



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, July 10, 2023 - 7:00 PM  
Hampshire Village Hall Board Room  
234 S. State Street

## AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. A Motion to Approve the Meeting Minutes from June 12, 2023
5. New Business
  - a. A Motion to Recommend approval of Final Development Plans for Prairie Ridge North Neighborhoods J, T, Z, and AA, conditional upon receiving final engineering approval
  - b. A Public Hearing for the adoption of the Village of Hampshire Zoning Map
  - c. A Motion to Recommend adoption of the Village of Hampshire Zoning Map
  - d. A Public Hearing for a Petition for Zoning Text Amendment to regarding electric vehicle charging regulations
  - e. A Motion to Recommend approval of a Zoning Text Amendment to add “electric vehicle charging” as a permitted use in various zoning districts and to add regulations concerning electric vehicle charging, including but not limited to standards for setbacks, appearance, access, and permitting
  - f. A Motion to authorize the Chair to report the actions of the Commission, with appropriate findings of fact and recommendation(s), to the Village Board of Trustees
6. Public Comments
7. Announcements
8. Adjournment

Public Comments: The Commission will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Chair may reduce the maximum time to three (3) minutes before public comments begin if more than five (5) persons have registered to speak. Public comment is meant to allow for expression of opinion on, or for inquiry regarding, public affairs but is not meant for debate with the Commission or its members. Good order and proper decorum shall always be maintained.

Recording: Please note that all meetings held by videoconference may be recorded, and all 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

JUNE 12, 2023

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:00pm by Chairman B. Mroch. Members present: Chair B. Mroch, and commissioners W. Rossetti, G. Duchaj, A. Neal, S. McBride, and L. Rapach. Also present was village manager Jay Hedges, assistant to the village manager Josh Wray, village attorney James Vasselli, and village engineer Tim Paulson from EEI Engineering.

A motion to table minutes from May 8, 2023 until the next meeting, was made by S. McBride, seconded by A. Neal, with a vote of 5 aye, 0 nay. Motion carried.

Regarding the agenda items for the Light property rezoning, the petitioner's attorney, Tom Burney, notified the Commission that they became aware earlier this day that one adjacent property owner was not given proper notice of the hearing as required by law.

A motion to table agenda items 5(a)-(d) to an undetermined date, was made by S. McBride, seconded by A. Neal, with a vote of 5 aye, 0 nay. Motion carried.

Several members of the public spoke during public comments against the proposed petition for rezoning of the Light property that was to be heard tonight.

A motion for adjournment at 7:30pm was made by W. Rossetti, seconded by L. Rapach, with a vote of 5 aye, 0 nay. Motion carried.

A transcript of this meeting prepared by a court reporter is on file with the Village Clerk and is available for public viewing upon request.

Respectfully submitted:

Bryan Mroch  
Chairman



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 & Zoning Commission Meeting, July 10, 2023**  
**RE: Final Plans for Neighborhoods J, T, Z, and AA in Prairie Ridge**

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**Background:** Crown Community Development has submitted for final plat review and approval for the next set of neighborhoods to be developed in Prairie Ridge, neighborhoods J, T, Z, and AA. Note that these are the first neighborhoods in Prairie Ridge North after the major preliminary plan overhaul was approved in March of this year.

**Analysis:** In conformance with the preliminary development plans, these neighborhoods will include 352 residential units split by Harmony Rd. as follows:

- J - 131 single-family, 66' wide lots (west side of Harmony)
- T - 58 single-family, 56' wide lots (east side)
- Z - 85 single-family, 66' wide lots (east side)
- AA - 78 single-family, 71' wide lots (east side)

These development plans also plat a lot designated for a future elementary school, shown as Outlot 4 on the western border of neighborhood AA. Note that D300 has not yet determined if they will build a school on this site.

Submittals for the final plat and associated engineering plans have been reviewed by EEI, and they are in substantial compliance with the Village's requirements. There are several outstanding engineering comments on the most recent review letters that should be resolved before Village Board approval, so staff's recommendation includes a condition of such.

Links to engineering submittals:

[Final Engineering Plans for neighborhoods T, Z, and AA](#)

[Final Engineering Plans for neighborhood J](#)

**Recommendation:** Staff recommends the Commission vote to recommend approval of the final development plans for Prairie Ridge neighborhoods J, T, Z, and AA conditional upon final engineering approval.



July 3, 2023

Michael May, P.E. (via email)  
CEMCON, Ltd.  
2280 White Oak Circle, Suite 100  
Aurora, IL 60502-9675

**Re: *Prairie Ridge North Neighborhood J  
Final Engineering Review – 2<sup>nd</sup> Submittal  
Village of Hampshire***

Mr. May:

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

- Final Site Development Plans (44 Sheets) revised June 21, 2023, prepared by CEMCON.
- Final Stormwater Report and Permit Application
- Subdivisions Plat J and J2

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering and 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. As such, we offer the following comments:

### **Stormwater Report**

1. The Stormwater Report is acceptable pending sign off from the Kane County Department of Environmental and Water Resources that their comments have been addressed. The stormwater permit is conditionally approved for the start of mass grading.

### **Final Engineering Plans**

2. General Comments:
  - a. Force main line type still missing from legend.
  - b. Detail sheets not in order in plan set.
  - c. Sheet numbering is not correct.
3. Sheet 10 Drainage and Grading Plan:
  - a. Lots 906-907 have a 36" storm sewer in rear yard with a 10-foot VUE. Storm sewer as shown appears to encroach onto properties. Plat VUE was not changed.
4. Sheet 13 Drainage and Grading Plan:
  - a. Lot 894 has a 27" storm sewer in the rear yard with a 10-foot VUE. Storm sewer as shown appears to encroach onto properties. Plat VUE was not changed.

5. Sheet 15 Drainage and Grading Plan:
  - a. Limestone screening path, 8-foot wide references a detail on sheet 4 that has an asphalt surface course. Still not addressed.
6. Sheet 25 Road 26 Plan & Profile:
  - a. Connection to existing water main structure. Still not addressed.
7. Sheet 28 Road 23 Plan & Profile:
  - a. Connection to existing water main structure. Still not addressed.

**Plat of Subdivision and Easement Comments**

8. Unit J1 and J2:
  - a. Easements should be revised as noted in the engineering comments.
  - b. There are utilities that fall outside of the Plat limits that require easements: Valve Vault No. 2, Hydrant No. 27, and storm sewer between structures 147 and 149.
9. Easements:
  - a. Water Structures V16 and H29 appear to be outside of the easement area.
  - b. An Access Easement should be provided over the existing access road to the water treatment plant.
  - c. Parcel B on the Grant for off-site drainage should be labeled as Village Utility Easement.
  - d. The Village's Owner's Certificate should be used.

The engineer should revise the plans and supporting documents and resubmit for further review. If you have any questions or require additional information, please call our office.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.



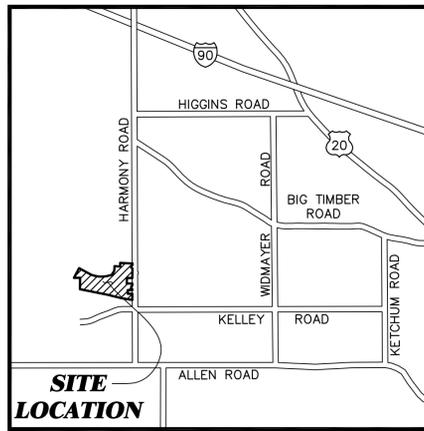
Timothy N. Paulson, P.E., CFM  
Senior Project Manager

TNP/VH

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

# FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NEIGHBORHOOD J

PART OF SECTION 16 IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

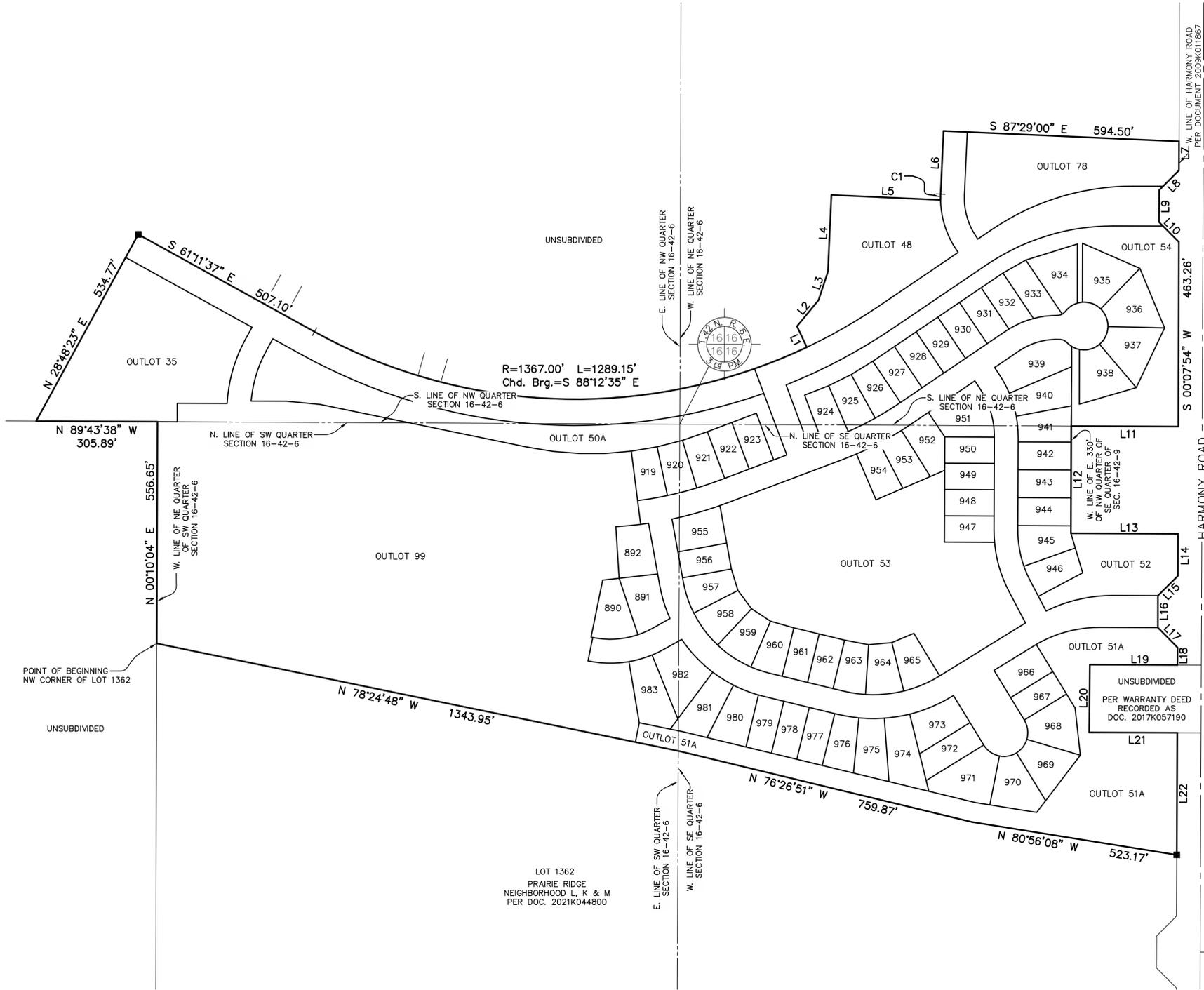


**VICINITY MAP**

LINE	BEARING	LENGTH
L1	N 25°13'34" W	58.08'
L2	N 39°27'48" E	85.53'
L3	N 18°21'26" E	74.68'
L4	N 02°36'02" E	193.09'
L5	S 87°23'58" E	275.68'
L6	N 02°36'52" E	158.60'
L7	S 00°07'54" W	72.77'
L8	S 45°07'54" W	70.71'
L9	S 00°07'54" W	80.00'
L10	S 44°52'06" E	70.71'
L11	N 89°43'38" W	270.00'
L12	S 00°13'18" W	269.00'
L13	S 89°43'38" E	270.00'
L14	S 00°13'18" W	105.60'
L15	S 45°13'18" W	70.71'
L16	S 00°13'18" W	80.00'
L17	S 44°46'42" E	70.71'
L18	S 00°13'18" W	43.78'
L19	N 89°49'32" W	221.05'
L20	S 00°28'28" W	170.00'
L21	S 89°49'32" E	221.80'
L22	S 00°13'18" W	306.44'

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	14.68'	230.00'	N 00°47'08" E

LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
890	12,059	955	11,087
891	12,100	956	8,250
892	11,634	957	9,462
919	8,921	958	9,997
920	8,921	959	9,980
921	8,837	960	9,014
922	8,250	961	8,250
923	8,250	962	8,250
924	8,500	963	9,095
925	8,748	964	9,880
926	8,696	965	10,030
927	8,250	966	10,000
928	8,250	967	8,250
929	8,250	968	13,349
930	8,250	969	12,154
931	8,251	970	13,211
932	8,567	971	16,313
933	9,928	972	10,555
934	13,428	973	11,667
935	13,719	974	14,229
936	13,525	975	11,404
937	13,844	976	9,649
938	12,984	977	8,844
939	15,578	978	8,844
940	15,828	979	8,845
941	10,546	980	11,641
942	9,380	981	12,207
943	9,380	982	15,085
944	9,380	983	13,884
945	10,933	OUTLOT 35	133,543
946	9,833	OUTLOT 48	83,233
947	8,265	OUTLOT 50A	94,560
948	8,250	OUTLOT 51A	174,504
949	8,250	OUTLOT 52	43,205
950	8,250	OUTLOT 53	253,625
951	15,300	OUTLOT 54	107,171
952	10,243	OUTLOT 78	86,017
953	9,112	OUTLOT 99	906,865
954	8,685		



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

(PRINT NAME)

(ADDRESS)

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

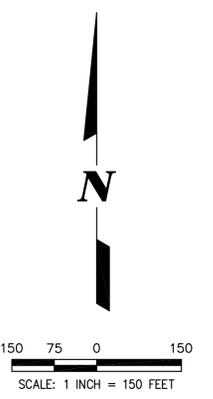
**TOTAL AREA OF SUBDIVISION**

67.925 ACRES

(MORE OR LESS)

**PARCEL INDEX NUMBER**

PART OF 01-16-100-003  
 PART OF 01-16-100-004  
 PART OF 01-16-200-019  
 PART OF 01-16-300-014  
 01-16-400-037  
 PART OF 01-16-400-039  
 01-16-400-046  
 01-16-400-047  
 HAMPSHIRE, ILLINOIS



**NOTES**

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

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. SEE PROVISIONS FOR DETAILS.

D.E. - INDICATES DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

P.U.E. - INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

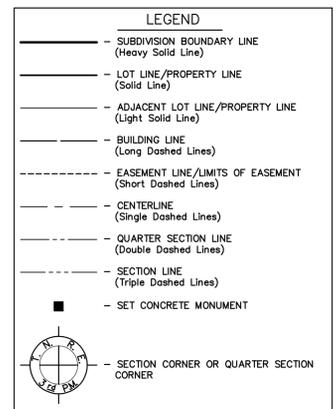
B.L. - BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBJECT SITE BEING S 00°01'32" W (ASSUMED).

GAP IN LOT NUMBERING DUE TO THE PREDEFINED LOT NUMBERING WITHIN THE ENTIRE PRAIRIE RIDGE DEVELOPMENT.

