



Village of Hampshire
Village Board Meeting
Thursday, June 18, 2026 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comments
5. Motion to Approve Meeting Minutes from June 4, 2026
6. Motion to Approve the Accounts Payable for June 18, 2026
7. New Business
 - a. Ordinance #26-27 Approving a Rezoning (Map Amendment) from B-1, Central Business District to R-2, Single-Family Residence District for 279 North State Street
 - b. Ordinance #26-28 Approving an Annexation of the Property Identified by PIN# 01-24-300-017
 - c. Ordinance #26-29 Approving a Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-2, General Industrial District for the Property Identified by PIN# 01-24-300-017 & 01-24-300-009
 - d. Ordinance #26-30 Approving a Special Use to operate an Outdoor Concrete and Asphalt Milling and Outdoor Storage of Materials for the Property Identified by PIN# 01-24-300-017 & 01-24-300-009
 - e. Resolution #26-23 Approving a Final Plat of Subdivision for the Property Identified by PIN# 01-24-300-017 & 01-24-300-009
 - f. Ordinance #26-31 Approving Garbage Rates for 2026-2027
8. Old Business
9. Staff Reports
 - a. Police Report
 - b. Streets Report
 - c. Financial Report
10. Village Board Committee Reports
 - a. Business Development Commission
11. Announcements
12. Executive Session
13. Adjournment

Public Comments: The Board will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Village President 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 Board 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 require 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
Village Board Meeting Minutes
Thursday, June 4, 2026 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

1. **Call to Order**

Village President Michael J. Reid Jr. called to order the Village Board Meeting at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday, June 4, 2026.

2. **Roll Call by Village Clerk, Karen Stuehler**

Present: Village President Michael J. Reid Jr., Trustee Fodor, Trustee Kelly, Trustee Pollastrini, Trustee Robinson.

A Quorum was Established.

Others Present: Village Manager Mary Jo Seehausen, Village Clerk Karen Stuehler, Chief Pann, Village Attorney James Vasselli, Finance Director Lori Lyons, Assistant Village Manager for Development Mo Khan.

Absent: Trustee Koth.

3. **Pledge of Allegiance**

Village Attorney James Vasselli led the Pledge of Allegiance.

4. **Public Comments**

None.

5. **A Motion to Approve Meeting Minutes with corrections from May 21, 2026.**

Trustee Pollastrini moved to Approve Meeting Minutes with corrections from May 21, 2026.

Seconded by: Trustee Fodor.

Roll Call Vote.

Ayes: Fodor, Jarnebro, Kelly, Pollastrini, Robinson.

Nayes: None.

Absent: Koth.

Abstain: None.

Motion Approved.

6. **A Motion to Approve Accounts Payable for June 4, 2026 in the amount of \$158,541.41**

Trustee Jarnebro moved to Accounts Payable for June 4, 2026 in the amount of \$158,541.41.

Seconded by: Trustee Robinson.

Roll Call Vote.

Ayes: Fodor, Jarnebro, Kelly, Pollastrini, Robinson.

Nayes: None.

Absent: Koth.

Abstain: None.

Motion Approved.

7. **New Business**

a. **Ordinance 26-26 Approving the Sale and Disposal of Surplus Property and Equipment.**

Trustee Pollastrini moved to Approve Ordinance 26-26 for the Sale and Disposal of Surplus Property and Equipment.

Seconded by: Trustee Jarnebro.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Kelly, Pollastrini, Robinson.

Nayes: None.

Absent: Koth.

Abstain: None.

Motion Approved.

b. **Resolution 26-22 Approving a Contract Extension with Flood Brothers for Refuse Services.**

Trustee Robinson moved to Approve Resolution 26-22 Approving a Contract Extension with Flood Brothers for Refuse Services.

Seconded by: Trustee Fodor.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Kelly, Pollastrini, Robinson.

Nayes: None.

Absent: Koth.

Abstain: None.

Motion Approved.

c. **Motion to Approve Notice of Designation of Authorized Signatories by the Village President.**

Trustee Robinson moved to Approve Notice of Designation of Authorized Signatories by the Village President.

Seconded by: Jarnebro.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Kelly, Pollastrini, Robinson.

Nayes: None.

Absent: Koth.

Abstain: None.

Motion Approved.

8. **Old Business**

President Reid talked about resident concerns for the spraying of mosquitoes and the concerns of other insects and health effects. He informed everyone that there is an opt out option and asked that a link be put on our village website, President Reid also explained about the traps that are checked regularly and the spraying is done only when needed. Trustee Jarnebro also asked about bat boxes. President Reid stated he thought that would be a great service project for a group and fully supports anything that would help to reduce mosquitoes.

9. **Staff Reports**

a. Building Report

No discussion.

b. Engineering Report

The concern of the sidewalk at Panama and Centennial has been improved.

10. **Village Board Committee Reports**

a. Business Development Commission

Trustee Kelly reported that BDC will be meeting next week.

11. **Announcements**

Trustee Pollastrini would like to welcome everybody to the Old Fashion Days this weekend and encouraging everyone to come out and celebrate the Villages 150 birthday and thank you to the Hampshire Historical Society.

Trustee Kelly inquired about a post to be made with the closing of State Street.

12. **Executive Session**

No discussion.

13. **Adjournment**

Trustee Fodor moved to adjourn at 7:35 p.m.

Seconded by: Trustee Kelly

All Call Vote.

Ayes: Fodor, Jarnebro, Kelly, Pollastrini, Robinson.

Nayes: None.

Absent: Koth.

Abstain: None.

Motion Approved.

Meeting Video Available Online at www.hamsphireil.org



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

Agenda Supplement

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on June 18, 2026
RE: PZC-26-06 - 279 N. State St. - Rezoning (Map Amendment)

Background: Scott Dalby (Petitioner & Owner) is requesting the following operate a single-family residence at 279 N. State St.:

1. Request for Rezoning (Map Amendment) from B-1, Central Business District to R-2, Single-Family Residence District.

The subject property has been used as a residential property historically. The subject property is currently a non-conforming use as a single-family residence is not permitted within the B-2, Central Business District. The non-conforming residential use was not re-established within six months and can no longer be used as a single-family residence.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission held a Public Hearing on the matters on June 8, 2026 and recommended approval of the rezoning (map amendment) by a vote of 4-0. The Planning and Zoning Commission adopted Village staff's Findings of Fact, which stated that the property has historically been used as a single-family residence and the establishment of the single-family residence use pre-dates the current B-1, Central Business District zoning classification.

Public Comments: One public comment/question was provided during the Public Hearing, which is summarized below:

1. Mr. Rutkowski, the owner of 303 N. State St. which is directly north of the subject property, asked what would happen to the zoning of his property if the subject property was rezoned. Village staff answered his question and stated that the zoning of Mr. Rutkowski's property would be unchanged.

Recommendation: For the Village Board to consider the Planning & Zoning Commission's recommendation to approve the request for rezoning (map amendment) from B-1, Central Business District to R-2, Single-Family Residence District for the property located at 279 N. State St.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Project Narrative
4. Petitioner's Findings of Fact



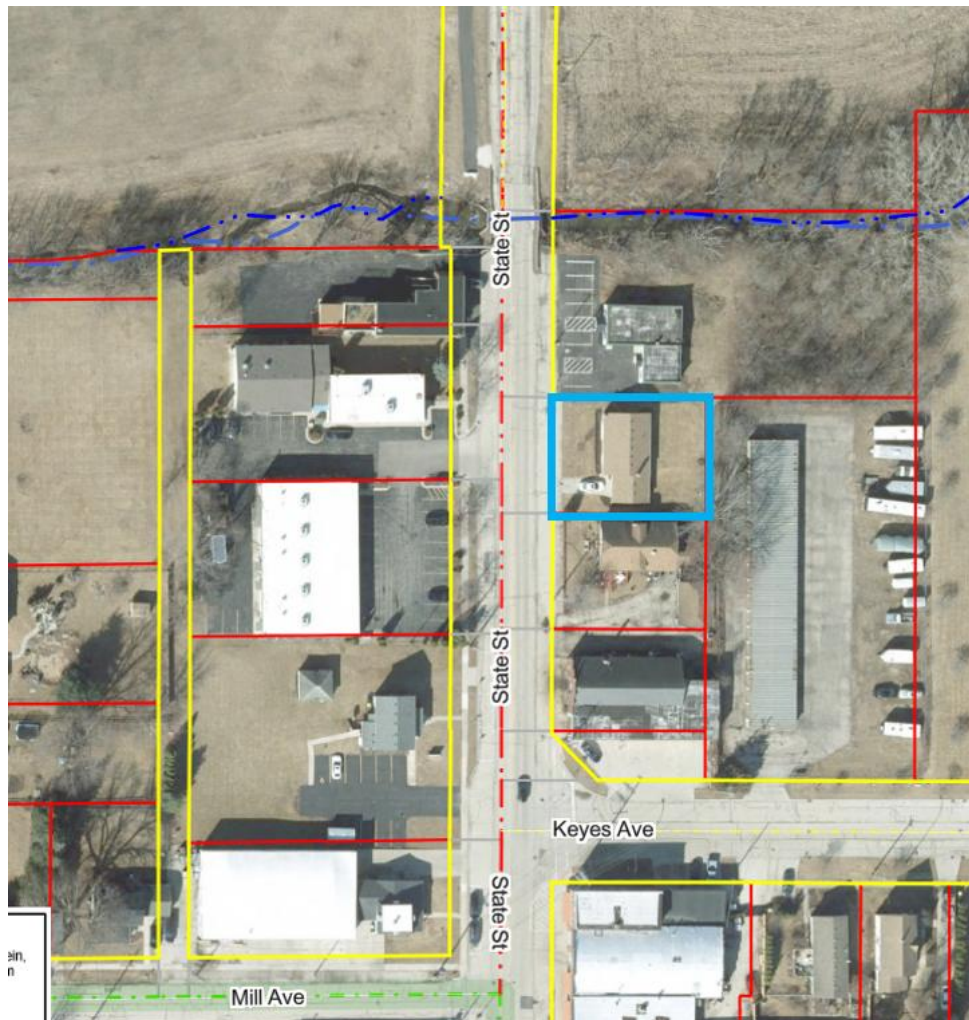
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on June 8, 2026
RE: PZC-26-06 - 279 North State Street - Rezoning (Map Amendment)

PROPOSAL: Scott Dalby (Petitioner & Owner) is requesting the following to operate a single-family residence at 279 N. State Street:

1. Request for Rezoning (Map Amendment) from B-1, Central Business District to R-2, Single-Family Residence District





BACKGROUND: The subject property has been used as a residential property for its entirety. The subject property is currently a non-conforming use as a single-family residence is not permitted within the B-1, Central Business District. The single-family residence use ceased in 2025 and was not re-established within six (6) months. Per Sec. 6-4-3-E-2, any future use after six (6) months of the non-conforming use ceasing must be in conformance with the uses permitted in the B-1, Central Business District.

ANALYSIS: The subject property is approximately 7,500 sq. ft. and located on the east side of State Street and approximately 210 ft. north of the intersection of State St. and Keyes Ave. The subject property is improved with an approximately 1,670 sq. ft. single-story residential structure.

The subject property is currently zoned B-1, Central Business District. The general purpose of the B-1, Central Business District is to "...recognize the historic significance, spatial layout, and yard and parking limitations of the Central Business District and immediately surrounding adjacent areas..." [Sec. 6-8-2-A].

The following are the adjacent property zoning and uses:

North: M-1, Restricted Industrial - Office/Commercial Use

South: B-1, Central Business - Residential Use

East: B-1, Central Business - Storage Use

West: B-1, Central Business - Office/Commercial Use

Zoning Bulk Standards: No changes are being proposed to the building, so a zoning bulk standard review was not completed.

REQUIRED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The following are the required findings of fact for a Rezoning (Map Amendment) per Sec. 6-14-3-G-8-a:

1. Existing uses of property within the general area of the property in question.
2. The zoning classification of property within the general area of the property in question.
3. The suitability of the property in question to the uses permitted under the existing zoning classification.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.
5. The objectives of the current land use plan.



PROPOSED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The proposed findings of facts shall be as follows:

1. The existing uses within the general area vary from residential to storage/warehouse. The property directly adjacent to the south is a residential use while properties to the north, east, and west are used for non-residential purposes.
2. The zoning classification of the properties in the general area are either B-1, Central Business District or M-1, Restricted Industrial District.
3. The existing or established residential use of the subject property cannot occur under the current zoning classification. The existing or established use of the subject property pre-dates the current zoning classification.
4. There has been no trend in development or changes in the current zoning classification within the general area. The general area has been developed and pre-dates the current zoning classifications.
5. The current land use plan designates the subject property Community Commercial Center.

PUBLIC COMMENTS: Village staff has not received any public comments as of June 4, 2026.

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is not recommending any conditions of approval.

RECOMMENDED MOTION: I move to accept and adopt the Staff's Findings of Facts as included in this Agenda Supplement and recommend approval of PZC-26-06 for the following:

1. Request for Rezoning (Map Amendment) from B-1, Central Business District to R-2, Single-Family Residence District for the property located at 279 N. State St.

DOCUMENTS ATTACHED:

1. Land Use Application
2. Project Narrative
3. Petitioner's Response to Findings of Fact



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

Land Use Application

Date: 04-16-2026

The Undersigned respectfully petitions the Village of Hampshire to review and consider granting the following approval(s) on the land herein described.
(check all that apply)

- Variance*
- Special Use Permit*
- Rezoning from B-1 District to R-2 District (ex. M1 to M2)*
- Annexation*
- Subdivision
- Other Site Plan: _____

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: SCOTT DALBY Email: S. S. DALBY @ ATT. NET
Address: 1370 OAK HILL LANE Phone: 847 276-0918

CONTACT PERSON (if different from applicant)

Name: _____ Email: _____
Address: _____ Phone: _____

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES NO

If the applicant is not the owner of the subject property, a written and signed statement from the owner authorizing the applicant to file must be attached to this application.

IS THE OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

YES NO

If the owner of the subject property is a trustee of a land trust or beneficiaries of a land trust, a disclosure statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be attached hereto.

PROPERTY INFORMATION

Name of Development (if any): _____

Address: 279 N STATE ST

Parcel Number(s): 01-22-301-003

Total Area (acres): Less than 1/4 Acre

Legal Description: must be attached to this application

Fire Protection District: Hampshire

School District: D 300

Library District: Hampshire

Park District: Hampshire

Township: Hampshire

Current Zoning District: B

Current Use:
RESIDENTIAL BUSINESS

Proposed Zoning/Variance/Use:
RESIDENTIAL

Reason/Explanation for Zoning/Variance/Use:
IT'S A HOUSE SINCE 1956

April 29, 2026

In reference to 279 N. State Street, I am requesting a zoning change of commercial to residential of this property.

At the current time this property has been for sale since January of 2026 with no offers due to the commercial zoning status.

This 279 N. State Street house was built in 1956. Over the years there have been other requests for older homes in Hampshire that have had zoning changes due to the need and/or changes in the growth of Hampshire. In the past houses on Mill and Washington (may be others) have requested and received zoning changes due to the need of residents. I ask you to consider my request as I am executor of this estate and need to sell this property to close the estate. As the months have passed, there have been zero offers made, but said concerns of the commercial zoning status.

Scott A Dalby

279 N STATE ST

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Planning and Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following matters:

- (1) Existing uses of property within the general area of the property in question.

Residential + Business

- (2) The zoning classification of property within the general area of the property in question.

Business

- (3) The suitability of the property in question to the uses permitted under the existing zoning classification.

It is a house /residential

- (4) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.

None

- (5) The objectives of the current land use plan.

