



Village of Hampshire  
Village Board Meeting  
Thursday June 6, 2019 – 7:00 PM  
Hampshire Village Hall – 234 S. State Street

## AGENDA

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1. Call to Order
2. Establish Quorum (Physical and Electronic)
3. Pledge of Allegiance
4. Citizen Comments
5. Approval of Minutes May 16, 2019
6. Village President's Report
  - a) Ordinance Amending the Provisions of the Village Code Governing the Business Development Commission.
  - b) Ordinance Approving a Zoning Amendment from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District for Certain Property at 364 Keyes Avenue.
  - c) Ordinance Granting Variances of the Requirements for Front Yard and Side Yard for Parking Spaces for Certain Property at 364 Keyes Avenue
  - d) Ordinance Disapproving TRZ Petition for Variances
  - e) Ordinance Approving a Zoning Amendment from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District for Certain Property at 46W704 Allen Road
  - f) Ordinance Disapproving Houston Parkway Petition for Zoning Amendment
  - g) An ordinance providing for issuance of not to exceed \$5,800,000 Village of Hampshire, Kane County, Illinois Special Service Area Number 13 Special Tax Refunding Bonds, Series 2019 (Tuscany Woods Project)
  - h) Discussion: Hampshire Township transition fees \$200.00.
  - i) Resolution adopting garbage collection fees
7. Village Board Committee Reports
  - a) Public Safety
  - b) Fields & Trails
  - c) Village Services
  - d) Public Works
  - e) Business Development Commission
    1. Presentation of the Business Survey taken by the BDC
    2. Seeking support of building a Main Street Committee composed of other stakeholders in the community including the Chamber of Commerce, and others.
  - f) Finance
    1. Accounts Payable
  - g) Public Relations
  - h) Planning/Zoning
8. New Business
9. Announcements

10. Executive Session

11. Any items to be reported and acted upon by the Village Board after returning to open session

12. New Business

13. Adjournment

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  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
MINUTES  
May 16, 2019**

The regular meeting of the Village Board of Hampshire was called to order by Village President Jeffrey Magnussen at 7:00 PM in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday, May 16, 2019.

Present: Aaron Kelly, Christine Klein, Ryan Krajecki, Toby Koth, Erik Robinson, Michael Reid.

Absent: None

Also Present: Village Clerk Linda Vasquez, Village Finance Director Lori Lyons, Village Police Chief Brian Thompson, Village Engineer Brad Sanderson, and Village Attorney Mark Schuster.

A quorum was established.

President Magnussen led the Pledge of Allegiance.

**MINUTES**

Trustee Robinson moved to approve the minutes of May 2, 2019, with a change on page 2. The line should read "2020 Freightliner" instead of "220 Freightliner."

Seconded by Trustee Koth  
Motion carried by voice vote  
Ayes: Kelly, Klein, Koth, Krajecki, Robinson, Reid  
Nays: None  
Absent: None

**VILLAGE PRESIDENT REPORT**

Village President Magnussen updated the Village Board in regard to the water drainage issue reported by Mr. Del Kosyla at the previous meeting. Mr. Kosyla came to the board meeting on May 2 to inquire about the water issue that is affecting some homes on Highland. The village sent a letter & pictures to the homeowner at 360 Highland. The homeowner came in to Village Hall. Dave Starrett, the street supervisor, went to the address and explained what needs to be done – move the swing set and the berm needs to be taken care of. The homeowner will hire a landscaper and restore it back to the required condition this week.

Hampshire Ridge: Peter Lapin from PND Investments & Michael Gazzola from Entre Commercial Reality, Land Planner Rich Olsen and Monica reported after talking to each trustee in a one-on-one setting, they answered all of their questions. The one-on-one meetings went very well. A great deal of information was received and processed. Mr. Gazzola mentioned that the group has not met with Hampshire Park District nor have they met with School District 300.

The major discussion about this development was in regard to the taxes. The homeowners in this development will not own the land under their residence. Some

trustees feel that paying for the HOA, mortgage, and the cost of the lease per month is not a cost savings for the seniors that will be living in the community. These fees do not include mowing the grass or snow plowing.

Other trustees felt comfortable with numbers as mentioned by the development group.

The Village Board agreed to have Mr. Lapin, Mr. Gazzola, and their group move forward with the concept plan but would like the group to bring back more information in regard to the taxes.

Trustee Robinson moved to approve the engagement letter of Miller Canfield law firm for the bond refunding transaction for SSA #13.

Seconded by Trustee Reid  
Motion carried by roll call vote  
Ayes: Klein, Krajecki, Robinson, Koth and Reid  
Nays: None  
Absent: None  
Abstain: Kelly

Trustee Robinson moved to approve the 2019 Road Improvements project as stated and authorize to accept the quote from Champion Paving in the amount of \$110,350.00 will be paid out from Road & Bridge fund, plus accept the quote from AC Paving in the amount of \$49,706.56; \$ 29,941.36 for striping and \$19,765.20 for crack sealing.

Seconded by Trustee Koth  
Motion carried by roll call vote  
Ayes: Kelly, Klein, Krajecki, Robinson, Koth and Reid  
Nays: None  
Absent: None

State Street will be closed from 1 PM to 11 PM on Saturday, June 8 from Jefferson to Washington for the Hampshire Chamber of Commerce 2019 Summer on State. Summer on State hours are 3:00 PM to 8:00 PM and Copper Barrel Restaurant hours are 3:00 PM to 11:00 PM (with a band and a large tent outside of their establishment). The Village Board had no issues with the extended time of the event. Trustee Kelly talked to Waste Management and stated that they will provide the same garbage disposal service as they did at last year's Summer on State event.

Trustee Kelly moved to authorize to purchase 2015 Dodge Ram 1500 pickup truck in the amount of \$15,824.81 including document fee, title and license.

Seconded by Trustee Koth  
Motion carried by roll call vote  
Ayes: Kelly, Klein, Krajecki, Robinson, Koth and Reid  
Nays: None  
Absent: None

Trustee Koth stated that the grill that comes with the vehicle will remain on the vehicle.

Trustee Robinson moved to authorize to purchase 2018 Dodge Ram Pro Master 1500 Cargo Van amount of \$22,224.81 including document fee, title and license

Seconded by Trustee Koth  
Motion carried by roll call vote  
Ayes: Kelly, Klein, Krajecki, Robinson, Koth and Reid  
Nays: None  
Absent: None

Trustee Krajecki moved to approve Resolution 19-11; establishing certain standing committees of the board of trustees, with the changes eliminating under B- provided however the whole sentence. Also the first whereas, the social media is replaced with just Public Relations. Same on page 2- Section One; delete Social media Website & Marketing and replace with Public Relations.

Seconded by Trustee Klein  
Motion carried by roll call vote  
Ayes: Kelly, Klein, Krajecki, Robinson, Koth and Reid  
Nays: None  
Absent: None

The Village Board is not interested in a buyout of the ground lease agreement with Vertical Bridge.

#### **VILLAGE BOARD COMMITTEE REPORTS**

- a. **Planning/Zoning**: The Zoning Board of Appeals met Monday, May 14, 2019 at 7:00 PM and approved the rezoning of the Stanley Machining property from M-1 to M-2. The ZBA denied the variance for parking within the front yard or side yard on the premises and the rezoning of the Allen Road property.
- b. **Public Safety**- No report.
- c. **Fields & Trails**: Trustee Koth mentioned at the May 2, 2019 Village Board Meeting that the trail by Tuscan Woods (Jake Lane by Marcello) needs to be backfilled. Trustee Krajecki has not yet looked into this issue, but will do so in the near future.
- d. **Village Services**: Trustee Kelly reported the cell tower by Lakewood will be going live on May 17<sup>th</sup>. The power outage will not affect the residents.

Trustee Kelly reported that he will be meeting with the representative for Waste Management, as there are a few issues that need to be addressed.

- e. **Public Works**: Trustee Koth reported that the site where the new public works building was to be constructed will not work since it is in a flood plain zone.

Trustee Koth announced the Village has hired two part-time employees for summer help: Dillion Gara and Mason Fluery.

f. **Business Development Commission**: Trustee Krajecki reported we will start moving on the street program. Bill Swalwell will take Eileen Fleury's place on the BDC and the Beautification Committee. The BDC will be discussing fine dining, entertainment and small manufacturing. The next BDC committee meeting will occur on June 12 at 6:30 PM. At Village Hall. The facade program is going well. Roy's place is finished and looks really nice as you go past his building now. The owner from the Palizzolo building is interested in the facade program, too.

g. **Accounts Payable**:

Trustee Klein moved to approve the Accounts Payable in the sum of \$441.98 to employees Bryce Renninger, James Reece, and Ryan Rasmussen to be paid on or before May 22, 2019.

Seconded by Trustee Robinson

Motion carried by roll call vote

Ayes: Kelly, Klein, Krajecki, Robinson, Koth and Reid

Nays: None

Absent: None

Trustee Klein moved to approve the Accounts Payable in the sum of \$276,746.14 to be paid on or before May 22, 2019.

Seconded by Trustee Kelly

Motion carried by roll call vote

Ayes: Kelly, Klein, Koth, Krajecki, Robinson, and Reid

Nays: None

Absent: None

Trustee Klein reported handbook is coming along fine.

h. **Economic Development**: Trustee Reid showed a short video showing the highlights of Hampshire. Thank you to Arlo Revolution and a huge thank you to our Hampshire resident Cheri Panzloff for the recommendation.

**New Business**:

Village President Magnussen reported everyone should have the job description for Village Administrator; please look over to make any comments, additions or changes.

Village President Magnussen will be giving the new job description to hire a person in the water department to Trustee Koth.

**ADJOURNMENT**

Trustee Robinson moved to adjourn the Village Board meeting at 8:55 PM.

Seconded by Trustee Krajecki

Motion carried by voice vote

Ayes: Kelly, Klein, Koth, Krajecki, Robinson, and Reid

Nays: None

Absent: None

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Linda Vasquez Village Clerk

No. 19 -

**AN ORDINANCE  
AMENDING THE PROVISIONS OF THE VILLAGE CODE  
RELATING TO THE BUSINESS DEVELOPMENT COMMISSION**

WHEREAS, the Village Code provides for a certain Business Development Commission, consisting of seven (7) members, including one member of the Board of Trustees to serve as Chair, Hampshire Municipal Code, §1-16-1 et seq.; and

WHEREAS, the Corporate Authorities desire to modify the provisions governing the Business Development Commission at this time in order to allow for appointment of one additional member, being a second member of the Board of Trustees, to the Business Development Commission.

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

Section 1. The Hampshire Municipal Code of 1985, as amended, shall be and hereby is further amended by modifying the provisions thereof governing the Business Development Commission, in words and figures as follows:

CHAPTER 1	MUNICIPAL OFFICERS AND EMPLOYEES
ARTICLE XVI	BUSINESS DEVELOPMENT COMMISSION
SECTION 1-16-3	MEMBERS; QUALIFICATIONS AND APPOINTMENT:

A. There shall be eight (8) ~~seven (7)~~ regular members of the Business Development Commission; and in addition, the Village President ~~and the Chair of the Economic Development Committee of the Village Board of Trustees~~ shall serve as an ex officio members of the Commission.

B. The Village President, with the advice and consent of the Board of Trustees, shall appoint and may remove the members of the Business Development Commission; and the Village President shall appoint one member to act as Chair.

C. Not less than five (5) members of the Commission shall be appointed on the basis of experience or background in commercial or industrial development, urban design and planning, commercial or industrial business operations, commercial or industrial real estate, retail marketing, or business development organization or association; one member of the



Commission, who shall be an elector and resident of the Village for at least one year preceding the date of appointment, may be appointed absent such

basis of experience or background; and two ~~one~~ members shall be a members of the Village Board of Trustees.

D. Because of the qualifications required, not all members of the Commission shall be required to be residents of the Village; provided, however, not less than five (5) ~~four (4)~~ members shall be electors and residents of the Village for at least one year preceding the date of his or her appointment.

E. The Chair shall be a resident and an elector of the Village for at least one year preceding the date of his or her appointment as Chair; and no person shall serve more than two (2) consecutive terms as Chair of the Commission.

F. The Commission shall select from among its members a Vice Chair and a Secretary. The persons so selected shall serve for an initial term until the next following April 30, and they shall serve for terms of one year thereafter for each fiscal year of the Village; and, such persons may be reelected to the same position from time to time.

Section 2. Any and all ordinances, resolutions, and orders, or parts thereof, which are in conflict with the provisions of this Ordinance, to the extent of any such conflict, are hereby superseded and waived.

Section 3. If any section, subdivision, sentence or phrase of this Ordinance is for any reason held to be void, invalid, or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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Jeffrey R. Magnussen  
Village President

ATTEST:

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Linda Vasquez  
Village Clerk

**Bazos, Freeman, Schuster & Pope, LLC**  
*Attorneys at Law*

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**MEMORANDUM**

**CONFIDENTIAL / ATTORNEY – CLIENT PRIVILEGE**

**TO:** Village President  
**FROM:** Mark Schuster / Village Attorney  
**DATE:** June 6, 2019  
**RE:** TRZ and Houston Parkway / Petitions for Zoning Amendment and Variances

**Background**

TRZ Hampshire filed two zoning petitions regarding its property at 364 Keyes Avenue (intersection of Keyes and Industrial Drive), which land is currently vacant:

- Petition for Zoning Amendment from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District to allow for warehouse / distribution facilities; and
- Petition for Variances of the required front yard and the side yard setbacks, for parking spaces, to allow for parking spaces closer to the roadways.<sup>1</sup>

A related company, Houston Parkway, also filed the following petition for a 40± acre parcel, fronting Allen Road, to wit: 46W704 Allen Road, to similarly allow for future development of the land with warehouse / distribution facilities:

- Petition for Zoning Amendment from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District.

**ZBA**

The ZBA concluded the required public hearings on these petitions, and recommended the following:

- |  |            |
|--|------------|
| • Petition for Zoning Amendment at 364 Keyes             | Approve    |
| • Petition for Variances for parking spaces at 364 Keyes | Disapprove |
| • Petition for Zoning Amendment at 46W704 Allen          | Disapprove |

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<sup>1</sup> A variance may be requested to permit a yard to have less width or depth than required. § 6-14-3((F)(!!)(a).

### Standards

The standards for considering / approving any request for variance in the Village are listed on the attached Addendum.

### Discussion

The Corporate Authorities take the final actions on zoning petitions in the Village (after recommendation from the Zoning Board of Appeals)..

Draft Ordinances have been submitted for approval / disapproval of all three petitions.

An affirmative vote of not less than four (4) trustees is required to approve a variation for which the ZBA has not recommended approval. 65 ILCS 5/11-13-10.

### Action(s) Needed

- A. Determine whether or not to approve the Petition for Zoning Amendment (from M-1 to M-2) for the property at 364 Keyes Avenue.
- B. Determine whether or not to approve the Petition for Variation of the front yard and side yard requirements for parking spaces for the property at 364 Keyes Avenue. A vote to approve the Petition will require the affirmative vote of not less than four (4) trustees.
- C. Determine whether or not to approve the Petition for Zoning Amendment (from M-1 to M-2) for the property at 46W704 Allen Road.

**Village of Hampshire  
Zoning Board of Appeals**

**VARIATION STANDARDS  
[§ 6-14-3(F)]**

a. Variation Standards - The ZBA shall not recommend a variation unless it shall find, based upon the evidence presented to it at the public hearing on the application for variance, the following:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and
2. That the plight of the owner is due to unique circumstances; and
3. The variation, if granted, will not alter the essential character of the locality.

b. Variation Standards - For the purposes of supplementing the above standards, the ZBA shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

1. That the particular physical surroundings, shape, topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out; and
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification; and
3. That the purpose of the variation is not based exclusively upon a desire to make a greater economic return from the property; and
4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property; and
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements to the neighborhood in which the property is located; and
6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger public safety, or substantially diminish or impair

property values within the neighborhood.

**Village of Hampshire  
Zoning Board of Appeals**

**VARIATION STANDARDS  
[§ 6-14-3(F)]**

- I. Variation Standards - The ZBA shall not recommend a variation unless it shall find, based upon the evidence presented to it at the public hearing on the application for variance, the following:
- A. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and
  - B. That the plight of the owner is due to unique circumstances; and
  - C. The variation, if granted, will not alter the essential character of the locality.
- II. Variation Standards - For the purposes of supplementing the above standards, the ZBA shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
- A. That the particular physical surroundings, shape, topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out; and
  - B. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification; and
  - C. That the purpose of the variation is not based exclusively upon a desire to make a greater economic return from the property; and
  - D. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property; and
  - E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements to the neighborhood in which the property is located; and
  - F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger public safety, or substantially diminish or impair

property values within the neighborhood.



# VILLAGE OF HAMPSHIRE

## APPLICATION FOR CONCEPT PLAN, PRELIMINARY PLAN, ANNEXATION OR ZONING REVIEW -- CHECKLIST

### Procedures and Deadlines:

1. Petitioner will file all documents and requests with the Village Clerk's office to initiate the development procedure.
2. Petitioner must submit a complete applications not less than forty-five (45) days before the initial meeting of any Village advisory body, to allow for staff review and consultation. The Village reserves the right to remove a Petitioner from the agenda for any scheduled meeting if the deadline is not met, the application is not complete, or the required fees and deposits have not been submitted.
3. Petitioner will be scheduled by the Village to have submittals reviewed by Village personnel and consultants, as necessary, and to be listed on the appropriate meeting agenda(s) upon fulfillment of submittal requirements for each. All late submittals will cause postponement to the next regularly scheduled meeting.
4. Meeting dates are subject to change. Petitioners will be notified of any meeting date changes.
5. The Plan Commission meets on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month.
6. The Zoning Board of Appeals meets on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of the month.
- 7.. Petitions will be forwarded to the Village Board following recommendation from the appropriate advisory body. The Village Board meets on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month.

### **Village Contacts:**

Jeffrey R. Magnussen / Village President	847-683-2181
Brad Sanderson, P.E./ Engineering Enterprises, Inc.	630-466-9350
Mark Schuster / Village Attorney	847-742-8800
Linda Vasquez / Village Clerk	847-683-2181 Ext. 0
Lori Lyons / Village Finance Director	847-683-2181 Ext. 25

## **Village of Hampshire**

### **Summary of the Development Application Review Process**

The procedures, requirements and time frames for each step in the development application review process may be found in the Hampshire Subdivision Ordinance and the Hampshire Zoning Ordinance.

#### **APPLICATION REVIEW**

The Village and its consultants will review each development application and any supporting information within their respective area of expertise. This review is meant to identify initial issues pertaining to the development application that should be addressed by the Petitioner's subsequent submittals.

After Petitioner has submitted an application, Petitioner will receive notification of meeting dates for Village review (if applicable), and for required public meetings thereafter. If a public hearing is required in connection with the application, the Village will publish the required notice (at the Petitioner's cost). Petitioner is responsible for posting an appropriate notice on the premises, and may be required to mail notice (certified mail, return receipt requested) to nearby property owners.

Fees for any time spent by Village consultants reviewing your application will be deducted from the Development Deposit which must accompany the filing of your application.

The Village and its consultants are concerned with obtaining compliance with all the Village's technical requirements and identifying ways to achieve or improve upon the Village's development goals and objectives. The consultants have no authority to vary the requirements of the Subdivision Ordinance or Zoning Ordinance.