F.I.P. = FOUND IRON PIPE (ø AS SHOWN)  
 F.I.R. = FOUND IRON ROD (ø AS SHOWN)

ALL OUTLOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

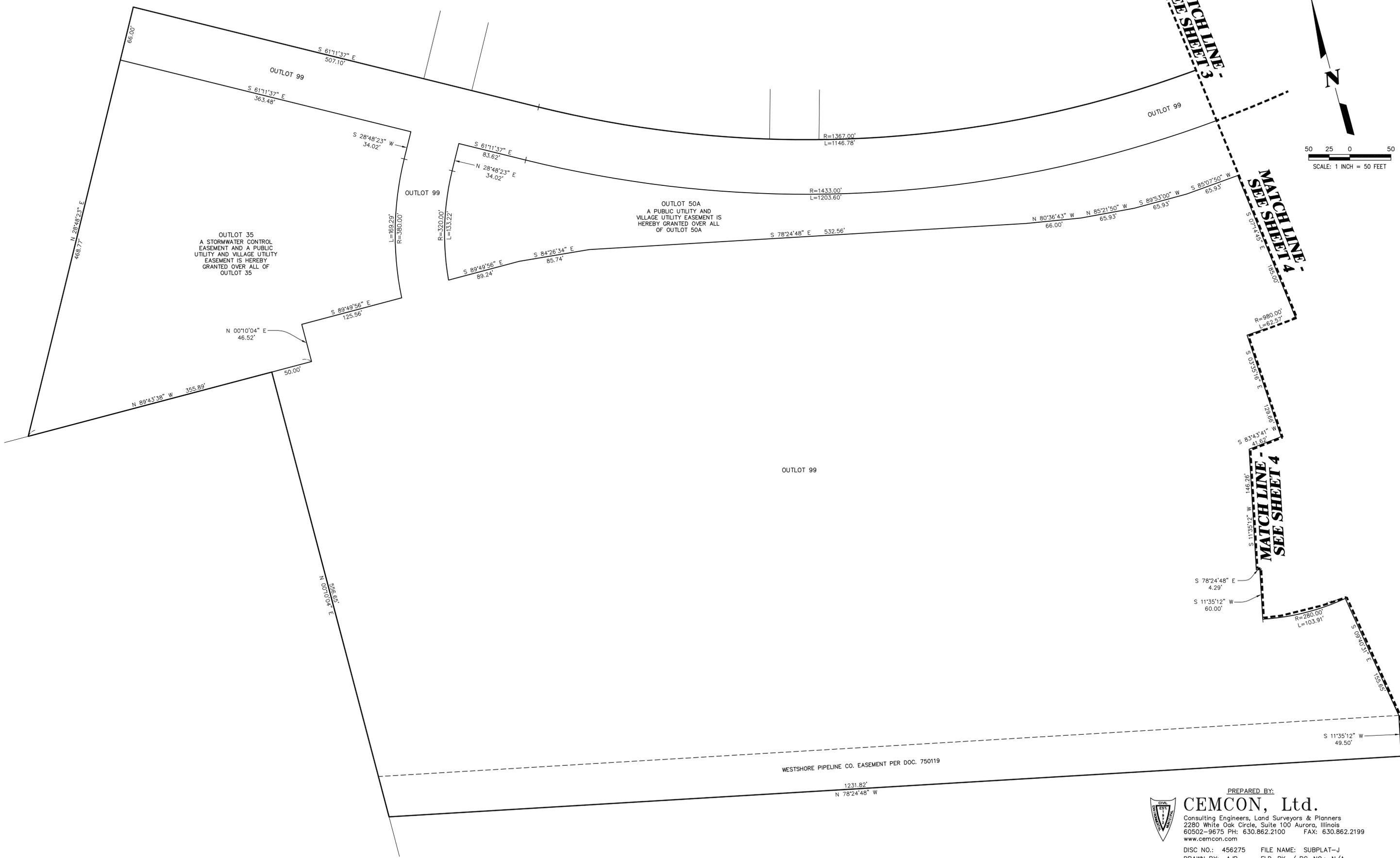
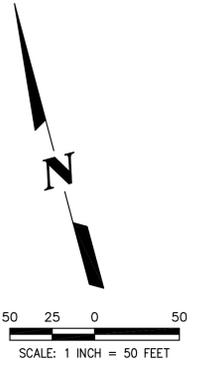


PREPARED FOR:  
**HAMPSHIRE WEST LLC**  
 1751 A WEST DIEHL ROAD  
 NAPERVILLE, IL 60563  
 (630) 851-5490

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.: 456275 FILE NAME: SUBPLAT-J  
 DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
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 PROJECT REFERENCE: 456.216  
 CHECKED BY: JRP 04-25-23  
 REVISED 06-15-23/AJB PER VILLAGE COMMENTS DATED 06-15-23  
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 PLOT FILE CREATED: 6/23/2023 BY: TONY BILIS



OUTLOT 35  
A STORMWATER CONTROL  
EASEMENT AND A PUBLIC  
UTILITY AND VILLAGE UTILITY  
EASEMENT IS HEREBY  
GRANTED OVER ALL OF  
OUTLOT 35

OUTLOT 50A  
A PUBLIC UTILITY AND  
VILLAGE UTILITY EASEMENT IS  
HEREBY GRANTED OVER ALL  
OF OUTLOT 50A

PREPARED BY:

**CEMCON, Ltd.**

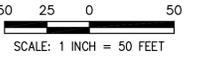
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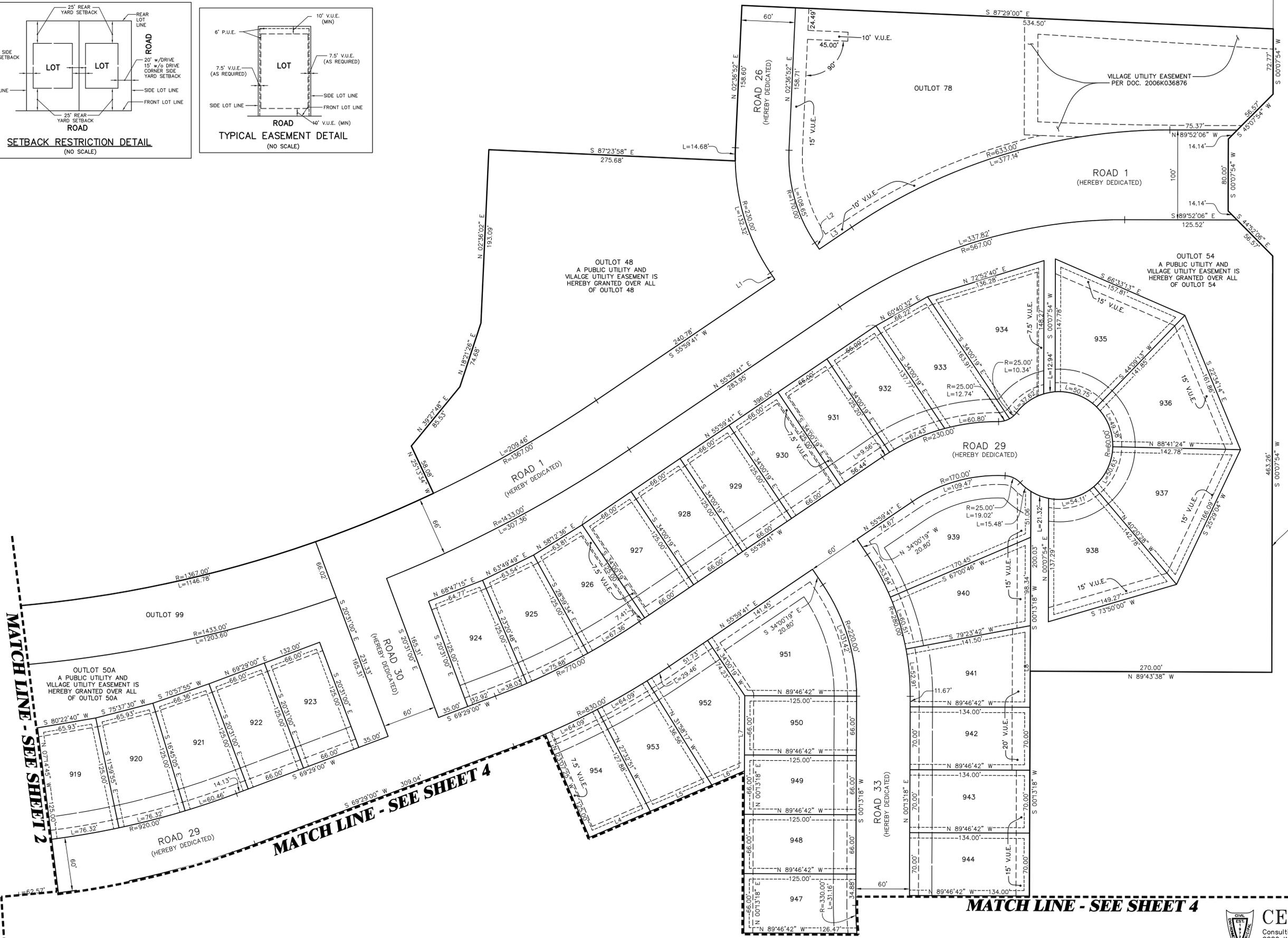
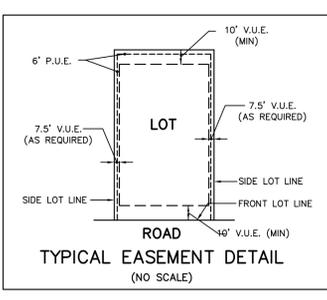
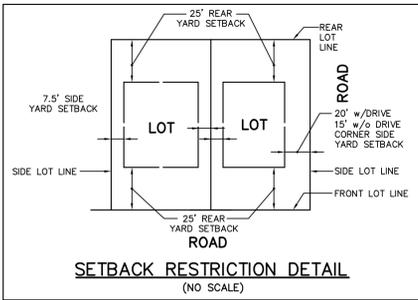
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 34°00'19" E	8.84'
L2	N 34°00'19" W	8.84'
L3	S 55°59'41" W	43.76'
L4	S 66°54'00" W	73.89'
L5	S 66°54'00" W	74.78'
L6	S 66°54'00" W	39.66'
L7	S 00°13'18" W	83.72'
L8	S 00°13'18" W	90.85'



MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 4

W. LINE OF HARMONY ROAD PER DOCUMENT 2008K01867

HARMONY ROAD



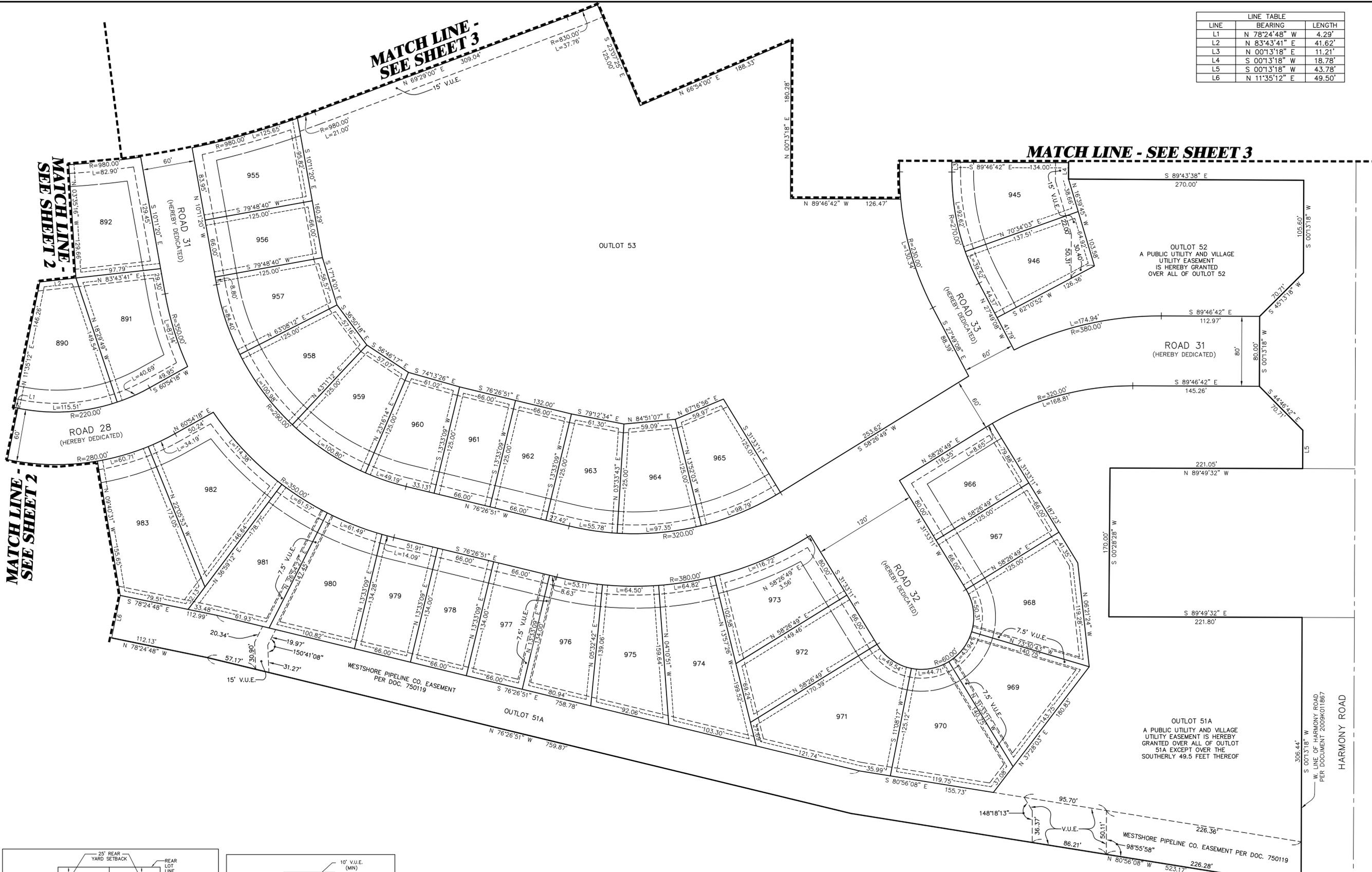
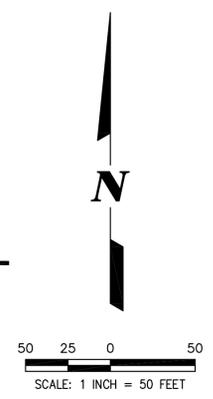
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 78°24'48" W	4.29'
L2	N 83°43'41" E	41.62'
L3	N 00°13'18" E	11.21'
L4	S 00°13'18" W	18.78'
L5	S 00°13'18" W	43.78'
L6	N 11°35'12" E	49.50'

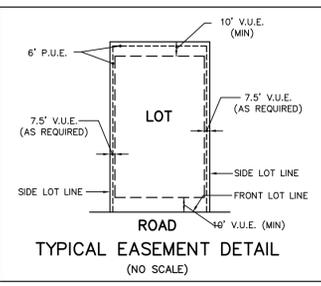
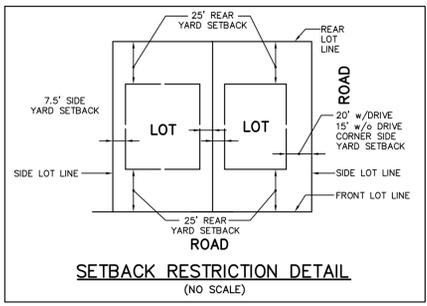


MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 3




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PLOT FILE CREATED: 6/23/2023 BY: TONY BILIS

**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 \_\_\_\_\_, 20\_\_\_\_.

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 EAST, 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 \_\_\_\_\_, 20\_\_\_\_.

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

**SCHOOL DISTRICT STATEMENT**

STATE OF ILLINOIS )  
SS  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, 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: \_\_\_\_\_

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 PANELS 17089C0106J AND 17089C0107J, 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 VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024  
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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

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

**VILLAGE ENGINEER'S CERTIFICATE**

STATE OF ILLINOIS )  
SS  
COUNTY OF KANE )

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

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ VILLAGE ENGINEER

**KANE COUNTY ENGINEER'S CERTIFICATE**

STATE OF ILLINOIS )  
SS  
COUNTY OF KANE )

ACCEPTED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_ COUNTY ENGINEER

**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

**STORMWATER MANAGEMENT EASEMENT PROVISIONS**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HAMPSHIRE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (abbreviated S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF HAMPSHIRE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERRECTED WITHIN A STORMWATER MANAGEMENT EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

**GENERAL PROVISIONS COMMON TO ALL EASEMENTS:**

NO FENCE, SHED OR ANY STRUCTURE SHALL BE ERRECTED 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 ERRECTED 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 SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

**PUBLIC UTILITY EASEMENT PROVISIONS**  
(NICOR)

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 EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM, SANITARY SEWER SYSTEM AND STORM DRAINAGE SYSTEM OF THE VILLAGE OF HAMPSHIRE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH UTILITIES.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERRECTED WITHIN A VILLAGE UTILITY EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

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.: 456275 FILE NAME: SUBPLAT-J  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 05-15-23 JOB NO.: 456.275

PROJECT REFERENCE: 456.216  
CHECKED BY: JRP 04-25-23  
REVISED 06-15-23\AJB PER VILLAGE COMMENTS DATED 06-15-23

# FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NEIGHBORHOOD J2

PART OF SECTION 16 IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

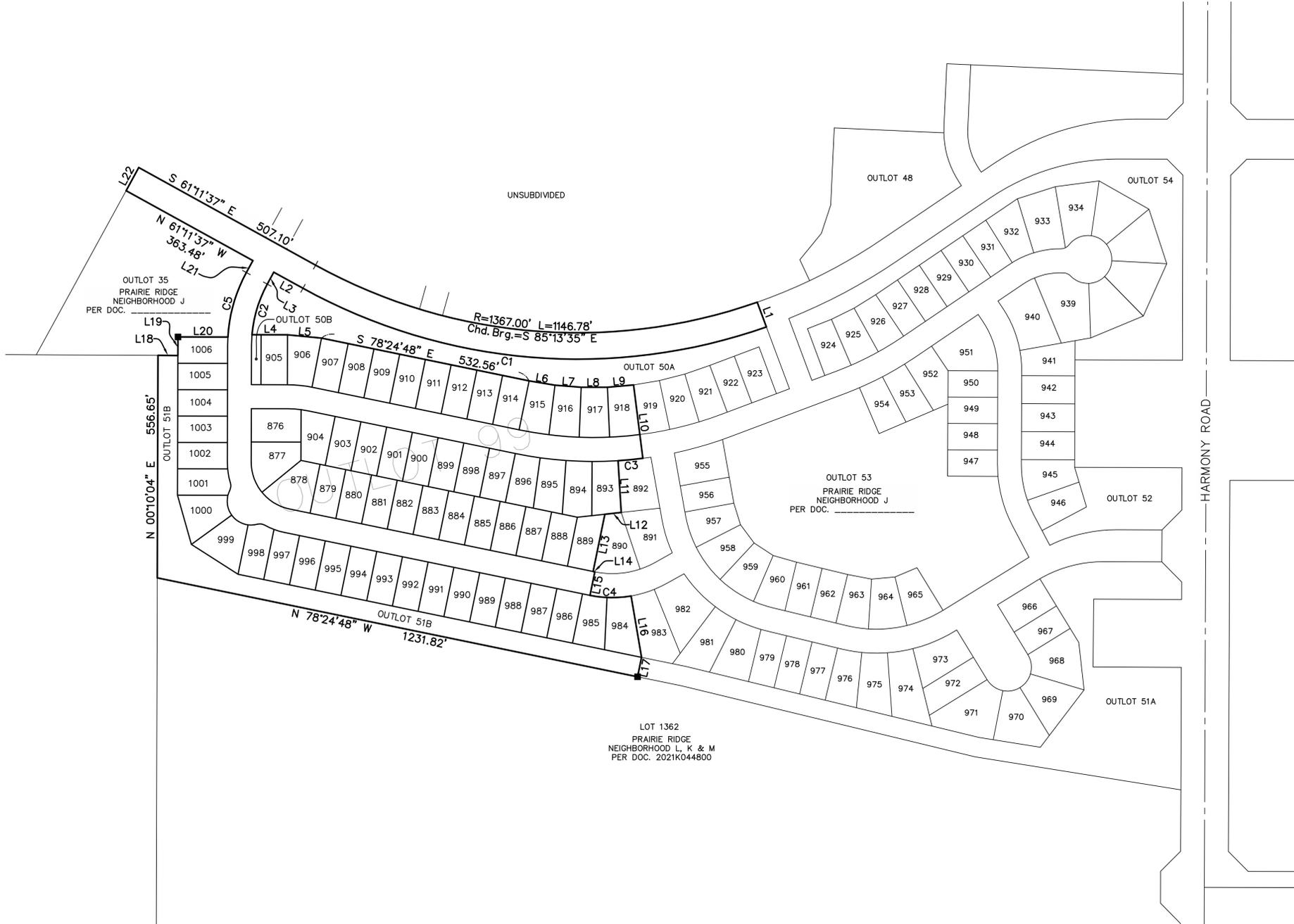


**VICINITY MAP**

LINE	BEARING	LENGTH
L1	S 20°31'00" E	66.02'
L2	N 61°11'37" W	83.62'
L3	S 28°48'23" W	34.02'
L4	S 89°49'56" E	89.24'
L5	S 84°26'34" E	85.74'
L6	S 80°36'43" E	66.00'
L7	S 85°21'50" E	65.93'
L8	N 89°53'00" E	65.93'
L9	N 85°07'50" E	65.93'
L10	S 07°14'45" E	185.00'
L11	S 03°35'16" E	129.66'
L12	S 83°43'41" W	41.62'
L13	S 11°35'12" W	146.26'
L14	S 78°24'48" E	4.29'
L15	S 11°35'12" W	60.00'
L16	S 09°40'31" E	155.65'
L17	S 11°35'12" E	49.50'
L18	S 89°43'38" E	50.00'
L19	N 00°10'04" E	46.52'
L20	S 89°49'56" E	125.56'
L21	N 28°48'23" E	34.02'
L22	N 28°48'23" E	66.00'