To ~~zone~~ RESIDENTIAL

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

**AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE
VILLAGE OF HAMPSHIRE, ILLINOIS
(279 North State Street, Hampshire, Kane County, Illinois, PIN 01-22-301-003)**

**ADOPTED BY
THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF HAMPSHIRE**

THIS ___ DAY OF _____, 2026

Published in pamphlet form by authority
of the President and the Board of Trustees
of the Village of Hampshire, Illinois this
_____ day of _____, 2026

VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

**AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE
VILLAGE OF HAMPSHIRE, ILLINOIS
(279 North State Street, Hampshire, Kane County, Illinois, PIN 01-22-301-003)**

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village, enabling the Village to control development in the area and promoting public health, safety, comfort, morals and welfare; and

WHEREAS, there exists certain real property commonly known as 279 State Street, Hampshire, Kane County, Illinois; PIN: 01-22-301-003 (the “Property”); and

WHEREAS, Scott Dalby, the owner of record, a designee, related party or an assignee (the “Owner”) desires to have the Property rezoned from B-1, Central Business District to R-2, Single-Family Residence District, to continue to allow the Property to be used as a single family detached residence; and

WHEREAS, the Owner and/or an authorized designee, with the Owner’s consent, submitted an application to the Village that included exhibits containing plans and specifications for the Property (the “Petition”), incorporated herein by reference; and

WHEREAS, the Petition requested that the Village rezone the Property from B-1, Central Business District to R-2, Single-Family Residence District (the “Zoning Relief”); and

WHEREAS, the Zoning Relief would allow the Owner to continue to use the Property as a single family detached residence; and

WHEREAS, pursuant to Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), the regulations imposed and the districts created under the zoning authority of Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*) may be amended from time to time by ordinance; and

WHEREAS, Chapter 6 of the Village Code is known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the “Zoning Ordinance”), and sets forth the land use regulations for the Village; and

WHEREAS, Section 6-14-3 of the Zoning Ordinance authorizes the planning and zoning commission (the “PZC”) to propose or consider amendments to the text of the Zoning Ordinance and rezoning classifications; and

WHEREAS, after all required notices were given and posted, the PZC held a public hearing (the “Hearing”) regarding the Zoning Relief; and

WHEREAS, at the Hearing, testimony was given, evidence was presented, comments were solicited and the public was afforded opportunities to be heard regarding the Petition and the proposed Zoning Relief; and

WHEREAS, based on the testimony and evidence presented at the Hearing, the PZC made certain findings of fact (the “Findings of Fact”), attached hereto and incorporated herein as Exhibit A, and recommended that the Corporate Authorities grant and approve the Zoning Relief; and

WHEREAS, the Findings of Fact are based on the evidence presented to the PZC in each case with respect to: (1) existing uses of property within the general area of the Property; (2) the zoning classification of property within the general area of the Property; (3) the suitability of the Property to the uses permitted under the existing zoning classification; (4) the trend of

development, if any, in the general area of the Property, including any changes that have taken place in its present zoning classification; and (5) the objectives of the current land use plan; and

WHEREAS, the Corporate Authorities have duly considered the Petition and the recommendations of the PZC in connection with the requested Zoning Relief; and

WHEREAS, based on the foregoing, including the Findings of Fact, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to approve the Zoning Relief;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and hereby incorporate and make them part of this Ordinance.

SECTION 2. The Corporate Authorities considered: (a) the existing uses of property within the general area of the Property; (b) the zoning classification of property within the general area of the Property; (c) the suitability of the Property to the uses permitted under the existing zoning classification; (d) the trend of development, if any, in the general area of the Property, including changes, if any, which have taken place in its present zoning classification; and (e) the objectives of the current land use plan. After thoughtful consideration, the Corporate Authorities hereby accept the PZC's Findings of Fact and, based thereon and on other testimony and evidence, including the fact that the Property has been used as a single family detached residence since approximately 1956, the Corporate Authorities hereby find and determine that the Zoning Relief should be approved and granted to the Property. Based on the foregoing and the Findings of Fact,

the Corporate Authorities hereby authorize, approve and grant the Zoning Relief, as set forth in the Findings of Fact. The employees and officers of the Village are authorized and directed to take any and all action necessary to carry out the intent of this Ordinance. The Village Clerk is directed to work with the Village Engineer to ensure that the Zoning Map is amended and the Zoning Relief is accurately reflected on the Zoning Map.

SECTION 3. That the officers, employees, and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to, and consummate the Zoning Relief contemplated by this Ordinance and shall take all action necessary in conformity therewith.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 5. That the provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation, said provision shall be excluded and deemed inoperative and unenforceable and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. In the event of any conflict between the terms of this Ordinance and the terms of the Village Code, or any other code, ordinance or regulation of the Village, the terms of this Ordinance shall control and prevail in all instances.

SECTION 7. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 8. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 9. This Ordinance shall be in full force and effect after passage, approval, publication in pamphlet form or as otherwise provided by applicable law.

ADOPTED THIS __ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

EXHIBIT A
(FINDINGS OF FACT)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of an Ordinance titled:

**AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE
VILLAGE OF HAMPSHIRE, ILLINOIS
(279 North State Street, Hampshire, Kane County, Illinois, PIN 01-22-301-003)**

I certify that on _____, 2026, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law), at a regular meeting, passed and adopted Ordinance No. _____, which was approved by the Village President on the _____ day of _____, 2026.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

The pamphlet form of Ordinance No. _____, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on _____, 2026 and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk and online.

DATED at Hampshire, Illinois, this _____ day of _____, 2026.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

Agenda Supplement

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on June 18, 2026
RE: PZC-26-06 - 01-24-300-017; -009 -Annexation, Rezoning (Map Amendment), Special Use & Final Plat of Subdivision

Background: Martam Construction, Inc. (Petitioner) on behalf of Brier Hill Ventures, LLC (Owner) is requesting the following to operate a construction company:

1. Request for Annexation of PIN# 01-24-300-017 (Note: PIN# 01-24-300-009 is already annexed into the Village)
2. Request for Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-2, General Industrial District.
3. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials.
4. Request for Final Plat of Subdivision

Martam Construction specializes in core construction developments including concrete paving, excavation, structural & bridges and underground utilities.

Annexation: The subject property being requested for annexation is approximately 50 acres and located off of Brier Hill Rd. adjacent to 370 S. Brier Hill Rd. The subject property is currently zoned F - Farming in unincorporated Kane County. The property upon annexation, if approved by the Village Board, would be zoned E-1, Estate District in accordance with Sec. 6-5-4 of the Hampshire Zoning Ordinance.

The Plat of Annexation was reviewed by the Village Engineer and was found to be in conformance with requirements.

Note: The Planning & Zoning Commission do not consider requests for annexations. Annexation requests are solely considered by the Village Board.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission held a Public Hearing & Meeting on the matters on June 8, 2026 and recommended approval of the rezoning (map amendment), special use, and final plat of subdivision by a vote of 4-0. The Planning and Zoning Commission adopted Village staff's findings of fact as included in the Planning and Zoning Commission Agenda Supplement.

The Planning and Zoning Commission's approval recommendation included three conditions of approval as recommended by Village staff:

1. The Special Use shall only apply to Martam Construction, Inc. and shall not be transferred to a new business.
2. If the use shall cease operations for a period of six (6) consecutive months the Special Use shall be considered null and void.
3. A solid fence or wall of a minimum six (6) feet in height shall be provided around the perimeter of the site.

Public Comments: One public comment/question was provided during the public hearing which is summarized below:

1. Mr. Dalby, whose mother owns property to the south of the subject property, asked how tall the material storage will be and if a six (6) foot fence would be sufficient screening. The Petitioner responded stating that there is a tree line with heavy vegetation on a separate lot not owned by the Petitioner or subject property Owner that provides a buffer between the subject property and Mr. Dalby's mother's property.

Recommendation: For the Village Board to consider the following:

1. Request for Annexation of PIN# 01-24-300-017
2. To consider the Planning & Zoning Commission's recommendation for approval of the following pursuant to the recommended conditions of approval:
 - a. Request for Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-2, General Industrial District.
 - b. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials.
 - c. Request for Final Plat of Subdivision

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Project Narrative & Response to Findings of Fact
4. Plat of Survey
5. Site Plan
6. Site Plan Aerial
7. Plat of Subdivision
8. Petition for Annexation
9. Plat of Annexation



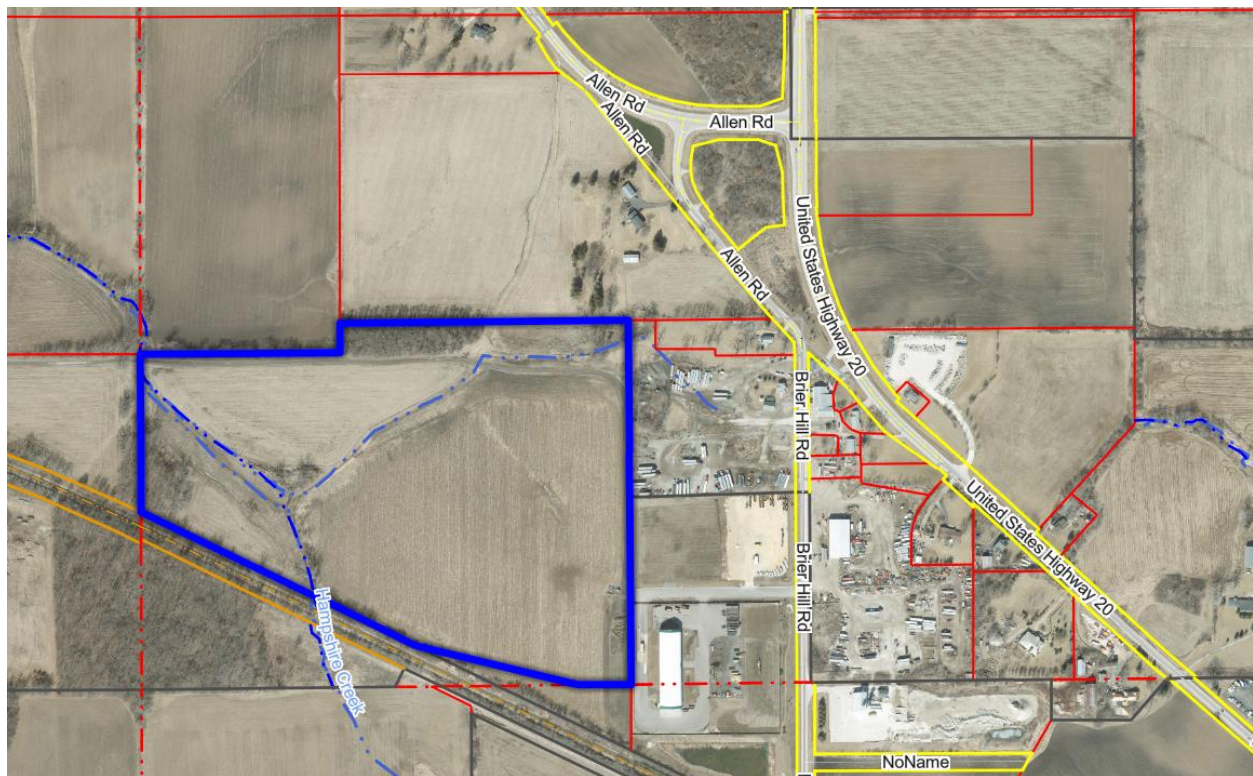
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on June 8, 2026
**RE: PZC-26-01 - 01-24-300-017; -009 - Rezoning (Map Amendment),
Special Use, and Final Plat of Subdivision**

PROPOSAL: Martam Construction, Inc. (Petitioner) on behalf of Brier Hill Ventures, LLC (Owner) is requesting the following to operate a construction company:

1. Request for Rezoning (Map Amendment) Upon Annexation from E-1, Estate District to M-2, General Industrial District.
2. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials.
3. Request for Final Plat of Subdivision





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

BACKGROUND: The subject property is currently unincorporated undeveloped farm/agricultural land. Martam Construction is seeking to annex and develop the land for its construction business. Martam Construction specializes in core construction developments including concrete paving, excavation, structural & bridges and underground utilities.

ANALYSIS: The subject properties are approximately 50 acres and located off of Brier Hill Rd. adjacent to 370 S. Brier Hill Rd.

The subject property is currently zoned F - Farming in unincorporated Kane County. The property upon annexation, if approved by the Village Board, would be zoned E-1, Estate District in accordance with Sec. 6-5-4 of the Hampshire Zoning Ordinance.

The following are the adjacent property zoning and uses:

North: F - Farming (Unincorporated)

South: Railroad Tracks/Right-of-Way

East: F - Farming (Unincorporated); M-2, General Industrial - Recycling Facility

West: F - Farming (Unincorporated)

Zoning Bulk Standards: A preliminary site plan has been submitted as part of the Petitioner's application to provide a general view of where buildings and land uses will be located. As the approval does not require the Petitioner to adhere to the submitted preliminary site plan, a zoning bulk standard review did not occur.

REQUIRED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The following are the required findings of fact for a Rezoning (Map Amendment) per Sec. 6-14-3-G-8-a:

1. Existing uses of property within the general area of the property in question.
2. The zoning classification of property within the general area of the property in question.
3. The suitability of the property in question to the uses permitted under the existing zoning classification.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.
5. The objectives of the current land use plan.

PROPOSED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The proposed findings of facts shall be as follows:



1. The existing uses of properties within the general area are industrial in nature. The properties directly adjacent to the east include a recycling center and outdoor truck parking.
2. The zoning classification of the properties in the general area vary from farming to industrial. It should be noted that many of the uses are industrial in nature, including a contractor office and yard and outdoor semi-trailer parking. The directly adjacent property to the subject property is a recycling facility.
3. The property is not suitable to developed as residential under the E-1 zoning designation due to its location directly adjacent to and near industrial/non-residential uses.
4. The trend of development in the general area has been industrial/non-residential uses. The most recent development at 370 S. Brier Hill Rd. is a recycling facility.
5. The current future land use map designates the subject properties for Estate Residential.

REQUIRED FINDINGS OF FACT (SPECIAL: USE): The following are the required findings of fact for a Special Use per Sec. 6-14-3-H-9:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
5. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may,



in each instance, be modified by the board of trustees pursuant to the recommendations of the Planning and Zoning Commission.

PROPOSED FINDINGS OF FACT (SPECIAL USE): The proposed findings of fact shall be as follows:

1. The proposed special use will generally not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed use is industrial in nature, which is consistent with other uses in the general area. The subject property is not adjacent to residential developments.
2. The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity. The proposed use will not prevent existing uses to continue and be enjoyed. Additionally, the uses in the general area mostly industrial in nature.
3. The proposed special use will not prevent the development of other properties in the general area. The proposed use is limited to the subject properties.
4. The proposed building will be new and modern in design as stated in the Petitioner's Findings of Fact.
5. Village utilities (water, sewer, storm sewer) are not nearby to be connected to. The subject properties will be served by a private well and septic. The site plan indicates the proposed location of on-site detention/retention ponds. These will be verified as part of the stormwater permit for the development. Access to the subject property will be through a private access drive located off of Brier Hill Rd.
6. The existing access road off of Brier Hill Rd. will be extended to the subject property to provide the required ingress/egress.
7. The outdoor operation and storage will be required to meet all applicable regulations of the zoning ordinance, including being screened by a solid/privacy fence.

FINAL PLAT OF SUBDIVISION: The subject property will be subdivided for the development of Martam Construction's business. Various access easements are proposed to provide the required access off of Brier Hill Rd. There are no minimum lot requirements/standards for properties in the M-2 zoning district. The Final Plat of Subdivision has been reviewed by the Village Engineer and has recommended approval of the plat.

PUBLIC COMMENTS: Village staff has not received any public comments as of June 4, 2026.



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

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is recommending the following conditions of approval:

1. The Special Use shall only apply to Martam Construction, Inc. and shall not be transferred to a new business.
2. If the use shall cease operations for a period of six (6) consecutive months the Special Use shall be considered null and void.
3. A solid fence or wall of a minimum six (6) feet in height shall be provided around the perimeter of the site.

RECOMMENDED MOTION: I move to accept and adopt the Staff's Findings of Facts as included in this Agenda Supplement and recommend approval of PZC-26-01 for the following:

1. Request for Rezoning (Map Amendment) Upon Annexation from E-1, Estate District to M-2, General Industrial District.
2. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials.
3. Request for Final Plat of Subdivision

Pursuant to Staff's Recommended Conditions of Approval #1-3

DOCUMENTS ATTACHED:

1. Land Use Application
2. Project Narrative & Response to Findings of Fact
3. Plat of Survey
4. Site Plan
5. Site Plan Aerial
6. Plat of Subdivision



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

Land Use Application

Date: 1-23-26

The Undersigned respectfully petitions the Village of Hampshire to review and consider granting the following approval(s) on the land herein described.
(check all that apply)

- Variance*
- Special Use Permit*
- Rezoning from E1 District to M2 District (ex. M1 to M2)*
- Annexation*
- Subdivision
- Other Site Plan: _____

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: Martam Construction, Inc. Email: robert@martam.com
Address: 1200 Gasket Dr., Elgin, IL 60120 Phone: 847-980-8546

CONTACT PERSON (if different from applicant)

Name: Scott G. Richmond, Esq. Email: sgr@attorneys-illinois.com
Address: 2000 McDonald Rd., Ste. 200, South Elgin, IL 60177 Phone: 847-695-2400

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

 YES x NO

If the applicant is not the owner of the subject property, a written and signed statement from the owner authorizing the applicant to file must be attached to this application.

IS THE OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

 YES x NO

If the owner of the subject property is a trustee of a land trust or beneficiaries of a land trust, a disclosure statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be attached hereto.