#### **PLAN COMMISSION REVIEW**

The Plan Commission is responsible for interpreting the Village's development goals and objectives and making recommendations to the Village Board concerning land use and land development in relation to the Comprehensive Plan. The Plan Commission relies upon the initial Village review, review by the Village consultants, the information provided by the applicant, and the input of the public, in determining its recommendation on each development or zoning application. The Plan Commission also reviews applications for text amendments and for special uses to make recommendations to the Zoning Board of Appeals. It is the applicant's responsibility to demonstrate that the criteria for approving or granting the requested application have been satisfied.

#### **ZONING REVIEW**

The Zoning Board of Appeals is responsible to review and make recommendations on each request to amend the zoning regulations, or to change the zoning classification of any parcel or parcels of land in the Village. The Zoning Board of Appeals also makes recommendations regarding applications for special use, or for variances. The Zoning Board of Appeals relies upon the information provided by the applicant, input from Village consultants, and input from the public in making its recommendations. It is the applicant's responsibility to demonstrate that the criteria for approving a change in the Zoning Regulations, or a change in the classification of any particular parcel, a special use, or a variance, are met.

### VILLAGE BOARD REVIEW

The final decision for each development application rests with the Village Board. The Village Board may accept, reject or modify the Plan Commission / Zoning Board recommendations, as provided in the Hampshire Subdivision Ordinance and in the Zoning Ordinance.

The Village Board's action is final.

Village of Hampshire  
Land Development Application

Case Number: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

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)

- Annexation \*
- Rezoning from M-1 District to M-2 District
- Special Use Permit
- Variance
- Concept Plan
- Preliminary Plan
- Final Plan
- Site Plan Review

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: TRZ HAMPSHIRE, LLC  
Address: 425 Maple Ave. Carpentersville, IL. 60110  
Phone: (847) 426 4560 Fax: (\_\_\_\_) \_\_\_\_\_

CONTACT PERSON (If different from Applicant)

Name: Forbes Adam  
Address: 410 Ramsland St. Westby, WI. 54667  
Phone: (608) 397 9364 Fax: (\_\_\_\_) \_\_\_\_\_

-- IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY? YES [ ] NO

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

-- IS THE APPLICANT AND/OR OWNER A TRUSTEE OR A BENEFICIARY OF A LAND TRUST? YES [ ] NO

(If the Applicant and/or owner of the subject property is a Trustee of a land trust or beneficiary(ies) 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 verified by the Trustee and shall be attached hereto).

\* Attach an original copy of a Petition for Annexation, 65 ILCS 5/7-8-1 et seq. to this Application.

**Land Development Application**

**PART II. PROPERTY INFORMATION**

**ADDRESS OF PROPERTY:** 364 Keyes Avenue

**PARCEL INDEX NUMBER(S):** 1-22-362-035, 01-22-326-032, 01-22-326-033

**AREA OF PARCEL (ACRES):** 5 acres and 44 Acres PIN 01-22-100-039

**LEGAL DESCRIPTION:** A legal description must be attached to this application.

The subject property is located in which **FIRE PROTECTION DISTRICT?** Hampshire

The subject property is located in which **PARK DISTRICT?** Hampshire

The subject property is located in which **SCHOOL DISTRICT?** Hampshire

The subject property is located in which **LIBRARY DISTRICT?** Hampshire

The subject property is located in which **TOWNSHIP ROAD DISTRICT?** N/A HAMPSHIRE

**CURRENT ZONING:** M-1 Restricted Industrial District

**PROPOSED ZONING / VARIANCE:** Requesting a variance from Chapter 6, Article X, Section 6-11-2H of the Hampshire Zoning Ordinance to allow for off street parking in the front and side yards adjoining Keyes Ave and Industrial Drive consistent with adjacent properties.

**RECOMMENDED LAND USE:** Industrial and Warehouse Distribution (from future land use plan dated 7/1/04)  
*(As described in the Hampshire Comprehensive Plan)*

**PROPOSED LAND USE:** Industrial and Warehouse Distributiou consistent with future land use plan

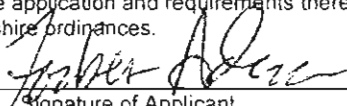
**NAME OF PROPOSED DEVELOPMENT:** TRZ Multi Tenant Warehousing

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**PART III. REQUIRED DOCUMENTATION**

- Two signed copies of the Land Development Application
- Application Fee (Amount) \$ \_\_\_\_\_ and Deposit (Amount) \$ \_\_\_\_\_
- Proof of Ownership or Option (1 copy)
- Legal Description of Property /Plat of Survey (1 copy)
- List of property owners within 250 feet with parcel numbers (See enclosed sample letter)
- Preliminary Plan (\_\_\_\_ folded full size copies)
- Landscape Plan: Preliminary OR Final (\_\_\_\_ folded full size copies)
- Site Plan (6 copies)
- Architectural Elevations (2 full size, \_\_\_\_ folded reduced size copies)
- Final Plat of Subdivision (\_\_\_\_ folded full size copies)
- Final Engineering Plans (\_\_\_\_ copies signed and sealed)
- Petition for Annexation (2 copies)
- Annexation Agreement (6 signed copies)
- Plat of Annexation (6 copies)
- Fiscal Impact Study (If required by Staff- 6 copies)
- Traffic Impact Analysis (If required by Staff- 6 copies)
- Soil Conservation District Land Use Opinion (1 copy)
- Department of Conservation Endangered Species Report (1 copy)
- Army Corp. of Engineers Report on Wetlands (If required- 1 copy)

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

  
\_\_\_\_\_  
Signature of Applicant

3/15/19  
\_\_\_\_\_  
Date

EXHIBIT A

Developer's Agreement with Respect To  
Land Development Fees and Deposits

The undersigned Developer acknowledges that he/she has filed a LAND USE APPLICATION with the Village, requesting \_\_\_\_\_

(type of action(s) requested)

and further, acknowledges that the Village Code requires that he/she reimburse the Village for all professional fees incurred for engineering, legal, consultant and other outside services in regard to this application and all other matters related to the proposed development or zoning request.

The Developer agrees to be bound by the terms of the Village Code in this regard.

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

Any interest earned on funds on deposit shall accrue to the Village.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Developer

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

\$ \_\_\_\_\_  
Amount

\_\_\_\_\_  
VILLAGE CLERK

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

## **Village of Hampshire HEARING SCHEDULE**

### **VILLAGE REVIEW**

The Village shall arrange a meeting of appropriate personnel and consultants as needed.

The Village Board of Trustees meets two times each month, generally on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays. The current schedule of meetings is available from the Village Clerk. .

### **PLAN COMMISSION SCHEDULE**

The Plan Commission meets on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month at 7:00 p.m. at Village Hall. All **complete** Plan Commission submittals must be received not less than **10 days in advance** of the scheduled meeting. The Village reserves the right to reject incomplete submittals and reschedule Plan Commission items accordingly.

### **ZONING BOARD OF APPEALS SCHEDULE:**

The Zoning Board of Appeals meets on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of the month at 7:00 p.m. at Village Hall. All complete submittals to the Zoning Board of Appeals must be received not less than **10 days in advance** of the scheduled meeting. The Village reserves the right to reject incomplete submittals and reschedule Plan Commission items accordingly.



**REQUIRED DOCUMENTATION FOR DEVELOPMENT PETITIONS**

	CONCEPT PLAN	SITE PLAN REVIEW	ANNEXATION	SUBDIVISION - PRELIMINARY	SUBDIVISION - FINAL	SPECIAL USE PERMIT	ZONING TEXT AMENDMENT	RE-ZONING	VARIANCE
Application	X	X	X	X	X	X	X	X	X
Application Fee & Deposit	X	X	X	X	X	X	X	X	X
Proof of Ownership		X	X	X		X	X	X	X
Legal Description - Plat of Survey		X		X		X	X	X	X
Certified Mailing Receipts and List of Property Owners				X		X	X	X	X
Tree Preservation and Removal Plan		X		X					
Site Analysis	X	X		X					
Site Plan/Preliminary Plan		X		X		X	X	X	X
Landscape Plan		X		X		X		X	X
Preliminary Plan				X		X		X	X
Architectural Elevations		X		X		X		X	X
Final Plat of Sub.					X				
Final Engineering Plans					X				
Petition for Annexation					X				
Annexation Agreement			X						
Plat of Annexation			X						
Soil Conservation Land Use Opinion			X						
*Fiscal Impact Study				X					
*Traffic Impact Analysis									
*Dept. of Conservation Report									

\* If Required by Staff

**DO NOT RETURN THS TO THE VILLAGE - FOR YOUR USE IN DRAFTING LETTERS**

*Every applicant for rezoning, special use and planned unit development, is required to notify adjoining property owners of his/her intent to develop property in the Village of Hampshire. Applicants should provide the adjoining property owners with a brief description of the proposed development and a copy of the development plan to help adjoining property Owners better understand what is being proposed in their neighborhood (On Applicant's Letterhead)*

**EXAMPLE OF NOTIFICATION / INFORMATION LETTER**

*Dear Neighbor:*

(Applicant Name) has submitted an application to the Village of Hampshire for (type of application) to allow (describe project, use of land, number of units, etc.) on the property located at \_\_\_\_\_ . A copy of the site plan is enclosed for your information.

The Village of Hampshire is currently reviewing our application material, including the site plan. If you have any concerns or questions about the proposed development of the property, you are encouraged to call (contact for the Applicant) at (Contact's telephone number). You will also have an opportunity to comment about the proposed development at the Hampshire Plan Commission/Zoning Board of Appeals meeting scheduled for (Date of Plan Commission/Zoning Board of Appeals meeting / public hearing) at 7:00 p.m.

Sincerely,

(Applicant)

VILLAGE OF HAMPSHIRE

AFFIDAVIT OF NOTIFICATION  
FOR REZONING, OR SPECIAL USE PERMIT

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

From:

Date:

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred-fifty (250) feet of the property referred to in the Petition \_\_\_\_\_, and further, that all persons owning property which is contiguous to the property described in said Petition have been notified of the intent of the Petitioner(s).

The property is located at \_\_\_\_\_

A legal description of the property is attached hereto.

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____

NOTIFY BY CERTIFIED MAIL- COPIES

Attached additional sheets, if necessary.

By: \_\_\_\_\_

Subscribed and sworn before me this \_\_\_\_\_  
\_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
\_\_\_\_\_

## **VILLAGE OF HAMPSHIRE VILLAGE ORDINANCE & REQUIREMENTS**

Proposed developments in the Village of Hampshire are reviewed based on the Village's development ordinances, including the following:

- Zoning Ordinance
- Subdivision Ordinance and Standard Specifications
- Stormwater Ordinance
- Soil Erosion and Sediment Control Ordinance
- Floodplain Ordinance

It is strongly recommended that, before preparing submittal requirements and plans, you review these documents or have your professional consultants review them. Each of the above documents is available at the Village Hall.

## **SECTION I – OBLIGATION OF APPLICANT**

It is the obligation of the Developer or Owner to pay all administrative, professional consulting and public hearing expenses, including court reporter fees, incurred by the Village in processing and acting upon petitions or requests for land development or expansion. The deposit for those fees and expenses as hereinafter set forth is intended to insure to the Village that adequate funds will be available to the Village to pay those fees and expenses, but the deposit required is based upon an estimate only of what those fees may be and by making the deposit the applicant is not relieved of the obligation to pay those fees in full if in fact those fees and expenses exceed the deposit amount.

## **SECTION II – DEPOSIT FOR FEES AND EXPENSES TO BE PAID TO THE VILLAGE FOR CONSIDERATION OF ZONING SUBDIVISION AND/OR ANNEXATION AGREEMENT PETITIONS**

### **SECTION 2.01 ZONING REQUEST**

At the time an application for a zoning change is presented to the Village and prior to any action thereon, funds shall be deposited with the Village of Hampshire in accordance with the following schedule:

- a) Variations to the Zoning Ordinance- \$500.00

In case of a variation requested for a single lot platted before this ordinance was adopted, the \$500.00 deposit will be the maximum paid by the lot owner notwithstanding the provisions contained in Section 5 of this ordinance.

- b) Appeal of a Decision of the Zoning Administrator \$500.00

In case of an appeal of a decision of the Zoning Administrator for a single lot platted before this ordinance was adopted, the \$500.00 deposit will be the maximum paid by the lot owner notwithstanding the provisions in Section 5 of this ordinance.

- c) Rezoning or Zoning Amendment- \$1,000.00
- d) Special Use Permit (not as part of Planned Unit Development) - \$1,000.00
- e) Special Use/Planned Unit Development - \$1,000.00

### **SECTION 2.02 SUBDIVISION PLATS**

At the time a request to subdivide or re-subdivide lands is presented to the Village, and prior to any action thereon, funds shall be deposited with the Village in accordance with the following schedule which relates to the size of the proposed subdivision or re-subdivision:

- a) One (1) acre or any fraction thereof- \$1,000.00.
- b) In excess of one (1) acre but not over ten (10) acres \$2,500.00.
- c) In excess of ten (10) acres but not over thirty-five (35) - \$5,000.00.
- d) In excess of thirty-five (35) acres - \$10,000.00.

If a Subdivision Plat requires a zoning amendment, variation, special use permit pursuant to the provisions of the Hampshire Zoning Ordinance, the sum deposited shall be in accordance with this Section rather than the provisions contained within Section 2.01.

**SECTION 2.03 ANNEXATION; ANNEXATION AGREEMENTS**

At the time a request for annexation or annexation agreement is presented to the Village and prior to any action thereon, funds shall be deposited with the Village in accordance with the following schedule relating to the size of the proposed annexation:

- a) One (1) acre or any fraction thereof- \$1,000.00.
- b) In excess of one (1) acre but not over ten (10) acres \$2,500.00.
- c) In excess of ten (10) acres but not over thirty-five (35) acres- \$5,000.00.
- d) In excess of thirty-five (35) acres- \$10,000.00.

If petition for annexation or annexation agreement requires a zoning amendment, variation, special use permit pursuant to the provisions of the Hampshire Zoning Ordinance, the sum deposited shall be in accordance with Section 2.01. However, the deposit provisions of this Section 2.03 shall be applied to a petition which requires a zoning amendment, variation, special permit or planned unit development zoning when the deposit would exceed \$1,000.00 pursuant to the deposit calculations in the Section.

**SECTION 2.04 SUBDIVISION AND ANNEXATION**

If an application is presented to the Village for both annexation and subdivision, then in lieu of the fee schedule in Section 2.03 above, and at the time such application is presented to the Village and prior to any action thereon, funds shall be deposited with the Village in accordance with the following schedule relating to the size of the land to be annexed and subdivide, or annexed and proposed for a planned unit development.

- a) One (1) acre or any fraction thereof- \$1,000.00.
- b) In excess of one (1) acre but not over ten (10) acres \$2,500.00.
- c) In excess of ten (10) acres but not over thirty-five (35) acres- \$5,000.00.
- d) In excess of thirty-five (35) acres- \$10,000.00.

**SECTION 2.05 SITE DEVELOPMENT**

At the time of application for Site Plan approval and prior to any action thereon, funds shall be deposited with the Village of Hampshire in accordance with the following schedule:

- a) One (1) acre or any fraction thereof- \$1,000.00.
- b) In excess of one (1) acre but not over ten (10) acres \$2,500.00.
- c) In excess of ten (10) acres but not over thirty-five (35) acres- \$5,000.00.
- d) In excess of thirty-five (35) acres- \$10,000.00.

**SECTION 2.06 ADMINISTRATIVE FEE**

The developer shall pay an administrative fee to the Village of ten (10) dollars per invoice.

**SECTION 2.07            ADDITIONAL COSTS**

The Developer shall pay all publication expenses and public hearing expenses, including court reporter fees.

**SECTION 2.08            DEPOSIT AMOUNTS**

The deposit amounts set forth herein shall be deposited in an escrow account maintained by the Village Treasurer. Interest on the account shall accrue to the Village of Hampshire.

**SECTION 3 -    INSPECTION AT DEVELOPER'S EXPENSE**

- A.     All public and private improvements proposed to be constructed shall be inspected during the course of construction by the Village Engineer or a duly designated deputy.
- B.     During the course of construction of the improvements, the Developer shall be required to notify the Village Engineer forty-eight (48) hours before the inspection of all utilities.
- C.     The Developer shall pay the cost of all inspection and testing services, in accord with a the schedule of fees established from time to time, based on current rates and standard engineering practice.

**SECTION 4 -    AGREEMENT TO PAY VILLAGE FEES IN FULL**

Developers shall execute and file with the Village Clerk the "Developer's Agreement with Respect to Land Development Fees and Deposits."

**SECTION 5 -    AGREEMENT TO PAY EXPENSES**

Invoices for professional services received on behalf of the applicant shall be submitted to the applicant on a timely basis and paid within 20 days of the date thereof.

**SECTION 6 -    OTHER FEES**

This ordinance does not affect the amount of nor the manner of payment of other Village fees, such as building permit fees, connection fees, and the like.

**SECTION 9 -    BUILDING PERMITS**

In the event that any invoices are then outstanding and unpaid, any request for a building permit shall not be acted upon, and no building permit shall be issued, until payment has been received by the Village.

VILLAGE OF HAMPSHIRE

AFFIDAVIT OF NOTIFICATION  
FOR REZONING, OR SPECIAL USE PERMIT

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

From: Stanley Machining

Date: 3/20/19

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred fifty (250') feet of the property referred to in the Petition to Rezone and Variance, and further, that all persons owning property which is contiguous to the property described in said Petition have been notified of the intent of the Petitioner(s).

The property is located at 364 Hayes, 44 ACRES - State/Allen/Royal Roads

A legal description of the property is attached hereto.

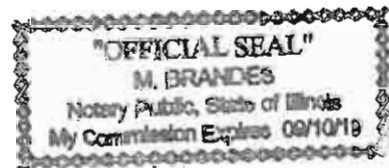
PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
<u>SEE ATTACHED</u>		

NOTIFY BY CERTIFIED MAIL- COPIES

Attached additional sheets, if necessary.

