



Village of Hampshire

Case Number: \_\_\_ - \_\_\_\_\_

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**LAND DEVELOPMENT APPLICATION**

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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 R-2 District to <sup>PRD Planned Residential Development</sup> R-2 Residential Planned Development District
- Special Use Permit
- Concept Plan Review
- Preliminary Plan Approval
- Final Plan Approval
- Site Plan Review

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**PART I. APPLICANT INFORMATION**

**APPLICANT** (Please Print or Type)

Name: Hampshire Property, LLC

Address: 535 Plainfield Road, Suite B  
Willowbrook, IL 60527

Phone: (630) 455 - 3040 Fax: (        )          -         

**CONTACT PERSON** (If different from Applicant)

Name: Tom Small

Address: 535 Plainfield Road, Suite B  
Willowbrook, IL 60527

Phone: (630) 455 - 3040 Fax: (        )          -         

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

(If the Applicant is not the owner of the subject property, a WRITTEN STATEMENT from the Owner authorizing the Applicant to file the **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 [ X ]  
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 to this Application.

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**PART II. PROPERTY INFORMATION**

**ADDRESS OF PROPERTY:** Commonly known as Tuscany Woods, Unit 2

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**PARCEL INDEX NUMBER(S):** 01-26-100-016-0000; 01-26-200-013-0000; 01-23-400-007-0000;  
01-26-100-009-0000; 01-23-300-006-0000; 01-26-100-015-0000; 01-26-300-004-0000;

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**AREA OF PARCEL (ACRES):** 284.2 acres

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**LEGAL DESCRIPTION:** The full and complete legal description must be ATTACHED to this application. (See Attached Exhibit B).

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

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

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The subject property is located in which **SCHOOL DISTRICT?** Dundee School District 300

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The subject property is located in which **LIBRARY DISTRICT?** Ella Johnson Library

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The subject property is located in which **TOWNSHIP ROAD DISTRICT?** Hampshire

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**CURRENT ZONING:** R-2 Single Family Residence District

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**PROPOSED ZONING:** R-2 Residential Planned Development District

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**RECOMMENDED LAND USE:** Residential

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*(As described in the Hampshire Comprehensive Plan)*

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**PROPOSED LAND USE:** Residential

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**NAME OF PROPOSED DEVELOPMENT:** Tuscany Woods, Unit 2

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**PART III. REQUIRED DOCUMENTATION**

- Land Development Application – 2 signed copies
- Application Fee (Amount) \$ \_\_\_\_\_
- Reimbursement Escrow Account Deposit (Amount) \$ \_\_\_\_\_
- Proof of Ownership (or Option to Acquire) (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)
- Proposed Annexation Agreement (6 signed copies)
- Plat of Annexation (6 copies)
- Kane-DuPage Soil & Water Conservation District – LandUse Opinion (1 copy)
- Fiscal Impact Study (If required by Staff -- 6 copies)
- Traffic Impact Analysis (If required by Staff -- 6 copies)
- Department of Conservation -- Endangered Species Report (1 copy)
- Army Corp. of Engineers -- Report on Wetlands (If required- 1 copy)

I, Thomas Small, 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.

Date: 08-23-17, 2017

Hampshire Property, LLC  
By *Tom Small*  
Its Authorized Representative

**CLERK'S RECEIPT**

RECEIVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

EXHIBIT A

**Applicant's Agreement With Respect To  
Land Development Fees and Deposits**

The undersigned Applicant acknowledges that he has filed a LAND USE APPLICATION with the Village, requesting Rezoning from R-2 District to R-2 Residential Planned Development and Preliminary Plan Approval

(type of action requested) and also acknowledges that the Village Code requires that he reimburse the Village for all fees incurred by the Village for any engineering, legal, consultant and other outside services in regard to this application and all matters related to the proposed development.

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

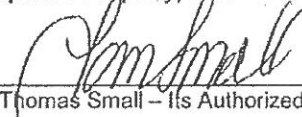
The Applicant is required to, and hereby does, submit a deposit to be held by the Village Finance Director for reimbursement of such fees, and acknowledges that he is required to periodically replenish the escrow account established with such deposit, in accordance with the current Village schedule for same. Said deposit shall be utilized to reimburse the Village for such expenses actually incurred. Any balance remaining after payment of all such fees shall be returned to Applicant. Any interest earned on funds on deposit shall accrue to the Village.