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	1203.60'	1433.00'	N 85°15'19" W
C2	133.22'	320.00'	S 16°52'48" W
C3	62.57'	980.00'	S 84°35'00" W
C4	103.91'	280.00'	S 89°02'40" E
C5	169.29'	380.00'	N 16°02'39" E

LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
876	10,415	911	8,250
877	11,132	912	8,250
878	11,575	913	8,250
879	8,250	914	8,500
880	8,250	915	8,907
881	8,250	916	8,921
882	8,250	917	8,921
883	8,250	918	8,921
884	8,250	918	10,754
885	8,250	915	9,167
886	8,250	916	8,316
887	8,250	917	8,316
888	8,250	918	8,316
889	8,952	919	8,316
893	9,223	920	8,316
894	9,625	921	8,316
895	9,099	922	8,316
896	8,501	923	8,316
897	8,250	924	8,316
898	8,250	925	8,316
899	8,250	926	8,316
900	8,250	927	8,335
901	8,250	928	8,644
902	8,250	929	10,770
903	8,250	930	10,472
904	9,353	931	8,585
905	8,295	932	8,255
906	9,144	933	8,250
907	8,447	934	8,250
908	8,250	935	8,250
909	8,250	936	8,254
910	8,250	OUTLOT 50B	2,990
		OUTLOT 51B	93,603



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

(PRINT NAME)

(ADDRESS)

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

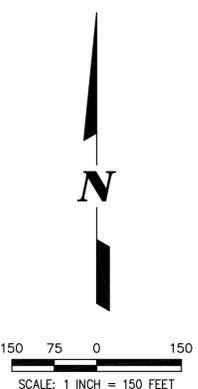
**TOTAL AREA OF SUBDIVISION**

20.819 ACRES

(MORE OR LESS)

**PARCEL INDEX NUMBER**

PART OF 01-16-100-003  
PART OF 01-16-100-004  
PART OF 01-16-200-019  
PART OF 01-16-300-008  
01-16-300-013  
PART OF 01-16-300-014  
PART OF 01-16-400-039  
HAMPSHIRE, ILLINOIS



**NOTES**

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

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. SEE PROVISIONS FOR DETAILS.

D.E. - INDICATES DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

P.U.E. - INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

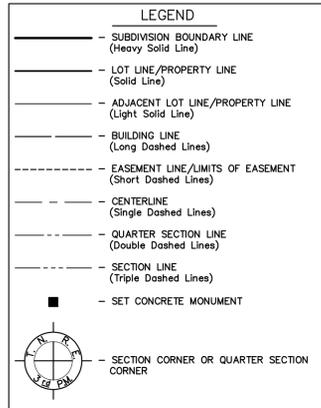
B.L. - BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED UPON THE SOUTH LINE OF THE SUBJECT SITE BEING N 78°24'48" W (ASSUMED).

GAP IN LOT NUMBERING DUE TO THE PREDEFINED LOT NUMBERING WITHIN THE ENTIRE PRAIRIE RIDGE DEVELOPMENT.

F.I.P. = FOUND IRON PIPE (ø AS SHOWN)  
F.I.R. = FOUND IRON ROD (ø AS SHOWN)

ALL OUTLOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



PREPARED FOR:

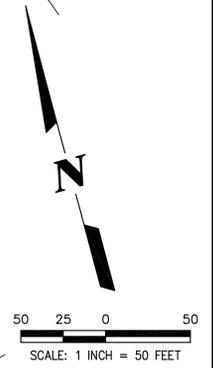
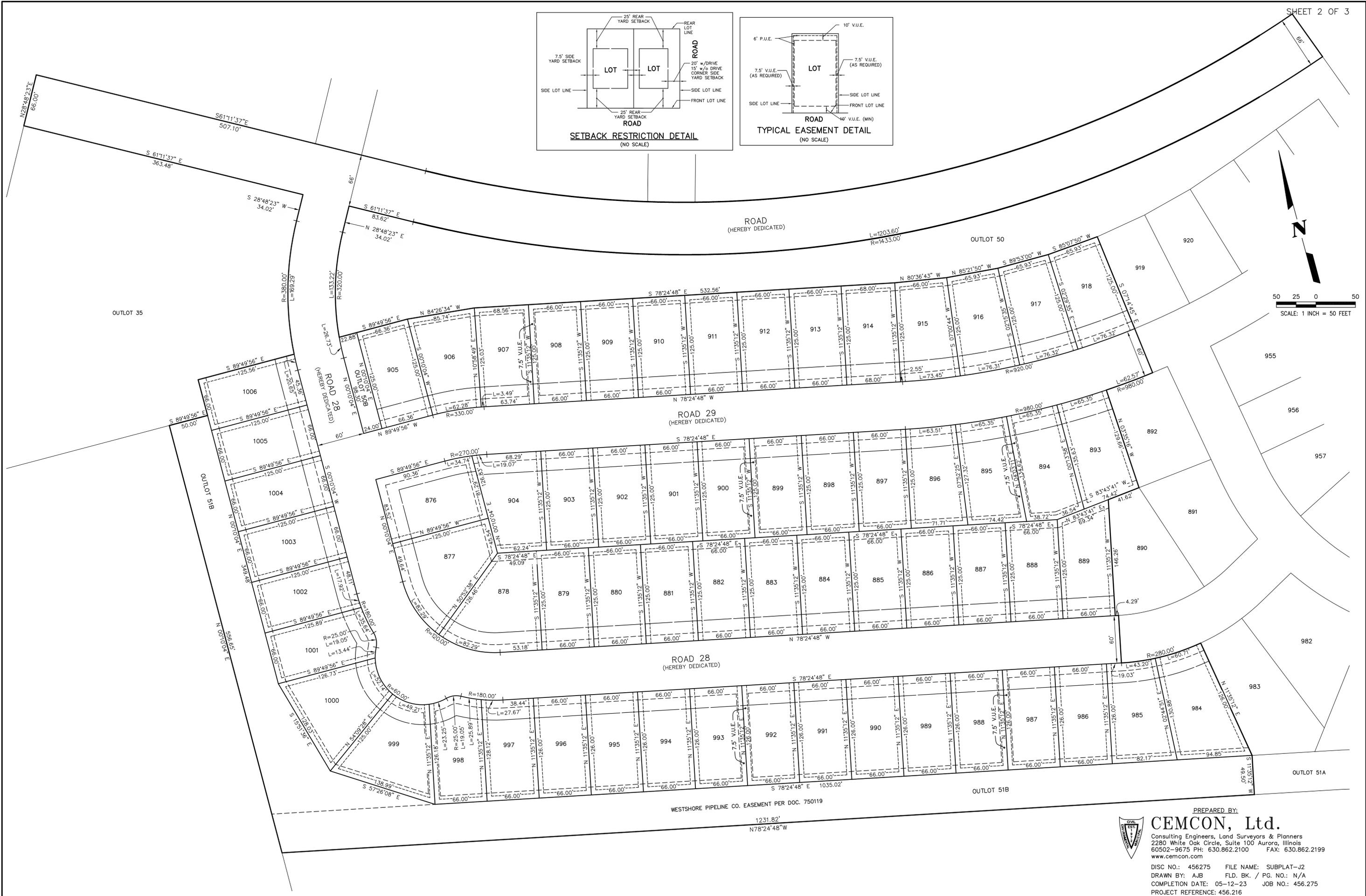
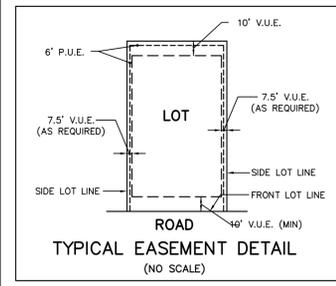
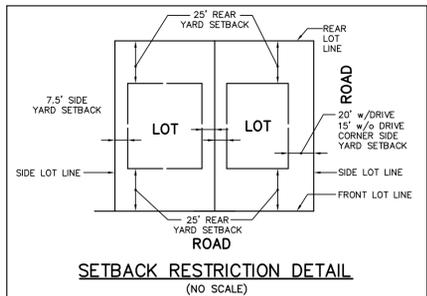
**HAMPSHIRE WEST LLC**  
1751 A WEST DIEHL ROAD  
NAPERVILLE, IL 60563  
(630) 851-5490

PREPARED BY:

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DISC NO.: 456275 FILE NAME: SUBPLAT-J2  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 05-12-23 JOB NO.: 456.275  
PROJECT REFERENCE: 456.216  
REVISED 06-15-23\AJB PER VILLAGE COMMENTS DATED 06-15-23

DRAWING PATH: P:\456275\UNO\SURVEY\DRAWINGS\PLATS-CIVIL\_30\SUBPLAT-J2.DWG  
PLOT FILE CREATED: 6/23/2023 BY: TONY BILUS



DRAWING PATH: P:\456275\UNO\SURVEY\DRAWINGS\PLATS-CIVIL\_3D\SUBPLAT-2.DWG  
PLOT FILE CREATED: 6/23/2023 BY: TONY BILIS

PREPARED BY:

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OWNERSHIP CERTIFICATE

SCHOOL DISTRICT STATEMENT

PLAN COMMISSION 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.

STATE OF ILLINOIS) SS.  
COUNTY OF DUPAGE)  
  
THIS IS TO CERTIFY THAT HAMPSHIRE WEST, 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)

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 \_\_\_\_\_, 20\_\_\_\_  
  
\_\_\_\_\_  
SECRETARY

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.

COMMUNITY UNIT SCHOOL DISTRICT 300  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

VILLAGE BOARD CERTIFICATE

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.

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

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 \_\_\_\_\_, 20\_\_\_\_  
  
VILLAGE PRESIDENT: \_\_\_\_\_  
  
ATTEST: \_\_\_\_\_

KANE COUNTY ENGINEER'S CERTIFICATE

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
  
BY: \_\_\_\_\_ SECRETARY  
  
\_\_\_\_\_  
TITLE

STATE OF ILLINOIS) SS.  
COUNTY OF KANE)  
  
ACCEPTED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 20\_\_\_\_  
  
\_\_\_\_\_  
COUNTY ENGINEER

VILLAGE COLLECTOR'S CERTIFICATE

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 EAST, 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.

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\_\_\_\_

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 \_\_\_\_\_, 20\_\_\_\_  
  
\_\_\_\_\_  
VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

GIVEN UNDER MY HAND AND NOTARIAL SEAL  
  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KANE )  
  
APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,  
  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
  
\_\_\_\_\_  
VILLAGE ENGINEER

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

NO FENCE, SHED OR ANY STRUCTURE SHALL BE ERRECTED 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 ERRECTED 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 SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS  
(NICOR)

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 EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM, SANITARY SEWER SYSTEM AND STORM DRAINAGE SYSTEM OF THE VILLAGE OF HAMPSHIRE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH UTILITIES.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERRECTED WITHIN A VILLAGE UTILITY EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DUPAGE )  
  
THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

OUTLOT 99 IN PRAIRIE RIDGE NEIGHBORHOOD J, BEING A SUBDIVISION OF PART OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED \_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_, 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 PANELS 17089C0106J AND 17089C0107J, 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 VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,  
  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937  
EXPIRATION DATE IS APRIL 30, 2023

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.: 456275 FILE NAME: SUBPLAT-J2  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 05-12-23 JOB NO.: 456.275  
PROJECT REFERENCE: 456.216  
REVISED 06-15-23\AJB PER VILLAGE COMMENTS DATED 06-15-23



July 3, 2023

Michael May, P.E. (via email)  
CEMCON, Ltd.  
2280 White Oak Circle, Suite 100  
Aurora, IL 60502-9675

**Re: *Prairie Ridge North Neighborhoods T, Z, and AA  
Final Engineering Review – 3<sup>rd</sup> Submittal  
Village of Hampshire***

Mr. May:

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

- Final Site Development Plans (49 Sheets) dated June 27, 2023, prepared by CEMCON.
- Final Stormwater Management Report dated June 26, 2023, prepared by CEMCON.
- Subdivisions Plat T, Z, and AA

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering and 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. As such, we offer the following comments:

### **Stormwater Report**

1. The Stormwater Report is acceptable pending sign off from the Kane County Department of Environmental and Water Resources that their comments have been addressed. The stormwater permit is conditionally approved for the start of mass grading.

### **Landscaping Plan**

2. Landscaping plan review comments from the Village's landscaping consultant were previously provided and need to be addressed.

### **Final Engineering Plans**

3. We find the engineering plans to be in general conformance with Village ordinances and standard engineering practices. We recommend approval of the plans provided all other Village requirements have been met.

Mr. Michael May  
July 3, 2023  
Page 2

**Final Plats**

4. The Final Plats for Neighborhoods T, Z, and AA are in general conformance with Village ordinances and standard land surveying practices, and we recommend approval, provided all other Village requirements are met, with the following note: Roads names need to be added once approved by the Village.

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/VH

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



# FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NEIGHBORHOOD T

PART OF THE WEST HALF OF SECTION 15 AND THE  
EAST HALF OF SECTION 16, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

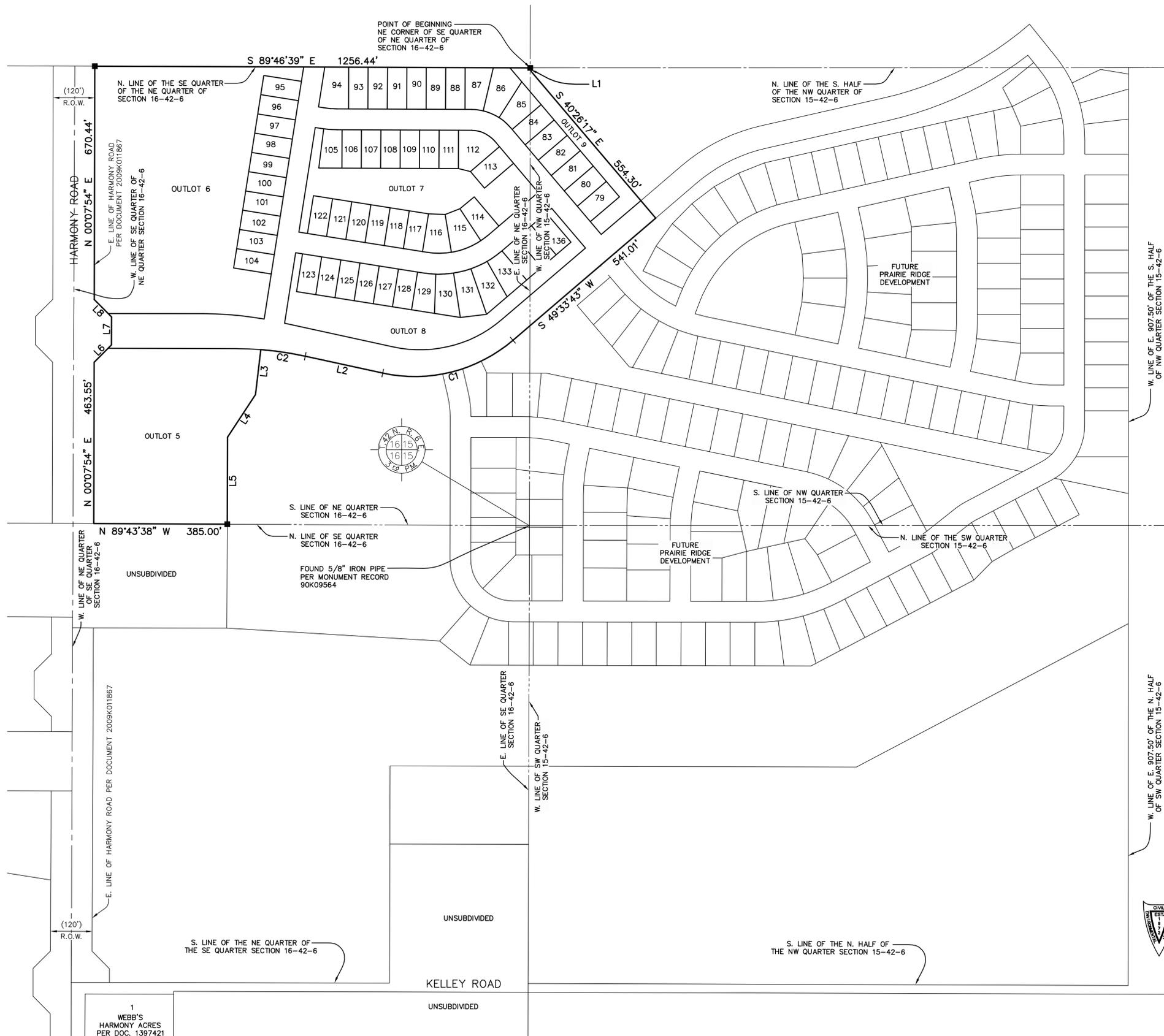


**VICINITY MAP**

LINE	BEARING	LENGTH
L1	S 12°39'11" E	9.96'
L2	N 77°45'11" W	228.70'
L3	S 06°47'35" W	130.00'
L4	S 33°21'01" W	146.53'
L5	S 00°13'18" W	250.00'
L6	N 45°07'54" E	70.71'
L7	N 00°07'54" E	80.00'
L8	N 44°52'06" W	70.71'