By: Forker Adam

Subscribed and sworn before me this 20th day of MARCH 2019.  
M. Brandes





PARCEL	ADDRESS	PIN	OWNER
1	200 STANLEY DRIVE HAMPSHIRE, ILLINOIS 60140	01-22-301-018	TRZ HAMPSHIRE LLC, 425 MAPLE AVE CARPENTERSVILLE, IL, 60110
2	NO ADDRESS LISTED HAMPSHIRE, ILLINOIS 60140	01-22-301-001	KARTHEISER, LOIS DECLRN OF TRUST, L KARTHEISER & M JEDLOVEC, CO- TRUSTEES, 28283 LOST MEADOWS LN WARRENVILLE, IL, 60555-2011
3	NO ADDRESS LISTED HAMPSHIRE, ILLINOIS 60140	01-22-100-012	TRZACKA, KAREN 230 OTIS RD BARRINGTON, IL, 60010-5124
4	46W928 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-006	FREDERICK, WILLIAM & CAIN, JUDITH ANN & ENARI, DONALD S 40W928 ALLEN RD HAMPSHIRE, IL, 60140-9701
5	46W862 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-007	CAIN, JOHN T 520 CREEKSIDE DR GENEVA, IL, 60134-2670
6	46W836 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-008	PFÄFFINGER, C L & M B REVOC LIVING TR # 100, CURTIS & MARILEE PFÄFFINGER, CO-TRUSTEES 46W786 ALLEN RD HAMPSHIRE, IL, 60140-9721
7	46W812 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-008	PFÄFFINGER, C L & M B REVOC LIVING TR # 100, CURTIS & MARILEE PFÄFFINGER, CO-TRUSTEES 46W786 ALLEN RD
8	46W786 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-010	PFÄFFINGER, C L & M B REVOC LIVING TR # 100, CURTIS & MARILEE PFÄFFINGER, CO-TRUSTEES 46W786 ALLEN RD
9	46W770 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-011	PFÄFFINGER, C L & M B REVOC LIV TR # 100, C L & M S PFÄFFINGER, CO- TRUSTEES 46W786 ALLEN RD HAMPSHIRE, IL, 60140-9721
10	46W704 ALLEN ROAD HAMPSHIRE, IL 60140	01-22-100-040	PFÄFFINGER, C L & M B REVOC LIVING TR # 100, CURTIS & MARILEE PFÄFFINGER, CO-TRUSTEES 46W786 ALLEN RD HAMPSHIRE, IL, 60140-9721
11	NO ADDRESS ALLEN RD HAMPSHIRE, IL 60140	01-22-100-031	PFÄFFINGER, DAVID 207 RED HAWK RD HAMPSHIRE, IL, 60140
12	NO ADDRESS ALLEN RD HAMPSHIRE, IL 60140	01-22-100-033	PFÄFFINGER, DAVID 207 RED HAWK RD HAMPSHIRE, IL, 60140
13	46W827 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-013	GOFF, VICTORIA L & VAN ACKER, PATRICIA M 15N009 SHIREWOOD FARM RD HAMPSHIRE, IL, 60140-6134
14	46W605 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-014	GOFF, VICTORIA L & VAN ACKER, PATRICIA M 15N009 SHIREWOOD FARM RD HAMPSHIRE, IL, 60140-6134
15	NO ADDRESS HAMPSHIRE, IL 60140	01-22-100-019	HAMPSHIRE FIRE PROTECTION DISTRICT, FIRE CHIEF PO BOX 245 HAMPSHIRE, IL, 60140-0245
16	NO ADDRESS HAMPSHIRE, IL 60140	01-22-100-018	FIRST AMERICAN BANK, % LAND TRUST DEPT 218 WEST MAIN ST DUNDEE, IL, 60118
17	105 ROWELL RD HAMPSHIRE, IL 60140	01-22-326-031	THA PROPERTIES LLC, C/O MR KEVIN R GRANT 105 N ROWELL RD HAMPSHIRE, IL, 60140
18	120 ROWELL RD HAMPSHIRE, IL 60140	01-22-326-029	SCHÉCK, DAVID L TR, TRUSTEE, AMERICAN PRECISION ASSEMBLYS INC 120 ROWELL RD
19	118 ROWELL RD HAMPSHIRE, IL 60140	01-22-326-030	OLD SECOND NATIONAL BANK OF EUROPA TRUST, RICHARD E HANSEN 1053 WOLFF AVE ELGIN, IL, 601235185
20	200 INDUSTRIAL DR HAMPSHIRE, IL, 60140	01-22-326-036	THA PROPERTIES LLC, 200 INDUSTRIAL DR HAMPSHIRE, IL, 60140

PARCEL	ADDRESS	PIN	OWNER
1	200 STANLEY DRIVE HAMPSHIRE, ILLINOIS 60140	01-22-301-018	TRZ HAMPSHIRE LLC, 425 MAPLE AVE CARPENTERSVILLE, IL, 60110
2	NO ADDRESS LISTED HAMPSHIRE, ILLINOIS 60140	01-22-301-001	KARTHEISER, LOIS DCLRN OF TRUST, L KARTHEISER & M JEDLOVEC, CO-TRUSTEES 2S283 LOST MEADOWS LN WARRENVILLE, IL, 60555-2211
3	NO ADDRESS LISTED HAMPSHIRE, ILLINOIS 60140	01-22-100- 012	TRZASKA, KAREN 230 OTIS RD BARRINGTON, IL, 60010-5124
4	46W928 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-006	FREDERICK, WILLIAM & CAIN, JUDITH ANN & ENARI, DONALD S 46W928 ALLEN RD HAMPSHIRE, IL, 60140-9701
5	46W862 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-007	CAIN, JOHN T 520 CREEKSIDE DR GENEVA, IL, 60134-2670
6	46W836 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-008	PFÄFFINGER, C L & M B REVOC LIVING TR # 100, CURTIS & MARILEE PFÄFFINGER, CO- TRUSTEES 46W786 ALLEN RD HAMPSHIRE, IL, 60140-9721

- |    |  |                   |  |
|----|--|-------------------|--|
| 7  | 46W812 ALLEN RD<br>HAMPSHIRE, IL<br>60140      | 01-22-100-009     | PFAFFINGER, C L & M B REVOC<br>LIVING TR # 100, CURTIS &<br>MARILEE PFAFFINGER, CO-<br>TRUSTEES 46W786 ALLEN RD<br>HAMPSHIRE, IL, 60140-9721 |
| 8  | 46W786 ALLEN RD<br>HAMPSHIRE, IL<br>60140      | 01-22-100-<br>010 | PFAFFINGER, C L & M B REVOC<br>LIVING TR # 100, CURTIS &<br>MARILEE PFAFFINGER, CO-<br>TRUSTEES 46W786 ALLEN RD<br>HAMPSHIRE, IL, 60140-9721 |
| 9  | 46W770 ALLEN RD<br>HAMPSHIRE, IL<br>60140      | 01-22-100-011     | PFAFFINGER, C L & M B REVOC LIV<br>TR # 100, C L & M B PFAFFINGER,<br>CO-TRUSTEES<br>46W786 ALLEN RD<br>HAMPSHIRE, IL, 60140-9721            |
| 10 | 46W704 ALLEN<br>ROAD<br>HAMPSHIRE, IL<br>60140 | 01-22-100-040     | PFAFFINGER, C L & M B REVOC<br>LIVING TR # 100, CURTIS &<br>MARILEE PFAFFINGER, CO-<br>TRUSTEES 46W786 ALLEN RD<br>HAMPSHIRE, IL, 60140-9721 |
| 11 | NO ADDRESS<br>ALLEN RD<br>HAMPSHIRE, IL        | 01-22-100-031     | PFAFFINGER, DAVID<br>207 RED HAWK RD<br>HAMPSHIRE, IL, 60140   |
| 12 | NO ADDRESS<br>ALLEN RD<br>HAMPSHIRE, IL        | 01-22-100-033     | PFAFFINGER, DAVID<br>207 RED HAWK RD<br>HAMPSHIRE, IL, 60140   |

13	46W627 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-013	GOFF, VICTORIA L & VAN ACKER, PATRICIA M 15N009 SHIREWOOD FARM RD HAMPSHIRE, IL, 60140-6134
14	46W605 ALLEN RD HAMPSHIRE, IL 60140	01-22-100-014	GOFF, VICTORIA L & VAN ACKER, PATRICIA M 15N009 SHIREWOOD FARM RD HAMPSHIRE, IL, 60140-6134
15	NO ADDRESS HAMPSHIRE, IL 60140	01-22-100-019	HAMPSHIRE FIRE PROTECTION DISTRICT, FIRE CHIEF PO BOX 245 HAMPSHIRE, IL, 60140-0245
16	NO ADDRESS HAMPSHIRE, IL 60140	01-22-100-018	FIRST AMERICAN BANK, % LAND TRUST DEPT 218 WEST MAIN ST DUNDEE, IL, 60118
17	105 ROWELL RD HAMPSHIRE, IL 60140	01-22-326-031	THA PROPERTIES LLC, C/O MR KEVIN R GRANT 105 N ROWELL RD HAMPSHIRE, IL, 60140
18	120 ROWELL RD HAMPSHIRE, IL 60140	01-22-326-029	SCHECK, DAVID L TR, TRUSTEE, AMERICAN PRECISION ASSEMBLEYS INC 120 ROWELL RD .....

- 19 118 ROWELL RD 01-22-326-03C OLD SECOND NATIONAL BANK OF  
HAMPSHIRE, IL AURORA TRUST, RICHARD E  
60140 HANSEN 1253 WOLFF AVE  
ELGIN, IL, 601235185
- 20 200 INDUSTRIAL DR 01-22-326-03E NCI PROPERTIES LLC,  
HAMPSHIRE, IL, 200 INDUSTRIAL DR  
60140 HAMPSHIRE, IL, 60140

Harney, Scott  
216 Morgan St.  
Elgin, IL 60123-3906

Dear Neighbor:

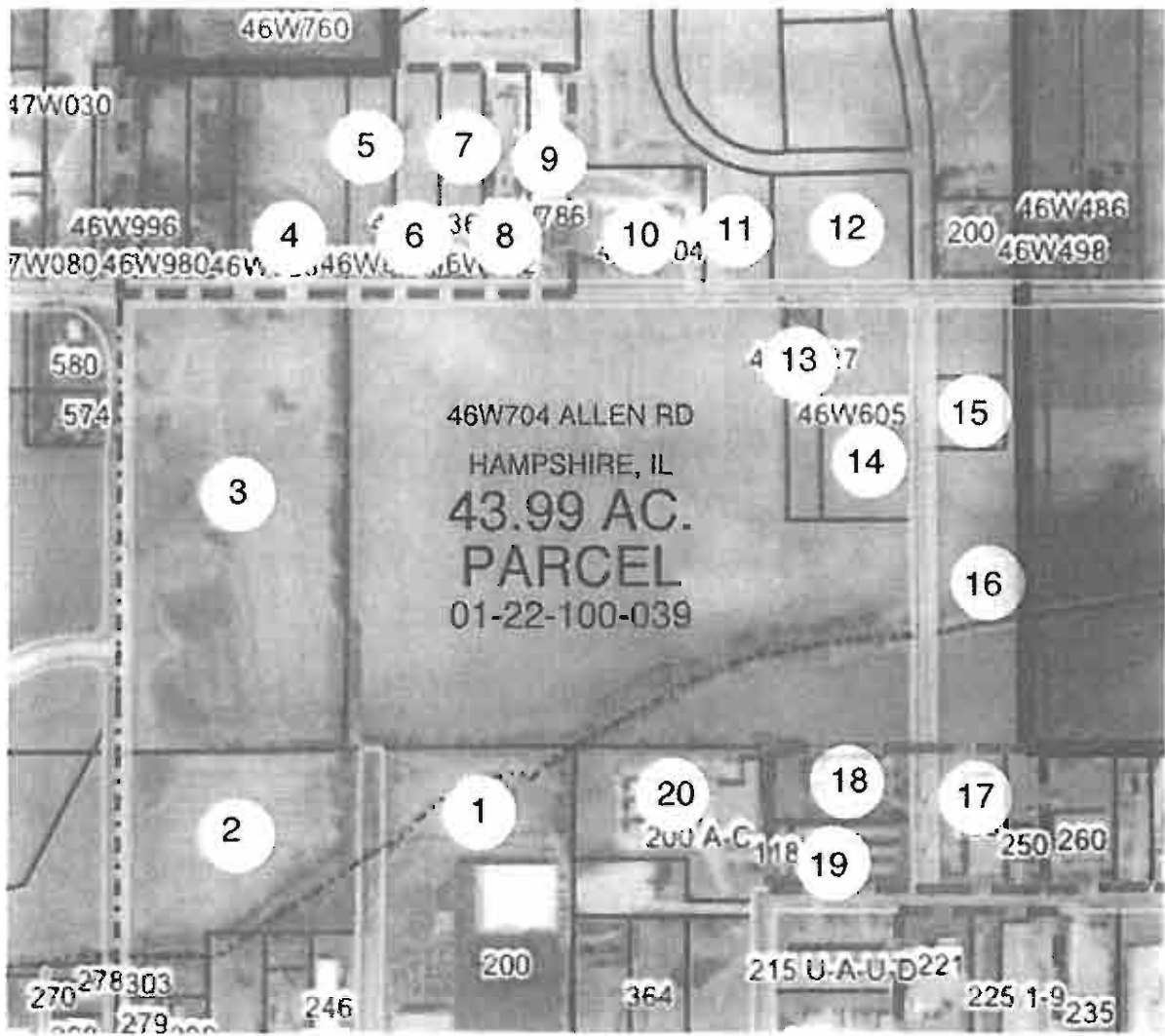
TRZ Hampshire, LLC has submitted an application to the Village of Hampshire for a petition for variance requesting a Variance from Chapter 6, Article XI, Section 6-11-2H of the Hampshire Zoning Ordinance to allow for off-street parking in the front and side yards adjoining Keyes Avenue and Industrial Drive consistent with adjacent properties. The property is located at 364 Keyes Avenue Hampshire Il and a copy of the site plan is enclosed for your information.

The Village of Hampshire is currently reviewing our application material, including the site plan. If you have any concerns or questions about the proposed development of the property, you are encouraged to call Forbes Adam, General Contractor and Owner's Representative at 608-397-9364. You will also have an opportunity to comment about the proposed development at the Hampshire Plan Commission/Zoning Board of Appeals meeting scheduled for April 9th at 7:00 p.m.

Sincerely,

A handwritten signature in cursive script that reads "Forbes Adam" followed by a horizontal line.

H2 Construction, Inc.  
c/o Forbes Adam, Applicant and General Contractor  
**Village of Hampshire 11** Land Development Application Updated Nov. 2018



PROPERTIES LOCATED WITHIN 250 FT OF 46W704 ALLEN ROAD PROPERTY

LEGAL DESCRIPTION – 01-22-100-039 (44-ACRE NORTH PARCEL)

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; AND THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, (SPECIFICALLY EXCLUDING THAT PORTION OF THE SUBJECT PROPERTY LOCATED NORTH OF THE CENTERLINE OF ALLEN ROAD) MORE OR LESS, ALL IN SECTION 22, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE NORTH ALONG THE EAST LINE THEREOF 1320.0 FEET MORE OR LESS, TO A POINT MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 594.91 FEET TO A POINT MARKING THE NORTHWEST CORNER OF THE CRAMSEY PROPERTY FOR A PLACE OF BEGINNING; THENCE SOUTH AT AN ANGLE OF 90 DEGREES 2 MINUTES, TURNED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG THE WEST LINE OF THE SAID CRAMSEY PROPERTY 660.0 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE CRAMSEY PROPERTY; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE CRAMSEY PROPERTY TO A POINT ON THE SAID NORTH LINE OF THE AFORESAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, SAID POINT BEING 100.00 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST ALONG THE SAID NORTH LINE 100.00 FEET TO THE PLACE OF BEGINNING) IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.



LEGAL DESCRIPTION (KEYES ROAD AND INDUSTRIAL DRIVE):

01-22-326-032

01-22-326-035

01-22-326-033

**PARCEL 1:**

That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter, thence North along the West line of the Northeast Quarter of said Southwest Quarter, 350 feet to the point of beginning; thence North along said West line 446.35 feet; thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter, 170.73 feet; thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter, 446.35 feet; thence West parallel with the South line of the Northeast Quarter of said Southwest Quarter, 170.73 feet to the point of beginning, in the Village of Hampshire, Kane County, Illinois.

**PARCEL 2:**

That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter, thence North along the West line of the Northeast Quarter of the Southwest Quarter, 350 feet; thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter, 170.73 feet to the point of beginning; thence North parallel with the West line of the Northeast Quarter of said Southwest Quarter, 446.35 feet; thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter, 170.73 feet; thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter, 446.35 feet; thence West parallel with the South line of the Northeast Quarter of the Southwest Quarter, 170.73 feet to the point of beginning, in the Village of Hampshire, Kane County, Illinois.

**PARCEL 3:**

That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter, thence North along the West line of the Northeast Quarter of said Southwest Quarter, 800.35 feet; thence Easterly parallel with the North line of Keyes Avenue, 341.46 feet to the point of beginning; thence continuing Easterly parallel with the North line of Keyes Avenue, 195.20 feet to the West line of Keyes Drive; thence Southerly along said West line, 446.35 feet to the North line of Keyes Avenue; thence Westerly along said North line, 195.20 feet; thence Northerly parallel with the West line of Keyes Drive and parallel with the West line of the Northeast Quarter of the Southwest Quarter of said Section 22, a distance of 446.35 feet to the point of beginning, in the Township of Hampshire, Kane County, Illinois.

No. 19 –

**AN ORDINANCE  
APPROVING A ZONING AMENDMENT FROM M-1 RESTRICTED INDUSTRIAL  
ZONING DISTRICT TO M-2 GENERAL INDUSTRIAL ZONING DISTRICT FOR  
CERTAIN PROPERTY LOCATED IN THE VILLAGE  
(TRZ Hampshire LLC – 364 Keyes Avenue Property)**

WHEREAS, TRZ Hampshire, LLC has filed a Petition for Zoning Amendment for certain property legally described as set forth on Exhibit A attached hereto and incorporated herein by this reference (the “Subject Property”), and located at 364 Keyes Avenue in the Village, to amend the zoning classification of the Subject Property from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District; and

WHEREAS, TRZ intends to develop the premises for warehouse and distribution uses; and

WHEREAS, a public hearing on the Petition for Zoning Amendment was commenced by the Zoning Board of Appeals on Tuesday, April 9, 2019, and resumed and concluded on May 14, 2019, pursuant to notice published in the Daily Herald Newspaper on March 18, 2019; and

WHEREAS, following the public hearing, the Zoning Board of Appeals rendered certain Findings of Fact and made a recommendation that the Petition be approved; and

WHEREAS, the Corporate Authorities, having considered the Petition, the record of the public hearing, and the Findings of Fact and Recommendation of the Zoning Board of Appeals, have determined that it is advisable that the Petition for Zoning Amendment be approved.

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

Section 1. The Petition for Zoning Amendment, concerning the property legally described on the attached Exhibit A, to amend the zoning classification for the Subject Property from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District, shall be and is hereby approved.

Section 2. Any and all ordinances, resolutions and orders, or parts thereof, which are in conflict with the provisions of this Ordinance, to the extent of any such conflict, hereby superseded and waived.

Section 3. If any section, subdivision, sentence or phrase of this Ordinance is for any reason held to be void, invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED THIS 6<sup>th</sup> DAY OF JUNE, 2019, pursuant to roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED THIS 6<sup>th</sup> DAY OF JUNE, 2019.

\_\_\_\_\_  
Jeffrey R. Magnussen  
Village President

ATTEST:

\_\_\_\_\_  
Linda Vasquez  
Village Clerk

**Exhibit "A"**

**Legal Description**

**Parcel 1: 01-22-326-032** > That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence North along the West line of the Northeast Quarter of said Southwest Quarter 390 feet for the point of beginning thence North along said West line 446.35 feet; thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet; thence West parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet to the point of beginning, in the Village of Hampshire, Kane County, Illinois.

**Parcel 2: 01-22-326-035** > That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence North along the west line of the Northeast Quarter of the Southwest Quarter, 390 feet, thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet to the point of beginning; thence North parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet thence West parallel with the South line of the Northeast Quarter of the Southwest Quarter 170.73 feet to the point of beginning in the Village of Hampshire, Kane County, Illinois.

