be located in the rear yard or the rear half of any side yard.

2. Coops and fenced areas for roaming must be set back a minimum of ten (10') feet from any property line and a minimum of twenty-five (25') feet from the nearest adjacent habitable building.
3. Coops must be sized properly for the number of chickens to be contained therein, provided no coop shall be larger than fifty (50 sq. ft.) square feet in area nor more than ten (10') feet in height.
  - a. A minimum of four (4 sq. ft.) square feet of floor space must be provided for each chicken if allowed access to a larger fenced area.
  - b. A minimum of ten (10 sq. ft.) square feet of floor space must be provided for each chicken if not allowed access to a larger fenced area.
4. Coops must be designed, constructed and maintained so as to be impermeable by predators, birds, and rodents, and so as to avoid infestation by insects or parasites.
5. No coop shall be erected without a building permit issued by the Village.
6. Coops shall be kept in a clean, dry, neat and sanitary condition at all times.
7. Any fenced area for roaming shall be attached to the coop, shall consist of sturdy wire fencing material, shall be fully covered with wire or aviary netting, and shall be no more than one-hundred (100 sq. ft.) square feet in area nor more than six (6') feet in height.
8. Fenced areas for roaming shall be effectively screened from all neighboring properties by fencing or landscaping at least six (6') feet in height.

#### E. SALES PROHIBITED.

1. No person engaged in the keeping of chickens under this Article shall offer for sale or sell any chickens or eggs produced by chickens in the village.

#### 6-20-2: PENALTY

- A. Any person who violates the provisions of this Article shall be fined an amount not less than \$75.00 and nor more than \$750.00 for each offense.
- B. Each day that an offense exists and/or continues to exist shall constitute a separate offense.
- C. In addition to any other penalty, any license granted by the Village to any person may be revoked upon violation of any of the provisions of this Article. Such person shall be notified of such revocation in writing and may appeal the revocation to the

Board of Trustees by filing a written notice of such appeal with the Village Clerk within ten (10) days after the date of such notice. The Board of Trustees shall consider said appeal as soon thereafter as practicable and shall notify the appellant of the result in writing.