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	401.37'	436.50'	S 75°54'16" W
C2	129.78'	960.00'	N 81°37'33" W

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
79	6,380	111	6,160
80	6,380	112	9,694
81	6,380	113	6,887
82	6,380	114	6,650
83	6,380	115	7,657
84	6,380	116	7,353
85	7,732	117	6,160
86	9,531	118	6,160
87	8,151	119	6,160
88	6,720	120	6,160
89	6,720	121	6,160
90	6,720	122	6,160
91	6,720	123	6,160
92	6,720	124	6,160
93	6,720	125	6,160
94	9,283	126	6,160
95	6,160	127	6,160
96	6,160	128	6,160
97	6,160	129	6,608
98	6,160	130	7,489
99	6,160	131	8,443
100	6,160	132	7,997
101	6,160	133	7,066
102	6,160	134	6,160
103	6,160	135	6,160
104	6,160	136	6,160
105	6,821	OUTLOT 5	209,856
106	6,160	OUTLOT 6	327,398
107	6,160	OUTLOT 7	74,754
108	6,160	OUTLOT 8	75,689
109	6,160	OUTLOT 9	26,096
110	6,160		



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

(PRINT NAME)

(ADDRESS)

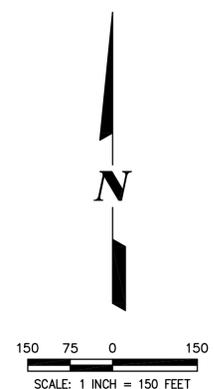
(CITY/TOWN) (STATE) (ZIP CODE)

**TOTAL AREA OF SUBDIVISION**

31.765 ACRES  
(MORE OR LESS)

**PARCEL INDEX NUMBER**

PART OF 01-15-100-004  
01-16-200-017  
HAMPSHIRE, ILLINOIS



**NOTES**

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

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. SEE PROVISIONS FOR DETAILS.

D.E. - INDICATES DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

P.U.E. - INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

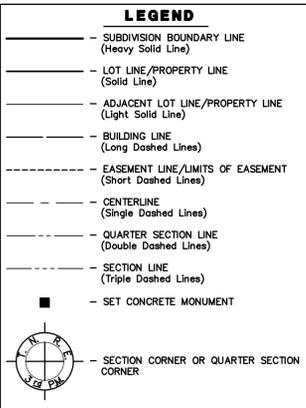
B.L. - BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBJECT SITE BEING S 00°01'32" W (ASSUMED).

GAP IN LOT NUMBERING DUE TO THE PREDEFINED LOT NUMBERING WITHIN THE ENTIRE PRAIRIE RIDGE DEVELOPMENT.

F.I.P. = FOUND IRON PIPE (Ø AS SHOWN)  
F.I.R. = FOUND IRON ROD (Ø AS SHOWN)

ALL OUTLOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



PREPARED FOR:  
**HAMPSHIRE WEST LLC**  
1751 A WEST DIEHL ROAD  
NAPERVILLE, IL 60563  
(630) 851-5490

**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.: 456275 FILE NAME: SUBPLAT-T  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 04-25-23 JOB NO.: 456.275  
PROJECT REFERENCE: 456.216  
CHECKED BY: JRP 04-25-23  
REVISED 06-09-23/AJB PER VILLAGE REVIEW COMMENTS DATED 05-31-23  
REVISED 06-27-23/AJB PER VILLAGE REVIEW COMMENTS DATED 06-26-23

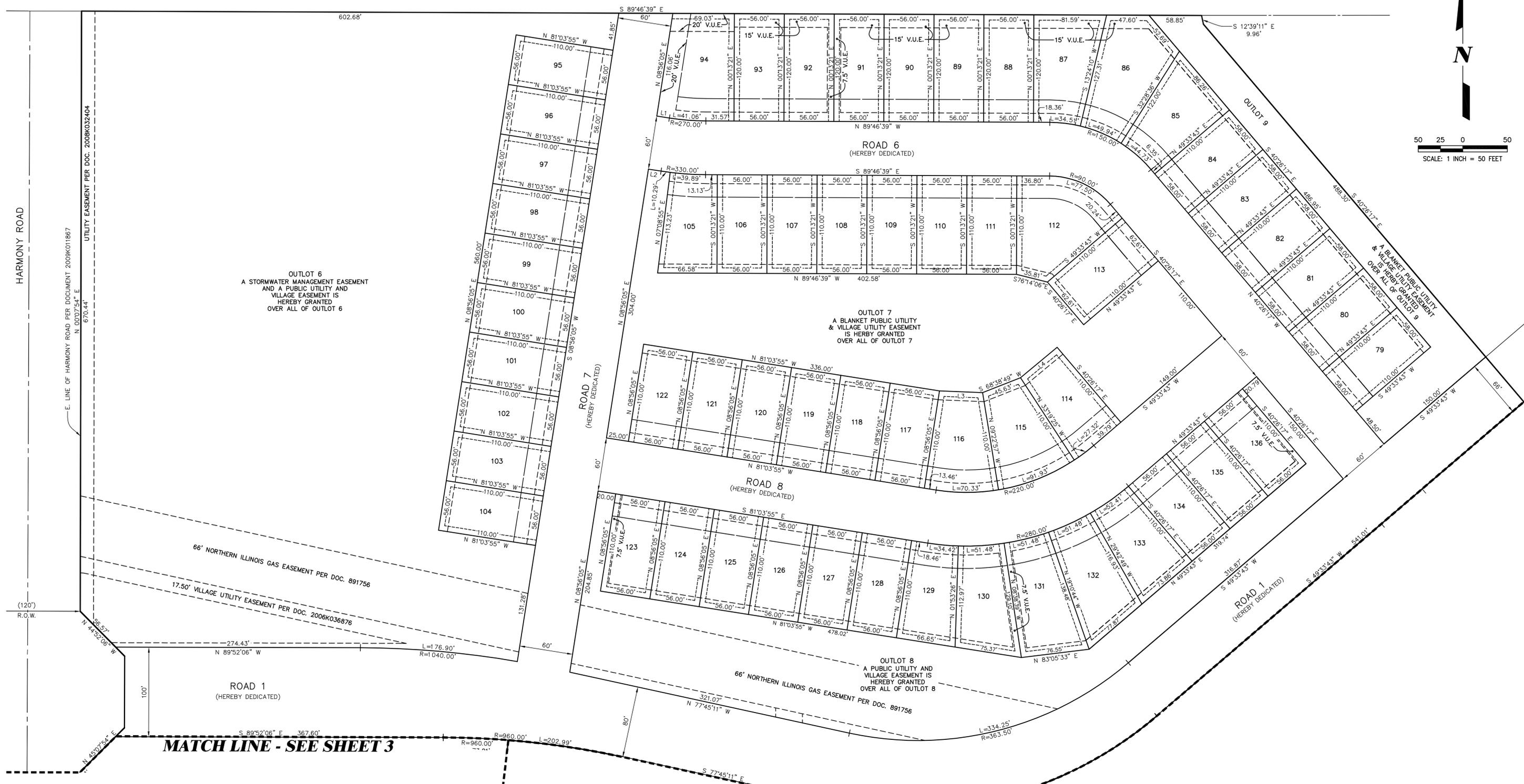
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DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-T.DWG  
PLOT FILE CREATED: 6/27/2023 BY: TONY BLIS

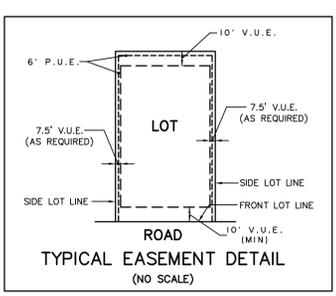
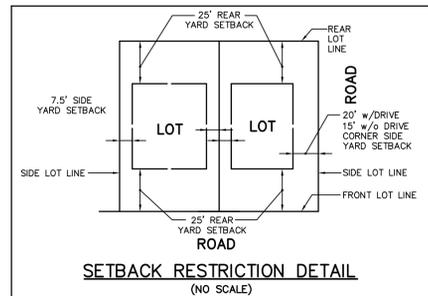
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 81°03'55" W	14.30'
L2	S 81°03'55" E	14.30'
L3	S 87°41'04" E	48.35'
L4	N 50°28'13" E	53.43'



50 25 0 50  
SCALE: 1 INCH = 50 FEET



**MATCH LINE - SEE SHEET 3**

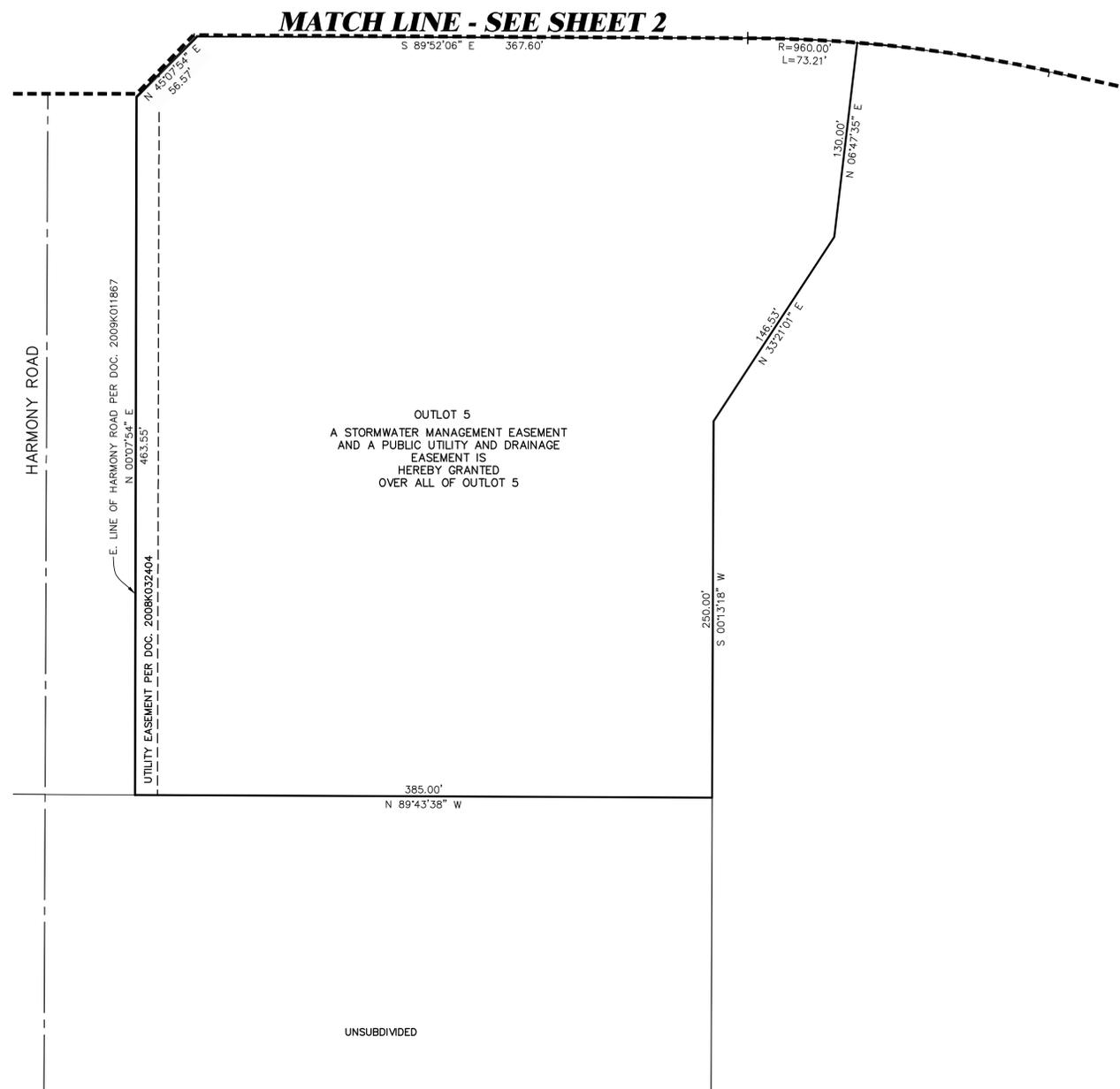
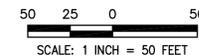


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DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-T.DWG  
PLOT FILE CREATED: 6/27/2023 BY: TONY BLIS  
HARMONY ROAD  
UTILITY EASEMENT PER DOC. 2008K032404  
E. LINE OF HARMONY ROAD PER DOCUMENT 2009K011867  
N. 00°02'54" E 670.44'



PLOT FILE CREATED: 6/27/2023 BY: TONY BILIS  
DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-1.DWG

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OWNERSHIP CERTIFICATE

SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF DUPAGE )

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.

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, 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)

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.

COMMUNITY UNIT SCHOOL DISTRICT 300

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

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

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

KANE COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)  
                          ) SS.  
COUNTY OF KANE)

ACCEPTED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

\_\_\_\_\_  
TITLE COUNTY ENGINEER

NOTARY CERTIFICATE

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF DUPAGE )

STATE OF ILLINOIS)  
                          ) SS.  
COUNTY OF KANE)

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 EAST, 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.

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\_\_\_\_

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

\_\_\_\_\_  
COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 12 DEGREES 39 MINUTES 11 SECONDS EAST, 9.96 FEET; THENCE SOUTH 40 DEGREES 26 MINUTES 17 SECONDS EAST, 554.30 FEET; THENCE SOUTH 49 DEGREES 33 MINUTES 43 SECONDS WEST, 541.01 FEET; THENCE SOUTHWESTERLY, 401.37 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 436.50 FEET AND A CHORD BEARING SOUTH 75 DEGREES 54 MINUTES 16 SECONDS WEST; THENCE NORTH 77 DEGREES 45 MINUTES 11 SECONDS WEST, 228.70 FEET; THENCE WESTERLY, 129.78 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET AND A CHORD BEARING NORTH 81 DEGREES 37 MINUTES 33 SECONDS WEST; THENCE SOUTH 06 DEGREES 47 MINUTES 35 SECONDS WEST, 130.00 FEET; THENCE SOUTH 33 DEGREES 21 MINUTES 01 SECOND WEST, 146.53 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 18 SECONDS WEST, 250.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS WEST, 385.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF HARMONY ROAD DEDICATED PER DOCUMENT R2009011867; THE FOLLOWING FIVE COURSES ARE ALONG THE EASTERLY LINE OF SAID HARMONY ROAD; THENCE NORTH 00 DEGREES 07 MINUTES 54 SECONDS EAST, 463.55 FEET; THENCE NORTH 45 DEGREES 07 MINUTES 54 SECONDS EAST, 70.71 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 54 SECONDS EAST, 80.00 FEET; THENCE NORTH 44 DEGREES 52 MINUTES 06 SECONDS WEST, 70.71 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 54 SECONDS EAST, 670.44 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 46 MINUTES 39 SECOND EAST, 1256.44 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF 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 PANELS 17089C0106J AND 17089C0107J, 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 VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024  
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937  
EXPIRATION DATE IS APRIL 30, 2025

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HAMPSHIRE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (abbreviated S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF HAMPSHIRE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERRECTED WITHIN A STORMWATER MANAGEMENT EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

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 \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
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 \_\_\_\_\_, 20\_\_\_\_

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 \_\_\_\_\_, 20\_\_\_\_

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

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF KANE )

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

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
VILLAGE ENGINEER

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

NO FENCE, SHED OR ANY STRUCTURE SHALL BE ERRECTED 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 ERRECTED 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 SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS  
(NICOR)

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 EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM, SANITARY SEWER SYSTEM AND STORM DRAINAGE SYSTEM OF THE VILLAGE OF HAMPSHIRE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH UTILITIES.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERRECTED WITHIN A VILLAGE UTILITY EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.