**Parcel 3: 01-22-326-033** > That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence Northerly along the West line of the Northeast Quarter of Said Southwest Quarter 836.35 feet; thence Easterly parallel with the North line of Keyes Avenue 341.46 feet for the point of beginning, thence continuing Easterly parallel with the North line of Keyes Avenue; 195.20 feet to the West line of Keyes Drive, thence Southerly along said West line, 446.35 feet to the North line of Keyes Avenue, thence Westerly along said North line 195.20 feet; thence Northerly parallel with the West line of Keyes Drive and parallel with the West line of the Northeast Quarter of the Southwest Quarter of said Section 22, a distance of 446.35 feet to the point of beginning in the Township of Hampshire, Kane County, Illinois.

Common Address: 364 Keyes Avenue, Hampshire, Illinois.

**VILLAGE OF HAMPSHIRE  
ZONING BOARD OF APPEALS**

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**IN RE:**

**PETITION FOR ZONING MAP AMENDMENT FILED BY TRZ HAMPSHIRE, LLC REQUESTING AN AMENDMENT OF THE ZONING CLASSIFICATION OF CERTAIN PROPERTY AT INDUSTRIAL DRIVE AND KEYES AVENUE IN THE VILLAGE, FROM M-1 RESTRICTED INDUSTRIAL ZONING DISTRICT TO M-2 GENERAL INDUSTRIAL ZONING DISTRICT, UNDER §6-9-3 AND §6-14-3(G) OF THE VILLAGE CODE**

**FINDINGS OF FACT**

In regard to the Petition for Zoning Map Amendment has been filed with the Clerk of the Village of Hampshire by TRZ Hampshire, LLC, requesting an amendment of the classification from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District under §6-9-3 and §6-14-3(G) of the Village Code, the Zoning Board of Appeals having considered the application, and the testimony and evidence submitted at a public hearing, the Zoning Board of Appeals FINDS as follows:

1. The Petition requests a zoning map amendment for certain property described below to amend the classification of said property from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District:

SEE ATTACHED LEGAL DESCRIPTION

2. A Public Hearing on the Petition was opened by the Zoning Board of Appeals on April 9, 2019, and recessed to and resumed on May 14, 2019 pursuant to notices referenced herein.

3. Notice of Public Hearing on said Petition was published in the Daily Herald newspaper on March 18, 2019.

4. Notice of the Public Hearing was also posted on the property, and mailed to adjacent landowners, not less than fifteen (15) days prior to the public hearing.

5. At the public hearing, Mr. Eric Mancke of ESM Civil Solutions, LLC appeared for Petitioner TRZ Hampshire, LLC and addressed the Zoning Board regarding the request for the zoning amendment. No member(s) of the public commented on the Petition.

6. The Subject Property is currently located within the Facilities Planning Area (“FPA”) of the Village, and would be served by Village utilities for sewer and water.

7. Access to the Subject Property will be from Keyes Avenue / Industrial Drive, as depicted on the site plan exhibited to the Zoning Board of Appeals at the public hearing.

8. The existing zoning in the area of the proposed development is mixed:

North .M-1 Restricted Industrial Zoning District.

East M-2 General Industrial Zoning District

South M-1 Restricted Industrial Zoning District; and farther south, across RR tracks, R-2 Single Family Residential Zoning District.

West M-1 Restricted Industrial Zoning District. . .

9. The proposed zoning is generally consistent with the 2004 Comprehensive Plan of the Village. This area is planned for industrial uses.

10. The Zoning Board of Appeals has considered the following five factors, set out in the Village of Hampshire Municipal Code, Section 6-14-3(G)(7), in regard to the Petition for Re-Zoning:

- a. The existing uses within the general area of the property in question.
- b. The zoning classification of property within the general area of the property in question.
- c. The suitability of the property in question to the uses permitted under its existing zoning classification.
- d. 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.
- e. The objectives of the current Comprehensive Plan.

12. The Zoning Board of Appeals has also considered the following factors, established by the Illinois courts in the cases of LaSalle National Bank of Chicago v. Cook County, 145 N.E.2d 65 (1957); and Sinclair Pipeline v. Village of Richton Park, 167 N.E.2d 406 (1960), as they relate to the Petition for Zoning Amendment:

- a. The existing zoning and uses on surrounding properties.

- b. The extent to which property values are diminished or restricted by the existing zoning restrictions.
- c. The extent to which the present zoning classification (despite any loss or restriction of the value of Petitioner's property) promotes public benefits of health, safety, morals or general welfare.
- d. The relative gain to the public (from a zoning amendment) as compared to any hardship to the Petitioner (from continuing the present zoning).
- e. The suitability of the Subject Property for the purpose(s) for which it is presently classified under the zoning regulations.
- f. The length of time that the Subject Property has been vacant (under its present zoning classification) as considered in the context of development in the area.
- g. The public need for the use(s) proposed by the Petitioner.
- h. The provisions of the 2004 Comprehensive Plan for the Village.

13. The proceedings at the public hearing were recorded by certified shorthand reporter, and a transcript thereof has been or will be filed with the Village Clerk.

14. Additional Findings:

**ACTION(S)**

A. On motion by W. Albert, seconded by H. Hoffman, to recommend approval of the Petition for Zoning Amendment, to amend the classification of the property M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District, the vote of the Zoning Board of Appeals was 5 aye – 0 nay, as follows:


	<u>Aye</u>	<u>Nay</u>
C. Christensen	x	
W. Albert	x	
R. Frillman	x	
H. Hoffman	x	
J. Schaul	x	

It is accordingly the recommendation of the Zoning Board of Appeals that the Petition for Re-Zoning be X approved / \_\_\_\_ denied.

Dated: May 14, 2019.

Respectfully submitted,

VILLAGE OF HAMPSHIRE  
ZONING BOARD OF APPEALS

By:   
\_\_\_\_\_  
Carl Christensen  
Chair



## LEGAL DESCRIPTION

(TRZ HAMPSHIRE)  
(Keyes-Industrial Property)

Parcel 1: That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence North along the West line of the Northeast Quarter of said Southwest Quarter 390 feet for the point of beginning thence North along said West line 446.35 feet; thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet; thence West parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet to the point of beginning, in the Village of Hampshire, Kane County, Illinois.

Parcel 2: That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence North along the west line of the Northeast Quarter of the Southwest Quarter, 390 feet, thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet to the point of beginning; thence North parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet thence West parallel with the South line of the Northeast Quarter of the Southwest Quarter 170.73 feet to the point of beginning in the Village of Hampshire, Kane County, Illinois.

Parcel 3: That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence Northerly along the West line of the Northeast Quarter of Said Southwest Quarter 836.35 feet; thence Easterly parallel with the North line of Keyes Avenue 341.46 feet for the point of beginning, thence continuing Easterly parallel with the North line of Keyes Avenue; 195.20 feet to the West line of Keyes Drive, thence Southerly along said West line, 446.35 feet to the North line of Keyes Avenue, thence Westerly along said North line 195.20 feet; thence Northerly parallel with the West line of Keyes Drive and parallel with the West line of the Northeast Quarter of the Southwest Quarter of said Section 22, a distance of 446.35 feet to the point of beginning in the Township of Hampshire, Kane County, Illinois.

PIN: 01-22-326-032; 01-22-326-035; and 01-22-326-033  
Common Address: 364 Keyes Avenue, Hampshire, Illinois.

No. 19 -

**AN ORDINANCE  
DENYING THE PETITION FOR VARIANCES OF THE REQUIREMENTS OF  
THE VILLAGE CODE TO ALLOW FOR LESSER FRONT YARD AND SIDE  
YARD SETBACKS FOR PARKING SPACES ON CERTAIN PROPERTY  
AT 364 KEYES AVENUE IN THE VILLAGE  
(TRZ Hampshire, LLC – 364 Keyes Avenue)**

WHEREAS, the property at 364 Keyes Avenue is the subject of a petition to amend the zoning classification from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District; and also, a petition for variance of the required front yard and side yard setbacks for parking spaces, on said property; and

WHEREAS, the property for which this variance is granted (the "Subject Property") is legally described on the attached Exhibit "A"; and

WHEREAS, a public hearing regarding the Petition for Variance was commenced by the Hampshire Zoning Board of Appeals on April 9, 2019, and resumed and concluded on May 14, 2019, pursuant to Notice published in the Daily Herald newspaper on March 18, 2019, and

WHEREAS, the Zoning Board of Appeals has made certain Findings of Fact and has recommended to the Village Board that the requested variances be disapproved; and

*[[ WHEREAS, the Corporate Authorities by their Ordinance No. 19 - \_\_\_ enacted this date, have approved the requested zoning amendment; and ]]*

WHEREAS, the Corporate Authorities find that the Petition for Variances does not meet the standards of hardship specified in the Hampshire Municipal Code, §6-14-3; and

WHEREAS, accordingly, the Corporate Authorities have determined that the Petition for Variances of the setbacks for front yard and side yard for parking spaces, should be disapproved.

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

Section 1: The petition of TRZ Hampshire, LLC for variation of the regulations of §6-11-2(H) of the Village Code, to allow a lesser setback for front yard and for side yard for parking spaces on the property located at 364 Keyes Avenue, in the M-2 General Industrial Zoning District, shall be and is hereby disapproved and is denied.

Section 2. This Ordinance shall take effect upon its passage and approval as provided by law.

ADOPTED THIS 6<sup>th</sup> DAY OF JUNE, 2019.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

APPROVED THIS 6<sup>th</sup> DAY OF JUNE, 2019.

\_\_\_\_\_  
Jeffrey R. Magnussen  
Village President

ATTEST:

\_\_\_\_\_  
Linda Vasquez  
Village Clerk

EXHIBIT "A"

**LEGAL DESCRIPTION**

**Parcel 1: 01-22-326-032** > That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence North along the West line of the Northeast Quarter of said Southwest Quarter 390 feet for the point of beginning thence North along said West line 446.35 feet; thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet; thence West parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet to the point of beginning, in the Village of Hampshire, Kane County, Illinois.

**Parcel 2: 01-22-326-035** > That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence North along the west line of the Northeast Quarter of the Southwest Quarter, 390 feet, thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet to the point of beginning; thence North parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet thence West parallel with the South line of the Northeast Quarter of the Southwest Quarter 170.73 feet to the point of beginning in the Village of Hampshire, Kane County, Illinois.

**Parcel 3: 01-22-326-033** > That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence Northerly along the West line of the Northeast Quarter of Said Southwest Quarter 836.35 feet; thence Easterly parallel with the North line of Keyes Avenue 341.46 feet for the point of beginning, thence continuing Easterly parallel with the North line of Keyes Avenue; 195.20 feet to the West line of Keyes Drive, thence Southerly along said West line, 446.35 feet to the North line of Keyes Avenue, thence Westerly along said North line 195.20 feet; thence Northerly parallel with the West line of Keyes Drive and parallel with the West line of the Northeast Quarter of the Southwest Quarter of said Section 22, a distance of 446.35 feet to the point of beginning in the Township of Hampshire, Kane County, Illinois.

Common Address: 364 Keyes Avenue, Hampshire, IL 60140

**No. 19 -**

**AN ORDINANCE  
GRANTING VARIANCES OF THE REQUIREMENTS OF THE  
VILLAGE CODE TO ALLOW FOR LESSER FRONT YARD AND SIDE  
YARD SETBACKS FOR PARKING SPACES ON CERTAIN PROPERTY  
AT 364 KEYES AVENUE IN THE VILLAGE  
(TRZ Hampshire, LLC – 364 Keyes Avenue)**

WHEREAS, the property at 364 Keyes Avenue is the subject of a petition to amend the zoning classification from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District; and also, a petition for variance of the required front yard and side yard setbacks for parking spaces, on said property; and

WHEREAS, a public hearing regarding the Petition for Variance was commenced by the Hampshire Zoning Board of Appeals on April 9, 2019, and resumed and concluded on May 14, 2019, pursuant to Notice published in the Daily Herald newspaper on March 18, 2019, and

WHEREAS, the Zoning Board of Appeals has made certain Findings of Fact and has recommended to the Village Board that the requested variances be disapproved; and

WHEREAS, the Corporate Authorities by their Ordinance No. 19 - \_\_\_ enacted this date, have approved the requested zoning amendment; and

WHEREAS, the Corporate Authorities have determined that variances of the setbacks for front yard and side yard, for parking spaces, ought to be allowed.

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

Section 1: The petition of TRZ Hampshire, LLC for variation of the regulations of §6-11-2(H) of the Village Code, to allow a lesser setback for front yard and for side yard for parking spaces on the property located at 364 Keyes Avenue, in the M-2 General Industrial Zoning District, shall be and is hereby approved.

Section 2. The property for which this variance is granted (the "Subject Property") is legally described on the attached Exhibit "A."

Section 3. This grant of variation for the Subject Property shall be subject to the following conditions:

- a. Owner shall construct any and all improvements on the Subject Property in accordance with the final Site Plan and the building

permit issued for the work.

- b. Owner shall comply with all other applicable codes and ordinances.
- c. The grant of variance shall expire if not commenced by Owner within one year of the date of passage of this Ordinance; provided, said use will be deemed to have commenced as of the date a building permit has been issued by the Village.

Section 4. This Ordinance shall take effect upon its passage and approval as provided by law.

ADOPTED THIS 6<sup>th</sup> DAY OF JUNE, 2019.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

APPROVED THIS 6<sup>th</sup> DAY OF JUNE, 2019.

\_\_\_\_\_  
Jeffrey R. Magnussen  
Village President

ATTEST:

\_\_\_\_\_  
Linda Vasquez  
Village Clerk

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Parcel 1: 01-22-326-032** > That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence North along the West line of the Northeast Quarter of said Southwest Quarter 390 feet for the point of beginning thence North along said West line 446.35 feet; thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet; thence West parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet to the point of beginning, in the Village of Hampshire, Kane County, Illinois.

**Parcel 2: 01-22-326-035** > That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence North along the west line of the Northeast Quarter of the Southwest Quarter, 390 feet, thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet to the point of beginning; thence North parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet thence West parallel with the South line of the Northeast Quarter of the Southwest Quarter 170.73 feet to the point of beginning in the Village of Hampshire, Kane County, Illinois.

**Parcel 3: 01-22-326-033** > That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence Northerly along the West line of the Northeast Quarter of Said Southwest Quarter 836.35 feet; thence Easterly parallel with the North line of Keyes Avenue 341.46 feet for the point of beginning, thence continuing Easterly parallel with the North line of Keyes Avenue; 195.20 feet to the West line of Keyes Drive, thence Southerly along said West line, 446.35 feet to the North line of Keyes Avenue, thence Westerly along said North line 195.20 feet; thence Northerly parallel with the West line of Keyes Drive and parallel with the West line of the Northeast Quarter of the Southwest Quarter of said Section 22, a distance of 446.35 feet to the point of beginning in the Township of Hampshire, Kane County, Illinois.

Common Address: 364 Keyes Avenue, Hampshire, IL 60140

**VILLAGE OF HAMPSHIRE  
ZONING BOARD OF APPEALS**

---

**IN RE:**

**PETITION FOR VARIATION FILED BY TRZ HAMPSHIRE, LLC REQUESTING A VARIATION OF THE ZONING REGULATIONS GOVERNING THE M-2 GENERAL INDUSTRIAL ZONING DISTRICT, UNDER §6-11-2(H) AND §6-14-3(F) OF THE VILLAGE CODE, TO ALLOW FOR PARKING FACILITIES TO BE LOCATED WITHIN THE REQUIRED FRONT YARD AND/OR SIDE YARD ON THE PREMISES.**

**FINDINGS OF FACT**

In regard to the Petition for Variation has been filed with the Clerk of the Village of Hampshire by TRZ Hampshire, LLC, requesting a variation the regulations governing the M-2 General Industrial Zoning District under §6-11-2(H), and §6-14-3(F) of the Village Code to allow for parking facilities to be located within the required front yard and/or side yard on the premises, the Zoning Board of Appeals having considered the application, and the testimony and evidence submitted at a public hearing, the Zoning Board of Appeals FINDS as follows:

1. The Petition requests a variation of the requirements of §6-11-2(H) for certain property described below to allow for the location of parking facilities within the required front yard and/or side yard on the premises:

SEE ATTACHED LEGAL DESCRIPTION

2. A Public Hearing on the Petition was opened by the Zoning Board of Appeals on April 9, 2019, and recessed to and resumed on May 14, 2019, pursuant to the Notices referenced herein.

3. Notice of Public Hearing on said Petition was published in the Daily Herald newspaper on March 18, 2019.

4. Notice of the Public Hearing was also posted on the property, and mailed to adjacent landowners, not less than fifteen (15) days prior to the public hearing.

5. At the public hearing, Mr. Erik Mancke of ESM Civil Solutions, LLC appeared for Petitioner TRZ Hampshire, LLC and addressed the Zoning Board regarding the request for the variation. No member(s) of the public commented on the Petition.

6. The Subject Property is currently located within the Facilities Planning Area ("FPA") of the Village, and would be served by Village utilities for sewer and water.



7. Access to the Subject Property will be from Keyes Avenue and/or Industrial Drive, as depicted on the site plan exhibited to the Zoning Board of Appeals at the public hearing.

8. The existing zoning in the area of the proposed development is mixed:

North M-1 Restricted Industrial Zoning District.

East M-2 General Industrial Zoning District

South M-1 Restricted Industrial Zoning District; and farther south, across RR tracks, R-2 Single Family Residential Zoning District.

West M-1 Restricted Industrial Zoning District. . .

9. The proposed zoning is generally consistent with the 2004 Comprehensive Plan of the Village. This area is planned for industrial uses.

10. The Zoning Board of Appeals considered the following factors:

I. Variation Standards: The ZBA shall not recommend a variation unless it shall find, based upon the evidence presented to it at the public hearing on the application for variance, the following:

A. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and

B. That the plight of the owner is due to unique circumstances; and

C. The variation, if granted, will not alter the essential character of the locality.

II. Variation Standards: For the purposes of supplementing the above standards, the ZBA shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

A. That the particular physical surroundings, shape, topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out; and

B. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification; and

C. That the purpose of the variation is not based exclusively upon a desire to make a greater economic return from the property; and

D. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property; and

E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements to the neighborhood in which the property is located; and

F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger public safety, or substantially diminish or impair property values within the neighborhood.

11. The proceedings at the public hearing were recorded by certified shorthand reporter, and a transcript thereof has been or will be filed with the Village Clerk.

12. Additional Findings:

- a) The Village parking regulations call for one (1) space for every two (2) employees.
- b) The proposed development plan provides for eighty-two (82) parking spaces.
- c) The total number of persons to be employed at this location is speculative at this time.

#### **ACTION(S)**

A. On motion by W. Albert, seconded by H. Hoffman, to recommend approval of the Petition for Variation of the regulations of §6-11-2(H), to allow for the location of parking facilities within the required front yard and/or side yard on the premises, the vote of the Zoning Board of Appeals was 2 aye – 3 nay, as follows:


	<u>Aye</u>	<u>Nay</u>
C. Christensen		x
W. Albert	x	
R. Frillman	x	
H. Hoffman		x
J. Schaul		x

It is accordingly the recommendation of the Zoning Board of Appeals that the Petition for Re-Zoning be \_\_\_ approved /  X  disapproved.

Dated: May 14, 2019.