PROPERTY INFORMATION

Name of Development (if any): Martam Construction, Inc.

Address: 1200 Gasket Dr., Elgin, IL 60120

Parcel Number(s): 01-24-300-017 01-24-300-009

Total Area (acres): 36

Legal Description: must be attached to this application

Fire Protection District: Hampshire FPD

School District: CUSD 300

Library District: Hampshire

Park District: Hampshire Township Park District

Township: Hampshire Township

Current Zoning District: Agriculture- Kane County

Current Use:

Farming

Proposed Zoning/Variance/Use:

M2 zoning - use for daily operations and offices of Martam Construction, Inc. Outside storage for large construction equipment along with processing of concrete and asphalt millings and storage onsite. Outside storage of metal sheeting, H-Piles, steel plates, concrete barrier walls, pipes, manholes, lumber, concrete forms and other construction materials.

Reason/ Explanation for Zoning/ Variance/ Use:

Operation of construction, excavation, concrete paving, underground utilities, and structural bridges company.

PROJECT NARRATIVE

Martam Construction, Inc. is under contract to purchase the subject properties from Brier Hill Ventures, LLC. The existing use of the properties is exclusively farming. Brier Hill Venures seeks to subdivide the property and sell it to Martam Construction, Inc.

Martam Construction, Inc. intends to relocate its operations from 1200 Gasket Dr. in Elgin to this site in Hampshire. It is a larger site and better suited for the construction operations of Martam.

Martam Construction was founded in 1973 by Tamas and Maria Kutrovatz. The Martam family continues to own and operate the company today. Robert Kutrovatz heads the Martam operations. Martam engages in large scale construction projects for government and private development. They have worked on tollway projects, runway expansions, municipal projects and a variety of private construction projects. They are active in the community as well.

The site will include a corporate headquarters and shop, along with outside large equipment storage as well as outside material storage and processing for Martam jobs. A proposed driveway will be constructed linking the property with the existing private driveway for Midwest Material Management connected to Brier Hill Road.

FINDINGS OF FACT - RE-ZONING

The following are Petitioner's responses regarding Findings of Fact (6-14-3(G)(8)(a)):

1. The existing uses of properties within the general area of the property in question will not be adversely affected. In this area adjacent to the subject parcels to the west wetlands and farming. To the south is vacant farmland. To the north is also farmland with some single family residences as part of the farmland. To the east is industrial/manufacturing zoned M2 and operated by Midwest Material Management as well as trailer storage.
2. The annexation and re-zoning of the parcels is compatible with those surrounding it. Directly to the east is zoning M2 To the north, south and west are vacant farmland in unincorporated Kane County.
3. The properties in the Petition are suitable to the uses permitted under the existing zoning classification. The property is not suitable as E-1 due to the adjacent M2 use. The surrounding properties to the north, west and south are unincorporated farmland and to the east is zoned M2. The subject property will be adjacent to the existing M2 use and is compatible with the area and will be buffered by the rail tracks to the south and landscape buffers to the north.

4. The trend of development in this area is commercial/industrial due to its proximity to Brier Hill Road and major highways. Surrounding parcels are zoned M2 or are unincorporated farmland.
5. The proposed zoning of M2 and R1 meet the objectives of the current land use plan. The Future Land Use Map of the Village of Hampshire developed as part of the 2004 Comprehensive Plan Update calls for these parcels to be designated as Business Park, and the proposed use of M2 is compatible with said Future Land Plan.

Very truly yours,

Scott G. Richmond, Esq.

Scott G. Richmond, Esq.

Attorney for Petitioner, Martam Construction, Inc.



ARIANO HARDY RITT
RICHMOND LYTLE & GOETTEL P.C.

Scott G. Richmond
Aaron J. Lytle *
Karrsten Goettel
Taylor J. Spooner
Will J. Clausel

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SUITE 200
SOUTH ELGIN, IL 60177-3324
(847) 695-2400

Facsimile (847) 695-2401
or
E-Mail: SGR@attorneys-illinois.com

Huntley Office
American Community Bank & Trust
10101 North Illinois Route 47
Suite 200
PO Box 857
Huntley, IL 60142

Frank V. Ariano (*Retired*)
Ralph C. Hardy (*1943-2021*)
Norbert C. Ritt (*Retired*)

**Licensed in Illinois & Wisconsin*

May 11, 2026

Via Email

Mr. Mo Khan
Asst. Village Manager
Village of Hampshire
PO Box 457
234 S. State St.
Hampshire, IL 60140

**Re: Martam Construction
PZC 26-01**

Dear Mr. Khan:

The following are the proposed findings of fact related to the subject property special use:

a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare

The proposed use of the site for general construction services including storage of materials outside will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The site will be complete fenced in and product will be stored onsite in a safe manner. No dangerous materials will be stored on site. This land is located adjacent to a commercial/industrial area and will not affect any residential communities in the area.

b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within the neighborhood;

The special use for storage of outside materials will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within the neighborhood. This land is located adjacent to a commercial/industrial area and will not affect any residential communities in the area. It is also bordered by a railroad track and has long been vacant agricultural property.

c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The normal and orderly development and improvement of the surrounding property will not be impeded. This use is consistent with commercial/industrial uses of adjacent properties.

d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;

All structures constructed on site will be architecturally harmonious with the nearby commercial/industrial developments. The structures planned on site will be new and modern designs.

e. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

This site does not yet have sewer and water utilities available nearby. It will be served by well and septic. All drainage and water storage will be designed in accordance with the Kane County Stormwater Ordinances. Access road will be constructed to handle the traffic and sized equipment in use by the occupant.

f. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

The existing access road off of Brier Hill Road will be extended to the site and is already built to handle heavy vehicle loads.

g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the board of trustees pursuant to the recommendations of the Planning and Zoning Commission.

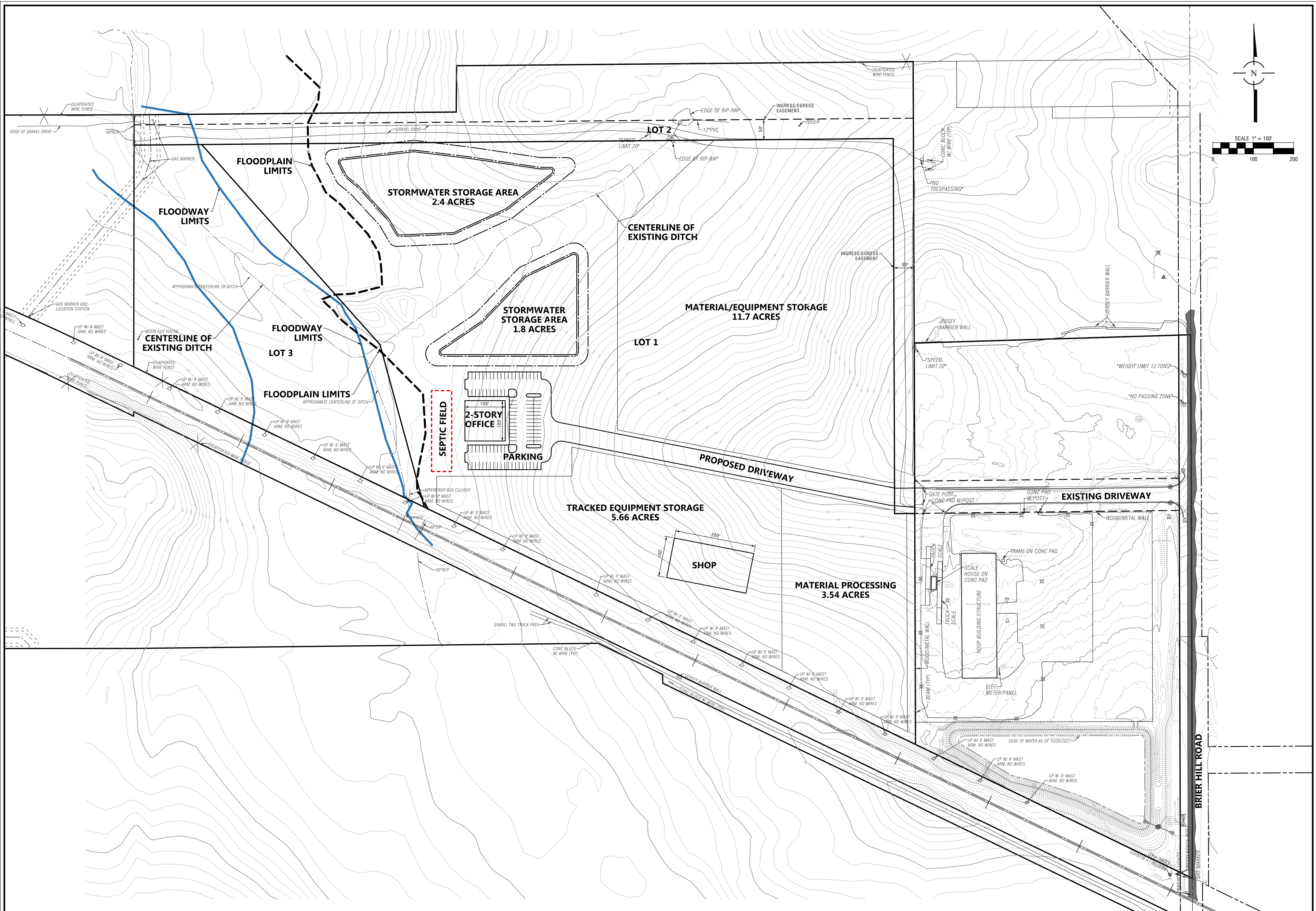
The storage of materials outside will in all other respects conform to the applicable regulations of the district in which it is located.

Respectfully submitted,

Scott G. Richmond, Esq.

Scott G. Richmond, Esq.

cc: Martam Construction

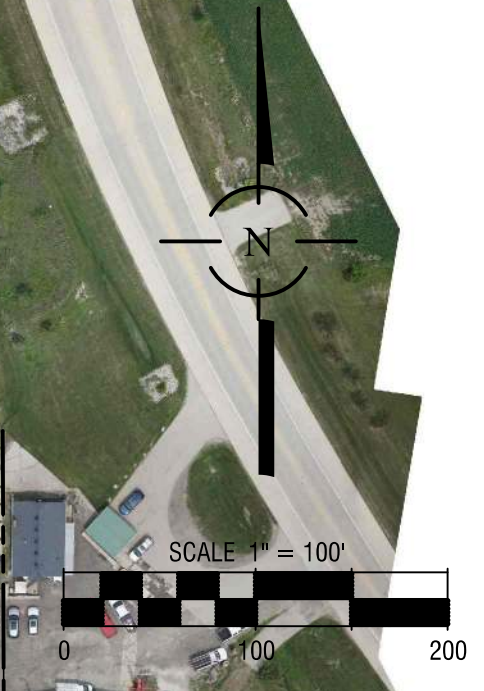


SITE PLAN
HAMPSHIRE SITE
HAMPSHIRE, ILLINOIS



FILENAME:	11250.06SitePlan.DGN
DATE:	09/17/25
JOB NO.:	11250.06
SHEET	SP
	1 OF 1

NO.	DATE	REMARKS
1	10/20/25	REVISED LOT LINES



NO.	DATE	REMARKS
1	10/20/25	REVISED LOT LINES

NO.	DATE	REMARKS

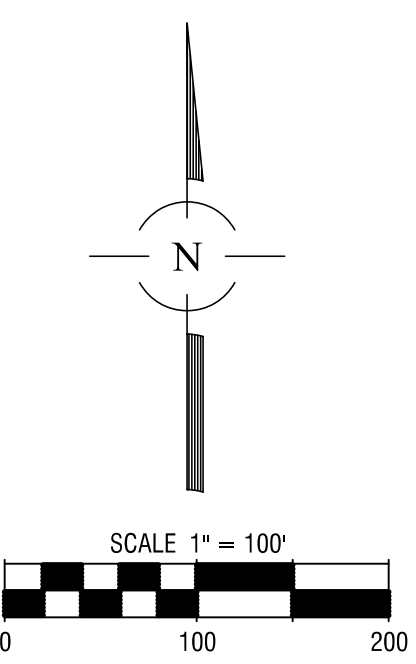
SITE PLAN
HAMPSHIRE SITE
HAMPSHIRE, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:	11250.06SitePlan.DGN
DATE:	09/17/25
JOB NO.:	11250.06
SHEET	SP
	1 OF 1

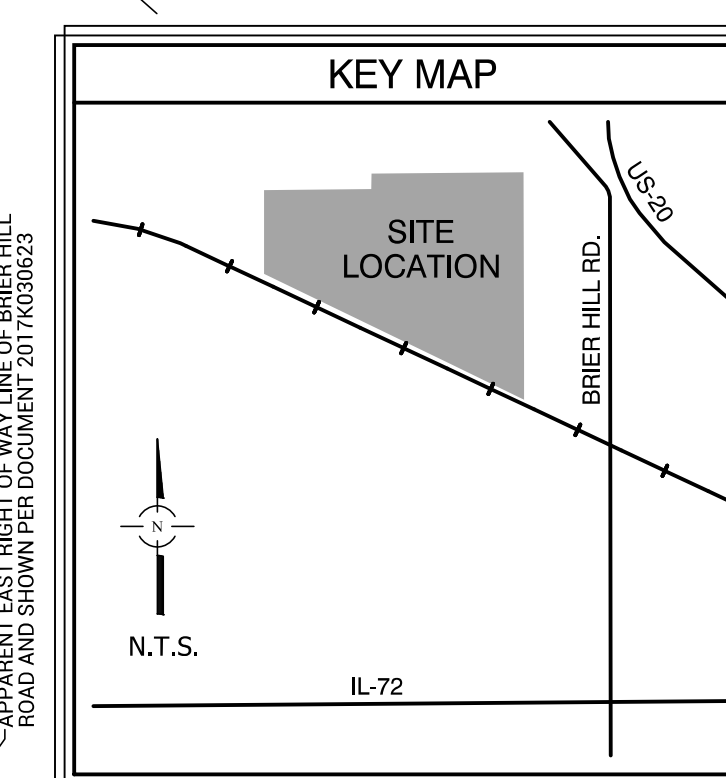
FINAL PLAT OF MARTAM SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 AND PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

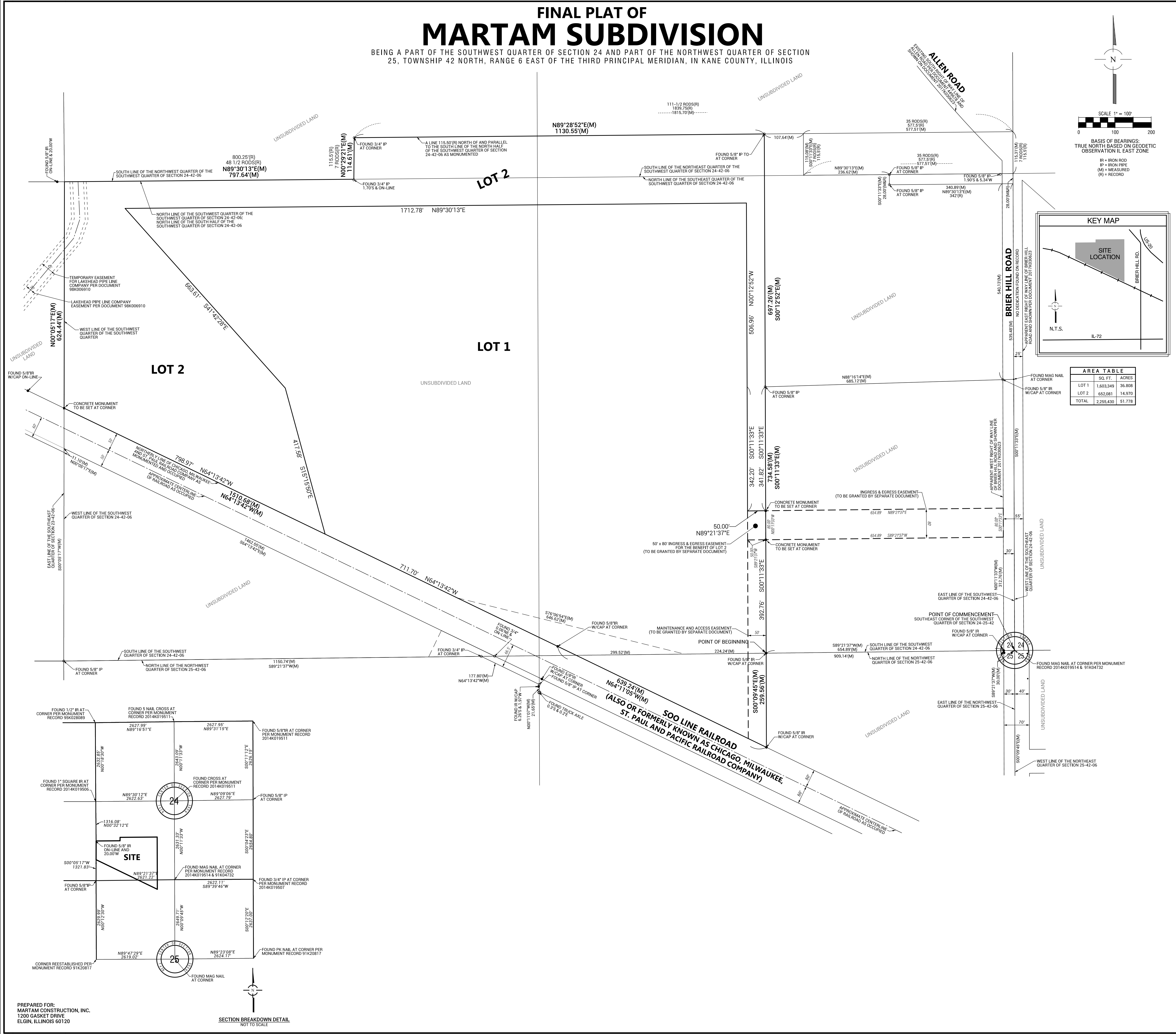


BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION ILLINOIS ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD



AREA TABLE	
LOT	SQ. FT. ACRES
LOT 1	1,603,349 36.808
LOT 2	652,081 14.970
TOTAL	2,255,430 51.778



NO.	DATE	REMARKS

NO.	DATE	REMARKS
3	04/24/25	COMMENTS
2	04/01/25	COMMENTS
1	12/08/25	COMMENTS

PLAT OF SUBDIVISION
HAMPSHIRE SITE
HAMPSHIRE, ILLINOIS



FILENAME: 1120506SUB-01
DATE: 10/16/2025
JOB NO. 11205.06
SHEET 1 OF 2

PREPARED FOR:
MARTAM CONSTRUCTION, INC.
1200 GASKET DRIVE
ELGIN, ILLINOIS 60120

SECTION BREAKDOWN DETAIL
NOT TO SCALE

FINAL PLAT OF MARTAM SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 AND PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

OWNER'S CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS INDICATED ON THIS PLAT AS THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF HAMPSHIRE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.
DATED THIS ____ DAY OF _____, A.D. 20____.