**CEMCON, Ltd.**

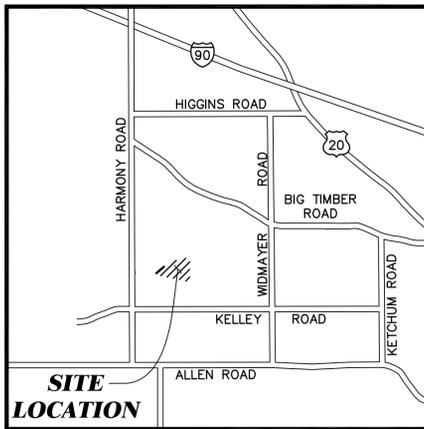
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9675 PH: 630.862.2100 FAX: 630.862.2199  
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DISC NO.: 456275 FILE NAME: SUBPLAT-T  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 04-25-23 JOB NO.: 456.275  
PROJECT REFERENCE: 456.216  
CHECKED BY: JRP 04-25-23  
REVISED 06-09-23 AJB PER VILLAGE REVIEW COMMENTS DATED 05-31-23  
REVISED 06-27-23 AJB PER VILLAGE REVIEW COMMENTS DATED 06-26-23

DRAWING PATH: P:\456275\VILLAGE SURVEY\DRAWINGS\PLATS-SUBPLAT-T.DWG  
PLOT FILE CREATED: 6/27/2023 BY: TONY BILIS

# FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NEIGHBORHOOD Z

PART OF THE NORTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 16, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

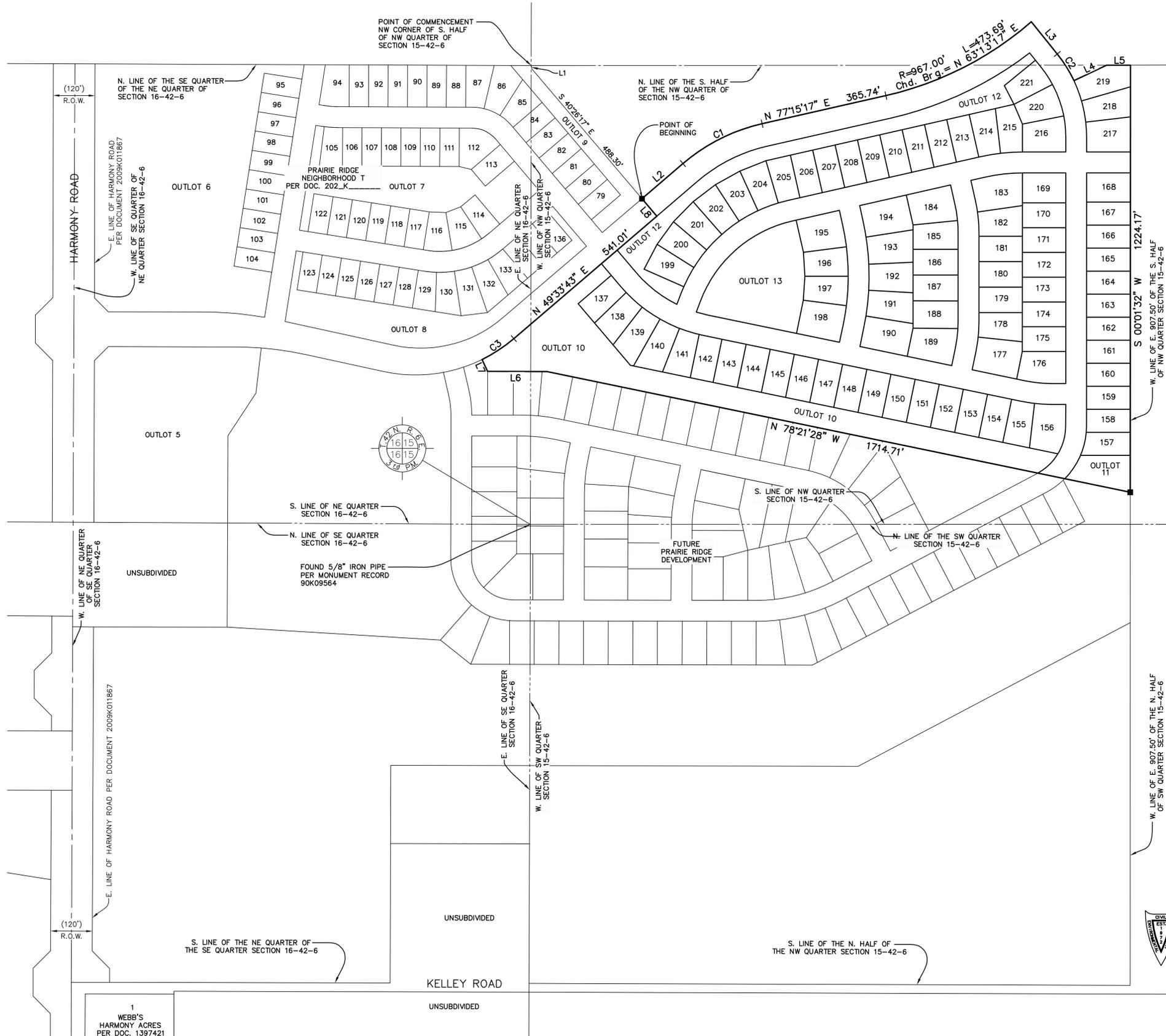


**VICINITY MAP**

LINE	BEARING	LENGTH
L1	S 12°39'11" E	9.96'
L2	N 49°33'43" E	154.97'
L3	S 39°02'03" E	118.52'
L4	N 64°39'01" E	103.91'
L5	N 89°57'39" E	68.78'
L6	N 89°52'06" W	171.62'
L7	N 25°01'20" W	37.62'
L8	N 40°26'17" W	66.00'

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	257.62'	533.00'	N 63°24'30" E
C2	90.76'	380.00'	S 32°11'31" E
C3	109.70'	436.50'	N 56°45'41" E

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
137	8,647	182	9,908
138	9,374	183	13,420
139	10,635	184	12,516
140	10,370	185	9,871
141	9,058	186	9,620
142	8,477	187	9,620
143	8,946	188	10,222
144	8,946	189	12,418
145	8,946	190	12,804
146	8,946	191	10,703
147	8,946	192	10,277
148	8,946	193	11,219
149	8,946	194	13,350
150	8,946	195	12,785
151	8,946	196	9,648
152	8,946	197	9,649
153	8,946	198	12,877
154	8,946	199	8,859
155	9,176	200	8,859
156	12,660	201	8,859
157	8,794	202	8,859
158	8,321	203	8,859
159	8,316	204	8,905
160	8,316	205	8,548
161	8,316	206	8,250
162	8,316	207	8,250
163	8,316	208	8,250
164	8,316	209	8,250
165	8,316	210	8,250
166	8,316	211	8,250
167	8,316	212	8,250
168	10,521	213	8,250
169	10,750	214	8,902
170	8,875	215	8,797
171	8,875	216	11,383
172	8,875	217	11,787
173	8,875	218	10,003
174	8,875	219	11,047
175	8,875	220	9,828
176	11,854	221	8,802
177	13,292	OUTLOT 10	145,374
178	9,681	OUTLOT 11	14,587
179	9,125	OUTLOT 12	69,861
180	9,125	OUTLOT 13	66,357
181	9,125		



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

(PRINT NAME)

(ADDRESS)

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

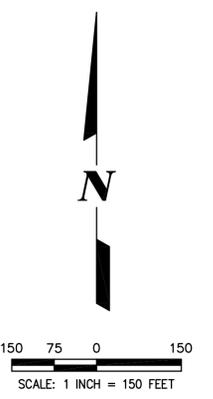
**TOTAL AREA OF SUBDIVISION**

34.235 ACRES

(MORE OR LESS)

**PARCEL INDEX NUMBER**

PART OF 01-15-100-001  
PART OF 01-15-100-004  
PART OF 01-16-200-017  
HAMPSHIRE, ILLINOIS



**NOTES**

3/4" INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

V.I.E. - INDICATES VILLAGE UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

D.E. - INDICATES DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

P.U.E. - INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

B.L. - BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBJECT SITE BEING S 00°01'32" W (ASSUMED).

GAP IN LOT NUMBERING DUE TO THE PREDEFINED LOT NUMBERING WITHIN THE ENTIRE PRAIRIE RIDGE DEVELOPMENT.

F.I.P. = FOUND IRON PIPE (# AS SHOWN)  
F.I.R. = FOUND IRON ROD (# AS SHOWN)

ALL OUTLOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**LEGEND**

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SET CONCRETE MONUMENT
- ⊙ SECTION CORNER OR QUARTER SECTION CORNER

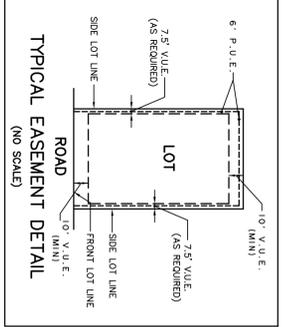
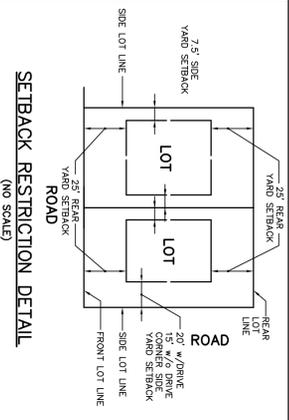
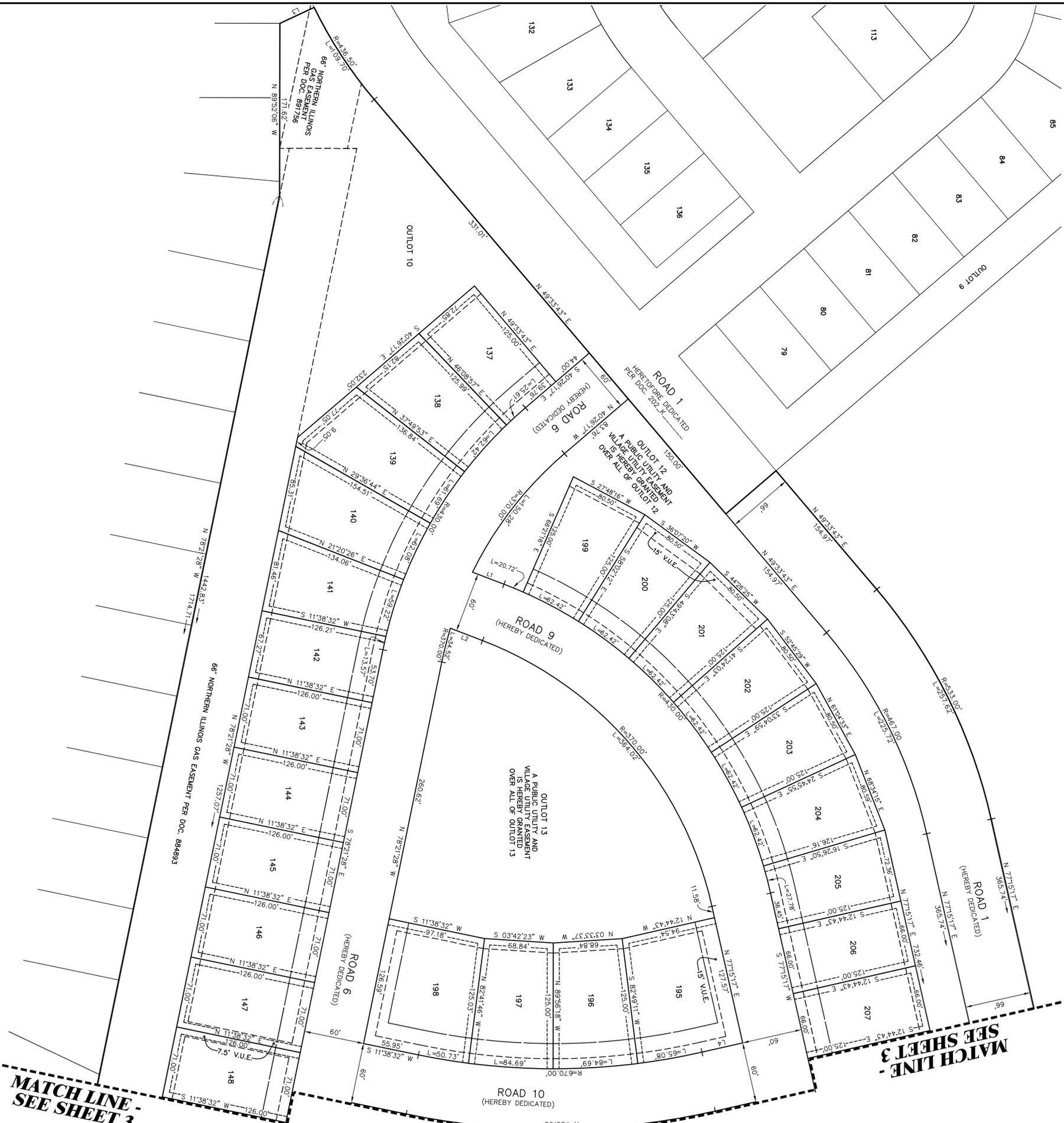
PREPARED FOR:  
HAMPSHIRE WEST LLC  
1751 A WEST DIEHL ROAD  
NAPERVILLE, IL 60563  
(630) 851-5490

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
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www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-Z  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 04-25-23 JOB NO.: 456.275  
PROJECT REFERENCE: 456.216  
CHECKED BY: JRP 04-25-23  
REVISED 06-09-23/AJB PER VILLAGE REVIEW COMMENTS DATED 05-31-23

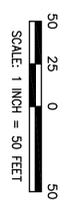
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DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-Z.DWG  
PLOT FILE CREATED: 6/9/2023 BY: TONY BLUS



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 20°53'05" W	33.60'
L2	N 20°53'05" E	34.39'
L3	N 25°01'20" W	37.62'
L4	S 12°44'43" E	41.69'

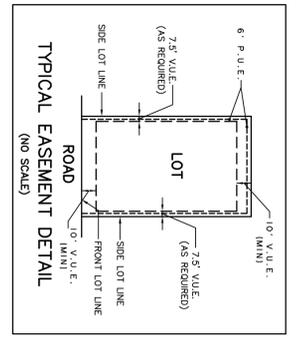
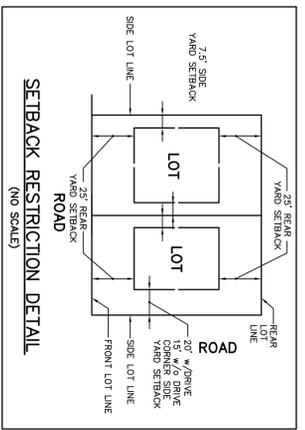
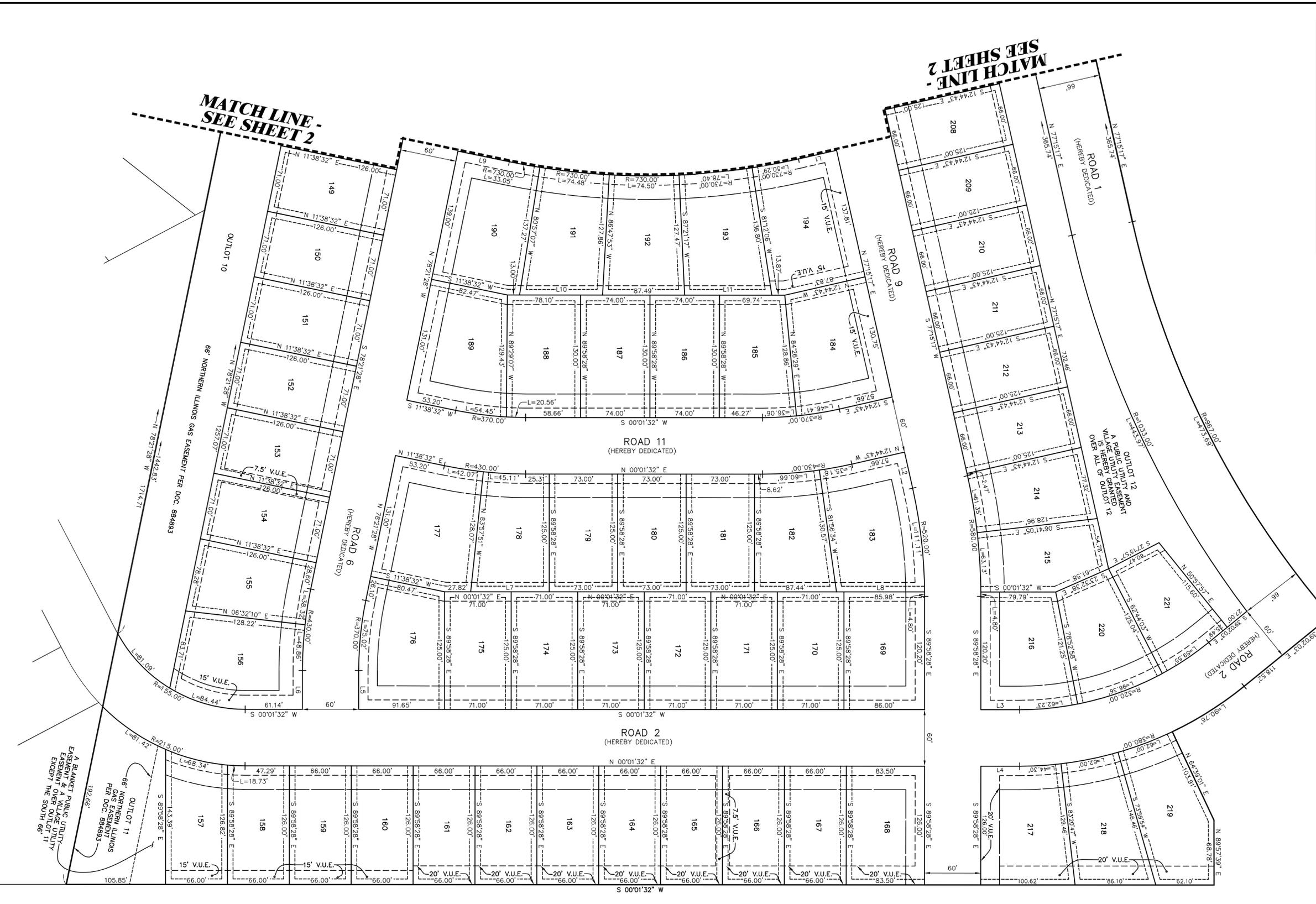


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 2295 W. Lake Road, Suite 100, Oak Brook, IL 60151  
 630.502.19675 PH. 630.862.2100 FAX: 630.862.2199  
 www.cemcon.com