Respectfully submitted,

VILLAGE OF HAMPSHIRE  
ZONING BOARD OF APPEALS

By:  \_\_\_\_\_  
Carl Christensen  
Chair

## LEGAL DESCRIPTION

### (TRZ HAMPSHIRE) (Keyes-Industrial Property)

Parcel 1: That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence North along the West line of the Northeast Quarter of said Southwest Quarter 390 feet for the point of beginning thence North along said West line 446.35 feet; thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet; thence West parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet to the point of beginning, in the Village of Hampshire, Kane County, Illinois.

Parcel 2: That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence North along the west line of the Northeast Quarter of the Southwest Quarter, 390 feet, thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet to the point of beginning; thence North parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet thence East parallel with the South line of the Northeast Quarter of said Southwest Quarter 170.73 feet thence South parallel with the West line of the Northeast Quarter of said Southwest Quarter 446.35 feet thence West parallel with the South line of the Northeast Quarter of the Southwest Quarter 170.73 feet to the point of beginning in the Village of Hampshire, Kane County, Illinois.

Parcel 3: That part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Southwest Quarter thence Northerly along the West line of the Northeast Quarter of Said Southwest Quarter 836.35 feet; thence Easterly parallel with the North line of Keyes Avenue 341.46 feet for the point of beginning, thence continuing Easterly parallel with the North line of Keyes Avenue; 195.20 feet to the West line of Keyes Drive, thence Southerly along said West line, 446.35 feet to the North line of Keyes Avenue, thence Westerly along said North line 195.20 feet; thence Northerly parallel with the West line of Keyes Drive and parallel with the West line of the Northeast Quarter of the Southwest Quarter of said Section 22, a distance of 446.35 feet to the point of beginning in the Township of Hampshire, Kane County, Illinois.

PIN: 01-22-326-032; 01-22-326-035; and 01-22-326-033  
Common Address: 364 Keyes Avenue, Hampshire, Illinois.

No. 19 –

**AN ORDINANCE  
APPROVING A ZONING AMENDMENT FROM M-1 RESTRICTED INDUSTRIAL  
ZONING DISTRICT TO M-2 GENERAL INDUSTRIAL ZONING DISTRICT FOR  
CERTAIN PROPERTY LOCATED IN THE VILLAGE  
(Houston Parkway LLC – Allen Road Property)**

WHEREAS, Houston Parkway, LLC has filed a Petition for Zoning Amendment for certain property legally described as set forth on Exhibit A attached hereto and incorporated herein by this reference (the “Subject Property”), and located at 46W704 Allen Road in the Village, to amend the zoning classification of the Subject Property from M-1 Restricted Industrial Zoning District to M-2 Restricted Industrial Zoning District; and

WHEREAS, TRZ intends to develop the premises for warehouse and distribution uses; and

WHEREAS, a public hearing on the Petition for Zoning Amendment was commenced by the Zoning Board of Appeals on Tuesday, April 9, 2019, and resumed and concluded on May 14, 2019, pursuant to notice published in the Daily Herald Newspaper on March 18, 2019; and

WHEREAS, following the public hearing, the Zoning Board of Appeals rendered certain Findings of Fact and made a recommendation that the Petition for Zoning Amendment be disapproved; and

WHEREAS, the Corporate Authorities, having considered the Petition, the record of the public hearing, and the Findings of Fact and Recommendation of the Zoning Board of Appeals, have determined that it is advisable that the Petition for Zoning Amendment be approved.

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

Section 1. The Petition for Zoning Amendment filed by Houston Parkway, LLC, concerning the property legally described on the attached Exhibit A, to amend the zoning classification for the Subject Property from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District, shall be and is hereby approved.

Section 2. Any and all ordinances, resolutions and orders, or parts thereof, which are in conflict with the provisions of this Ordinance, to the extent of any such conflict, hereby superseded and waived.

Section 3. If any section, subdivision, sentence or phrase of this Ordinance is for any reason held to be void, invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED THIS 6<sup>th</sup> DAY OF JUNE, 2019, pursuant to roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED THIS 6<sup>th</sup> DAY OF JUNE, 2019.

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Jeffrey R. Magnussen  
Village President

ATTEST:

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Linda Vasquez  
Village Clerk

**Exhibit "A"**

**Legal Description**

**Parcel 4: 01-22-100-039** > The East Half of the Southwest Quarter of the Northwest Quarter; the West Half of the Southeast Quarter of the Northwest Quarter; and the West Half of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (specifically excluding that portion of the subject property located North of the centerline of Allen Road) more or less, all in Section 22, Township 42 North, Range 6 East of the Third Principal Meridian (except that part described as follows:

That part of the Southeast Quarter of the Northwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, in Kane County, Illinois, described as follows: Commencing at the Southeast corner of the Northwest Quarter of Section 22; thence North along the East line thereof 1320.0 feet more or less, to a point marking the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 22; thence West along the North line of said Southeast Quarter of the Northwest Quarter of section 22, a distance of 594.91 feet to a point marking the Northwest corner of the Cramsey property for a place of beginning; thence South at an angle of 90 degrees 2 minutes, turned clockwise from the last described course, along the West line of the said Cramsey property 660.0 feet to a point marking the Southwest corner of the Cramsey property; thence West parallel with the North line of said Southeast Quarter of the Northwest Quarter of section 22, a distance of 100.00 feet to a point; thence North parallel with the West line of the Cramsey property to a point on the said North line of the aforesaid Southeast Quarter of the Northwest Quarter of section 22, said point being 100.00 feet West of the place of beginning; thence East along the said North line 100.00 feet to the place of beginning) in the village of Hampshire, Kane County, Illinois.

PIN: 01-  
Common Address: 364 Keyes Avenue, Hampshire, Illinois.

**VILLAGE OF HAMPSHIRE  
ZONING BOARD OF APPEALS**

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**IN RE:**

**PETITION FOR ZONING MAP AMENDMENT FILED BY HOUSTON PARKWAY, LLC REQUESTING AN AMENDMENT OF THE ZONING CLASSIFICATION OF CERTAIN PROPERTY FRONTING ALLEN ROAD WEST OF ROWELL ROAD IN THE VILLAGE, FROM M-1 RESTRICTED INDUSTRIAL ZONING DISTRICT TO M-2 GENERAL INDUSTRIAL ZONING DISTRICT, UNDER §6-9-3 AND §6-14-3(G) OF THE VILLAGE CODE**

**FINDINGS OF FACT**

In regard to the Petition for Zoning Map Amendment has been filed with the Clerk of the Village of Hampshire by Houston Parkway, LLC, requesting an amendment of the classification from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District under §6-9-3 and §6-14-3(G) of the Village Code, the Zoning Board of Appeals having considered the application, and the testimony and evidence submitted at a public hearing, the Zoning Board of Appeals FINDS as follows:

1. The Petition requests a zoning map amendment for certain property described below to amend the classification of said property from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District:

SEE ATTACHED LEGAL DESCRIPTION

2. A Public Hearing on the Petition was opened by the Zoning Board of Appeals on April 9, 2019, and recessed to and resumed on May 14, 2019 pursuant to notices referenced herein.

3. Notice of Public Hearing on said Petition was published in the Daily Herald newspaper on March 18, 2019.

4. Notice of the Public Hearing was also posted on the property, and mailed to adjacent landowners, not less than fifteen (15) days prior to the public hearing.

5. At the public hearing, Mr. Eric Mancke of ESM Civil Solutions, LLC appeared for Petitioner Houston Parkway, LLC, and addressed the Zoning Board regarding the request for the zoning amendment. No member(s) of the public commented on the Petition.

6. The Subject Property is currently located within the Facilities Planning Area ("FPA") of the Village, and would be served by Village utilities for sewer and water.

7. Access to the Subject Property will be from Allen Road.



8. The existing zoning in the area of the proposed development is mixed:

North E-3 Estate Residential Zoning District; and R-2 Single Family Residential Zoning District.

East Kane County F-1 Farming District.

South M-1 Restricted Industrial Zoning District; and M-2 General Industrial Zoning District .

West M-1 Restricted Industrial Zoning District; and farther west, across State Street, Planned Residential Development Zoning District.

9. The proposed zoning is generally consistent with the 2004 Comprehensive Plan of the Village. This area is planned for industrial uses.

10. The Zoning Board of Appeals has considered the following five factors, set out in the Village of Hampshire Municipal Code, Section 6-14-3(G)(7), in regard to the Petition for Re-Zoning:

a. The existing uses within the general area of the property in question.

b. The zoning classification of property within the general area of the property in question.

c. The suitability of the property in question to the uses permitted under its existing zoning classification.

d. 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.

e. The objectives of the current Comprehensive Plan.

12. The Zoning Board of Appeals has also considered the following factors, established by the Illinois courts in the cases of LaSalle National Bank of Chicago v. Cook County, 145 N.E.2d 65 (1957); and Sinclair Pipeline v. Village of Richton Park, 167 N.E.2d 406 (1960), as they relate to the Petition for Zoning Amendment:

a. The existing zoning and uses on surrounding properties.

b. The extent to which property values are diminished or restricted by the existing zoning restrictions.

- c. The extent to which the present zoning classification (despite any loss or restriction of the value of Petitioner's property) promotes public benefits of health, safety, morals or general welfare.
- d. The relative gain to the public (from a zoning amendment) as compared to any hardship to the Petitioner (from continuing the present zoning).
- e. The suitability of the Subject Property for the purpose(s) for which it is presently classified under the zoning regulations.
- f. The length of time that the Subject Property has been vacant (under its present zoning classification) as considered in the context of development in the area.
- g. The public need for the use(s) proposed by the Petitioner.
- h. The provisions of the 2004 Comprehensive Plan for the Village.

13. The proceedings at the public hearing were recorded by certified shorthand reporter, and a transcript thereof has been or will be filed with the Village Clerk.

14. Additional Findings:

- a. Frontage on Allen Road ought to be considered for retail development.
- b. The Subject Property is adjacent to existing residential uses.

**ACTION(S)**

A. On motion by H. Hoffman, seconded by R. Frillman, to recommend approval of the Petition for Zoning Amendment, to amend the classification of the property from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District, the vote of the Zoning Board of Appeals was 1 aye – 4 nay, as follows:


	<u>Aye</u>	<u>Nay</u>
C. Christensen		x
W. Albert		x
R. Frillman	x	
H. Hoffman		x
J. Schaul		x

It is accordingly the recommendation of the Zoning Board of Appeals that the Petition for Re-Zoning be     approved /   X   disapproved.

Dated: May 14, 2019.

Respectfully submitted,

VILLAGE OF HAMPSHIRE  
ZONING BOARD OF APPEALS

By:   
\_\_\_\_\_  
Carl Christensen  
Chair

## LEGAL DESCRIPTION

(Houston Parkway LLC)  
(Allen Road Property)

Parcel 4: The East Half of the Southwest Quarter of the Northwest Quarter; the West Half of the Southeast Quarter of the Northwest Quarter; and the West Half of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (specifically excluding that portion of the subject property located North of the centerline of Allen Road) more or less, all in Section 22, Township 42 North, Range 6 East of the Third Principal Meridian (except that part described as follows:

That part of the Southeast Quarter of the Northwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, in Kane County, Illinois, described as follows: Commencing at the Southeast corner of the Northwest Quarter of Section 22; thence North along the East line thereof 1320.0 feet more or less, to a point marking the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 22; thence West along the North line of said Southeast Quarter of the Northwest Quarter of section 22, a distance of 594.91 feet to a point marking the Northwest corner of the Cramsey property for a place of beginning; thence South at an angle of 90 degrees 2 minutes, turned clockwise from the last described course, along the West line of the said Cramsey property 660.0 feet to a point marking the Southwest corner of the Cramsey property; thence West parallel with the North line of said Southeast Quarter of the Northwest Quarter of section 22, a distance of 100.00 feet to a point; thence North parallel with the West line of the Cramsey property to a point on the said North line of the aforesaid Southeast Quarter of the Northwest Quarter of section 22, said point being 100.00 feet West of the place of beginning; thence East along the said North line 100.00 feet to the place of beginning) in the village of Hampshire, Kane County, Illinois.

PIN: 01-22-100-039  
Common Address: 46W704 Allen Road, Hampshire, IL

No. 19 –

**AN ORDINANCE  
DISAPPROVING A PETITION FOR ZONING AMENDMENT FROM  
M-1 RESTRICTED INDUSTRIAL ZONING DISTRICT TO M-2  
GENERAL INDUSTRIAL ZONING DISTRICT FOR CERTAIN  
PROPERTY LOCATED IN THE VILLAGE  
(Houston Parkway LLC – Allen Road Property)**

WHEREAS, Houston Parkway, LLC has filed a Petition for Zoning Amendment for certain property legally described as set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Subject Property"), and located at 46W704 Allen Road in the Village, to amend the zoning classification of the Subject Property from M-1 Restricted Industrial Zoning District to M-2 Restricted Industrial Zoning District; and

WHEREAS, TRZ intends to develop the premises for warehouse and distribution uses; and

WHEREAS, a public hearing on the Petition for Zoning Amendment was commenced by the Zoning Board of Appeals on Tuesday, April 9, 2019, and resumed and concluded on May 14, 2019, pursuant to notice published in the Daily Herald Newspaper on March 18, 2019; and

WHEREAS, following the public hearing, the Zoning Board of Appeals rendered certain Findings of Fact and made a recommendation that the Petition for Zoning Amendment be disapproved; and

WHEREAS, the Corporate Authorities, having considered the Petition, the record of the public hearing, and the Findings of Fact and Recommendation of the Zoning Board of Appeals, find that the Petition does not meet the standards of hardship set out in the Hampshire Municipal Code, §6-14-3; and

WHEREAS, the Corporate Authorities have determined that the Petition for Zoning Amendment should be disapproved.

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

Section 1. The Petition for Zoning Amendment filed by Houston Parkway, LLC, concerning the property legally described on the attached Exhibit "A," to amend the zoning classification for the Subject Property from M-1 Restricted Industrial Zoning District to M-2 General Industrial Zoning District, shall be and is hereby disapproved and denied.

**Exhibit "A"**

**Legal Description**

**Parcel 4: 01-22-100-039** > The East Half of the Southwest Quarter of the Northwest Quarter; the West Half of the Southeast Quarter of the Northwest Quarter; and the West Half of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (specifically excluding that portion of the subject property located North of the centerline of Allen Road) more or less, all in Section 22, Township 42 North, Range 6 East of the Third Principal Meridian (except that part described as follows:

That part of the Southeast Quarter of the Northwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, in Kane County, Illinois, described as follows: Commencing at the Southeast corner of the Northwest Quarter of Section 22; thence North along the East line thereof 1320.0 feet more or less, to a point marking the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 22; thence West along the North line of said Southeast Quarter of the Northwest Quarter of section 22, a distance of 594.91 feet to a point marking the Northwest corner of the Cramsey property for a place of beginning; thence South at an angle of 90 degrees 2 minutes, turned clockwise from the last described course, along the West line of the said Cramsey property 660.0 feet to a point marking the Southwest corner of the Cramsey property; thence West parallel with the North line of said Southeast Quarter of the Northwest Quarter of section 22, a distance of 100.00 feet to a point; thence North parallel with the West line of the Cramsey property to a point on the said North line of the aforesaid Southeast Quarter of the Northwest Quarter of section 22, said point being 100.00 feet West of the place of beginning; thence East along the said North line 100.00 feet to the place of beginning) in the village of Hampshire, Kane County, Illinois.

PIN: 01-  
Common Address: 364 Keyes Avenue, Hampshire, Illinois.

**MINUTES** of a regular public meeting of the President and Board of Trustees of the Village of Hampshire, Kane County, Illinois, held at the Village Hall, located at 234 South State Street, Hampshire, Illinois 60140-0457, in said Village, at 7:00 p.m., on the 6th day of June, 2019.

\* \* \*

The President called the meeting to order and directed the Village Clerk to call the roll.

Upon roll call, the President and the following Trustees answered present: \_\_\_\_\_

\_\_\_\_\_

The following Trustees were absent: \_\_\_\_\_

President Jeffrey Magnussen presented, and made available to the Trustees and interested members of the public complete copies of an ordinance entitled:

**AN ORDINANCE** providing for issuance of not to exceed \$5,800,000 Village of Hampshire, Kane County, Illinois Special Service Area Number 13 Special Tax Refunding Bonds, Series 2019 (Tuscany Woods Project)

which authorizes bonds to refund existing obligations of Special Service Area Number 13 of the Village to achieve debt service savings, such ordinance being in words and figures as follows:

ORDINANCE NO. 19-\_\_

AN ORDINANCE PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$5,800,000  
VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS  
SPECIAL SERVICE AREA NUMBER 13  
SPECIAL TAX REFUNDING BONDS, SERIES 2019  
(TUSCANY WOODS PROJECT)

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF  
THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, AS FOLLOWS:

**Section 1. Findings and Declarations.** It is found and declared by the President and Board of Trustees of the Village of Hampshire, Kane County, Illinois (the "Village") as follows:

a. The Village has previously established Special Service Area Number 13, as amended, described more fully in Exhibit A to this Ordinance (the "Special Service Area") pursuant to Ordinance No. 06-11 adopted on April 20, 2006 (the "Establishing Ordinance"), the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., as amended (the "Special Service Area Act") and the provisions of Section 7 of Article VII of the 1970 Constitution of the State of Illinois, and has otherwise complied with all other conditions precedent required by the Special Service Area Act.

b. It was deemed necessary and in the best interests of the Village to provide special services benefiting the Special Service Area consisting of special services including new construction, maintenance and other purposes, including, but not limited to, (1) on-site and off-site storm water improvements, including publicly dedicated storm water detention facilities, (2) on-site and off-site water improvement, (3) on-site and off-site sanitary sewer improvements, (4) on-site and off-site road improvements, and improvements to right-of-way, (5) erosion control improvements, (6) public streets, including sidewalks, curbs and gutters, streetlights, bike paths, and including the value of land put to such purposes, (7) earthwork associated with public right-of-way improvements, and (8) other park improvements permitted to be financed through a special service area and other eligible costs for residents within the Special Service Area (the "Special Services").

c. The Village previously issued its Special Service Area Number 13 Special Tax Bonds, Series 2007 (Tuscany Woods Project), dated as of May 30, 2014, in the aggregate principal amount of \$5,949,000 (the "Prior Bonds") in exchange for a like amount of the Village's Special Service Area Number 13 Special Tax Bonds, Series 2007 (Tuscany Woods Project), dated as of May 9, 2007 (as originally issued in the amount of \$12,000,000 the "2007 Bonds," the amount exchanged for the Bonds on May 30, 2014 the "Exchanged 2007 Bonds"), pursuant to optional redemption and the consent of the holders thereof, \$5,693,000 of which in principal amount remains Outstanding.

d. After due publication of a notice as required by the Special Service Area Act, a public hearing to consider the establishment of the Special Service Area, the



issuance of the Prior Bonds for the purpose of paying the costs of the Special Services and the manner in which the Prior Bonds were proposed to be retired and the proposed tax levy, was held on March 9, 2006 at 7:00 p.m. No objection petition was filed with respect to the establishment of the Special Service Area or the issuance of the Prior Bonds within the period of time allowed pursuant to the Special Service Area Act.

e. In order to achieve debt service savings, it is in the best interests of the Village to refund the Prior Bonds.

f. The Village does not have sufficient funds on hand or available from other sources with which to pay the costs associated with refunding the Prior Bonds.

g. It is necessary and in the best interests of the Village to issue an aggregate principal amount not to exceed \$5,800,000 of its Special Service Area Number 13 Special Tax Refunding Bonds, Series 2019 (Tuscany Woods Project) (the "**Bonds**"), as provided in this Ordinance, to pay or provide funds to refund all of the Prior Bonds.

h. The Village expects that aggregate payments of principal of and interest on the Bonds will be less than aggregate payments of principal of and interest on the outstanding Prior Bonds.