SIGNED: _____

PRINTED NAME AND TITLE _____

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____, TITLE _____

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL.

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

NOTARY PUBLIC _____

MORTGAGEE'S CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF _____)

_____, HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREIN, HEREBY CONSENTS

TO THE EXECUTION AND RECORDING OF THE ABOVE AND FOREGOING PLAT OF SUBDIVISION AND HEREBY SUBMITS ITS MORTGAGE

RECORDED _____ AS DOCUMENT NUMBER _____

DATE _____

IN THE OFFICE OF THE RECORDER OF DEEDS, KANE COUNTY, ILLINOIS, TO ALL OF THE PROVISIONS THEREOF.

IN WITNESS WHEREOF, THE SAID _____ HAS CAUSED _____ BANK _____

THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF
AT _____ TOWN _____ STATE _____, THIS ____ DAY OF _____, 20____.

BANK NAME _____

ADDRESS: _____

BY: _____

PRINTED NAME AND TITLE _____

ATTEST: _____

PRINTED NAME AND TITLE _____

MORTGAGEE'S NOTARY PUBLIC
STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL.
THIS ____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____

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 GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORECLOSED TAXES, AND NO RECEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS.

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

COUNTY CLERK _____

KANE COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF KANE COUNTY, ILLINOIS, ON THE ____ DAY OF _____,

A.D., 20____ AT ____ O'CLOCK ____ M. AND WAS RECORDED IN PLAT ENVELOPE NO. _____

COUNTY RECORDER _____

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 _____, A.D. 20____.

CHAIRMAN _____

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 _____, A.D. 20____.

SIGNED: _____

VILLAGE PRESIDENT _____

ATTEST: _____

VILLAGE CLERK _____

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 CERTIFICATE
STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS

THIS ____ DAY OF _____, 20____.

VILLAGE ENGINEER _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, EXPIRATION DATE APRIL 30, 2027, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24 AND PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 24; THENCE SOUTH 89 DEGREES 21 MINUTES 37 SECONDS WEST (BEARING BASED ON WAPOS ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE 12011 ADJUSTMENT), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 30.00 FEET TO THE APPARENT WEST RIGHT OF WAY LINE OF BRIER HILL ROAD AS OCCUPIED AND SHOWN ON DOCUMENT 2017030622; SAID LINE BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 25; THENCE CONTINUING SOUTH 89 DEGREES 21 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE 654.89 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 09 MINUTES 45 SECONDS EAST 259.55 FEET, TO A POINT ON THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY AS MONUMENTED AND OCCUPIED; THENCE NORTH 64 DEGREES 11 MINUTES 05 SECONDS WEST ALONG SAID NORTH LINE 439.24 FEET; THENCE NORTH 64 DEGREES 13 MINUTES 42 SECONDS WEST, ALONG SAID NORTH LINE 1510.68 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 17 SECONDS EAST 134.44 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID NORTH LINE 797.64 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 21 SECONDS EAST 114.61 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 52 SECONDS EAST 1130.55 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 52 SECONDS EAST 697.29 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 58 SECONDS EAST 754.58 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED IN ACCORDANCE WITH THE PLAT ACT AND THE ILLINOIS ADMINISTRATIVE CODE, SECTION 1270.36; MINIMUM STANDARDS OF PRACTICE. ALL DISTANCES ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 2,225,430 SQUARE FEET OR 51.778 ACRES, MORE OR LESS.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 1708900126J MAP REVISED JUNE 2, 2015, IT IS OUR CONSIDERED OPINION THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE (SHADED), FLOODWAY ZONE AL (SHADED), AND THE REMAINDER WITHIN "ZONE X" (UNSHADED) AREA AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND WE HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/4). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989).

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF HAMPSHIRE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND 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 IN ROSEMONT, ILLINOIS, THIS ____ DAY OF _____, 20____.

JORDAN A. LESKOWIEK, P.L.S., No. 035-4056
LICENSE EXPIRES: 11-30-2026
jleskow@spacecoinc.com
Spaceco, Inc.
975 W Higgins Rd, Suite 700
Rosemont, IL 60018
www.spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

FOR REVIEW
PURPOSES ONLY

PREPARED FOR:
MARTAM CONSTRUCTION, INC.
1200 GASKET DRIVE
ELGIN, ILLINOIS 60120

PLAT OF SUBDIVISION
HAMPSHIRE SITE
HAMPSHIRE, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
1120506SUB-01

DATE:
10/16/2025

JOB NO.
11250.06

SHEET

2 OF 2



Village of Hampshire

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

Petition for Annexation

Date February 9, 2026

TO THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS

The undersigned petitioner,

Name	Address	E-Mail-Address
<u>Brier Hill Ventures, LLC</u>	<u>270 N. State St., Hampshire, IL 60140</u>	<u>veronica@mwcompanies.com</u>
_____	_____	_____
_____	_____	<u>jerry@mwcompanies.com</u>

("Petitioner",) which is the owner of record of all the land hereinafter described (the "Territory"), together with at least 51% of the electors residing upon the hereinafter described premises, as listed here

Name	Address	E-Mail-Address
_____	_____	_____
<u>None</u>	_____	_____
_____	_____	_____

respectfully requests that the said Territory, which has _o_ number of dwelling structures located thereon, be annexed to the Village of Hampshire, Illinois.

Land to be Annexed

Property Index #	Address	Township	Fire District	School District
<u>01-24-300-017</u>	<u>Brier Hill Road</u>	<u>Hampshire</u>	<u>Hampshire FPD</u>	<u>CUSD 300</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

ATTACH the legal description (s) of all Territory included in this Petition for Annexation.

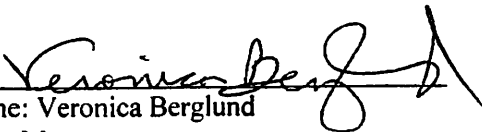
ATTACH additional pages as necessary to include all required information.

The undersigned further state(s) that the above-described territory and every portion thereof is not presently within the corporate limits of any municipality, and is contiguous to the Village of Hampshire, Kane County, Illinois.

This Petition is filed pursuant to Chapter 65, Cities and Villages, Section 7-1-1, et seq., of the Compiled Statutes of the State of Illinois.

FOR THE AVOIDANCE OF DOUBT, THIS PETITION SEEKS ANNEXATION ONLY IF, AND ON THE CONDITION THAT, AN ANNEXATION AGREEMENT ACCEPTABLE TO THE PETITIONER IS FIRST EXECUTED AND ENTERED INTO BY THE PETITIONER AND THE VILLAGE AND BY ANY OTHER PARTY CLAIMING BY, THROUGH, OR UNDER THE PETITIONER.

PETITIONER:
BRIER HILL VENTURES, LLC

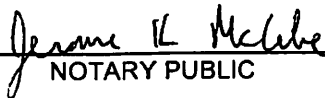
By: 
Name: Veronica Berglund
Title: Manager

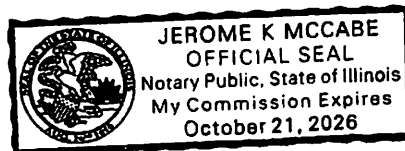
State of Illinois }
County of McHenry } SS

I, the undersigned, a Notary Public, in and for said County in the state aforesaid, do hereby certify that Veronica Berglund, personally known to me to be a Manager of the above-referenced Petitioner and to be the same person(s) whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of the Petitioner for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 9TH day of February, A.D., 2026.

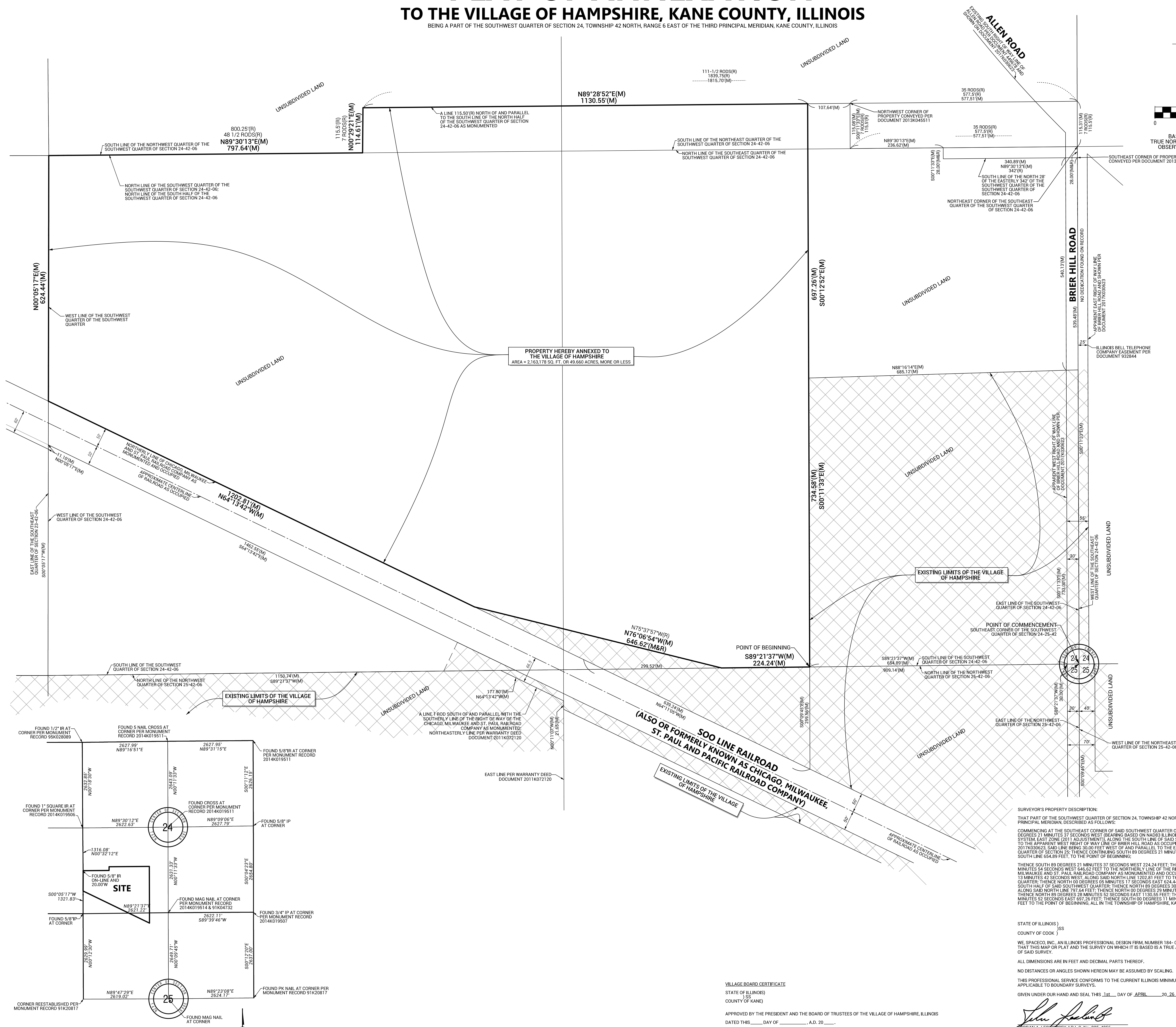
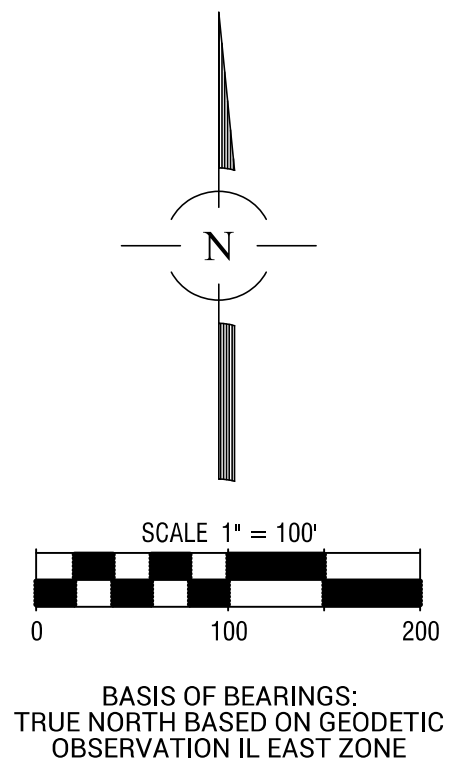
(Notary Stamp)


NOTARY PUBLIC



PLAT OF ANNEXATION TO THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS



PROPERTY HEREBY ANNEXED TO THE VILLAGE OF HAMPSHIRE
AREA = 2,163,176 SQ. FT. OR 49,660 ACRES, MORE OR LESS

EXISTING LIMITS OF THE VILLAGE OF HAMPSHIRE

EXISTING LIMITS OF THE VILLAGE OF HAMPSHIRE

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

SURVEYOR'S PROPERTY DESCRIPTION:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 24; THENCE SOUTH 89 DEGREES 21 MINUTES 37 SECONDS WEST BEARING BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM (EAST ZONE 2011 ADJUSTMENT), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 30.00 FEET TO THE APPARENT WEST RIGHT OF WAY LINE OF BRIER HILL ROAD AS OCCUPIED AND SHOWN ON DOCUMENT 2017K030623; SAID LINE BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 24; THENCE CONTINUING SOUTH 89 DEGREES 21 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE 654.89 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 21 MINUTES 37 SECONDS WEST 224.24 FEET; THENCE NORTH 76 DEGREES 06 MINUTES 54 SECONDS WEST 646.62 FEET TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD COMPANY AS MONUMENTED AND OCCUPIED; THENCE NORTH 64 DEGREES 13 MINUTES 42 SECONDS WEST ALONG SAID NORTH LINE 1202.81 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 17 SECONDS EAST 624.44 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 30 MINUTES 13 SECONDS EAST 114.61 FEET ALONG SAID NORTH LINE 197.64 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 21 SECONDS EAST 114.61 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 52 SECONDS EAST 1130.55 FEET; THENCE SOUTH 00 DEGREES 12 MINUTE 02 SECONDS EAST 697.26 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 33 SECONDS EAST 734.58 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

STATE OF ILLINOIS)
COUNTY OF COOK)
WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184- 001157 DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.
GIVEN UNDER OUR HAND AND SEAL THIS 1st DAY OF APRIL, 2026, IN ROSEMONT, ILLINOIS.
Jordan A. Leskovier
JORDAN A. LESKOVIER
4058 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
ROSEMONT, ILLINOIS
www.spacecoinc.com
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