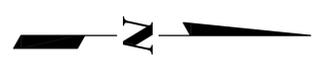
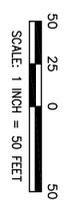
PREPARED BY:  
**CEMCON, Ltd.**

DISC NO.: 456275 FILE NAME: SUBPLAT-2  
 DRAWN BY: AUB FLD. BK. / PG. NO.: N/A  
 COMPLETION DATE: 04-25-23 JOB NO.: 456,275  
 PROJECT REFERENCE: 456,276  
 CHECKED BY: JRP 04-25-23  
 REVISED 06-09-23/AJB PER VILLAGE REVIEW COMMENTS DATED 05-31-23

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LINE	BEARING	LENGTH
L1	N 12°44'43" W	41.69'
L2	N 77°51'17" W	39.20'
L3	S 00°01'32" W	41.36'
L4	N 00°01'32" E	41.36'
L5	N 89°58'28" W	41.14'
L6	S 00°01'32" E	41.14'
L7	S 00°01'32" E	83.74'
L8	N 11°38'32" E	93.98'
L9	N 11°38'32" E	55.95'
L10	S 00°01'32" E	88.47'
L11	S 00°01'32" E	93.01'



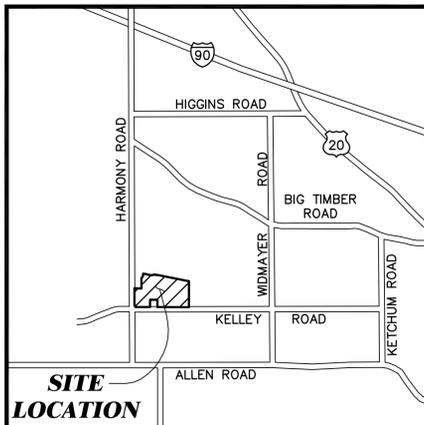

**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2295 Old Orchard Road, Suite 400, Aurora, ON L4G 1W7  
 60502-9675 PH. 630.862.2100 FAX: 630.862.2199  
 www.cemcon.com  
 PREPARED BY:  
 DISC NO.: 456275 FILE NAME: SUBPLAT-2  
 DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
 COMPLETION DATE: 04-25-23 JOB NO.: 456,275  
 PROJECT REFERENCE: 456,216  
 CHECKED BY: JRP 04-25-23  
 REVISED 06-09-23/AJB PER VILLAGE REVIEW COMMENTS DATED 05-31-23





# FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NEIGHBORHOOD AA

PART OF THE WEST HALF OF SECTION 15 AND THE  
EAST HALF OF SECTION 16, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

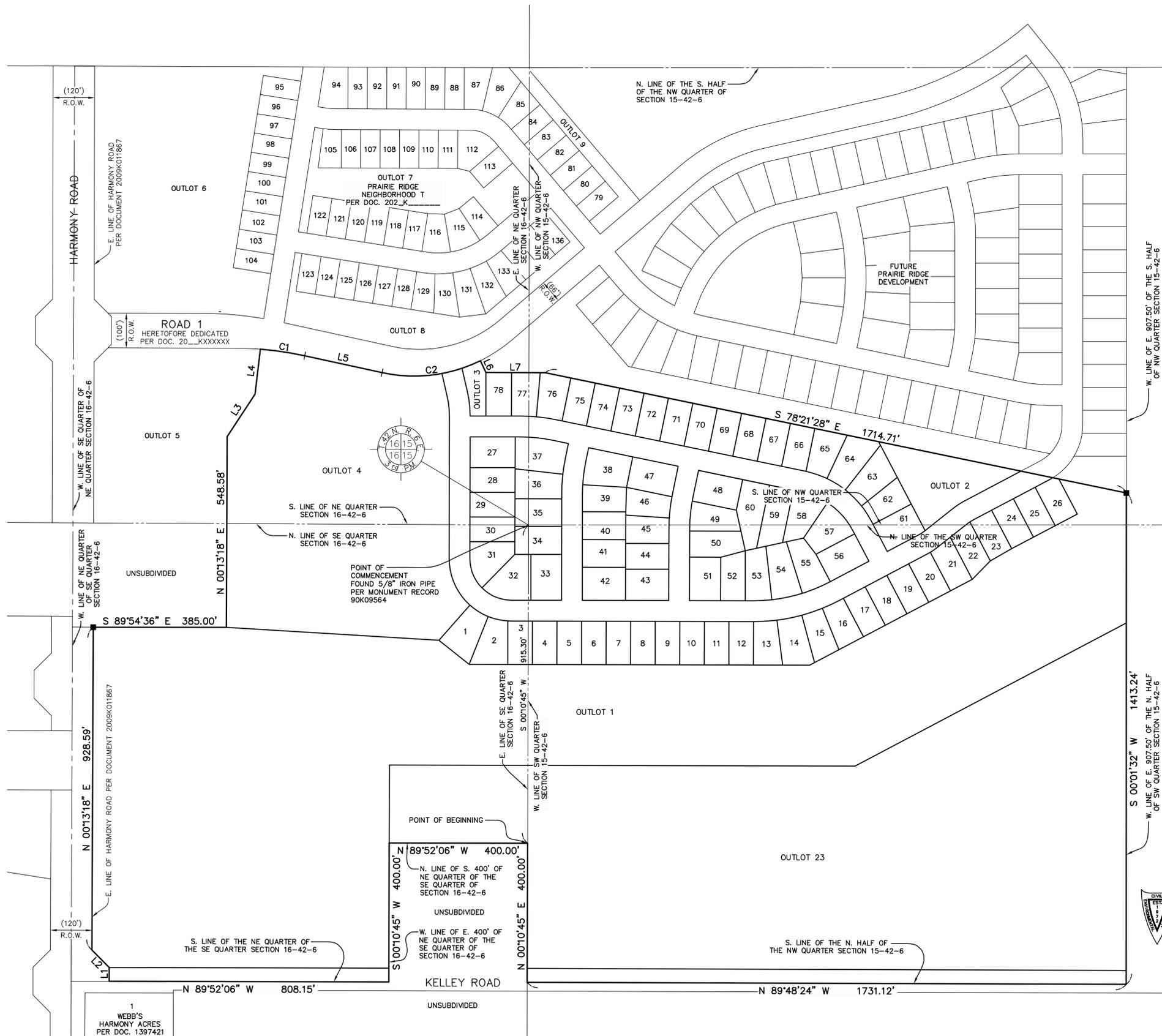


**VICINITY MAP**

LINE	BEARING	LENGTH
L1	N 00°07'54" E	40.00'
L2	N 44°49'24" W	70.66'
L3	N 33°21'01" E	146.53'
L4	N 06°47'35" E	130.00'
L5	S 77°45'11" E	228.70'
L6	S 25°01'20" E	37.62'
L7	S 89°52'06" E	171.62'

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	129.78'	960.00'	S 81°37'33" E
C2	291.68'	436.50'	N 83°06'14" E

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
1	11,962	42	11,875
2	11,149	43	11,250
3	8,876	44	9,250
4	8,875	45	9,711
5	8,875	46	9,114
6	8,875	47	12,016
7	8,875	48	11,717
8	8,875	49	10,172
9	8,875	50	11,054
10	8,875	51	11,250
11	8,875	52	9,539
12	8,875	53	10,279
13	9,645	54	11,750
14	11,435	55	10,858
15	9,435	56	11,214
16	9,284	57	11,374
17	8,875	58	11,056
18	8,875	59	11,899
19	8,875	60	12,943
20	8,876	61	11,041
21	9,258	62	9,484
22	9,367	63	12,016
23	8,951	64	12,239
24	8,875	65	10,338
25	8,875	66	9,072
26	8,925	67	9,072
27	11,505	68	9,072
28	9,230	69	9,072
29	9,230	70	9,072
30	9,230	71	9,072
31	11,756	72	9,072
32	13,135	73	9,072
33	11,882	74	9,072
34	10,800	75	9,072
35	10,800	76	10,456
36	10,638	77	9,747
37	13,732	78	9,250
38	12,760	OUTLOT 1	1,541,180
39	9,327	OUTLOT 2	44,530
40	10,000	OUTLOT 3	8,100
41	10,000	OUTLOT 4	488,196
		OUTLOT 23	1,263,890



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

(PRINT NAME)

(ADDRESS)

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

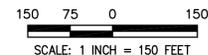
**TOTAL AREA OF SUBDIVISION**

103.483 ACRES

(MORE OR LESS)

**PARCEL INDEX NUMBER**

PART OF 01-15-100-004  
01-15-300-018  
01-15-300-019  
01-15-300-020  
PART OF 01-16-200-017  
01-16-400-042  
HAMPSHIRE, ILLINOIS



**NOTES**

3/4" INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

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. SEE PROVISIONS FOR DETAILS.

D.E. - INDICATES DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

P.U.E. - INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

B.L. - BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBJECT SITE BEING S 00°01'32" W (ASSUMED).

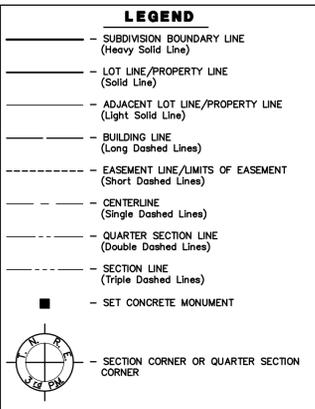
GAP IN LOT NUMBERING DUE TO THE PREDEFINED LOT NUMBERING WITHIN THE ENTIRE PRAIRIE RIDGE DEVELOPMENT.

F.I.P. = FOUND IRON PIPE (# AS SHOWN)  
F.I.R. = FOUND IRON ROD (# AS SHOWN)

OUTLOT 1 STORMWATER MANAGEMENT FACILITY IS CONSIDERED OPEN SPACE.

THERE SHALL BE NO ACCESS FROM OUTLOT 1 OR OUTLOT 23 TO HARMONY AND KELLEY ROADS.

ALL OUTLOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



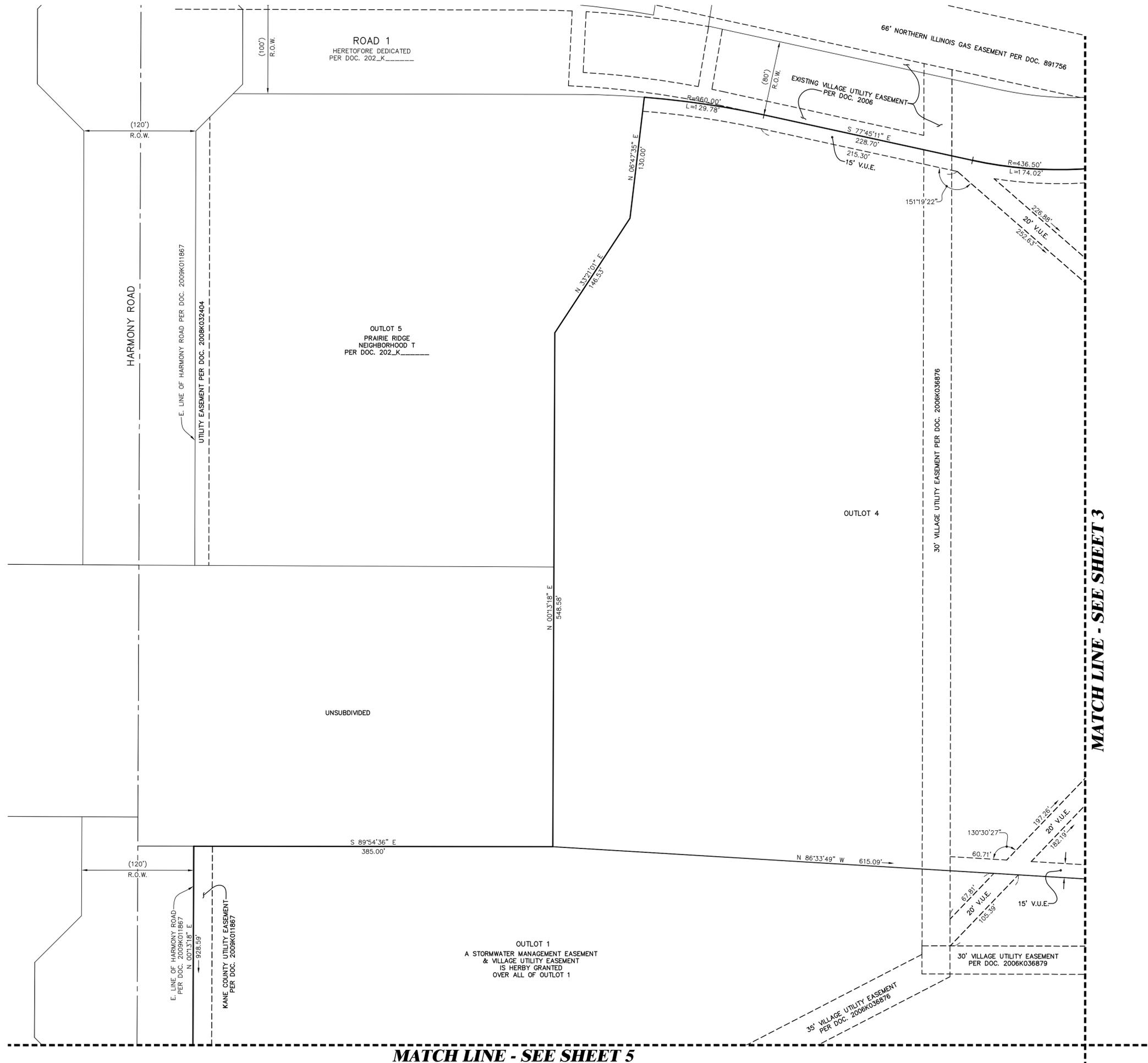
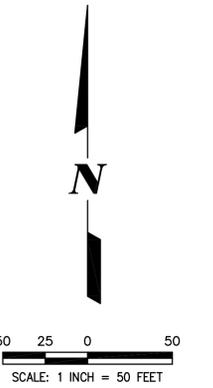
PREPARED FOR:

**HAMPSHIRE WEST LLC**  
1751 A WEST DIEHL ROAD  
NAPERVILLE, IL 60563  
(630) 851-5490

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.: 456275 FILE NAME: SUBPLAT-AA  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 04-25-23 JOB NO.: 456.275  
PROJECT REFERENCE: 456.216  
CHECKED BY: JRP 04-25-23  
REVISED 06-09-23\AJB PER VILLAGE REVIEW COMMENTS DATED 05-31-23  
REVISED 06-21-23\AJB PER WETLANDS LIMITS REVIEW  
REVISED 06-27-23\AJB PER VILLAGE REVIEW COMMENTS DATED 06-26-23



**MATCH LINE - SEE SHEET 3**

**MATCH LINE - SEE SHEET 5**


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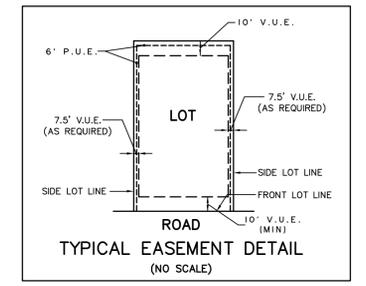
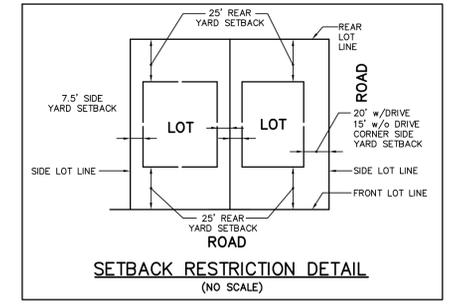
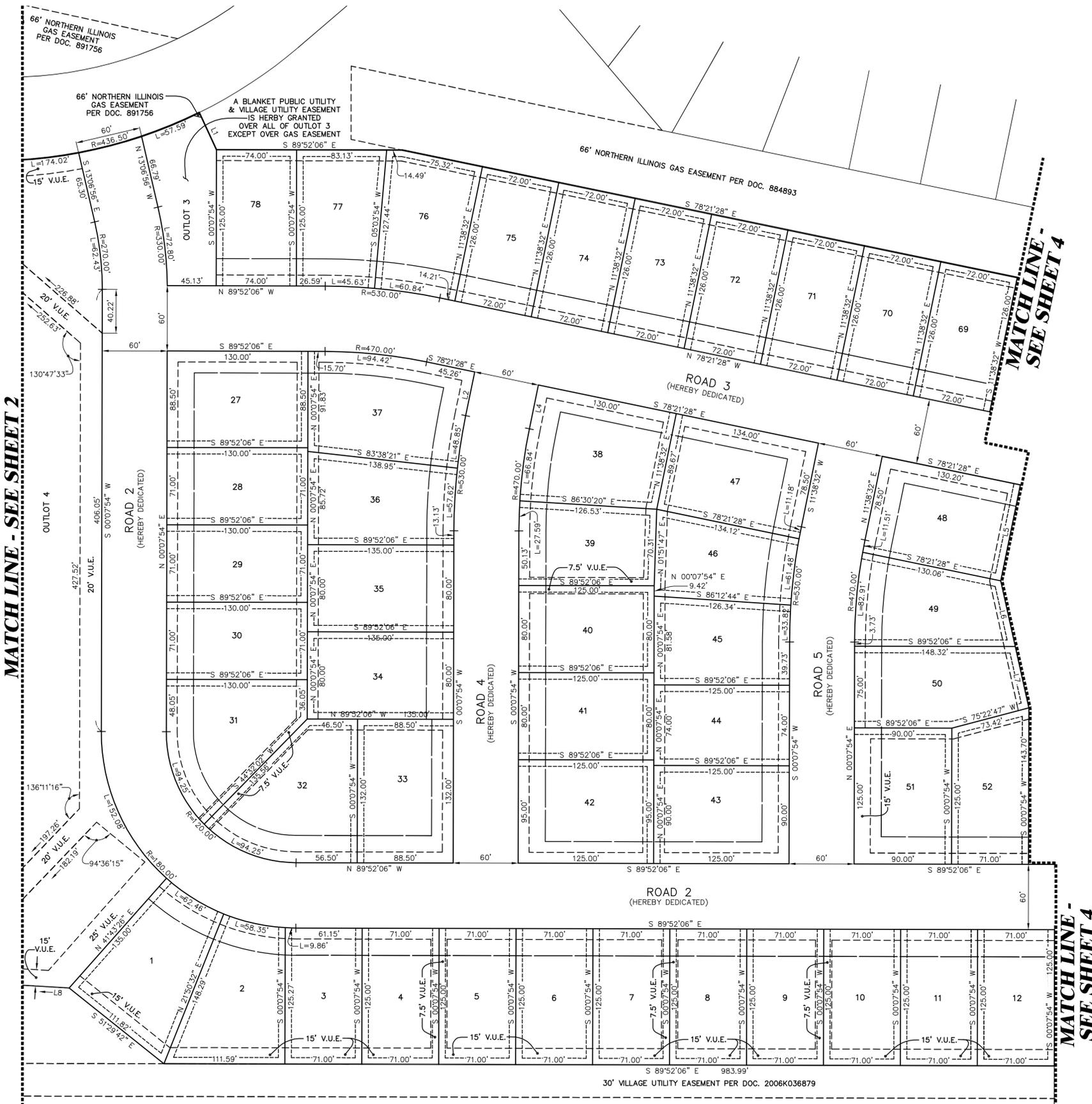
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 REVISED 06-27-23 AJB PER VILLAGE REVIEW COMMENTS DATED 06-26-23