**Section 2. Issuance of Bonds.** The Village shall borrow the sum of not to exceed \$5,800,000 by issuing the Bonds as provided in this Ordinance. The Bonds shall be designated "Special Service Area Number 13 Special Tax Refunding Bonds, Series 2019 (Tuscany Woods Project)," and shall be issued for the purpose of refunding all of the Prior Bonds, which Prior Bonds were issued to provide funds needed to pay costs of the Special Services. The Bonds shall be issued pursuant to the powers of the Village pursuant to Section 7 of Article VII of the 1970 Constitution of the State of Illinois; the Special Service Area Act; and the Local Government Debt Reform Act, 30 ILCS 350/1 et seq.

The Village President is hereby authorized and directed to establish the final terms of the Bonds as set forth in the Village's Bond Order to be executed by the Village President and attested by the Village Clerk (the "**Bond Order**"), but only within the parameters or on such terms as set forth in Section 4 of this Ordinance and in furtherance of such duty is hereby authorized and directed to execute the Bond Order on behalf of the Village. The Bonds shall be issued in such principal amounts, shall mature on such dates and bear interest at such rates and be subject to redemption as set forth in the Bond Order.

**Section 3. Approval of Documents.** There have been submitted to the Village President and the Board of Trustees forms of the following documents relating to the issuance of the Bonds:

a. a form of Trust Indenture (the "**Indenture**") between the Village and Amalgamated Bank of Chicago, as Trustee, which form of Indenture is attached as **Exhibit B** to this Ordinance;

b. a form of Bond Purchase Agreement (the "**Bond Purchase Agreement**") between the Village and D.A. Davidson & Company, as Underwriter (the

“**Underwriter**”), to be dated as of the date the offer of the Underwriter to purchase the Bonds is accepted by the Village, which form of Bond Purchase Agreement is attached as **Exhibit C** to this Ordinance;

c. a form of the Preliminary Official Statement (the “**Official Statement**”) used by the Underwriter in its initial offering of the Bonds, which form of Official Statement is attached as **Exhibit D** to this Ordinance; and

d. a form of continuing disclosure undertaking to be entered into by the Village to effect compliance with Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, which agreement is attached as **Exhibit E** to this Ordinance.

Such documents are approved as to form and substance and the Village President and the Village Clerk of the Village are authorized and directed to execute and deliver and/or authorize the use of such documents on behalf of the Village in the forms submitted with such additions, deletions and completions of the same (including the establishment of the terms of the Bonds within the parameters set forth in this Ordinance) as the Village President and the Village Clerk deem appropriate; and when each such document is executed, attested, sealed and delivered on behalf of the Village, as provided herein, each such document will be binding on the Village; from and after the execution and delivery of each such document, the officers, employees and agents of the Village are hereby authorized, empowered and directed to do all such acts and things and to execute all such additional documents as may be necessary to carry out, comply with and perform the provisions of each such document as executed; and each such document shall constitute, and hereby is made, a part of this Ordinance, and a copy of each such document shall be placed in the official records of the Village, and shall be available for public inspection at the office of the Village Clerk. Either the Village President or Village Clerk is authorized and directed, subject to the terms of the Bond Purchase Agreement as executed, to execute the final Official Statement in substantially the form of the preliminary Official Statement presented hereto with such changes, additions or deletions as they deem appropriate to reflect the final terms of the Bonds, the Indenture and other matters. The Village President and the Village Clerk are authorized to obtain a Bond Insurance Policy insuring the payment of principal of and interest on the Bonds when due (the “**Policy**”) from a bond insurer (a “**Bond Insurer**”) if the Village President determines such Policy to be beneficial in connection with the sale of the Bonds. The Village President and Village Clerk are hereby authorized on behalf of the Village, to make such customary covenants and agreements with the Bond Insurer as are not inconsistent with the terms of this Ordinance and as may be required by the Bond Insurer to issue its Policy.

**Section 4. Bond Terms; Bond Order.** The Bonds shall be issued as provided in the Indenture and shall be issued in the principal amount of not to exceed \$5,800,000, shall be dated, shall mature, shall bear interest at the rates (not to exceed in any year six percent (6.00%) per annum) and shall be subject to redemption at the times and prices as set forth in the Indenture, and shall be sold to the Underwriter at a purchase price of not less than 98.5% of the principal amount of Bonds exclusive of any original issue discount or any original issue premium on the Bonds. The Bond Order shall specify the principal amount of the Bonds, the date of the Bonds, the interest rate on the Bonds, the redemption provisions of the Bonds, the purchase price of the Bonds, the identity of any Bond Insurer, if any, and the final form of any commitment to provide

the bond insurance Policy and may include such other terms as are deemed necessary to provide for the sale of the Bonds which are not inconsistent with this Ordinance. The execution and delivery of the Bond Order, the Bond Purchase Agreement and the Indenture by the Village President and the Village Clerk shall evidence their approval of the terms of the Bonds set forth above.

**Section 5. Execution and Delivery of Bonds.** The Village President and the Village Clerk are authorized and directed to execute and deliver the Bonds and, together with other Authorized Officers (as defined in the Indenture), to take all necessary action with respect to the issuance, sale and delivery of the Bonds, all in accordance with the terms and procedures specified in this Ordinance and the Indenture. The Bonds shall be delivered to the Trustee who is directed to authenticate the Bonds and deliver the Bonds to the Underwriter or as directed by the Underwriter upon receipt of the purchase price for the Bonds.

The Bonds shall be in substantially the form set forth in the Indenture. Each Bond shall be executed by the manual or facsimile signature of the Village President and the manual or facsimile signature of the Village Clerk and shall have the corporate seal of the Village affixed to it (or a facsimile of that seal printed on it). The Village President and the Village Clerk (if they have not already done so) are authorized and directed to file with the Illinois Secretary of State their manual signatures certified by them pursuant to the Uniform Facsimile Signatures of Public Officials Act, as amended, which shall authorize the use of their facsimile signatures to execute the Bonds. Each Bond so executed shall be as effective as if manually executed. In case any officer of the Village whose signature or a facsimile of whose signature shall appear on the Bonds shall cease to be such officer before authentication and delivery of any of the Bonds, that signature or facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

No Bond shall be valid for any purpose unless and until a certificate of authentication on that Bond substantially in the form set forth in the bond form in the Indenture shall have been duly executed by the Trustee. Execution of that certificate upon any Bond shall be conclusive evidence that the Bond has been authenticated and delivered under this Ordinance.

**Section 6. Bonds are Limited Obligations; Levy of Special Tax; Pledge.** The Bonds shall constitute limited obligations of the Village, payable from the Special Taxes (as defined below) to be levied on all taxable real property within the Special Service Area as provided below. The Bonds shall not constitute the general obligations of the Village and neither the full faith and credit nor the unlimited taxing power of the Village shall be pledged as security for payment of the Bonds.

There are hereby levied Special Taxes upon all taxable real property within the Special Service Area in accordance with the Special Tax Roll (as defined below) sufficient to pay and discharge the principal of and interest on the Bonds at maturity or mandatory sinking fund redemption dates and to pay interest on the Bonds for each year at the interest rates set forth in Section 2.4 of the Indenture and to pay for the Administrative Expenses (as defined in the Indenture) of the Village and Kane County, if any, for each year and to fund and replenish the Reserve Fund created and established pursuant to the Indenture to an amount equal to the Reserve Requirement (as defined in the Indenture) and to fund any required deposits to the

Special Reserve Fund (as defined in the Indenture), including specifically the following amounts for the following years (the “**Special Taxes**”):

<u>Year of Levy</u>	<u>An Amount Sufficient to Produce the Sum of:</u>	<u>Year of Levy</u>	<u>An Amount Sufficient to Produce the Sum of:</u>
2019	\$563,060	2028	\$643,761
2020	571,510	2029	653,351
2021	580,087	2030	663,104
2022	588,766	2031	673,086
2023	597,572	2032	683,068
2024	606,541	2033	693,442
2025	615,612	2034	703,816
2026	624,810	2035	714,317
2027	634,171		

Pursuant to the Special Tax Roll and Report prepared for the Special Service Area (the “**Special Tax Roll and Report**”), the Special Taxes shall be computed, extended and collected, and divided among the taxable real property within the Special Service Area in accordance with the terms of the Establishing Ordinance and the Special Tax Roll and Report. It shall be the duty of the Village and the Village hereby covenants, annually on or before the last Tuesday of December for each of the years 2019 through 2035 to calculate or cause the Consultant appointed pursuant to the Indenture to calculate the Special Tax Requirement (as defined in the Indenture); to amend the Special Tax Roll pursuant to Section VI.E. of the Special Tax Roll and Report; to adopt an ordinance approving the amount of the current levy year’s Special Tax Requirement and to abate the Special Taxes levied pursuant to this Ordinance to the extent the taxes levied pursuant to this Ordinance exceed the Special Tax Requirement as calculated by the Village pursuant to the Establishing Ordinance and the Special Tax Roll and Report; and provide the County tax collector of Kane County the amended Special Tax Roll. On or before the last Tuesday of January for each of the years 2020 through 2036 the Village shall notify the Trustee of the amount of the Special Tax Requirement and the amount of the Special Taxes to be abated. The Village shall take all actions which shall be necessary to provide for the levy, extension, collection and application of the taxes levied by this Ordinance, including enforcement, of such taxes as provided by law but only as set forth in Section 7(a) below.

The Special Taxes levied as provided above shall be deposited in the Bond and Interest Fund created pursuant to the Indenture and are appropriated to and are irrevocably pledged to and shall be used only for the purposes set forth in Section 7.1 of the Indenture.

**Section 7. Special Covenants.** The Village covenants with the holders of the Bonds from time to time outstanding and the Bond Insurer, if any, that it (i) will take all actions which are necessary to be taken (and avoid any actions which it is necessary to avoid being taken) so that interest on the Bonds will not be or become included in gross income for federal income tax purposes under existing law, including without limitation the Internal Revenue Code of 1986, as amended (the “**Code**”); (ii) will take all actions reasonably within its power to take which are necessary to be taken (and avoid taking any actions which are reasonably within its power to avoid taking and which are necessary to avoid) so that the interest on the Bonds and the Prior

Bonds will not be or become included in gross income for federal income tax purposes under the federal income tax laws as in effect from time to time; and (iii) will take no action or permit any action in the investment of the proceeds of the Bonds, amounts held under the Indenture or any other funds of the Village which would result in making interest on the Bonds subject to federal income taxes by reason of causing the Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Code, or direct or permit any action inconsistent with the regulations under the Code as promulgated and as amended from time to time and as applicable to the Bonds. The Village President, Village Clerk, Finance Director, Village Treasurer and any other Authorized Officer (as such term is defined in the Indenture) of the Village are authorized and directed to take all such actions as are necessary in order to carry out the issuance and delivery of the Bonds including, without limitation, to make any representations and certifications they deem proper pertaining to the use of the proceeds of the Bonds and other moneys held under the Indenture in order to establish that the Bonds shall not constitute arbitrage bonds as so defined.

The Village further covenants with the holders of the Bonds from time to time outstanding that:

a. it will take all actions, if any, which shall be necessary in order further to provide for the levy, extension, collection and application of the Special Taxes imposed by or pursuant to this Ordinance or the Establishing Ordinance, including enforcement of the Special Taxes by providing The County of Kane with such information as is deemed necessary to enable it to include the property subject to the delinquent tax in the County Collector’s annual tax sale and in the event the tax lien is forfeited at such tax sale by instituting foreclosure proceedings all in the manner provided by law; provided, however, that the obligation to institute any foreclosure action against any taxpayer in the Special Service Area shall only arise in the event the Village makes the determination that the proceeds from each foreclosure action have a commercially reasonable expectation of exceeding the costs thereof;

b. it will not take any action which would adversely affect the levy, extension, collection and application of the Special Taxes, except to abate the Special Taxes to the extent permitted by the Special Tax Roll and as provided in this Ordinance; and to release parcels subject to the Special Taxes to the extent a prepayment in full of the Special Taxes levied for such parcel has been prepaid in accordance with the formula set forth in the Special Tax Roll and Report; and

c. it will comply with all present and future laws concerning the levy, extension and collection of the Special Taxes; in each case so that the Village shall be able to pay the principal of and interest on the Bonds as they come due and replenish the Reserve Fund to the Reserve Requirement and it will take all actions necessary to assure the timely collection of the Special Taxes, including without limitation, the enforcement of any delinquent Special Taxes as described in paragraph (a) above. Following the date of issuance of the Bonds, the Village shall file with the County an abatement ordinance abating the Special Taxes levied for the Prior Bonds pursuant to the bond ordinance for the Prior Bonds (the “**Prior Bond Ordinance**”) for levy years 2017 through 2034.

**Section 8. Additional Authority.** The Village President, the Village Treasurer, the Village Clerk, the Finance Director and the other officers of the Village are authorized to execute and deliver on behalf of the Village such other documents, agreements and certificates and to do such other things consistent with the terms of this Ordinance as such officers and employees shall deem necessary or appropriate in order to effectuate the intent and purposes of this Ordinance, including without limitation to make any representations and certifications they deem proper pertaining to the use of the proceeds of the Bonds in order to establish that the Bonds and the Prior Bonds shall not constitute arbitrage bonds as defined in Section 7 above.

**Section 9. Transfer of Funds; Defeasance of Prior Bonds.** Amounts on deposit in the funds and accounts created for the Prior Bonds may be applied to refund the Prior Bonds or with respect to the Bond and Interest Fund or Reserve Fund, may be transferred to the Bond and Interest Fund or the Reserve Fund created for the Bonds to the extent not needed to defease the Prior Bonds as provided in the Bond Order.

The Prior Bonds to be refunded shall be called for redemption on the earliest date for which notice of redemption may be provided in accordance with the Bond Purchase Agreement dated May 10, 2019, by and between the Village and CalAtlantic Group, Inc. and the Trust Indenture of the Village pursuant to which the Prior Bonds were authorized, as supplemented (collectively, the "Prior Indenture") and as specified in the Bond Order, at a price equal to \$5,089,000, plus accrued interest to the redemption date. Such redemption shall be conducted in accordance with the provisions of the Prior Indenture.

**Section 10. Filing of Ordinance.** The Village Clerk is directed to file a certified copy of this Ordinance, and an accurate map of the Special Service Area, with the County Clerk of Kane County.

**Section 11. Severability.** If any section, paragraph, clause or provision of this Ordinance (including any section, paragraph, clause or provision of any exhibit to this Ordinance) shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other sections, paragraphs, clauses or provisions of this Ordinance (or of any of the exhibits to this Ordinance).

**Section 12. Repealer; Effect of Ordinance.** All ordinances, resolutions and orders or parts of ordinances, resolutions and orders in conflict with this Ordinance are repealed to the extent of such conflict. The Village Clerk shall cause this Ordinance to be published in pamphlet form. This Ordinance shall be effective upon its passage and publication as provided by law.

**ADOPTED** by the President and Board of Trustees on June 6, 2019.

**AYES:** \_\_\_\_\_

\_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**APPROVED** on June 6, 2019.

\_\_\_\_\_  
President, Village of Hampshire,  
Kane County, Illinois

**RECORDED** in the Village Records on June 7, 2019.

**ATTEST:**

\_\_\_\_\_  
Village Clerk, Village of Hampshire,  
Kane County, Illinois

**(SEAL)**

Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ seconded the motion that said ordinance as presented by the Village Clerk be adopted.

After a full and complete discussion thereof, including a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt the ordinance as read.

Upon the roll being called, the following Trustees voted

**AYES:** \_\_\_\_\_

\_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

Whereupon the President declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Village Clerk to record the same in full in the records of the President and Board of Trustees of the Village.

Other business not pertinent to the adoption of said ordinance was duly transacted at said meeting.

Upon motion duly made and seconded, the meeting was adjourned.

\_\_\_\_\_  
Village Clerk



**EXHIBIT A**

Legal Description of Special Service Area Number 13  
(Tuscany Woods Project)

**UNIT #1**

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, PART OF THE NORTHWEST QUARTER OF SECTION 26, AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT A SPIKE FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26 A DISTANCE OF 60.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26 A DISTANCE OF 1,253.02 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS EAST 246.72 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 260.00 FEET, HAVING A CHORD BEARING OF NORTH 64 DEGREES 00 MINUTES 14 SECONDS EAST, A DISTANCE OF 233.69 FEET TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 15 MINUTES 18 SECONDS EAST 309.48 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 590.00 FEET, HAVING A CHORD BEARING OF NORTH 64 DEGREES 01 MINUTE 34 SECONDS EAST, A DISTANCE OF 530.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 47 MINUTES 51 SECONDS EAST 263.57 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 390.00 FEET, HAVING A CHORD BEARING OF SOUTH 66 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 321.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 42 DEGREES 55 MINUTES 33 SECONDS EAST 237.98 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 310.00 FEET, HAVING A CHORD BEARING OF SOUTH 66 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 255.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 47 MINUTES 51 SECONDS EAST 554.51 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 09 SECONDS WEST 141.57 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 465.00 FEET, HAVING A CHORD BEARING OF NORTH 44 DEGREES 47 MINUTES 51 SECONDS EAST, A DISTANCE OF 730.42 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 47 MINUTES 51 SECONDS EAST 409.15 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 385.00 FEET, HAVING A CHORD BEARING OF NORTH 81 DEGREES 43 MINUTES 57 SECONDS EAST, A DISTANCE OF 108.38 FEET TO THE EASTERLY LINE OF THE PIPELINE EASEMENT GRANTED TO ANR PIPELINE COMPANY (FORMERLY MICHIGAN WISCONSIN PIPELINE COMPANY) ACCORDING TO DOCUMENT NUMBER 90K10272, AND DOCUMENT NUMBERS 629184, 807867, AND 1120073; THENCE SOUTH 04 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE OF THE PIPELINE EASEMENT A DISTANCE OF 84.37 FEET; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS NORTH 12 DEGREES 42 MINUTES 13 SECONDS WEST FROM THE LAST DESCRIBED POINT, HAVING A RADIUS OF 465.00 FEET, HAVING A CHORD BEARING OF SOUTH 83 DEGREES 32 MINUTES 49 SECONDS WEST, A DISTANCE OF 101.46 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST 409.15 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 385.00 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 47 MINUTES 51 SECONDS WEST, A DISTANCE OF 604.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 12 MINUTES 09 SECONDS EAST 141.57 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 51 SECONDS EAST 754.24 FEET TO THE WESTERLY LINE OF THE PIPELINE EASEMENT GRANTED TO ANR PIPELINE COMPANY (FORMERLY MICHIGAN WISCONSIN PIPELINE COMPANY) ACCORDING TO DOCUMENT NUMBER 90K10272, AND DOCUMENT NUMBERS 629184, 807867, AND 1120073; THENCE SOUTH 04 DEGREES 05 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY LINE OF THE PIPELINE EASEMENT A DISTANCE OF 1,380.86 FEET TO A BEND IN SAID WESTERLY LINE; THENCE SOUTH 04 DEGREES 30 MINUTES 20 SECONDS EAST ALONG SAID WESTERLY LINE OF THE PIPELINE EASEMENT A DISTANCE OF 50.14 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 614.81 FEET; THENCE NORTH 45 DEGREES 12 MINUTES 09 SECONDS WEST 56.57 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST 80.00 FEET; THENCE SOUTH 44 DEGREES 47 MINUTES 51 SECONDS WEST 56.57 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST ALONG SAID PARALLEL LINE 2,268.52 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 09 SECONDS WEST 10.00 FEET TO A POINT ON A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST ALONG SAID PARALLEL LINE 294.00 FEET TO THE PLACE OF BEGINNING;