VILLAGE BOARD CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KANE)
APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS
DATED THIS ___ DAY OF _____, A.D. 20__.
VILLAGE PRESIDENT _____
(ATTEST)
VILLAGE CLERK _____

PREPARED FOR:
MARTAM CONSTRUCTION, INC.
1200 GASKET DRIVE
ELGIN, ILLINOIS 60120

SECTION BREAKDOWN DETAIL
NOT TO SCALE

NO.	DATE	COMMENTS	REMARKS
1	04/01/26		

PLAT OF ANNEXATION
HAMPSHIRE SITE
HAMPSHIRE, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
120506ANNEX-01

DATE:
09/19/2025

JOB NO.
1250.06

SHEET
1 OF 1

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY TO THE VILLAGE OF
HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS
(PIN 01-24-300-017 No Address Assigned)**

**ADOPTED BY
THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF HAMPSHIRE**

THIS ___ DAY OF _____, 2026

Published in pamphlet form by authority
of the President and the Board of Trustees
of the Village of Hampshire, Illinois this
_____ day of _____, 2026

**VILLAGE OF HAMPSHIRE
ORDINANCE NO. _____**

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY TO THE VILLAGE OF
HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS
(PIN 01-24-300-017 No Address Assigned)**

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village and enabling the Village to control development in the area; and

WHEREAS, there exists certain real property commonly known as (PIN 01-24-300-017 No Address Assigned), Brier Hill Road, Hampshire Township, in Kane County, Illinois (the “Property”), which is approximately fifty (50) acres and is legally described in the petition for annexation (the “Annexation Petition”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Property is located in unincorporated Kane County, is currently zoned for farming, is adjacent and contiguous to the Village, is not located within the corporate limits of any other municipality and an accurate map of the Property to be annexed is included with the Annexation Petition; and

WHEREAS, pursuant to Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8), Brier Hill Ventures, LLC, (the “Owner”) filed a written Annexation Petition with the Village Clerk; and

WHEREAS, the Annexation Petition: (1) requests that the Village annex the Property; (2) states that no electors reside on the Property; and (3) is under oath; and

WHEREAS, the Corporate Authorities have considered the question of whether the Village would annex the Property to the Village; and

WHEREAS, the Owner desires that, if the Property is annexed to the Village, it will be used in conjunction with adjacent property already in the Village (PIN 01-24-300-009) to operate a construction company, which will further the orderly growth of the Village, increase the assessed value of the property therein, and will serve the best interests of the Village and its residents; and

WHEREAS, all petitions and other documents necessary to accomplish the annexation of the Property into the Village have been executed and all statutory procedures have been complied with; and

WHEREAS, all necessary hearings have been held and all notices have been or will be mailed to the necessary entities and officials in accordance with, and as required by or pursuant to, applicable provisions of law, including Article 7, Division 1 of the Illinois Municipal Code (65 ILCS 5/7-1-1, *et seq.*); and

WHEREAS, if the Property includes any highway under the jurisdiction of any township, the Township Commissioner of Highways, the Board of Town Trustees, the Township Supervisor and the Township Clerk were notified in writing by certified or registered mail before any action was taken for annexation; and

WHEREAS, the Property can legally be annexed into the Village, the Owner desires that the Property be annexed into and be part of the Village and the Village is authorized to annex the Property pursuant to law, including Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8); and

WHEREAS, after due and careful consideration, the Corporate Authorities hereby find and determine that annexing the Property to the Village will: (1) further the orderly growth of the

Village; (2) increase the assessed value of the property therein; and (3) serve the best interests of the Village and its residents; and

WHEREAS, based on the foregoing, a majority of the Corporate Authorities currently holding office hereby vote to annex the Property to the Village;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and hereby incorporate and make them part of this Ordinance.

SECTION 2. The Corporate Authorities hereby approve of and authorize the annexation of the Property to the Village. The Property is and shall be annexed to the Village. The President is hereby authorized and directed to sign and the Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any documentation as may be necessary to carry out and effectuate the purpose of this Ordinance. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required to carry out, give effect to and effectuate the purpose of this Ordinance and shall take all action necessary in conformity therewith. Within ninety (90) days of the adoption of this Ordinance, the Village Clerk is authorized and directed to record and file, in the Kane County Recorder's Office, the McHenry County Recorder's Office, the Kane County Clerk's Office and the McHenry County Clerk's Office, a certified copy of this Ordinance, including the Annexation Petition and accurate map of the Property annexed, and the affidavit(s) of service required by law. The Village Clerk is further authorized and directed to report the annexation, by certified or registered mail, to all election authorities, as defined in

Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1), the Department of Transportation and the United States post office branches serving the Property within thirty (30) days of the annexation.

SECTION 3. That all past, present, and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 4. That the provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation, said provision shall be excluded and deemed inoperative and unenforceable and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 5. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 6. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 7. This Ordinance shall be effective and in full force immediately upon passage, approval and publication in pamphlet form or as otherwise provided by applicable law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ADOPTED THIS __ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

EXHIBIT A
(ANNEXATION PETITION)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of an Ordinance titled:

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY TO THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS
(PIN 01-24-300-017 No Address Assigned)**

I certify that on _____, 2026, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law), at a regular meeting, passed and adopted Ordinance No. _____, which was approved by the Village President on the _____ day of _____, 2026.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

The pamphlet form of Ordinance No. _____, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on _____, 2026 and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk and online.

DATED at Hampshire, Illinois, this _____ day of _____, 2026.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

**AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE
VILLAGE OF HAMPSHIRE, ILLINOIS
(01-24-300-017 & 01-24-300-009, Hampshire, Kane County, Illinois)**

**ADOPTED BY
THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF HAMPSHIRE**

THIS ___ DAY OF _____, 2026

Published in pamphlet form by authority
of the President and the Board of Trustees
of the Village of Hampshire, Illinois this
_____ day of _____, 2026

**VILLAGE OF HAMPSHIRE
ORDINANCE NO. _____**

**AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE
VILLAGE OF HAMPSHIRE, ILLINOIS
(01-24-300-017 & 01-24-300-009, Hampshire, Kane County, Illinois)**

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village, enabling the Village to control development in the area and promoting public health, safety, comfort, morals and welfare; and

WHEREAS, there exists certain real property commonly known as PIN’s 01-24-300-017 and 01-24-300-009, Hampshire, Kane County, Illinois, Hampshire, Kane County, Illinois (the “Property”), which is legally described in the petition for annexation (the “Annexation Petition”), attached hereto and incorporated herein by reference; and

WHEREAS, Martam Construction, Inc. (the “Petitioner”) on behalf of Brier Hill Ventures, LLC, (the “Owner”) desires to have the Property annexed and rezoned to allow the Property to be used for a construction business; and

WHEREAS, the Corporate Authorities have or will consider an ordinance annexing the Property, or a portion thereof, into Village; and

WHEREAS, the effectiveness of this Ordinance is contingent upon the following legislation passing (collectively, the “Annexation Legislation”), which will be considered at the same Village Board meeting as this Ordinance: (1) an ordinance annexing the Property; (2) an

ordinance granting a special use permit/special use at the Property; and (3) a Resolution Approving Final Plat of Subdivision of the Property; and

WHEREAS, pursuant to Section 6-5-4 of the Municipal Code of Hampshire of 1985 (the “Village Code”), upon annexation property is automatically classified as part of and within the E-1 Estate District (“E-1 District”), and is subject to all of the conditions and regulations applicable to properties in the E-1 District; and

WHEREAS, the Owner and/or an authorized designee, with the Owner’s consent, submitted an application to the Village that included exhibits containing plans and specifications for the Property (the “Petition”), incorporated herein by reference; and

WHEREAS, the Petition requested that the Village rezone the Property from an E-1 Estate District to an M-2 General Industrial District (the “Zoning Relief”); and

WHEREAS, the Zoning Relief would allow the Owner to use the Property for a construction business; and

WHEREAS, pursuant to Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), the regulations imposed and the districts created under the zoning authority of Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*) may be amended from time to time by ordinance; and

WHEREAS, Chapter 6 of the Village Code is known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the “Zoning Ordinance”), and sets forth the land use regulations for the Village; and

WHEREAS, Section 6-14-3 of the Zoning Ordinance authorizes the planning and zoning commission (the “PZC”) to propose or consider amendments to the text of the Zoning Ordinance and rezoning classifications; and

WHEREAS, after all required notices were given and posted, the PZC held a public hearing (the “Hearing”) regarding the Zoning Relief; and

WHEREAS, at the Hearing, testimony was given, evidence was presented, comments were solicited and the public was afforded opportunities to be heard regarding the Petition and the proposed Zoning Relief; and

WHEREAS, based on the testimony and evidence presented at the Hearing, the PZC made certain findings of fact (the “Findings of Fact”), attached hereto and incorporated herein as Exhibit A, and recommended that the Corporate Authorities grant and approve the Zoning Relief; and

WHEREAS, the Findings of Fact are based on the evidence presented to the PZC in each case with respect to: (1) existing uses of property within the general area of the Property; (2) the zoning classification of property within the general area of the Property; (3) the suitability of the Property to the uses permitted under the existing zoning classification; (4) the trend of development, if any, in the general area of the Property, including any changes that have taken place in its present zoning classification; and (5) the objectives of the current land use plan; and

WHEREAS, the Corporate Authorities have duly considered the Petition and the recommendations of the PZC in connection with the requested Zoning Relief; and

WHEREAS, based on the foregoing, including the Findings of Fact, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to approve the Zoning Relief;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and hereby incorporate and make them part of this Ordinance.

SECTION 2. The Corporate Authorities considered: (a) the existing uses of property within the general area of the Property; (b) the zoning classification of property within the general area of the Property; (c) the suitability of the Property to the uses permitted under the existing zoning classification; (d) the trend of development, if any, in the general area of the Property, including changes, if any, which have taken place in its present zoning classification; and (e) the objectives of the current land use plan. After thoughtful consideration, the Corporate Authorities hereby accept the PZC's Findings of Fact and, based thereon and on other testimony and evidence, the Corporate Authorities hereby find and determine that the Zoning Relief should be approved and granted to the Property. Based on the foregoing and the Findings of Fact, the Corporate Authorities hereby authorize, approve and grant the Zoning Relief, as set forth in the Findings of Fact. Upon annexation of the Property to the Village, the Official Zoning Map of the Village (the "Zoning Map") is hereby amended so that the Property is classified in the M-2, General Industrial District. The employees and officers of the Village are authorized and directed to take any and all action necessary to carry out the intent of this Ordinance. The Village Clerk is directed to work with the Village Engineer to ensure that the Zoning Map is amended and the Zoning Relief is accurately reflected on the Zoning Map.

SECTION 3. That the officers, employees, and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to, and consummate the Zoning Relief contemplated by this Ordinance and shall take all action necessary in conformity therewith.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 5. That the provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation, said provision shall be excluded and deemed inoperative and unenforceable and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. In the event of any conflict between the terms of this Ordinance and the terms of the Village Code, or any other code, ordinance or regulation of the Village, the terms of this Ordinance shall control and prevail in all instances.

SECTION 7. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 8. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 9. This Ordinance shall be in full force and effect after passage, approval, publication in pamphlet form or as otherwise provided by applicable law, and upon the passage and approval of the Annexation Legislation. In the event any of the Annexation Legislation fails to pass, this Ordinance shall be deemed ineffective and of no force or effect.

[REMAINDER OF THIS PAGE LEFT BLANK]

ADOPTED THIS __ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

EXHIBIT A
(FINDINGS OF FACT)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of an Ordinance titled:

**AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN THE
VILLAGE OF HAMPSHIRE, ILLINOIS
(01-24-300-017 & 01-24-300-009, Hampshire, Kane County, Illinois)**

I certify that on _____, 2026, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law), at a regular meeting, passed and adopted Ordinance No. _____, which was approved by the Village President on the _____ day of _____, 2026.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

The pamphlet form of Ordinance No. _____, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on _____, 2026 and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk and online.

DATED at Hampshire, Illinois, this _____ day of _____, 2026.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, ILLINOIS
(PIN's 01-24-300-017, 01-24-300-009)**

**ADOPTED BY
THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF HAMPSHIRE**

THIS ___ DAY OF _____, 2026

Published in pamphlet form by authority
of the President and the Board of Trustees
of the Village of Hampshire, Illinois this
_____ day of _____, 2026

**VILLAGE OF HAMPSHIRE
ORDINANCE NO. _____**

**AN ORDINANCE GRANTING A SPECIAL USE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, ILLINOIS
(PIN's 01-24-300-017, 01-24-300-009)**

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village, enabling the Village to control development in the area and promoting public health, safety, comfort, morals and welfare; and

WHEREAS, Chapter 6 of the Municipal Code of Hampshire of 1985 (the “Village Code”) is known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the “Zoning Ordinance”), and sets forth the land use regulations for the Village; and

WHEREAS, Section 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/11-13-1.1) authorizes the Corporate Authorities to provide for special uses; and

WHEREAS, there exists certain real property commonly known as PIN's 01-24-300-017, 01-24-300-009, Hampshire, Kane County, Illinois (No Address Assigned); (the “Property”); and

WHEREAS, Martam Construction, Inc. (the “Petitioner”) on behalf of Brier Hill Ventures, LLC, (the “Owner”) filed an application (the “Application”), requesting a special use permit/special use to operate an outdoor concrete and asphalt milling and outdoor storage of materials at the Property (the “Special Use”); and

WHEREAS, the Application includes exhibits and/or plans and specifications for the proposed use of the Property; and

WHEREAS, Section 6-14-3 of the Zoning Ordinance authorizes the planning and zoning commission (the “PZC”) to hold hearings and submit reports of findings and recommendations to the Village Board for special uses; and

WHEREAS, after all required notices were given, the PZC held a public hearing (the “Hearing”); and

WHEREAS, at the Hearing, testimony was given, the PZC was presented with evidence, comments were solicited, the public was afforded opportunities to be heard on the proposed Special Use and due consideration was given to the Application; and

WHEREAS, evidence was submitted that a portion of the Property was to be annexed, the Petitioner is requesting to operate a construction business, which in part requires an outdoor concrete and asphalt milling and outdoor storage of materials, and the Special Use meets the standards established in the Village Code, including the Zoning Ordinance, for granting the Special Use; and

WHEREAS, the PZC considered each of the factors set forth in Subsection 6-14-3H of the Zoning Ordinance and based on the testimony and evidence given at the Hearing, the PZC made certain findings of fact (the “Findings of Fact”), attached hereto and incorporated herein as Exhibit A, and recommended that the Special Use be granted and approved subject to certain conditions (the “Conditions”); and

WHEREAS, the Corporate Authorities have duly considered the Petition and the recommendation of the PZC in connection with the requested Special Use; and

WHEREAS, pursuant to the Zoning Ordinance, the Village Board may grant or deny, by ordinance or resolution, any application for special use, and may establish such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the special use, as is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified herein; and

WHEREAS, the Special Use will promote the public health, safety, comfort, morals and/or welfare; and

WHEREAS, after review of the Petition and related evidence, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to approve the Special Use subject to the Conditions and any other conditions stipulated by the Village Board;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and hereby incorporate and make them part of this Ordinance.

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby accept the PZC's Findings of Fact and, based on the Petition and other testimony and evidence, and hereby find that: (a) the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; (b) the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within

the neighborhood; (c) the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted; (d) the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the M-2 General Industrial District, as to cause a substantial depreciation in the property values within the neighborhood; (e) adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided; (f) adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and (g) the Special Use shall, in all other respects, conform to the applicable regulations of the M-2 General Industrial District, except as such regulations may, in each instance, be modified by the Village Board pursuant to the recommendations of the PZC. The Corporate Authorities further find and determine that it is necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in the Zoning Ordinance to grant the Special Use, subject to the Conditions and any additional conditions required by the Village Board. The Special Use is hereby authorized, approved and granted, subject to the Conditions and any additional conditions specified by the Village Board. The employees and officers of the Village are authorized and directed to take any and all action necessary to carry out the intent of this Ordinance.

SECTION 3. That the officers, employees, and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to, and consummate the zoning relief contemplated by this Ordinance and shall take all action necessary in conformity therewith.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 5. That the provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation, said provision shall be excluded and deemed inoperative and unenforceable and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. In the event of any conflict between the terms of this Ordinance and the terms of the Village Code, or any other code, ordinance or regulation of the Village, the terms of this Ordinance shall control and prevail in all instances.