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PLOT FILE CREATED: 6/27/2023 BY: TONY BILIS DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-AALDWG



50 25 0 50  
SCALE: 1 INCH = 50 FEET



LINE	BEARING	LENGTH
L1	S 25°01'20" E	37.62'
L2	S 11°38'32" W	40.99'
L3	N 11°38'32" E	70.99'
L4	N 11°38'32" E	40.99'
L5	S 11°38'32" W	90.00'
L6	S 12°33'53" E	61.77'
L7	S 12°33'53" E	57.72'
L8	N 86°33'49" W	615.09'

DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-A.DWG  
PLOT FILE CREATED: 6/27/2023 BY: TONY BLUS

**MATCH LINE - SEE SHEET 6**

**MATCH LINE - SEE SHEET 4**

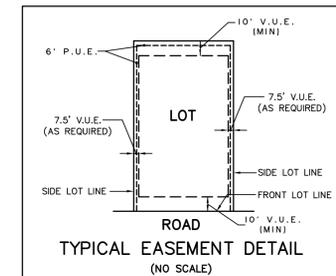
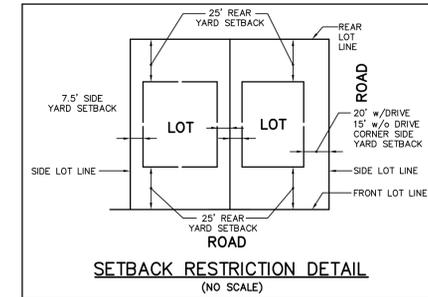
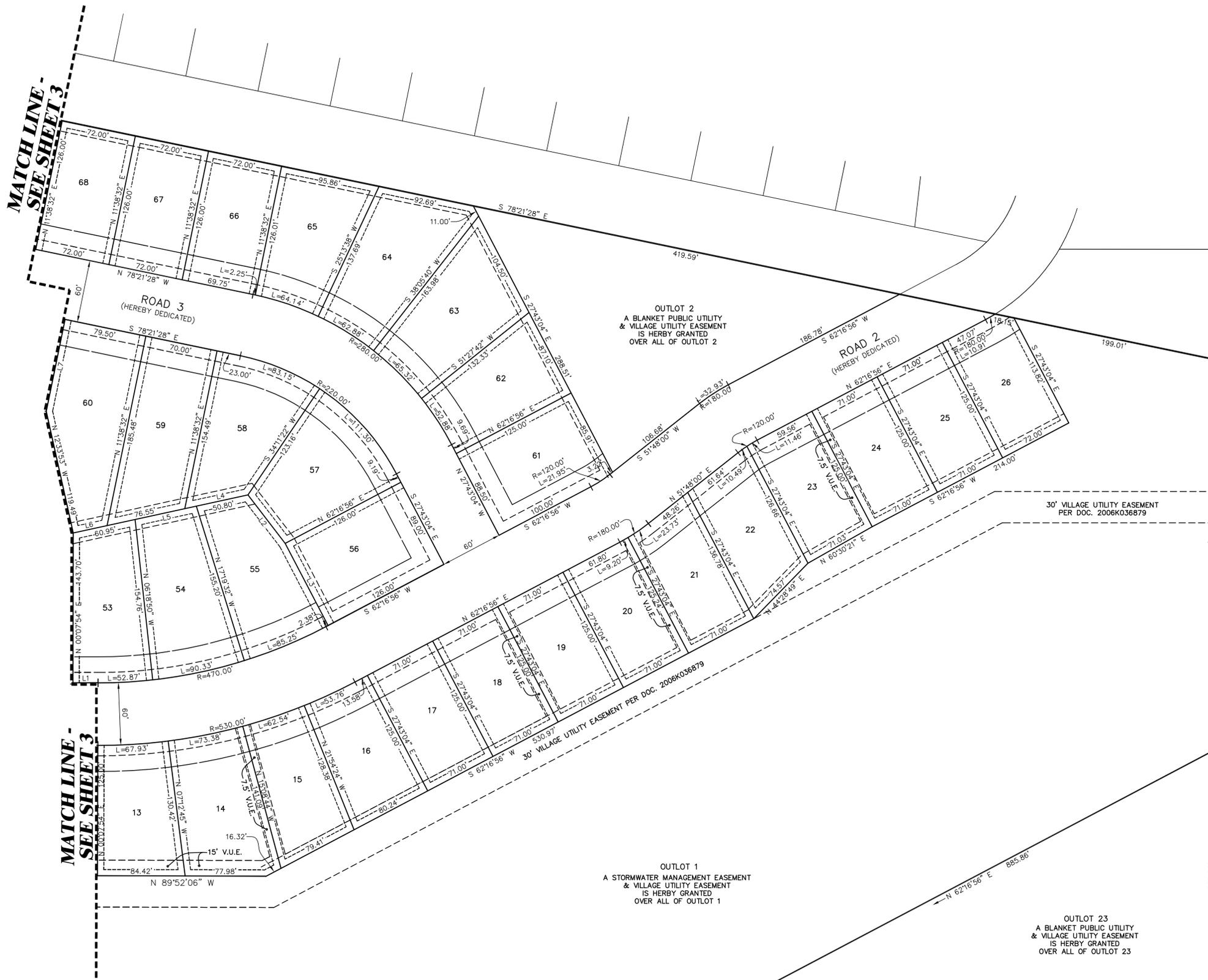
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50 25 0 50  
SCALE: 1 INCH = 50 FEET



LINE	BEARING	LENGTH
L1	N 89°52'06" W	24.15'
L2	N 37°44'01" W	58.70'
L3	N 27°43'04" W	89.00'
L4	S 77°45'48" W	62.29'
L5	N 77°45'48" E	60.45'
L6	S 77°45'48" W	33.36'
L7	N 11°38'32" E	90.00'

DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-A.DWG  
PLOT FILE CREATED: 6/27/2023 BY: TONY BLIS

**MATCH LINE - SEE SHEET 6**

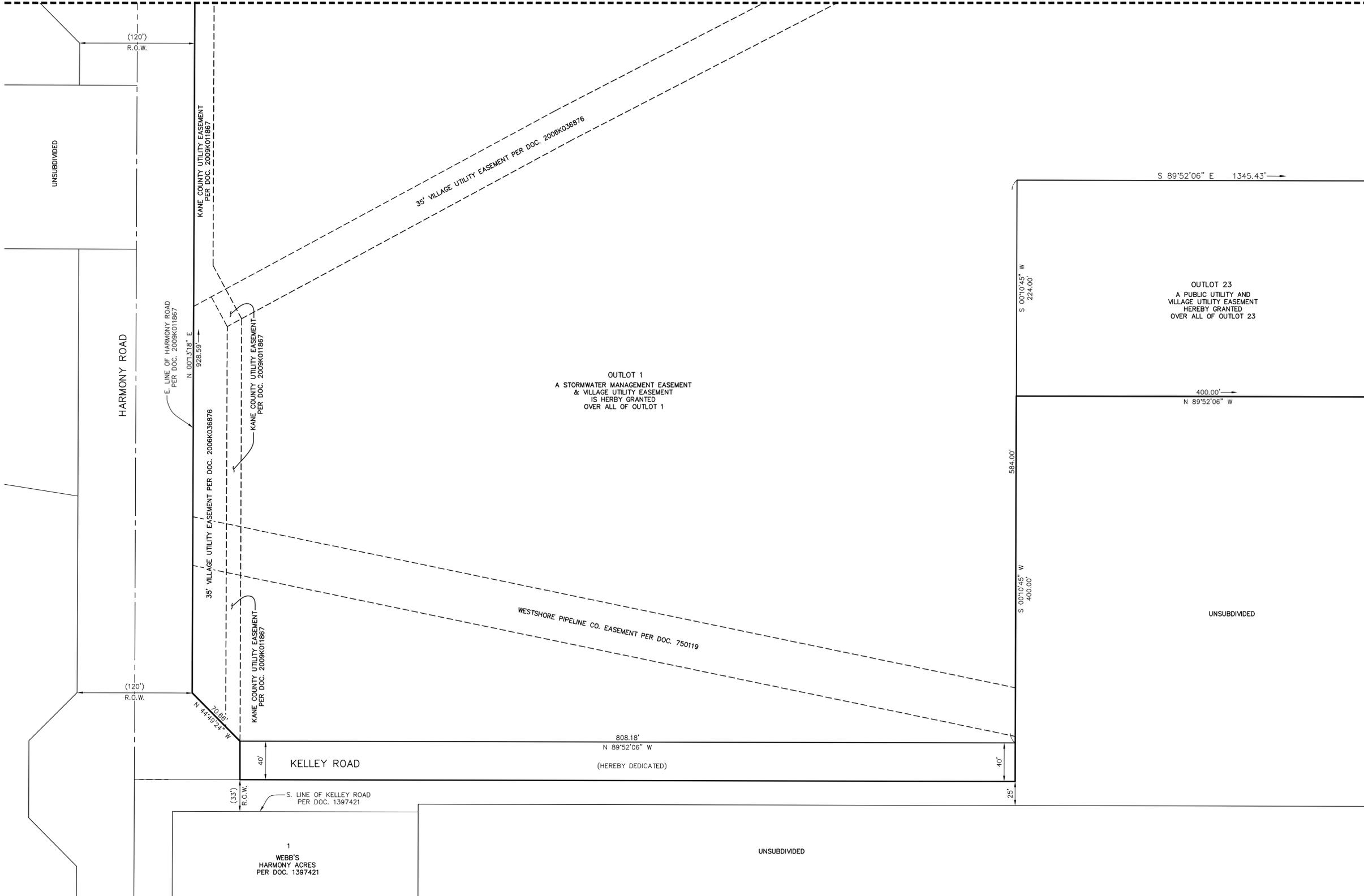
PREPARED BY:  

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MATCH LINE - SEE SHEET 2



50 25 0 50  
SCALE: 1 INCH = 50 FEET



MATCH LINE - SEE SHEET 6

DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-A.DWG  
PLOT FILE CREATED: 6/27/2023 BY: TONY BILIS

PREPARED BY:

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REVISED 06-27-23\AJB PER VILLAGE REVIEW COMMENTS DATED 06-26-23

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MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 4

OUTLOT 1  
A STORMWATER MANAGEMENT EASEMENT  
& VILLAGE UTILITY EASEMENT  
IS HEREBY GRANTED  
OVER ALL OF OUTLOT 1

S 89°52'06" E 1345.43'

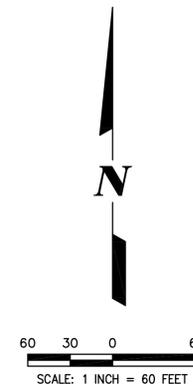
N 62°16'56" E 885.66'

OUTLOT 23  
A PUBLIC UTILITY AND  
VILLAGE UTILITY EASEMENT  
HEREBY GRANTED  
OVER ALL OF OUTLOT 23

1731.02'  
N 89°48'24" W

KELLEY ROAD (HEREBY DEDICATED)

UNSUBDIVIDED



MATCH LINE - SEE SHEET 5

400.00'  
N 89°52'06" W

N 00°10'45" E  
360.00'

959.69'  
S 00°01'32" W

40'

40'

PLOT FILE CREATED: 6/27/2023 BY: TONY BILIS  
DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-A.DWG



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REVISED 06-27-23 AJB PER VILLAGE REVIEW COMMENTS DATED 06-26-23

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 \_\_\_\_\_, 20\_\_\_\_

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 EAST, 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 \_\_\_\_\_, 20\_\_\_\_

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

SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, 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: \_\_\_\_\_

KANE COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

ACCEPTED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

\_\_\_\_\_ COUNTY ENGINEER

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

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 \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_

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 \_\_\_\_\_, 20\_\_\_\_

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

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
) SS
COUNTY OF KANE )

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

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_ VILLAGE ENGINEER

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HAMPSHIRE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (abbreviated S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF HAMPSHIRE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERRECTED WITHIN A STORMWATER MANAGEMENT EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

NO FENCE, SHED OR ANY STRUCTURE SHALL BE ERRECTED 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 ERRECTED 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 SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS  
(NICOR)

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 RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH UTILITIES.

VILLAGE UTILITY EASEMENT PROVISIONS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM, SANITARY SEWER SYSTEM AND STORM DRAINAGE SYSTEM OF THE VILLAGE OF HAMPSHIRE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH UTILITIES.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERRECTED WITHIN A VILLAGE UTILITY EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

PREPARED BY:



**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners
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DISC NO.: 456275 FILE NAME: SUBPLAT-AA
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 04-25-23 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 04-25-23
REVISED 06-09-23\AJB PER VILLAGE REVIEW COMMENTS DATED 05-31-23
REVISED 06-21-23\AJB PER WETLANDS LIMITS REVIEW
REVISED 06-27-23\AJB PER VILLAGE REVIEW COMMENTS DATED 06-26-23



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 & Zoning Commission Meeting, July 10, 2023  
**RE:** Formal Adoption of the Zoning Map

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**Background:** State statute requires the corporate authorities to publish a zoning map each year, unless there are no changes to the prior year's zoning map.

"Except as otherwise provided in this section, the corporate authorities shall cause to be published no later than March 31 of each year a map clearly showing the existing zoning uses, divisions, restrictions, regulations and classifications of such municipality for the preceding calendar year. If in any calendar year after the first map is published there are no changes in zoning uses, divisions, restrictions, regulations and classifications in such municipality, no map shall be published for such calendar year."  
(65 ILCS 5/11-13-19)

**Analysis:** The Village has not formally adopted the map in prior years, and there have been many map amendments, so Attorney Vasselli recommends formal adoption of the map at this time.

Staff would also like to take this opportunity to correct a map issue believed to be a labeling mistake. The property at 303 N. State Street, just north of the intersection of State and Keyes and identified as A on the attached map, has been a dentist office for decades but has been labeled as M-1 on the zoning map. This property does not follow the setback regulations for industrial zoning, and it has had a retail-commercial use for as long as the Village has records, so staff believes the original zoning map mistakenly placed this parcel in M-1 along with the parcels to the north and east of it rather than in a business zoning district as are the properties to the west and south along State Street.

**Recommendation:** Staff recommends the Commission vote to recommend adoption of the Village of Hampshire Zoning Map with a modification to correctly label parcel A located at 303 N. State Street in the B-2 Community Business District.



LEGAL NOTICE  
VILLAGE OF HAMPSHIRE, ILLINOIS  
PLANNING AND ZONING COMMISSION  
VILLAGE OF HAMPSHIRE ILLINOIS NOTICE OF  
PUBLIC HEARING BEFORE THE PLANNING AND  
ZONING COMMISSION OF THE VILLAGE OF  
HAMPSHIRE TO CONSIDER ADOPTING A ZONING  
MAP FOR THE VILLAGE OF HAMPSHIRE, COUNTY  
OF KANE, STATE OF ILLINOIS

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission ("PZC") of the Village of Hampshire, Illinois, will hold a public hearing on July 10, 2023 at Hampshire Village Hall, 234 S. State St. Hampshire, Illinois 60140 commencing at 7:00 p.m. to consider, make recommendations and conduct a public hearing as required by the applicable statutes of the State of Illinois and the Hampshire Municipal Code of 1985 regarding adoption of a zoning map.

The applicant for the proposed approval is the Village of Hampshire, Illinois. Copies of the petition for the land use adjustment are on file with the Village Clerk at the Hampshire Municipal Building, 234 S. State St. Hampshire, Illinois 60140 and are available for inspection Monday through Friday, during regular business hours. A copy of the proposed ordinance will be on file for inspection by any interested parties.

All persons present at the public hearing will be afforded an opportunity to be heard. Any person may submit written comments to the attention of the PZC Chairperson, c/o Hampshire Municipal Building at the address above and will be considered if received at least five (5) days prior to the hearing. The PZC reserves the right to continue the public hearing in accordance with the requirements of the Illinois Open Meetings Act.

Individuals with disabilities who plan to attend the hearing and require certain accommodations to allow them to observe or participate in the hearing or who have questions regarding the accessibility of the meeting or its facilities, are requested to contact the Village Clerk at 847-683-2181 or lvasquez@hampshireil.org. This Notice is given pursuant to law and published by the authority of the PZC of the Village of Hampshire.