EXCEPTING THEREFROM THAT PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEDICATED FOR PUBLIC ROAD ACCORDING TO THE PLAT RECORDED JULY 21, 2005, AS DOCUMENT NUMBER 2005K084740, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26 A DISTANCE OF 60.00 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26 A DISTANCE OF 755.81 FEET; THENCE NORTH 20 DEGREES 20 MINUTES 54 SECONDS EAST 295.45 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 260.00 FEET, HAVING A CHORD BEARING OF NORTH 10 DEGREES 03 MINUTES 02 SECONDS EAST, A DISTANCE OF 93.46 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 14 MINUTES 50 SECONDS WEST 49.18 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST 118.85 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26 A DISTANCE OF 80.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 10 SECONDS EAST 246.72 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 50 SECONDS EAST 80.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST 48.20 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 50 SECONDS EAST 49.18 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 340.00 FEET, HAVING A CHORD BEARING OF SOUTH 10 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF 122.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 20 DEGREES 20 MINUTES 54 SECONDS WEST 349.35 FEET TO A POINT OF CURVATURE; THENCE SOUTH WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 260.00 FEET, HAVING A CHORD BEARING OF SOUTH 10 DEGREES 10 MINUTES 03 SECONDS WEST, A DISTANCE OF 92.40 FEET TO A POINT OF TANGENCY IN A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE SOUTH 00 DEGREES 00 MINUTES 48 SECONDS WEST ALONG A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 26 A DISTANCE OF 561.84 FEET; THENCE SOUTH 45 DEGREES 06 MINUTES 29 SECONDS EAST 35.30 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST 65.00 FEET TO THE PLACE OF BEGINNING; IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

**VILLAGE OF HAMPSHIRE  
SPECIAL SERVICE AREA NUMBER THIRTEEN (AMENDED)  
(TUSCANY WOODS)  
PIN NUMBERS**

01-26-125-001; 01-26-125-002; 01-26-125-003; 01-26-125-004; 01-26-125-005; 01-26-125-006;  
01-26-125-007; 01-26-152-001; 01-26-152-002; 01-26-152-005; 01-26-152-006; 01-26-152-007;  
01-26-152-008; 01-26-152-011; 01-26-152-017; 01-26-152-018; 01-26-152-019; 01-26-152-020;  
01-26-152-021; 01-26-152-022; 01-26-152-023; 01-26-152-024; 01-26-152-025; 01-26-152-026;  
01-26-152-027; 01-26-152-028; 01-26-152-029; 01-26-152-030; 01-26-152-031; 01-26-152-032;  
01-26-152-033; 01-26-152-034; 01-26-152-035; 01-26-152-036; 01-26-152-037; 01-26-152-038;  
01-26-152-039; 01-26-152-040; 01-26-152-041; 01-26-152-042; 01-26-152-043; 01-26-152-044;  
01-26-152-045; 01-26-152-046; 01-26-152-047; 01-26-152-048; 01-26-152-049; 01-26-152-050;  
01-26-152-051; 01-26-152-052; 01-26-152-053; 01-26-152-054; 01-26-152-055; 01-26-152-056;  
01-26-152-057; 01-26-152-058; 01-26-152-059; 01-26-152-060; 01-26-152-061; 01-26-152-062;  
01-26-152-063; 01-26-152-064; 01-26-153-001; 01-26-153-002; 01-26-153-003; 01-26-153-004;  
01-26-153-005; 01-26-153-006; 01-26-153-007; 01-26-153-008; 01-26-153-009; 01-26-154-002;  
01-26-154-003; 01-26-154-004; 01-26-154-005; 01-26-154-006; 01-26-154-007; 01-26-154-008;  
01-26-155-001; 01-26-155-002; 01-26-155-003; 01-26-155-004; 01-26-155-005; 01-26-155-006;  
01-26-155-007; 01-26-155-008; 01-26-155-009; 01-26-155-010; 01-26-156-001; 01-26-156-002;  
01-26-156-003; 01-26-156-004; 01-26-156-005; 01-26-156-006; 01-26-156-007; 01-26-156-008;  
01-26-156-009; 01-26-156-010; 01-26-175-001; 01-26-175-002; 01-26-175-003; 01-26-175-004;  
01-26-175-005; 01-26-175-006; 01-26-175-007; 01-26-175-008; 01-26-175-009; 01-26-175-010;  
01-26-176-001; 01-26-176-002; 01-26-176-003; 01-26-176-004; 01-26-176-005; 01-26-176-006;  
01-26-176-007; 01-26-176-008; 01-26-176-009; 01-26-176-010; 01-26-177-002; 01-26-177-003;  
01-26-177-004; 01-26-177-005; 01-26-177-006; 01-26-177-007; 01-26-177-008; 01-26-177-009;  
01-26-177-010; 01-26-177-011; 01-26-177-012; 01-26-178-001; 01-26-178-002; 01-26-178-003;  
01-26-178-006; 01-26-178-007; 01-26-178-008; 01-26-178-009; 01-26-178-010; 01-26-178-011;  
01-26-178-012; 01-26-178-013; 01-26-178-014; 01-26-179-002; 01-26-179-003; 01-26-179-004;  
01-26-179-005; 01-26-179-006; 01-26-179-007; 01-26-180-001; 01-26-180-002; 01-26-180-003;  
01-26-180-004; 01-26-180-005; 01-26-180-006; 01-26-180-008; 01-26-180-009; 01-26-180-010;  
01-26-180-011; 01-26-180-012; 01-26-180-013; 01-26-181-001; 01-26-181-002; 01-26-181-003;  
01-26-181-004; 01-26-181-005; 01-26-181-006; 01-26-181-008; 01-26-181-009; 01-26-181-010;  
01-26-181-011; 01-26-181-012; 01-26-181-013; 01-26-182-001; 01-26-182-002; 01-26-182-003;  
01-26-182-004; 01-26-182-005; 01-26-182-006; 01-26-183-001; 01-26-183-002; 01-26-183-003;  
01-26-183-004; 01-26-251-002; 01-26-251-003; 01-26-251-004; 01-26-251-005; 01-26-251-006;  
01-26-251-007; 01-26-251-008; 01-26-251-009; 01-26-251-010; 01-26-251-011; 01-26-252-002;  
01-26-252-003; 01-26-252-004; 01-26-252-005; 01-26-252-006; 01-26-252-007; 01-26-252-008;  
01-26-252-009; 01-26-252-010; 01-26-252-011; 01-26-253-002; 01-26-253-003; 01-26-253-004;  
01-26-253-005; 01-26-253-006; 01-26-253-007; 01-26-253-008; 01-26-253-009; 01-26-253-010;  
01-26-254-002; 01-22-254-003; 01-26-254-004; 01-26-254-005; 01-26-254-006; 01-26-254-007;  
01-26-254-008; 01-26-255-001; 01-26-255-002; 01-26-255-003; 01-26-255-004; 01-26-255-005;  
01-26-255-006; 01-26-255-007; 01-26-255-008; 01-26-255-009

**EXHIBIT B**

Form of Trust Indenture

**EXHIBIT C**

Form of Bond Purchase Agreement

**EXHIBIT D**

Form of Official Statement

**EXHIBIT E**

Form of Continuing Disclosure Undertaking



STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF KANE        )

**CERTIFICATION OF ORDINANCE AND MINUTES**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Hampshire, Kane County, Illinois (the “**Village**”), and as such officer I am the keeper of the books, records, files, and journal of proceedings of the Village and of the President and Board of Trustees (the “**Board**”) thereof.

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the legally convened meeting of the Board held on the 6th day of June, 2019, insofar as same relates to the adoption of an ordinance numbered 19-\_\_ and entitled:

**AN ORDINANCE** providing for issuance of not to exceed \$5,800,000 Village of Hampshire, Kane County, Illinois Special Service Area Number 13 Special Tax Refunding Bonds, Series 2019 (Tuscany Woods Project)

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Board on the adoption of said ordinance were conducted openly; that the vote on the adoption of said ordinance was taken openly; that said meeting was held at a specified time and place convenient to the public; that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted on a day which was not a Saturday, Sunday or legal holiday for Illinois municipalities at the location where said meeting was held and at the principal office of the Board at least forty-eight (48) hours in advance of the holding of such meeting; that said agenda contained a separate specific item concerning the proposed adoption of said ordinance, a true, correct and complete copy of said agenda being attached hereto as Exhibit A; that said meeting was called and held in strict compliance with the provisions of the Illinois Municipal Code, as amended, the Open Meetings Act of the State of Illinois, as amended, and the Local Government Debt Reform Act, as amended; and that the Board has complied with all of the applicable provisions of said Code and said Acts and their own procedural rules in the adoption of said ordinance.

**IN WITNESS WHEREOF**, I have hereunto affixed my official signature and the seal of the Village, this 7th day of June, 2019.

\_\_\_\_\_  
Village Clerk

(SEAL)

[Village Clerk to attach Agenda as Exhibit A]

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF KANE        )

**FILING CERTIFICATE**

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Kane, Illinois (the “**County**”), and as such officer I do hereby certify that on the \_\_\_\_ day of June, 2019, there was filed in my office a duly certified copy of an ordinance numbered 19-\_\_ entitled:

**AN ORDINANCE** providing for issuance of not to exceed \$5,800,000 Village of Hampshire, Kane County, Illinois Special Service Area Number 13 Special Tax Refunding Bonds, Series 2019 (Tuscany Woods Project)

(the “**Ordinance**”) passed by the President and Board of Trustees of the Village of Hampshire, Kane County, Illinois, on the 6th day of June, 2019, and approved by the President of said Village, and that the same has been deposited in the official files and records of my office.

**IN WITNESS WHEREOF**, I have hereunto affixed my official signature and the seal of the County, this \_\_\_\_\_ day of June, 2019.

\_\_\_\_\_  
County Clerk of The County of Kane, Illinois

**(SEAL)**

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## AGENDA SUPPLEMENT

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**TO:** President Magnussen and Village Board  
**FROM:** Lori Lyons, Finance Director  
**FOR:** June 4, 2019 Village Board Meeting  
**RE:** Resolution Adopting Garbage Collection Fees

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**Background.** In 2013, corporate authorities adopted an ordinance amending Article VIII of Chapter 9 of the Village code adjusting the garbage rates and billing structure which included provision for a 1% administrative fee on top of the rates paid to the contractor. In 2016, it was determined that the 1% administrative fee was not sufficient to cover the administrative expense which includes outlays such as personnel costs, billing and mailing, postage, audit fees, software expense, etc. At that time the provision for a 1% administrative fee provision was eliminated and instead the ordinance adopted allow the Board to establish the garbage collection charges to be established from time to time. At that time the contract with Waste Management called for escalating rates over the five year term with the initial non-senior and senior rates lower than the most recent prior rates. Rather than reducing the rates charged for collection the rates were maintained.

**Analysis.** Waste Management rates will increase July 1, 2019 from \$19.89 to \$20.49 per unit per month for non-senior refuse, yard waste and recycling collection and from \$12.94 to \$13.33 per unit for senior refuse, yard waste and recycling. .

Staff proposes increasing the collection rates at \$20.90 per unit per month for non-senior refuse, yard waste and recycling collection and \$13.60 per unit per month for senior refuse, yard waste and recycling. As with other enterprise funds, funds collected in excess of costs will remain in the garbage fund. Rates will changed in the future as required to assure that collections cover the cost of collection and administrative costs.

**Recommendation.** Staff recommends adoption of the attached resolution adopting the garbage collection fees in the Village.

No. 19 – XX

A RESOLUTION  
ADOPTING GARBAGE COLLECTION FEES  
IN THE VILLAGE

WHEREAS, the Corporate Authorities previously established an ordinance for the collection of garbage fees for the purpose of paying for the costs charged by the contractor providing those services and the associated administrative expenses; and

WHEREAS, in accordance with said ordinance, the board of trustees shall establish the garbage collections charges assessed to residents from time to time; and

WHEREAS, it is the desire of the Board to continue the garbage collections fees that are in place and were previously established by prior Village Code.

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

Section 1. The garbage collection fees shall be as follows:

Non-Senior refuse, yard waste and recycling collection - \$20.90 per unit per month

Senior refuse, yard waste and recycling collection - \$13.60 per unit per month

Section 2. This Resolution shall be in full force and effect from July 1, 2019 after its passage and approval as provided by law.

ADOPTED THIS 6<sup>th</sup> day of June, 2019.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

APPROVED THIS 6<sup>th</sup> day of June, 2019.

\_\_\_\_\_  
Jeffrey R. Magnussen  
Village President

ATTEST:

\_\_\_\_\_  
Linda Vasquez  
Village Clerk

Village of Hampshire  
Garbage Analysis

Billing Date	Water Billed	Sewer Billed	Capital Improvement Fees	Garbage Billed	# Bills	% Printing & Mailing	% Postage	WM Invoices	Total Cost	+/-
5/1/2018	\$ 120,236.75	\$ 152,589.33	\$ 53,797.04	\$ 93,656.90	3001	\$ 402.04	\$ 452.08	\$ 90,471.76	\$ 91,325.88	\$ 2,331.02
7/3/2018	\$ 163,316.28	\$ 205,874.59	\$ 53,939.00	\$ 94,243.15	3013	\$ 400.05	\$ 461.89	\$ 91,345.58	\$ 92,207.52	\$ 2,035.63
9/5/2018	\$ 175,721.12	\$ 220,537.40	\$ 54,579.33	\$ 95,176.17	3045	\$ 405.99	\$ 455.93	\$ 94,454.14	\$ 95,316.05	\$ (139.88)
11/7/2018	\$ 149,930.24	\$ 188,601.28	\$ 54,918.01	\$ 96,399.09	3052	\$ 409.31	\$ 460.54	\$ 95,331.22	\$ 96,201.07	\$ 198.02
1/1/2019	\$ 133,801.88	\$ 169,567.44	\$ 54,994.33	\$ 96,903.15	3066	\$ 410.98	\$ 462.51	\$ 96,119.87	\$ 96,993.36	\$ (90.21)
3/5/2019	\$ 140,114.98	\$ 177,681.61	\$ 55,390.35	\$ 97,478.79	3072	\$ 403.30	\$ 476.24	\$ 96,605.14	\$ 97,484.68	\$ (5.89)
5/7/2019	\$ 139,651.48	\$ 176,964.93	\$ 55,563.65	\$ 97,924.62	3081	\$ 406.05 &	\$ 472.13 &	\$ 97,067.64	\$ 97,945.82	\$ (21.20)
7/3/2019				\$ 102,103.29 #	3089	\$ 411.87 #	\$ 473.35 #	\$ 98,632.05	\$ 99,517.27	\$ 2,586.02

T/M/L

- % Cost of printing and postage split between Water Fund, Sewer Fund and Garbage Func
- & Late notice printing, mailing and postage costs are estimated (late bills to be issued 06/10/2019)
- # Estimated

# VILLAGE OF HAMPSHIRE

Accounts Payable

**June 6, 2019**

The President and Board of Trustees of the Village of Hampshire  
Recommends the following Warrant in the amount of

**Total: \$219,862.91**

To be paid on or before  
June 12, 2019

Village President: \_\_\_\_\_

Attest: \_\_\_\_\_

Village Clerk: \_\_\_\_\_

Date: \_\_\_\_\_

# VILLAGE OF HAMPSHIRE

Accounts Payable

**June 6, 2019**

The President and Board of Trustees of the Village of Hampshire  
Recommends the following **Employee/Trustee:** Brian Haydysch, Bryce Renninger, Garrett Ferrell and Nicholas Orsolini  
Warrant in the amount of

**Total: \$199.96**

To be paid on or before  
June 12, 2019

Village President: \_\_\_\_\_

Attest: \_\_\_\_\_

Village Clerk: \_\_\_\_\_

Date: \_\_\_\_\_

DATE: 06/04/19  
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VILLAGE OF HAMPSHIRE  
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INVOICES DUE ON/BEFORE 08/31/2019

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
ACEGE	TOBINSON'S ACE HARDWARE #03999						
93187/1	05/16/19	01	CHAIN PROOF/HOOK ADHESIVE	010030034680		06/15/19	38.49
						INVOICE TOTAL:	38.49
93439/1	05/29/19	01	BUG SPRAY	010030034680		06/30/19	41.94
						INVOICE TOTAL:	41.94
						VENDOR TOTAL:	80.43
ALGR	ALPHA GRAPHICS						
24411	05/14/19	01	AK BUSINESS CARDS/LETTERHEAD	010010034650		06/16/19	216.20
						INVOICE TOTAL:	216.20
						VENDOR TOTAL:	216.20
ANRE	ANDREW REAM						
051419	05/14/19	01	MAILBOX REIMBURSEMENT	010030024130		06/13/19	25.00
						INVOICE TOTAL:	25.00
						VENDOR TOTAL:	25.00
AT&T	AT&T						
291249633 JUNE 19	05/21/19	01	STREET OFFICE INTERNET	010030024230		06/23/19	152.83
						INVOICE TOTAL:	152.83
						VENDOR TOTAL:	152.83
B&F	B&F CONSTRUCTION CODE SERVICES						
51317	05/21/19	01	TRUCK CNTRY FOOTING/FOUND REV	010010024390		06/20/19	1,003.25
						INVOICE TOTAL:	1,003.25
51331	05/21/19	01	LOVES FIRE DET/ALARM REVIEW	010010024390		06/20/19	200.00
						INVOICE TOTAL:	200.00
51379	05/29/19	01	LUCKY'S SALOON PLAN REVIEW	010010024390		06/30/19	982.43
						INVOICE TOTAL:	982.43
						VENDOR TOTAL:	2,185.68



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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
B&KPO B & K POWER EQUIPMENT							
11585	05/07/19	01	HUSKER MOWER REPAIR	300010024150		06/06/19	429.71
						INVOICE TOTAL:	429.71
157090	05/22/19	01	CHAIN/BAR/OTHER SUPPLIES	010030034680		06/21/19	89.75
						INVOICE TOTAL:	89.75
						VENDOR TOTAL:	519.46
BPCI BENEFIT PLANNING CONSULTANTS,							
BPCI00200561	05/13/19	01	MONTHLY FLEX AND COBRA	010010024380		06/20/19	115.00
						INVOICE TOTAL:	115.00
						VENDOR TOTAL:	115.00
BRHA BRIAN HAYDYSCH							
JUNE 2019	06/03/19	01	MAY CELL PHONE STIPEND	010020024230		07/05/19	40.00
						INVOICE TOTAL:	40.00
						VENDOR TOTAL:	40.00
BRRE BRYCE RENNINGER							
JUNE 2019	06/03/19	01	MAY CELL PHONE STIPEND	010020024230		07/05/19	40.00
						INVOICE TOTAL:	40.00
						VENDOR TOTAL:	40.00
BUBR BUCK BROTHERS, INC.							
216290	05/16/19	01	PIN FASTENER	010030034680		06/15/19	8.90
						INVOICE TOTAL:	8.90
216925	05/29/19	01	MOWER SPINDLE	520010024999		06/15/19	208.38
						INVOICE TOTAL:	208.38
						VENDOR TOTAL:	217.28
CANA CAROL NAWROCKI							