SECTION 7. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 8. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 9. This Ordinance shall be in full force and effect after passage, approval and publication in pamphlet form or as otherwise provided by applicable law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ADOPTED THIS __ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

EXHIBIT A
(FINDINGS OF FACT)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of an Ordinance titled:

**AN ORDINANCE GRANTING A SPECIAL USE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, ILLINOIS
(PIN’s 01-24-300-017, 01-24-300-009)**

I certify that on _____, 2026, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law), at a regular meeting, passed and adopted Ordinance No. _____, which was approved by the Village President on the _____ day of _____, 2026.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

The pamphlet form of Ordinance No. _____, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on _____, 2026 and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk and online.

DATED at Hampshire, Illinois, this _____ day of _____, 2026.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (PIN's 01-24-300-017, 01-24-300-009)

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village and enabling the Village to control development in the area; and

WHEREAS, Martam Construction, Inc. (the “Petitioner”) on behalf of Brier Hill Ventures, LLC, (the “Owner”) submitted a request for approval of Final Plat of Subdivision as to property with PIN's 01-24-300-017, 01-24-300-009 (No Address Assigned) located in Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, Chapter 7 of the Municipal Code of Hampshire of 1985 (the “Village Code”) sets forth the subdivision regulations for the Village and governs the process by which lots or parcels of land are subdivided and land is platted within the Village; and

WHEREAS, the planning and zoning commission (the “PZC”) is authorized to approve plats of subdivision and make recommendations to the Village Board upon proposed subdivisions; and

WHEREAS, pursuant to proper notice, hearing(s) were held regarding the approval of the plat of subdivision; and

VILLAGE OF HAMPSHIRE

WHEREAS, at the hearing(s), the PZC was presented with evidence, comments were solicited, and due consideration was given to the Owner's application/request to subdivide all or a portion of the Property (the "Subdivision"); and

WHEREAS, the PZC determined that the final plat generally met the requirements of: (1) Chapter 7 of the Village Code; (2) Chapter 6 of the Village Code, known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the "Zoning Ordinance"); (3) the official map of the Village; and (4) other applicable provisions of the Village Code; and

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the final plat of subdivision (the "Final Plat"), attached hereto and incorporated herein as Exhibit A, subject to the Village engineer approving the same prior to the execution and recording; and

WHEREAS, the Village Engineer has approved the Final Plat and pursuant to Subsection 7-1-3.F of the Village Code, the Village Board may vary and make exceptions in instances where it finds sufficient evidence of hardship caused by topographic conditions, or where any other reasonable deterrents prevail; and

WHEREAS, the Subdivision will promote the public health, safety, comfort, morals and/or welfare of the Village and will allow for development of land within the Village; and

WHEREAS, the Corporate Authorities have determined and hereby find that it is advisable, necessary and in the best interests of the Village and its residents to grant, approve and authorize the Subdivision in accordance with the Final Plat;

VILLAGE OF HAMPSHIRE

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals as contained in the preambles to this Resolution are full, true and correct and hereby incorporate and make them part of this Resolution.

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby waive any requirements of Chapter 7 of the Village Code, the Zoning Ordinance, other provisions of the Village Code and any other applicable requirements regarding additional hearings or findings concerning the Subdivision or Final Plat and hereby find and determine that the Subdivision will not cause substantial injury to the value of other property in the neighborhood in which it is to be situated and is in the best interests of the health, safety and welfare of the Village and its residents.

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat subject to any conditions specified by the Village Board. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

VILLAGE OF HAMPSHIRE

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 7. If required by law, a full, true and complete copy of this Resolution shall be published in book or pamphlet form or in a newspaper published and of general circulation within the Village.

SECTION 8. This Resolution shall be effective and in full force immediately upon passage and approval as provided by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

VILLAGE OF HAMPSHIRE

ADOPTED THIS ___ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ___ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A
(FINAL PLAT)

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE
(RESOLUTION)

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of a Resolution titled:

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(PIN’s 01-24-300-017, 01-24-300-009)**

I certify that on _____, 2026, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2026.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

A copy of such Resolution was available for public inspection upon request in the office of the Village Clerk.

DATED at Hampshire, Illinois, this _____ day of _____, 2026.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

AGENDA SUPPLEMENT

TO: President Reid and Village Board
FROM: Lori Lyons, Finance Director
FOR: June 18, 2026 Village Board Meeting
RE: Ordinance Adopting Garbage Collection Fees

Background. In July 2016, corporate authorities adopted an ordinance amending Article VIII of Chapter 9 of the Village code adjusting the structure of garbage collection fees to allow the board of trustees to establish, from time to time, the charges assessed to residents. With the adoption of the two-year contract extension with Flood Brothers at the June 4th meeting, it is time to reset the Village’s garbage collection rates for senior and non-senior residents.

Analysis. Flood Brothers monthly fees as of July 1, 2026 will be as follows:

Senior Garbage Collection/Unit	\$	14.46 up from 14.04
Non-Senior Garbage Collection/Unit		22.22 up from 21.59

Current resident charge are as follows:

Senior Rate	\$	14.93
Non-senior Rate		22.84

Proposed charges are as follows:

Senior Rate	\$	15.71
Non-senior Rate		23.62

These rates include garbage collection, traditional recycling, yard waste pick up and the home collection of hard-to-recycle items.

Charges must cover Flood Brothers fees, printing, postage and administrative costs, and reflect a monthly increase for both seniors and non-seniors of \$1.56 per billing cycle.

These rates will be effective with the July billing.

Recommendation. Staff recommends adoption of the attached ordinance adopting the garbage collection fees in the Village as noted above.

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AND ADOPTING
REFUSE RATES FOR THE VILLAGE OF HAMPSHIRE, KANE
AND MCHENRY COUNTIES, ILLINOIS**

**ADOPTED BY
THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF HAMPSHIRE**

THIS ___ DAY OF _____, 2026

Published in pamphlet form by authority
of the President and the Board of Trustees
of the Village of Hampshire, Illinois this
_____ day of _____, 2026

**VILLAGE OF HAMPSHIRE
ORDINANCE NO. _____**

**AN ORDINANCE APPROVING AND ADOPTING
REFUSE RATES FOR THE VILLAGE OF HAMPSHIRE, KANE
AND MCHENRY COUNTIES, ILLINOIS**

WHEREAS, the Village of Hampshire, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to ensuring that the Village is safe and clean for its residents and visitors; and

WHEREAS, studies show that litter, among other things, increases crime, decreases property values, causes pollution and can clog drains leading to broken pipes and floods; and

WHEREAS, pursuant to Section 11-19-5 of the Illinois Municipal Code (65 ILCS 5/11-19-5) the Corporate Authorities may provide such method or methods for the disposition of garbage, refuse and ashes (collectively, “Refuse”) as the Corporate Authorities determine; and

WHEREAS, Section 9-8-1 of the Code of Ordinances, Village of Hampshire, Illinois (the “Village Code”) states in relevant part, “Garbage collection charges assessed to residents shall be established from time to time by the board of trustees”; and

WHEREAS, to ensure that the Village can continue to provide Refuse removal services to its residents, it is necessary to increase Refuse rates (the “Refuse Rates”), as attached hereto and incorporated herein as Exhibit A; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and hereby incorporate and make them part of this Ordinance.

SECTION 2. The Corporate Authorities hereby approve and ratify the new monthly Refuse Rates as attached hereto and incorporated herein as Exhibit A.

SECTION 3. That the officers, employees, and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to, and consummate the actions contemplated by this Ordinance and shall take all action necessary in conformity therewith.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 5. That the provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation, said provision shall be excluded and deemed inoperative and unenforceable and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. In the event of any conflict between the terms of this Ordinance and the terms of the Village Code, or any other code, ordinance or regulation of the Village, the terms of this Ordinance shall control and prevail in all instances.

SECTION 7. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 8. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 9. This Ordinance shall be in full force and effect after passage, approval and publication in pamphlet form or as otherwise provided by applicable law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ADOPTED THIS __ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

EXHIBIT A
(REFUSE RATES)

New monthly Refuse Rates are as follows:

Senior Rate	\$	15.71
Non-senior Rate		23.62

These rates include garbage collection, traditional recycling, yard waste pick up and the home collection of hard-to-recycle items.

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE

I, Karen L. Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane and McHenry Counties, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of an Ordinance titled:

**AN ORDINANCE APPROVING AND ADOPTING
REFUSE RATES FOR THE VILLAGE OF HAMPSHIRE, KANE
AND MCHENRY COUNTIES, ILLINOIS**

I certify that on _____, 2026, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law), at a regular meeting, passed and adopted Ordinance No. _____, which was approved by the Village President on the _____ day of _____, 2026.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

The pamphlet form of Ordinance No. _____, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on _____, 2026 and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk and online.

DATED at Hampshire, Illinois, this _____ day of _____, 2026.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



EMBRACE OPPORTUNITY

HONOR TRADITION

HAMPSHIRE POLICE DEPARTMENT MONTHLY REPORT

June 2026

Chief Doug Pann

HAMPSHIRE POLICE DEPARTMENT MAY STATISTICS



Hampshire Police Department Scorecard

May-26

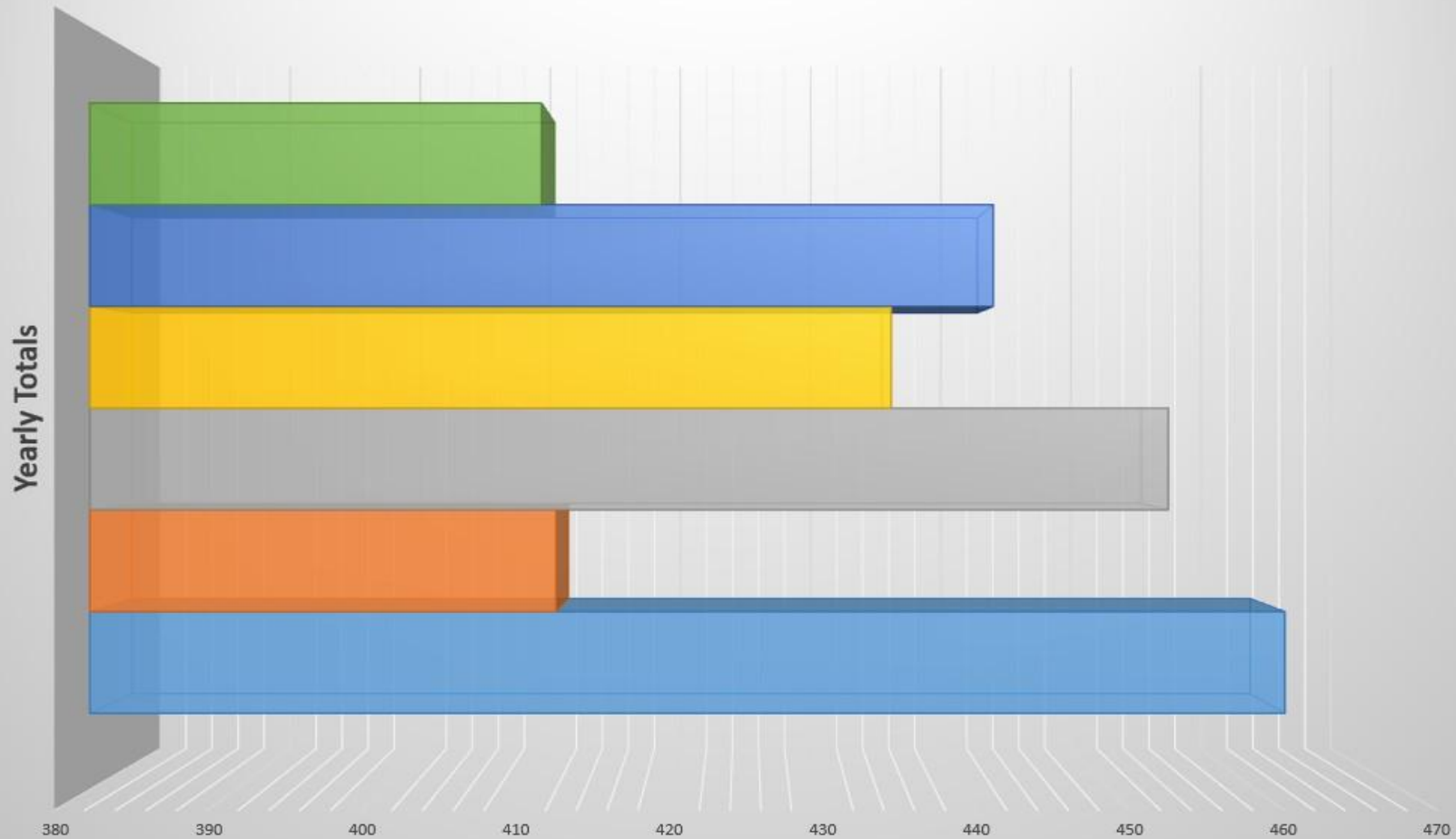
OFFENSES

	Previous Month	Current Month	% Change	YTD	YTD '25	YTD '24
Group A Offenses	17	20	17.6%	64	45	26
All Dispatched Calls for Service	350	396	13.1%	1537	1352	1323
Burglary	1	0	-100.0%	1	2	1
Burglary to Motor Vehicle and Theft from Motor Vehicle	1	0	-100.0%	4	2	0
Auto Theft	0	0	0.0%	5	4	2
Theft	2	3	50.0%	9	12	5
Domestic Violence Cases	1	3	200.0%	9	17	11
Mental Health Calls for Service	8	7	-12.5%	24	28	18
Alarm Responses	10	21	110.0%	58	60	56
Assists to Neighboring Communities / KCSO	26	21	-19.2%	104	118	97