Linda Vasquez  
Village Clerk

Published in Daily Herald June 24, 2023 (4601930)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

# Fox Valley Daily Herald

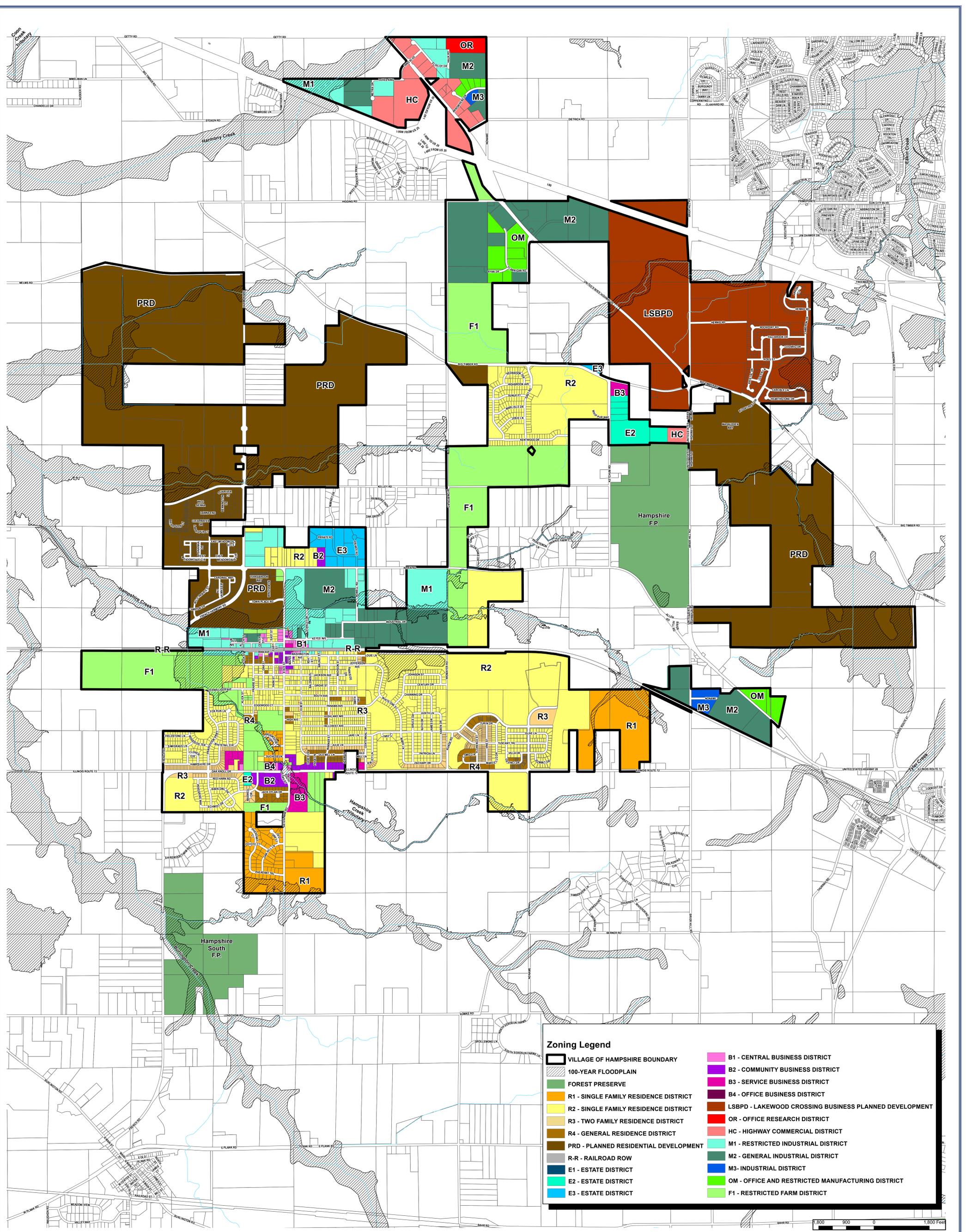
Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/24/2023 in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY *Doula Baltz*  
Designee of the Publisher of the Daily Herald

Control # 4601930





Zoning Legend	
	VILLAGE OF HAMPSHIRE BOUNDARY
	100-YEAR FLOODPLAIN
	FOREST PRESERVE
	R1 - SINGLE FAMILY RESIDENCE DISTRICT
	R2 - SINGLE FAMILY RESIDENCE DISTRICT
	R3 - TWO FAMILY RESIDENCE DISTRICT
	R4 - GENERAL RESIDENCE DISTRICT
	PRD - PLANNED RESIDENTIAL DEVELOPMENT
	R-R - RAILROAD ROW
	E1 - ESTATE DISTRICT
	E2 - ESTATE DISTRICT
	E3 - ESTATE DISTRICT
	B1 - CENTRAL BUSINESS DISTRICT
	B2 - COMMUNITY BUSINESS DISTRICT
	B3 - SERVICE BUSINESS DISTRICT
	B4 - OFFICE BUSINESS DISTRICT
	LSBPD - LAKEWOOD CROSSING BUSINESS PLANNED DEVELOPMENT
	OR - OFFICE RESEARCH DISTRICT
	HC - HIGHWAY COMMERCIAL DISTRICT
	M1 - RESTRICTED INDUSTRIAL DISTRICT
	M2 - GENERAL INDUSTRIAL DISTRICT
	M3 - INDUSTRIAL DISTRICT
	OM - OFFICE AND RESTRICTED MANUFACTURING DISTRICT
	F1 - RESTRICTED FARM DISTRICT



**Engineering Enterprises, Inc.**  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 (630) 466-6700  
 www.eeiweb.com



**Village of Hampshire**  
 234 South State Street  
 P.O. Box 457  
 Hampshire, IL 60140-0457  
 www.hampshireil.org

DATE: MAY 2023  
 PROJECT NO.: HA2005  
 BY: MJT  
 PATH: H:\GIS\PUBLIC\HAMPSHIRE\HA2005\Zoning Overall  
 FILE: Zoning Overall MXD

**2023 ZONING MAP**

**VILLAGE OVERALL ZONING MAP**





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 & Zoning Commission Meeting, July 10, 2023**  
**RE: Zoning Amendment for Electric Vehicle Charging**

---

**Background:** The Village applied for and was accepted into the first cohort of government organizations in the Metropolitan Mayors Caucus' EV Readiness Program. Part of the program is to modify code language to better prepare the Village to accept and regulate EV charging, the largest component of which is zoning. Staff has prepared a proposal for zoning code text amendment to be discussed by the Commission.

**Analysis:** There are several areas of regulation for the Commission to consider:

1. Type of Charging: There was a lot of discussion at the program meetings about defining EV charging and associated terms. While staff does not feel the need to define technical terms at this time, we do recommend creating a distinction between "private" and "retail" charging. Those terms are defined in the attached regulations along with "electric vehicle charging lot," which is the term used to add charging as a primary use in the various zoning districts. Additional definitions can be added in the future as needed.
2. Use Districts: The program requires allowing EV charging as an accessory use in all zoning districts, so that is reflected in the attached draft regulations. The program also recommends allowing EV charging as a primary use in all zoning districts except single-family residential. Discussion at the program meetings generally resulted in treating retail EV charging similar to parking lots and/or fuel stations, which is reflected in the attached regulations. If a particular zoning district allows parking lots or fuel stations as a permitted or special use, that is how staff drafted the placement for EV charging. Staff also added EV charging lots as a special use in the R-4 residential zoning district, which would be targeted to allow charging lots to serve multifamily developments.

3. Location: The program requires adding language to the code specifying where EV charging stations may be installed (e.g., setbacks, ROW, yards). The attached regulations allow EV charging stations in side and rear yards as long as they are at least 5 feet from the property lines, and they allow them in front yards for industrial districts as is the case for parking. The attached regulations also note that charging units may not obstruct the public ROW, meaning they cannot be installed, cross with cords, or otherwise interfere with streets, sidewalks, parkways, alleys, etc.
4. Parking: The program requires integrating ADA accessible parking requirements into EV charging parking spaces, which the attached regulations do. The program also encourages allowing EV charging spots to count in the number of required parking spaces for a given use, which the attached regulations do. However, the attached regulations do not allow those spaces to be designated strictly for EV charging – i.e., a non-EV could park in those spots. EV spots in addition to the total required number of parking spaces may be designated strictly for EV charging.
5. Permitting: While the Village’s current building codes and permitting processes are sufficient for EV charging, the program recommends adding some language noting the requirement for permits/licenses, which the attached regulations do.
6. Safety: The program recommends adding regulations related to design, placement, lighting, etc. to encourage safe operation of the charging stations. The attached regulations provide a broad statement regarding safety that will allow staff to require any particular design feature to be changed if they feel it will be unsafe, but the regulations do not specifically regulate any features.
7. Appearance: The program recommends adding language to specify the allowable designs, graphics, colors, etc. of charging units. The attached regulations only speak to graphics since the Village normally does not regulate additional appearance standards, and they simply refer to the Community Graphics article in the zoning code rather than adding separate regulations. The attached regulations do, however, add a provision requiring signage be posted identifying parking spaces that are restricted just to EV charging to ensure such designation is clear.

**Action Needed:** Consider the proposed zoning amendment and potential modifications.

LEGAL NOTICE  
VILLAGE OF HAMPSHIRE, ILLINOIS  
PLANNING AND ZONING COMMISSION  
VILLAGE OF HAMPSHIRE ILLINOIS NOTICE OF  
PUBLIC HEARING BEFORE THE PLANNING AND  
ZONING COMMISSION OF THE VILLAGE OF  
HAMPSHIRE TO CONSIDER A PROPOSAL FOR AN  
AMENDMENT TO THE ZONING ORDINANCE FOR THE  
VILLAGE OF HAMPSHIRE, COUNTY OF KANE, STATE  
OF ILLINOIS REGARDING THE REGULATION OF  
ELECTRIC VEHICLE PARKING STATIONS

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission ("PZC") of the Village of Hampshire, Illinois, will hold a public hearing on July 10, 2023 at Hampshire Village Hall, 234 S. State St. Hampshire, Illinois 60140 commencing at 7:00 p.m. to consider, make recommendations and conduct a public hearing as required by the applicable statutes of the State of Illinois and the Hampshire Municipal Code of 1985 regarding a requested text amendment addressing the addition of use standards for electric vehicle charging stations as a primary and accessory use in various zoning districts imposing standards addressing matters such as setbacks, appearance, access, and approval rules.

The applicant for the proposed adjustment/amendment is the Village of Hampshire, Illinois. Copies of the petition for the land use adjustment are on file with the Village Clerk at the Hampshire Municipal Building, 234 S. State St. Hampshire, Illinois 60140 and are available for inspection Monday through Friday, during regular business hours. A copy of the proposed ordinance will be on file for inspection by any interested parties.

All persons present at the public hearing will be afforded an opportunity to be heard. Any person may submit written comments to the attention of the PZC Chairperson, c/o Hampshire Municipal Building at the address above and will be considered if received at least five (5) days prior to the hearing. The PZC reserves the right to continue the public hearing in accordance with the requirements of the Illinois Open Meetings Act.

Individuals with disabilities who plan to attend the hearing and require certain accommodations to allow them to observe or participate in the hearing or who have questions regarding the accessibility of the meeting or its facilities, are requested to contact the Village Clerk at 847-683-2181 or lvasquez@hampshireil.org. This Notice is given pursuant to law and published by the authority of the PZC of the Village of Hampshire.

Linda Vasquez  
Village Clerk

Published in Daily Herald June 24, 2023 (4601929)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

# Fox Valley Daily Herald

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BY *Doula Baitz*  
Designee of the Publisher of the Daily Herald

Control # 4601929



**PETITION  
FOR ZONING TEXT AMENDMENT**

TO: President and Board of Trustees  
Village of Hampshire, Kane County, Illinois

1. Please consider this request for amendment of the existing Village Zoning Regulations, as amended, as follows:

§6-2-2 DEFINITIONS

Add the following definitions:

- ELECTRIC VEHICLE CHARGING LOT: An improved lot with one or more retail electric charging stations where the primary use is outdoor electric vehicle charging and may include accessory uses including but not limited to convince stores, vehicle accessory sales, restaurants, and video gaming terminals.
- ELECTRIC VEHICLE CHARGING STATION, RETAIL: A stationary unit of equipment and infrastructure, whether located indoors or outdoors, that supplies electric energy for the recharging of plug-in electric vehicles and plug-in hybrid vehicles that is open to the public for retail use, whether or not for charge.
- ELECTRIC VEHICLE CHARGING STATION, PRIVATE: A stationary unit of equipment and infrastructure, whether located indoors or outdoors, that supplies electric energy for the recharging of plug-in electric vehicles and plug-in hybrid vehicles owned by the property owner or tenant including fleet charging, whether or not for charge.

§6-3-10 PERMITTED OBSTRUCTIONS, YARDS

Add “private electric vehicle charging stations, provided they are located no closer than five (5) feet to any lot line” as a permitted obstruction in side yards and rear yards.

Modify subsection D(3) as follows:

“Open, accessory off-street parking spaces, including spaces for electric vehicle charging, shall be permitted in a front yard in certain districts...”

§6-7-4 R-4 RESIDENCE DISTRICT REQUIREMENTS

Add “electric vehicle charging lots” as a special use.

§6-8-3 B-1 CENTRAL BUSINESS DISTRICT

Add “electric vehicle charging lots, but not including overnight charging” as a primary use.

§6-8-5 B-4 OFFICE BUSINESS DISTRICT

Add “electric vehicle charging lots” as a special use.

§6-8-6 O-R OFFICE RESEARCH DISTRICT

Add “electric vehicle charging lots” as a special use.

§6-8-7 HC HIGHWAY COMMERCIAL DISTRICT

Add “electric vehicle charging lots” as a primary use.

§6-8-8 RB RURAL BUSINESS DISTRICT

Add “electric vehicle charging lots” as a primary use.

§6-9-2 M-1 RESTRICTD INDUSTRIAL DISTRICT

Add “electric vehicle charging lots” as a primary use.

§6-9-5 O-M OFFICE AND RESTRICTED MANUFACTURING DISTRICT

Add “electric vehicle charging lots” as a special use.

§6-11-2 OFF-STREET PARKING

Replace subsection A(1) as follows:

~~“In connection with any building or structure which is to be erected or substantially altered after the effective date of this Chapter, and which requires off street parking spaces, there shall be provided such off street parking space in accordance with the regulations set forth hereinafter~~ All off-street parking spaces shall be in accordance with the regulations set forth hereinafter.”

Modify subsection A(2) as follows:

“Any off-street parking space provided ~~in connection with existing buildings or structures~~ on the effective date of this Chapter shall not be removed, enlarged, or altered except in conformance with the requirements of this Article

ADD “ARTICLE XXI ELECTRIC VEHICLE CHARGING” with sections as follows:

§6-21-1 GENERAL PROVISIONS

- A. Purpose: With the increase in prevalence of electric vehicles, the Village finds electric vehicle charging to be a public benefit to the community and, therefore, herein establishes regulations governing the installation and use of electric vehicle charging stations.
- B. Village Not Liable: The Village shall not be liable or responsible for the failure to operate, the inaccurate operation, or for any damage caused by an electric vehicle charging station.
- C. Abbreviations:
  - 1. EV – electric vehicle
  - 2. EVCS – electric vehicle charging station(s)
- D. Primary Use: EV charging shall be allowed as a primary permitted or special use as described in the regulations of each zoning district in this Chapter.
- E. Accessory Use:
  - 1. Private EVCS shall be allowed as an accessory use to any primary use in any zoning district; provided, charging of fleet vehicles shall not be allowed in estate or residential zoning districts unless such vehicle is also used as the personal vehicle by the property owner.
  - 2. Retail EVCS shall be allowed as an accessory use to any primary use in any business or industrial zoning district.

§6-22-2 REQUIREMENTS

- A. Permit Required: Installation of EVCS shall require a building permit when required by Chapter 5 of the Village Code and shall be subject to all other applicable local, state, and federal permitting and licensing. Any manner of approval for the installation of an EVCS by the Village shall not constitute endorsement of accuracy, effectiveness, or calibration of such EVCS.
- B. Public Property:
  - 1. Except for EVCS installed by the Village, EVCS shall not obstruct the public right-of-way.
  - 2. Except for EVCS installed by the Village, EVCS shall not be powered by a public outlet or other public power source.
- C. Parking:
  - 1. Each EVCS must be accompanied by appropriate parking space in accordance with the standards in §6-11-2.
  - 2. Parking spaces served by EVCS may count toward the number of parking



spaces required by §6-11-2 for any use; provided, such parking spaces may not be designated for only EV charging.

3. EVCS parking spaces in addition to the spaces required by §6-11-2 may be designated for electric vehicle charging, and owners of such parking spaces shall be able to enforce such designation as provided by law.
4. Where more than three (3) parking spaces are serviced by retail EVCS, the ratio of the number of accessible EVCS parking spaces to the number of total EVCS parking spaces shall be the same as required by law for non-EVCS parking spaces. Such accessible EVCS parking spaces may be marked as designated only for accessible parking or as designated use-last spaces to encourage parking users to only park and charge in such spaces if all non-accessible spaces are taken.

D. Safety: EVCS shall be designed and installed to prevent slips, trips, falls, and other accidents including but not limited to effective cord management.

E. Graphics:

1. Graphics located on properties with EV charging shall be in conformance with Article XII of this Chapter.
2. Information signs shall be posted where EVCS parking spaces are designated for electric vehicle charging noting such designation and potential enforcement actions such as towing.

2. Please schedule a public hearing for consideration of this proposal before the Village Planning & Zoning Commission, as soon as practicable.

Dated: June 19, 2023.

Respectfully submitted

Josh Wray  
Asst. to the Village Manager