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
CANA CAROL NAWROCKI							
MAY 2019	05/17/19	01	PERMIT REFUND	010007003270		06/19/19	114.00
						INVOICE TOTAL:	114.00
						VENDOR TOTAL:	114.00
CECH CENTEGRA OCCUPATIONAL HEALTH							
225994	05/28/19	01	BC DRUG SCREEN	010030024380		06/30/19	35.00
		02	BM DRUG SCREEN	010030024380			35.00
						INVOICE TOTAL:	70.00
						VENDOR TOTAL:	70.00
CHPA CHAMPION PAVING CORP							
611695	05/10/19	01	8 STR PATCHES - WATER MAIN BRK	300010024160		06/03/19	4,000.00
						INVOICE TOTAL:	4,000.00
						VENDOR TOTAL:	4,000.00
CLEN CLARKE ENVIRONMENTAL MOSQUITO							
001005704	05/27/19	01	MOSQUITO MGMT - INV 2 CP 2	010010024435		07/03/19	6,938.00
						INVOICE TOTAL:	6,938.00
						VENDOR TOTAL:	6,938.00
COMED COMED							
JUNE FOR JULY 2019	05/10/19	01	5175128047	010030024260		07/12/19	988.56
		02	2244132001	010030024260			2,086.34
		03	0710116073	010030024260			62.02
		04	3461028010	010030024260			76.30
		05	1329062027	010030024260			10.09
		06	0524674020	010030024260			18.20
		07	1862215004	300010024260			3,642.08
		08	4997016005	310010024260			126.89
		09	9705026025	300010024260			471.56

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INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
COMED COMED							
JUNE FOR JULY 2019	05/10/19	10	6987002019	300010024260		07/12/19	67.85
		11	0495111058	300010024260			64.49
		12	2599100000	300010024260			452.24
		13	2289551008	300010024260			92.97
		14	2676085011	300010024260			2,415.36
		15	0255144168	300010024260			396.34
		16	0030163001	300010024260			1,315.45
		17	1532148012	300010024260			133.38
		18	2323117051	300010024260			55.07
		19	1939142034	310010024260			214.95
		20	4755010063	300010024260			705.33
		21	4623084055	010030024260			33.35
		22	0657057031	010030024260			149.54
		23	7101073024	310010024260			401.37
		24	0729114032	310010024260			75.86
						INVOICE TOTAL:	14,055.59
						VENDOR TOTAL:	14,055.59
CUBE CULLIGAN OF BELVIDERE							
APRIL 2019A	04/30/19	01	PD	010020024280		05/27/19	92.55
		02	ADM	010010024280			33.85
		03	UTILITIES	300010024280			95.45
						INVOICE TOTAL:	221.85
						VENDOR TOTAL:	221.85
DAME DAHME MECHANICAL INDUSTRIES							
20190193	05/20/19	01	CHLORINE BP PLUMBING REHAB	300010024120		06/22/19	3,250.00
						INVOICE TOTAL:	3,250.00
						VENDOR TOTAL:	3,250.00
DIEN DIRECT ENERGY BUSINESS							
JUNE 2019	05/10/19	01	1510867	300010024260		06/10/19	813.27

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DIEN DIRECT ENERGY BUSINESS							
JUNE 2019	05/10/19	02	1510866	310010024260		06/10/19	174.04
		03	1510796	300010024260			2,235.68
		04	1510797	310010024260			5,697.84
						INVOICE TOTAL:	8,920.82
						VENDOR TOTAL:	8,920.82
EEI ENGINEERING ENTERPRISES							
65870	01/25/19	01	HA1706 - UTILITY PERMITS	010010024360		02/24/19	399.00
						INVOICE TOTAL:	399.00
						VENDOR TOTAL:	399.00
EKLC ELGIN KEY & LOCK CO., INC							
190745	05/22/19	01	BACK DOOR KEYPAD/CLOSURE REPR	010020024100		06/21/19	2,395.70
						INVOICE TOTAL:	2,395.70
						VENDOR TOTAL:	2,395.70
ENCS ENTRE COMPUTER SOLUTIONS							
00123026	05/31/19	01	MEMORY	010010024120		06/30/19	59.36
						INVOICE TOTAL:	59.36
						VENDOR TOTAL:	59.36
FISA FOX VALLEY FIRE & SAFETY							
IN00263667	04/27/19	01	WELL10/13 FIRE MONITORING	300010024280		05/27/19	300.00
						INVOICE TOTAL:	300.00
						VENDOR TOTAL:	300.00
FLVGR FLANNIGAN VENTURE GROUP							
MAY 2019	05/16/19	01	OVERPAYMENT OF SSA #9 TAX	210001003010		06/18/19	3,170.53
						INVOICE TOTAL:	3,170.53
						VENDOR TOTAL:	3,170.53

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-----							
GAFE	GARRETT FERRELL						
JUNE 2019	05/27/19	01	GF PANTS REIMBURSEMENT	010030034690		06/30/19	79.96
						INVOICE TOTAL:	79.96
						VENDOR TOTAL:	79.96
GRAI	GRAINGER						
9181212672	05/20/19	01	ILL STATE FLAG	010030024130		06/19/19	63.32
						INVOICE TOTAL:	63.32
						VENDOR TOTAL:	63.32
HAAUPA	HAMPSHIRE AUTO PARTS						
522205	05/14/19	01	LITHIUM BATTERIES	010030034680		06/13/19	25.36
						INVOICE TOTAL:	25.36
522355	05/15/19	01	3/8" NPT GEN PURPOSE COUPLER	010030034680		06/14/19	43.70
						INVOICE TOTAL:	43.70
522902	05/21/19	01	TOOL KIT/SCREW DRIVER SET	010030034680		06/20/19	189.24
						INVOICE TOTAL:	189.24
522943	05/29/19	01	BRAKE CONTROLER/CONNECTORS	010030034680		06/09/19	156.96
						INVOICE TOTAL:	156.96
522999	05/22/19	01	HEAT GUN	010030034680		06/21/19	124.99
						INVOICE TOTAL:	124.99
						VENDOR TOTAL:	540.25
HACH	HACH COMPANY						
11460136	05/09/19	01	DIGESTER DO PROBE	310010034670		06/08/19	2,134.68
						INVOICE TOTAL:	2,134.68
						VENDOR TOTAL:	2,134.68
HAIN	HAWKINS INC						

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HAIN HAWKINS INC							
4497437	05/29/19	01	WWTP POLYMER	310010034680		06/28/19	4,579.70
						INVOICE TOTAL:	4,579.70
						VENDOR TOTAL:	4,579.70
HDSUWA CORE & MAIN							
K562514	05/29/19	01	METER	300010054960		06/29/19	232.02
						INVOICE TOTAL:	232.02
K645714	05/31/19	01	METER CPLG	300010054960		06/29/19	83.16
						INVOICE TOTAL:	83.16
						VENDOR TOTAL:	315.18
IPODBA IPO/DBA CARDUNAL OFFICE SUPPLY							
612934-0	05/17/19	01	L RAPACH NAME PLATE	010010034650		06/21/19	13.00
						INVOICE TOTAL:	13.00
613360-0	05/24/19	01	OFFICE SUPPLIES	010010034650		06/24/19	59.35
						INVOICE TOTAL:	59.35
						VENDOR TOTAL:	72.35
IPRF ILLINOIS PUBLIC RISK FUND							
58679	05/17/19	01	JULY WORKERS COMP	010010024210		07/01/19	1,191.00
		02	JULY WORKERS COMP	300010024210			1,191.00
		03	JULY WORKERS COMP	010010024210			1,191.00
						INVOICE TOTAL:	3,573.00
						VENDOR TOTAL:	3,573.00
JAM JAMES CHRYSLER DODGE JEEP RAM							
117243	05/21/19	01	WIRING	010030024110		06/20/19	15.08
						INVOICE TOTAL:	15.08

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
JAM JAMES CHRYSLER DODGE JEEP RAM							
117246	05/24/19	01	GRILLE FOR 2015 RAM 1500	520010024999		06/23/19	360.00
						INVOICE TOTAL:	360.00
STKP74A&115	05/17/19	01	RAM 1500 TRUCK	520010024999		05/17/19	15,824.81
		02	PROMASTER VAN	300010054940			22,224.81
						INVOICE TOTAL:	38,049.62
						VENDOR TOTAL:	38,424.70
KOMMIN KONICA MINOLTA BUS SOLUTION							
258887046	05/22/19	01	MONTHLY MAINTENANCE/CLICK CHG	010020024340		05/22/19	120.78
						INVOICE TOTAL:	120.78
						VENDOR TOTAL:	120.78
LAIL LAI, LTD							
19-16464	05/07/19	01	DIGESTER BLOWER FILTERS	310010034670		06/06/19	396.00
						INVOICE TOTAL:	396.00
						VENDOR TOTAL:	396.00
LEDR L.E.D. RITE LLC							
6702	05/28/19	01	LIGHTS	010030024270		06/29/19	279.16
						INVOICE TOTAL:	279.16
						VENDOR TOTAL:	279.16
MECO MEDIACOM							
JUNE 2019	05/09/19	01	VH INTERNET	010010024230		06/06/19	66.90
						INVOICE TOTAL:	66.90
						VENDOR TOTAL:	66.90
NICOR NICOR							
MAY 2019	05/08/19	01	66-55-16-4647 5	310010024260		06/25/19	104.15

INVOICES DUE ON/BEFORE 08/31/2019

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
NICOR NICOR							
MAY 2019	05/08/19	02	19-61-05-1000 0	310010024260		06/25/19	29.78
		03	87-56-68-1000 5	300010024260			1,670.63
						INVOICE TOTAL:	1,804.56
						VENDOR TOTAL:	1,804.56
NIOR NICHOLAS ORSOLINI							
JUNE 2019	06/04/19	01	MAY CELL PHONE STIPEND	010020024230		07/04/19	40.00
						INVOICE TOTAL:	40.00
						VENDOR TOTAL:	40.00
OEIP OEI PRODUCTS							
6454	05/13/16	01	DS UNIFORM	010030034690		06/15/19	334.30
		02	LW UNIFORM	010030034690			145.00
		03	BC UNIFORM	010030034690			76.50
		04	RR UNIFORM	010030034690			92.35
		05	GF UNIFORM	010030034690			94.39
		06	BP UNIFORM	010030034690			54.15
						INVOICE TOTAL:	796.69
6455	05/13/19	01	SAFETY UNIFORMS	010030034680		06/15/19	798.95
						INVOICE TOTAL:	798.95
						VENDOR TOTAL:	1,595.64
OFDE OFFICE DEPOT							
312679823001	05/08/19	01	SUPPLIES	010020034650		06/08/19	44.95
						INVOICE TOTAL:	44.95
312681292001	05/08/19	01	SM CLIP DISPENSER	010020034650		06/08/19	3.29
						INVOICE TOTAL:	3.29
312681293001	05/08/19	01	BRUSH	010020034650		06/08/19	3.32
						INVOICE TOTAL:	3.32



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OFDE OFFICE DEPOT							
313460826001	05/21/19	01	VACUUM	010020034650		06/15/19	153.29
						INVOICE TOTAL:	153.29
319164083001	05/23/19	01	OFFICE SUPPLIES	010020034650		06/22/19	56.60
						INVOICE TOTAL:	56.60
						VENDOR TOTAL:	261.45
PATELE PATRICK ELECTRICAL SERVICE							
008089	05/31/19	01	ST LIGHT REPAIR DUE TO CONTRR	010030024270		06/30/19	5,202.80
						INVOICE TOTAL:	5,202.80
008090	05/31/19	01	ST LIGHT REPAIR	010030024270		06/30/19	2,795.80
						INVOICE TOTAL:	2,795.80
						VENDOR TOTAL:	7,998.60
PHCE PHENOVA CERTIFIED REFERENCE							
149676	05/03/19	01	IEPA DMRQA STUDY	310010034680		06/02/19	360.62
						INVOICE TOTAL:	360.62
149870	05/14/19	01	IEPA DMRQA STUDY	310010034680		06/02/19	187.76
						INVOICE TOTAL:	187.76
						VENDOR TOTAL:	548.38
POTS POMP TIRE SERVICE INC.							
640070795	05/14/19	01	2014 RAM 2500 TIRES	300010024110		07/13/19	898.24
						INVOICE TOTAL:	898.24
670070691	05/14/19	01	2010 RAM 2500 TIRES	010030024110		06/13/19	687.44
						INVOICE TOTAL:	687.44
						VENDOR TOTAL:	1,585.68
Q&A Q & A REPORTING INC							

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VILLAGE OF HAMPSHIRE  
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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
Q&A Q & A REPORTING INC							
05-14-19-C	05/20/19	01	TRZ ZONING PUBLIC HEARING	010000002090		06/19/19	210.00
						INVOICE TOTAL:	210.00
						VENDOR TOTAL:	210.00
QUCO QUILL CORPORATION							
7041751	05/02/19	01	BACK UP POWER SUPPLIES	300010034670		06/01/19	169.98
						INVOICE TOTAL:	169.98
7056259	05/02/19	01	OFFICE SUPPLIES	300010034650		06/01/19	148.87
						INVOICE TOTAL:	148.87
7270032	05/10/19	01	OFFICE SUPPLIES	010030034650		06/09/19	686.34
						INVOICE TOTAL:	686.34
7371468	05/15/19	01	TIME CARD RACK	010030034650		06/14/19	22.99
						INVOICE TOTAL:	22.99
7376166	05/15/19	01	TIME CARDS	010030034650		06/14/19	25.99
						INVOICE TOTAL:	25.99
7395334	05/16/19	01	3 DOOR FILE	010030034650		06/15/19	299.98
						INVOICE TOTAL:	299.98
7512556	05/21/19	01	OFFICE SUPPLIES	010030034650		06/20/19	256.70
						INVOICE TOTAL:	256.70
						VENDOR TOTAL:	1,610.85
RAOH RAY O'HERRON CO., INC.							
1928253-IN	05/20/19	01	UNIFORM PANTS	010020034690		06/19/19	258.76
						INVOICE TOTAL:	258.76
						VENDOR TOTAL:	258.76
RKQUSE RK QUALITY SERVICES							

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
RKQUSE RK QUALITY SERVICES							
12647	05/16/19	01	REAR PADS AND ROTORS	010020024110		06/18/19	406.05
						INVOICE TOTAL:	406.05
12648	05/16/19	01	PD DRIVEBELT IDLER PULLEYS	010020024110		06/15/19	176.22
						INVOICE TOTAL:	176.22
12699	05/23/19	01	COOLANT HOSE REPLACEMENT	010020024110		06/22/19	158.56
						INVOICE TOTAL:	158.56
12728	05/28/19	01	OIL FILTER LUBE	010020024110		06/27/19	33.69
						INVOICE TOTAL:	33.69
12737	05/28/19	01	OIL FILTER LUBE	010020024110		06/27/19	33.69
						INVOICE TOTAL:	33.69
						VENDOR TOTAL:	808.21
SCHM FREDI BETH SCHMUTTE							
JUNE 2019	06/03/19	01	CDBG/RLF CLOSEOUT PROJECT	010010024380		07/05/19	1,246.05
						INVOICE TOTAL:	1,246.05
						VENDOR TOTAL:	1,246.05
SIARA SIGN A RAMA							
8995	05/31/19	01	HAMPSHIRE VEHICLE LOGO	010030024110		06/30/19	374.00
						INVOICE TOTAL:	374.00
						VENDOR TOTAL:	374.00
SUIN SUPERIOR INDUSTRIAL							
19-1574	05/29/19	01	DIGESTER BLOWER #4 REHAB	310010024120		06/30/19	1,678.57
						INVOICE TOTAL:	1,678.57
19-1575	05/29/19	01	DIGESTER MIXING PUMP #4 REHAB	310010024120		06/29/19	10,931.94
						INVOICE TOTAL:	10,931.94

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-----							
SUIN	SUPERIOR INDUSTRIAL						
19-1577	05/29/19	01	REINSTALL DGSTR PUMP & BLOWER	310010024120		06/29/19	3,591.50
						INVOICE TOTAL:	3,591.50
						VENDOR TOTAL:	16,202.01
SUSTEEN	SUSTEEN						
9842936	05/15/19	01	CELL PHONE FORENSIC TOOL	010020054906		06/14/19	4,490.00
						INVOICE TOTAL:	4,490.00
						VENDOR TOTAL:	4,490.00
TEK	TEKLAB, INC						
228791	05/23/19	01	EFFLUENT METALS TESTING	310010024380		06/22/19	486.50
						INVOICE TOTAL:	486.50
229397	05/30/19	01	TOXICITY TESTING	310010024380		06/29/19	1,050.00
						INVOICE TOTAL:	1,050.00
229417	05/30/19	01	MONTHLY NPDES TESTING	310010024380		06/29/19	460.50
						INVOICE TOTAL:	460.50
						VENDOR TOTAL:	1,997.00
TEWI	TERRY WILKINSON						
JUNE 2019	06/03/19	01	MAILBOX REIMBURSEMENT	010030024130		06/29/19	25.00
						INVOICE TOTAL:	25.00
						VENDOR TOTAL:	25.00
TODD	TODD JOHNSON						
051719	05/17/19	01	TREE REPLACEMENT	010030024210		06/16/19	150.00
						INVOICE TOTAL:	150.00
						VENDOR TOTAL:	150.00
USBL	USA BLUEBOOK						

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VILLAGE OF HAMPSHIRE  
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-----							
USBL	USA BLUEBOOK						
884895	05/02/19	01	METAL DETECTOR	300010034670		06/02/19	898.84
						INVOICE TOTAL:	898.84
						VENDOR TOTAL:	898.84
VEWI	VERIZON WIRELESS						
9830246093	05/15/19	01	ADM	010010024230		07/12/19	55.97
		02	PD	010020024230			270.57
		03	STR	010030024230			279.85
		04	WTR	300010024230			101.96
		05	SWR	300010024230			101.96
						INVOICE TOTAL:	810.31
						VENDOR TOTAL:	810.31
VOH	VILLAGE OF HAMPSHIRE						
JUNE 2019	06/03/19	01	TRANSFER SSA #9 TAX PYMT	010000002006		07/05/19	25,767.14
						INVOICE TOTAL:	25,767.14
						VENDOR TOTAL:	25,767.14
WAMA	WASTE MANAGEMENT						
3590577-2011-2	05/31/19	01	MAY 2019	290010024330		06/30/19	48,566.65
						INVOICE TOTAL:	48,566.65
						VENDOR TOTAL:	48,566.65
WEX	WEX BANK						
59509494	05/31/19	01	WATER	300010034660		06/30/19	178.51
		02	STREETS	010030034660			975.77
		03	SEWER	310010034660			157.43
		04	PD	010020034660			3,369.32
						INVOICE TOTAL:	4,681.03
						VENDOR TOTAL:	4,681.03
						TOTAL ALL INVOICES:	220,062.87