TOTAL MAY CALLS FOR SERVICE - 5 YEAR COMPARISON



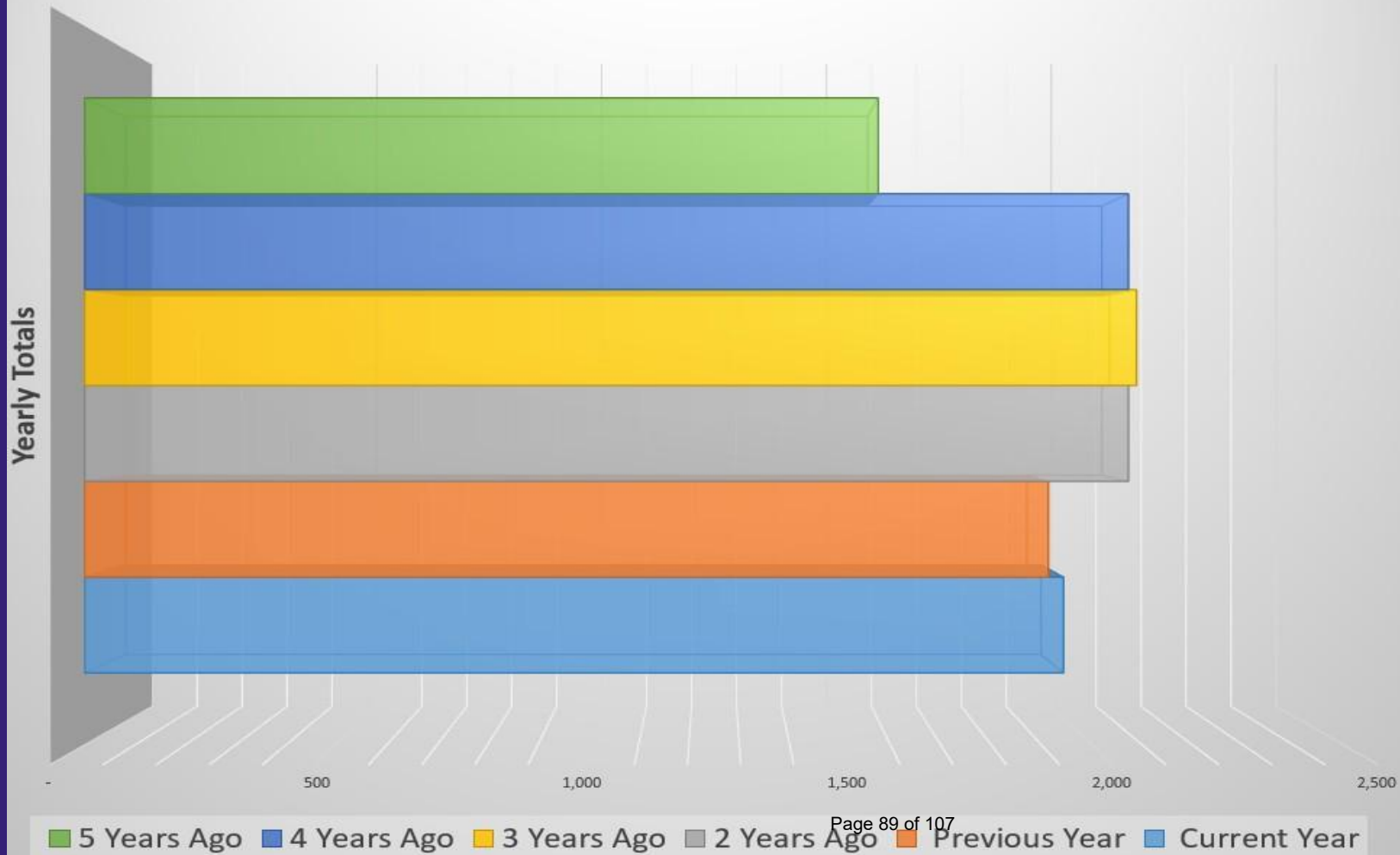
Incidents by Year



YTD CALLS FOR SERVICE



Incidents by Year



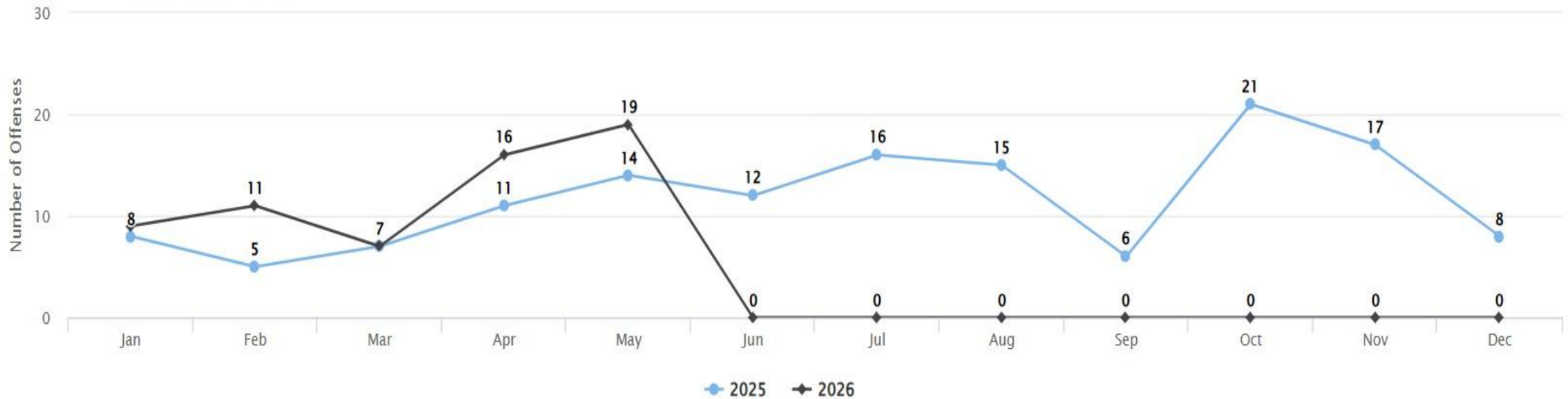
NIBRS OFFENSE TRENDS COMPARISON



Offense Trends Comparison Report

Years: 2025 - 2026

Agency: All
Offense: Group A Offenses



GROUP A OFFENSES - CRIMES AGAINST PERSONS



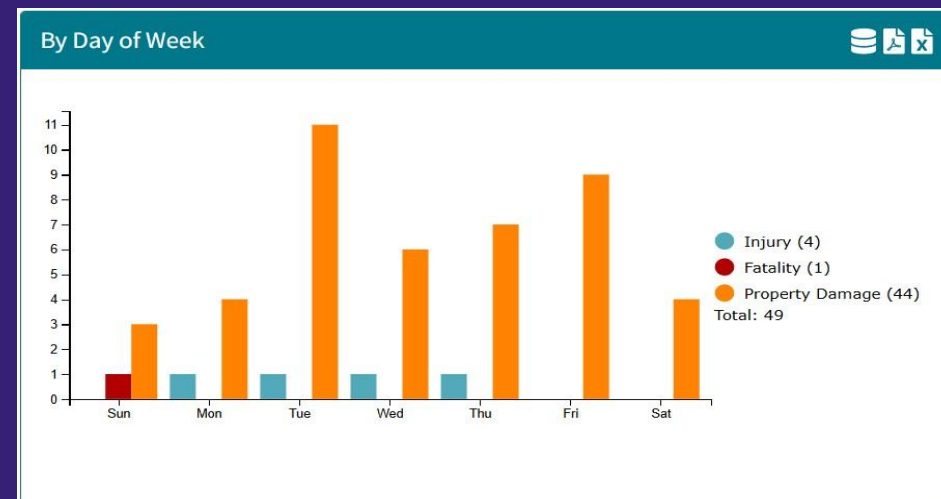
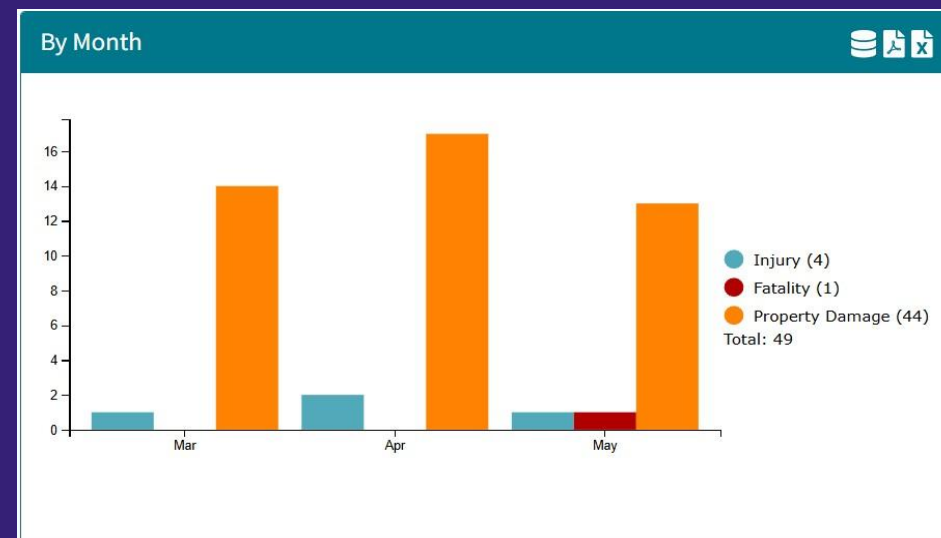
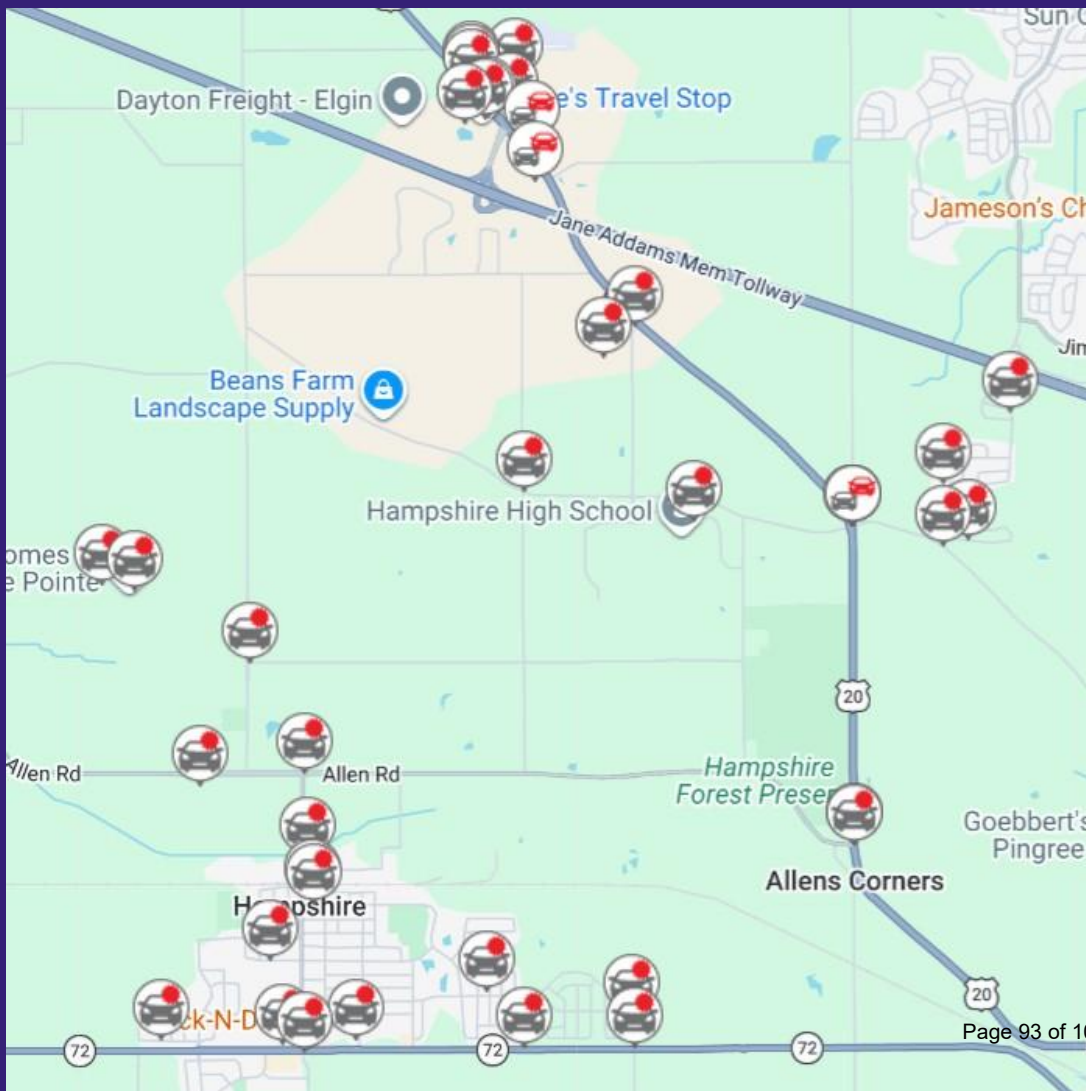
Offense	Reported in 2026	Reported in 2025	Percent Change	Offenses Cleared	Percent Cleared	Percent Of Category	Rate Per 100,000*
Murder	0	0	NA	0	0.00%	0.00%	0.00
Negligent Manslaughter	0	0	NA	0	0.00%	0.00%	0.00
Justifiable Homicide	0	0	NA	0	0.00%	0.00%	0.00
Non-consensual Sex Offenses:							
Rape	0	0	NA	0	0.00%	0.00%	0.00
Sodomy	0	0	NA	0	0.00%	0.00%	0.00
Sexual Assault with Object	0	0	NA	0	0.00%	0.00%	0.00
Fondling	0	0	NA	0	0.00%	0.00%	0.00
Aggravated Assault	0	0	NA	0	0.00%	0.00%	0.00
Simple Assault	8	9	-11.11%	3	37.50%	80.00%	86.94
Intimidation	1	1	0.00%	0	0.00%	10.00%	10.87
Kidnapping/Abduction	1	0	NA	0	0.00%	10.00%	10.87
Consensual Sex Offenses:							
Incest	0	0	NA	0	0.00%	0.00%	0.00
Statutory Rape	0	0	NA	0	0.00%	0.00%	0.00
Human Trafficking, Commercial Sex Acts	0	0	NA	0	0.00%	0.00%	0.00
Human Trafficking, Involuntary Servitude	0	0	NA	0	0.00%	0.00%	0.00
Crimes Against Persons Total	10	10	0%	3	30%	16.13%	108.67

GROUP A OFFENSES - CRIMES AGAINST PERSONS AND PROPERTY



Offense	Reported in 2026	Reported in 2025	Percent Change	Offenses Cleared	Percent Cleared	Percent Of Category	Rate Per 100,000*
Robbery	0	0	NA	0	0.00%	0.00%	0.00
Burglary/Breaking & Entering	1	2	-50.00%	0	0.00%	1.96%	10.87
Larceny/Theft Offenses	14	11	27.27%	0	0.00%	27.45%	152.14
Motor Vehicle Theft	5	1	400.00%	1	20.00%	9.80%	54.34
Arson	0	0	NA	0	0.00%	0.00%	0.00
Destruction Of Property	12	13	-7.69%	1	8.33%	23.53%	130.41
Counterfeiting/Forgery	0	0	NA	0	0.00%	0.00%	0.00
Fraud Offense	19	8	137.50%	0	0.00%	37.25%	206.48
Embezzlement	0	0	NA	0	0.00%	0.00%	0.00
Extortion/Blackmail	0	0	NA	0	0.00%	0.00%	0.00
Bribery	0	0	NA	0	0.00%	0.00%	0.00
Stolen Property Offenses	0	0	NA	0	0.00%	0.00%	0.00
Crimes Against Property Total	51	35	45.71%	2	3.92%	82.26%	554.23
Drug/Narcotic Violations	0	0	NA	0	0.00%	0.00%	0.00
Drug Equipment Violations	0	0	NA	0	0.00%	0.00%	0.00
Gambling Offenses	0	0	NA	0	0.00%	0.00%	0.00
Pornography/Obscene Material	0	0	NA	0	0.00%	0.00%	0.00
Prostitution	0	0	NA	0	0.00%	0.00%	0.00
Weapons Law Violation	1	0	NA	1	100.00%	100.00%	10.87
Animal Cruelty	0	0	NA	0	0.00%	0.00%	0.00
Crimes Against Society Total	1	0	NA	1	100%	1.61%	10.87

3-MONTH TRAFFIC CRASH DATA

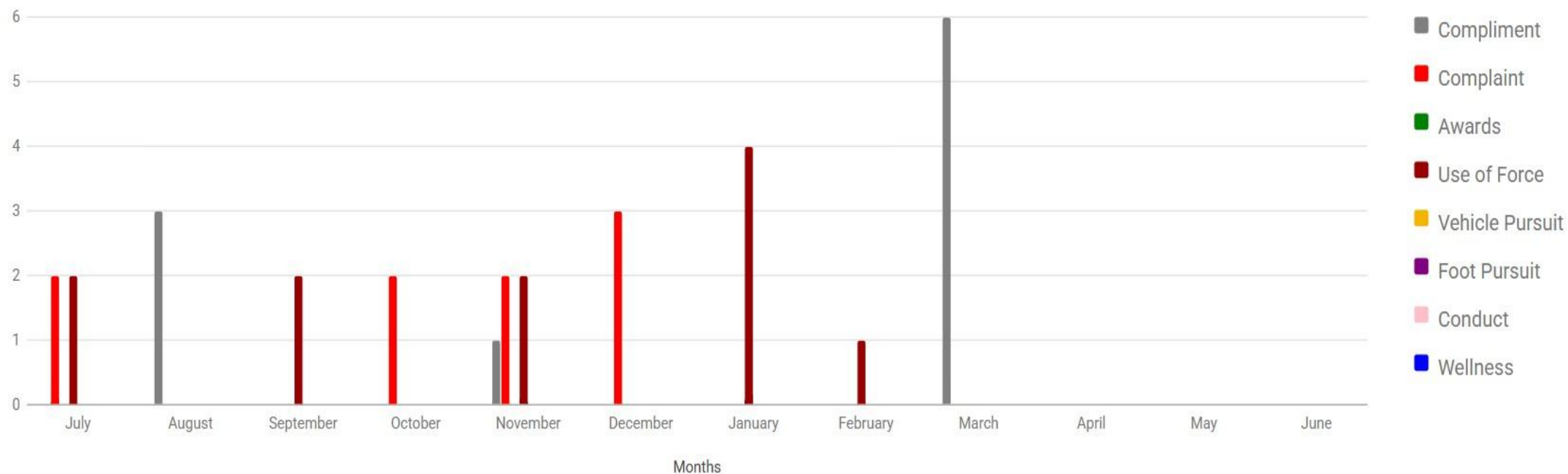


PROFESSIONAL STANDARDS OVERVIEW



EMPLOYEE INCIDENT BREAKDOWN - ROLLING 12 MONTHS

EMPLOYEE INCIDENT BREAKDOWN - Rolling 12 Months



COP ON A ROOFTOP



CLEMENTE SANCHEZ SWEARING IN



BLUE ENVELOPE PROGRAM AND MACYN'S JARS



ACCREDITATION



Village of Hampshire Street Department

Monthly Report: May 2026

New Public Works Facility - Water Landscaping

Catch Basin Cleaning - Started on the east side of State st.

Sweeper - Swept entire Village

Mowing - SSA and Right of Ways

Yard Restoration - Water main repairs

Pond Maintenance - Jetted and televised storm sewer out-flow pipe behind Como Cir.

Banners - Installed Hampshire Celebration banners downtown.

Utility Locates

398 Normal Locates

19 Emergency Locates

Asphalt Usage

17 tons of HMA for various water main repairs patches

Other Work Performed

Vehicle and Equipment Maintenance

Sidewalk Grinding

Other Miscellaneous Projects

Village of Hampshire
 Budget Versus Actual Report Overview
 Twelve Months Ended April 30, 2026

General Fund						% of Budget
12 MONTHS ENDED				2025-2026		
YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET		
Revenue	10,631,197	10,137,895	(493,302)	-5%	10,631,197	95%
Expenditures/Expense	10,603,486	8,368,524	(2,234,962)	-21%	10,603,486	79%
YTD Surplus/(Deficit)	27,711	1,769,371	1,741,660		27,711	
Special Revenue Funds						
Revenue	966,361	1,127,674	161,313	17%	966,361	117%
Expenditures/Expense	702,409	524,701	(177,708)	-25%	702,409	75%
YTD Surplus/(Deficit)	263,952	602,973	339,021		263,952	
Capital Project Funds						
Revenue	20,744,640	18,752,178	(1,992,462)	-10%	20,744,640	90%
Expenditures/Expense	19,079,862	15,704,680	(3,375,182)	-18%	19,079,862	82%
YTD Surplus/(Deficit)	1,664,778	3,047,498	1,382,720		1,664,778	
Enterprise Funds						
Revenue	5,835,241	5,689,129	(146,112)	-3%	5,835,241	97%
Expenditures/Expense	5,466,136	3,189,960	(2,276,176)	-42%	5,466,136	58%
YTD Surplus/(Deficit)	369,105	2,499,169	2,130,064		369,105	
Total Village						
Revenue	38,177,439	35,706,876	(2,470,563)	-6%	38,177,439	94%
Expenditures/Expense	35,851,893	27,787,865	(8,064,028)	-22%	35,851,893	78%
YTD Surplus/(Deficit)	2,325,546	7,919,011	5,593,465		2,325,546	



Agency Funds						% of Budget
12 MONTHS ENDED				2025-2026		
YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET		
Revenue	1,262,986	1,300,945	37,959	3%	1,262,986	103%
Expenditures/Expense	1,257,200	1,238,650	(18,550)	-1%	1,257,200	99%
YTD Surplus/(Deficit)	5,786	62,295	56,509		5,786	

Pension Trust Fund						% of Budget
12 MONTHS ENDED				2025-2026		
YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET		
Revenue	1,212,675	1,937,409	724,734	60%	1,212,675	160%
Expenditures/Expense	554,636	224,030	(330,606)	-60%	554,636	40%
YTD Surplus/(Deficit)	658,039	1,713,379	1,055,340		658,039	

Village of Hampshire
 Budget Versus Actual Report - General Fund Summary
 Twelve Months Ended April 30, 2026

	General Fund Revenues (01)				
	12 MONTHS ENDED				2025-2026
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
GENERAL FUND REVENUE					
Property Tax	1,523,600	1,550,026	26,426	2%	1,523,600
Intergovernmental	4,650,072	5,008,454	358,382	8%	4,650,072
Service Fees	109,800	109,800	-	0%	109,800
Investment Income	126,770	179,867	53,097	42%	126,770
Reimbursable	262,554	282,900	20,346	8%	262,554
Licenses, Fines, Permits, Fees	762,436	1,163,308	400,872	53%	762,436
Grant Income	1,140,332	84,777	(1,055,555)	-93%	1,140,332
Other Income	366,900	334,265	(32,635)	-9%	366,900
Debt Issuance	584,170	-	(584,170)	-100%	584,170
Transfers In	250,000	-	(250,000)	-100%	250,000
TOTAL GENERAL FUND REVENUE	9,776,634	8,713,397	(1,063,237)	-11%	9,776,634

	General Fund Expenses (01)				
	12 MONTHS ENDED				2025-2026
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
GENERAL FUND EXPENSE					
ADMINISTRATION					
Personal Services	827,920	824,786	(3,134)	0%	827,920
Contractual Services	787,010	864,608	77,598	10%	787,010
Commodities	36,225	20,607	(15,618)	-43%	36,225
Other Expenses	99,589	3,659	(95,930)	-96%	99,589
Capital Outlay	39,275	43,335	4,060	10%	39,275
Transfers	-	-	-	0%	-
TOTAL ADMINISTRATION	1,790,019	1,756,995	(33,024)	-2%	1,790,019

POLICE					
Personal Services	2,917,841	2,736,532	(181,309)	-6%	2,917,841
Contractual Services	525,629	505,897	(19,732)	-4%	525,629
Commodities	177,780	163,599	(14,181)	-8%	177,780
Capital Outlay	288,609	210,707	(77,902)	-27%	288,609
TOTAL POLICE	3,909,859	3,616,735	(293,124)	-7%	3,909,859

STREET DEPARTMENT					
Personal Services	777,159	733,495	(43,664)	-6%	777,159
Contractual Services	466,780	458,306	(8,474)	-2%	466,780
Commodities	88,265	87,439	(826)	-1%	88,265
Other Expenses	118,882	30,996	(87,886)	-74%	118,882
Capital Outlay	1,505,356	338,865	(1,166,491)	-77%	1,505,356
Transfers	1,062,800	-	(1,062,800)	-100%	1,062,800
TOTAL STREET DEPARTMENT	4,019,242	1,649,101	(2,370,141)	-59%	4,019,242

PLANNING AND ZONING DEPARTMENT					
Personal Services	2,584	899	(1,685)	-65%	2,584
Contractual Services	1,100	558	(542)	-49%	1,100
TOTAL PLANNING AND ZONING DEPT.	3,684	1,457	(2,227)	-60%	3,684

POLICE COMMISSION					
Personal Services	969	969	-	0%	969
Contractual Services	2,700	1,124	(1,576)	-58%	2,700
Other Expenses	-	-	-	0%	-
Commodities	50	-	(50)	-100%	50
TOTAL POLICE COMMISSION	3,719	2,093	(1,626)	-44%	3,719

PROMOTIONS COMMITTEE					
Contractual Services	16,300	13,737	(2,563)	-16%	16,300
Commodities	6,100	1,503	(4,597)	-75%	6,100
TOTAL PROMOTIONS COMMITTEE	22,400	15,240	(7,160)	-32%	22,400

SUB TOTAL GENERAL FUND EXPENSE	9,748,923	7,041,621	(2,707,302)	-28%	9,748,923
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SUB TOTAL YEAR-TO-DATE SURPLUS/(DEFICIT)	27,711	1,671,776	1,644,065	5933%	27,711
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GENERAL FUND SUBFUNDS	-	97,595	97,595	100%	-
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TOTAL YEAR-TO-DATE SURPLUS/(DEFICIT)	27,711	1,769,371	1,741,660	6285%	27,711
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Village of Hampshire
 Budget Versus Actual Report - General Fund Subfunds
 Twelve Months Ended April 30, 2026

	School Impact Fees (60)					Library Impact Fees (61)				
	12 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET	12 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	250	261	11	4%	250	600	702	102	17%	600
Licenses, Fines, Permits, Fees	574,111	959,815	385,704	67%	574,111	43,996	66,363	22,367	51%	43,996
TOTAL REVENUE	574,361	960,076	385,715	67%	574,361	44,596	67,065	22,469	50%	44,596
EXPENSE										
Other Expenses	574,361	925,211	350,850	61%	574,361	44,596	28,631	(15,965)	-36%	44,596
TOTAL EXPENSE	574,361	925,211	350,850	61%	574,361	44,596	28,631	(15,965)	-36%	44,596
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	34,865	34,865	100%	-	-	38,434	38,434	100%	-

	Parks Impact Fees (62)					Fire Impact Fees (63)				
	12 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET	12 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	25	42	17	68%	25	100	167	67	67%	100
Licenses, Fines, Permits, Fees	51,321	90,865	39,544	77%	51,321	158,482	263,704	105,222	66%	158,482
TOTAL REVENUE	51,346	90,907	39,561	77%	51,346	158,582	263,871	105,289	66%	158,582
EXPENSE										
Other Expenses	51,346	84,209	32,863	64%	51,346	158,582	259,585	101,003	64%	158,582
TOTAL EXPENSE	51,346	84,209	32,863	64%	51,346	158,582	259,585	101,003	64%	158,582
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	6,698	6,698	100%	-	-	4,286	4,286	100%	-

	Cemetery Impact Fees (66)					Township Impact Fees (67)				
	12 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET	12 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	35	23	(12)	-34%	35	3	6	3	100%	3
Licenses, Fines, Permits, Fees	7,500	12,280	4,780	64%	7,500	18,140	30,270	12,130	67%	18,140
TOTAL REVENUE	7,535	12,303	4,768	63%	7,535	18,143	30,276	12,133	67%	18,143
EXPENSE										
Other Expenses	7,535	-	(7,535)	-100%	7,535	18,143	29,267	11,124	61%	18,143
TOTAL EXPENSE	7,535	-	(7,535)	-100%	7,535	18,143	29,267	11,124	61%	18,143
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	12,303	12,303	100%	-	-	1,009	1,009	100%	-

	Total General Fund Subfunds				
	12 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET
	YTD BUDGET	YTD ACTUAL			
REVENUE					
Investment Income	1,013	1,201	188	19%	1,013
Licenses, Fines, Permits, Fees	853,550	1,423,297	569,747	67%	853,550
TOTAL REVENUE	854,563	1,424,498	569,935	67%	854,563
EXPENSE					
Other Expenses	854,563	1,326,903	472,340	55%	854,563
TOTAL EXPENSE	854,563	1,326,903	472,340	55%	854,563
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	97,595	97,595	100%	-

Village of Hampshire
 Budget Versus Actual Report - Special Revenue Fund Summary
 Twelve Months Ended April 30, 2026

	Tax Increment Financing (05)					Hotel/Motel Tax (07)				
	12 MONTHS ENDED		2025-2026			12 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	320,753	326,971	6,218	2%	320,753	-	-	-	0%	-
Intergovernmental	-	-	-	0%	-	-	-	-	0%	-
Investment Income	1,200	1,770	570	48%	1,200	5	145	140	2800%	5
Licenses, Fines, Permits, Fees	-	-	-	0%	-	21,600	37,506	15,906	74%	21,600
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	321,953	328,741	6,788	2%	321,953	21,605	37,651	16,046	74%	21,605
EXPENSE										
Contractual Services	2,500	1,178	(1,322)	-53%	2,500	19,000	19,000	-	0%	19,000
Commodities	-	-	-	0%	-	-	-	-	0%	-
Other Expenses	190,404	190,404	-	0%	190,404	6,000	6,000	-	0%	6,000
Transfers	100,000	-	(100,000)	-100%	100,000	-	-	-	0%	-
TOTAL EXPENSE	292,904	191,582	(101,322)	-35%	292,904	25,000	25,000	-	0%	25,000
YEAR-TO-DATE SURPLUS/(DEFICIT)	29,049	137,159	108,110	372%	29,049	(3,395)	12,651	16,046	-473%	(3,395)

	Road and Bridge (10)					Motor Fuel Tax (15)				
	12 MONTHS ENDED		2025-2026			12 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	132,663	132,735	72	0%	132,663	-	-	-	0%	-
Intergovernmental	1,740	2,321	581	33%	1,740	383,640	356,846	(26,794)	-7%	383,640
Investment Income	96	235	139	145%	96	50,000	82,002	32,002	64%	50,000
Licenses, Fines, Permits, Fees	-	-	-	0%	-	-	-	-	0%	-
Grant Income	-	-	-	0%	-	-	130,922	130,922	100%	-
TOTAL REVENUE	134,499	135,291	792	1%	134,499	433,640	569,770	136,130	31%	433,640
EXPENSE										
Contractual Services	130,000	130,000	-	0%	130,000	-	-	-	0%	-
Commodities	-	-	-	0%	-	200,000	157,373	(42,627)	-21%	200,000
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
TOTAL EXPENSE	130,000	130,000	-	0%	130,000	200,000	157,373	(42,627)	-21%	200,000
YEAR-TO-DATE SURPLUS/(DEFICIT)	4,499	5,291	792	18%	4,499	233,640	412,397	178,757	77%	233,640

	SSA #2-26 (52)					Total Special Revenue Funds				
	12 MONTHS ENDED		2025-2026			12 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	54,164	55,020	856	2%	54,164	507,580	514,726	7,146	1%	507,580
Intergovernmental	-	-	-	0%	-	385,380	359,167	(26,213)	-7%	385,380
Investment Income	500	1,201	701	140%	500	51,801	85,353	33,552	65%	51,801
Licenses, Fines, Permits, Fees	-	-	-	0%	-	21,600	37,506	15,906	74%	21,600
Grant Income	-	-	-	0%	-	-	130,922	130,922	100%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	54,664	56,221	1,557	3%	54,664	966,361	1,127,674	161,313	17%	966,361
EXPENSE										
Personal Services	23,311	15,735	(7,576)	-32%	23,311	23,311	15,735	(7,576)	-32%	23,311
Contractual Services	-	-	-	0%	-	151,500	150,178	(1,322)	-1%	151,500
Commodities	-	-	-	0%	-	200,000	157,373	(42,627)	-21%	200,000
Other Expenses	31,194	5,011	(26,183)	-84%	31,194	227,598	201,415	(26,183)	-12%	227,598
Transfers	-	-	-	0%	-	100,000	-	(100,000)	-100%	100,000
TOTAL EXPENSE	54,505	20,746	(33,759)	-62%	54,505	702,409	524,701	(177,708)	-25%	702,409
YEAR-TO-DATE SURPLUS/(DEFICIT)	159	35,475	35,316	22211%	159	263,952	602,973	339,021	128%	263,952

Village of Hampshire
 Budget Versus Actual Report - Agency Fund Summary
 Twelve Months Ended April 30, 2026

	SSA#14 B&I (43)					SSA#13 B&I (45)				
	12 MONTHS ENDED		2025-2026			12 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	832,786	832,786	-	0%	832,786	365,200	378,272	13,072	4%	365,200
Investment Income	30,000	59,443	29,443	98%	30,000	35,000	30,444	(4,556)	-13%	35,000
Licenses, Fines, Permits, Fees	-	-	-	0%	-	-	-	-	0%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	862,786	892,229	29,443	3%	862,786	400,200	408,716	8,516	2%	400,200
EXPENSE										
Other Expenses	858,278	847,478	(10,800)	-1%	858,278	398,922	391,172	(7,750)	-2%	398,922
TOTAL EXPENSE	858,278	847,478	(10,800)	-1%	858,278	398,922	391,172	(7,750)	-2%	398,922
YEAR-TO-DATE SURPLUS/(DEFICIT)	4,508	44,751	40,243	893%	4,508	1,278	17,544	16,266	1273%	1,278

	Total Agency Funds				
	12 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE					
Property Tax	1,197,986	1,211,058	13,072	1%	1,197,986
Investment Income	65,000	89,887	24,887	38%	65,000
Licenses, Fines, Permits, Fees	-	-	-	0%	-
TOTAL REVENUE	1,262,986	1,300,945	37,959	3%	1,262,986
EXPENSE					
Other Expenses	1,257,200	1,238,650	(18,550)	-1%	1,257,200
TOTAL EXPENSE	1,257,200	1,238,650	(18,550)	-1%	1,257,200
YEAR-TO-DATE SURPLUS/(DEFICIT)	5,786	62,295	56,509	977%	5,786

Village of Hampshire
 Budget Versus Actual Report - Pension Trust Summary
 Twelve Months Ended April 30, 2026

	Pension Trust Fund Revenues (90)				
	12 MONTHS ENDED				2025-2026
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE					
Investment Income	500,000	32,185	(467,815)	-94%	500,000
Realized and Unrealized Gain/(Loss)	-	1,205,686	1,205,686	100%	-
Less: Investment Fees	-	(6,313)	(6,313)	-100%	-
Member Contributions	137,675	130,851	(6,824)	-5%	137,675
Employer Contributions	575,000	575,000	-	0%	575,000
Creditable Service Transfer In	-	-	-	0%	-
Miscellaneous Income	-	-	-	0%	-
TOTAL REVENUE	1,212,675	1,937,409	724,734	60%	1,212,675

	Pension Trust Fund Expenses (90)				
	12 MONTHS ENDED				2025-2026
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
EXPENSE					
Pension Payments	201,045	200,973	(72)	0%	201,045
Refund of Contributions	300,591	12,738	(287,853)	-96%	300,591
Transfer to Other Pension Funds	-	-	-	0%	-
Contractual Services	51,500	9,350	(42,150)	-82%	51,500
Other Expenses	1,500	969	(531)	-35%	1,500
TOTAL EXPENSE	554,636	224,030	(330,606)	-60%	554,636
YEAR-TO-DATE SURPLUS/(DEFICIT)	658,039	1,713,379	1,055,340	160%	658,039