08-23.17

Date

Hampshire Property, LLC

By:

  
Thomas Small - Its Authorized Representative

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED  
BY VILLAGE FINANCE DIRECTOR

\_\_\_\_\_  
Village Finance Director

## EXHIBIT "B"

### LEGAL DESCRIPTION OF TUSCANY WOODS SUBDIVISION - TERRITORY LYING OUTSIDE OF UNIT 1 (SOMETIMES REFERRED TO AS "UNIT 2")

THAT PART OF SECTIONS 26 AND 23, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING 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 SAID SECTION 26 A DISTANCE OF 1313.02 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE, 1326.74 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, 1184.86 FEET TO THE SOUTH LINE OF THAT PROPERTY CONVEYED ACCORDING TO DOCUMENT NUMBER 2006K007545; THENCE SOUTH 89 DEGREES 56 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE, 1916.50 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY CONVEYED BY SAID DOCUMENT NUMBER 2006K007545; THENCE NORTH 00 DEGREES 03 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID PROPERTY CONVEYED BY SAID DOCUMENT NUMBER 2006K007545, 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY; THENCE SOUTH 89 DEGREES 56 MINUTES 57 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 742.05 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING A CURVE TO THE RIGHT, HAVING A RADIUS OF 5751.33 FEET, CHORD BEARING SOUTH 83 DEGREES 20 MINUTES 37 SECONDS EAST AND ARC LENGTH OF 1326.15 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 07 MINUTES 39 SECONDS EAST ALONG SAID EAST LINE, 1074.29 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 48 MINUTES 41 SECONDS EAST ALONG SAID SOUTH LINE, 660.04 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 16 MINUTES 58 SECONDS EAST ALONG SAID EAST LINE, 1315.21 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 48 MINUTES 16 SECONDS WEST ALONG SAID SOUTH LINE, 661.32 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 13 MINUTES 38 SECONDS EAST ALONG SAID WEST LINE, 1265.32 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST, 630.25 FEET TO THE EAST LINE OF TUSCANY WOODS UNIT 1 ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2006K139816; THENCE NORTH 04 DEGREES 30 MINUTES 20 SECONDS WEST ALONG SAID EAST LINE, 50.14 FEET; THENCE NORTH 04 DEGREES 05 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE, 1380.86 FEET TO THE NORTHEAST CORNER OF SAID TUSCANY WOODS; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST ALONG SAID NORTH LINE, 754.24 FEET TO THE EAST LINE OF ROMKE ROAD AS DEDICATED BY SAID DOCUMENT NUMBER 2006K139816; THENCE NORTH 00 DEGREES 12 MINUTES 09 SECONDS WEST, 141.57 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET, CHORD BEARING NORTH 44 DEGREES 47 MINUTES 51 SECONDS EAST AND ARC LENGTH OF 604.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 47 MINUTES 51 SECONDS EAST, 409.15 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 465.00

FEET, CHORD BEARING NORTH 83 DEGREES 32 MINUTES 49 SECONDS EAST AND ARC LENGTH OF 101.46 FEET; THENCE NORTH 04 DEGREES 05 MINUTES 04 SECONDS EAST, 84.37 FEET; TO THE NORTH LINE OF SAID ROMKE ROAD; THENCE WESTERLY, ALONG SAID NORTH LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET, CHORD BEARING SOUTH 81 DEGREES 43 MINUTES 57 SECONDS EAST AND ARC LENGTH OF 108.38 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 SAID NORTH LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET, CHORD BEARING SOUTH 44 DEGREES 47 MINUTES 51 SECONDS WEST AND ARC LENGTH OF 730.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 12 MINUTES 09 SECONDS EAST, 141.57 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST, 554.51 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 310.00 FEET, CHORD BEARING NORTH 66 DEGREES 33 MINUTES 51 SECONDS WEST AND ARC LENGTH OF 255.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 42 DEGREES 55 MINUTES 33 SECONDS WEST, 237.98 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET, CHORD BEARING NORTH 66 DEGREES 33 MINUTES 51 SECONDS WEST AND ARC LENGTH OF 321.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 47 MINUTES 51 SECONDS WEST, 263.57 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET, CHORD BEARING SOUTH 64 DEGREES 01 MINUTES 34 SECONDS WEST AND ARC LENGTH OF 530.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38 DEGREES 15 MINUTES 18 SECONDS WEST, 309.48 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, CHORD BEARING SOUTH 64 DEGREES 00 MINUTES 14 SECONDS WEST AND ARC LENGTH OF 233.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, 246.72 TO THE POINT OF BEGINNING, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS

AND ALSO THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PINS: 01-23-300-006; 01-23-400-007; 01-26-100-015;  
01-26-100-016; 01-26-200-013; 01-26-300-004;  
01-26-100-009.

Common Address: That part of the Tuscany Woods Subdivision lying outside of Unit 1 thereof, as platted by Doc. No. 2006K139816, in the Village of Hampshire, Kane County, Illinois.

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**§ 6-18-8((B)(3) Written Statement in Support of Request for a  
Planned Residential Development**

3. The prospective applicant shall also provide a written statement describing the following:

a. Statement of ownership, including:

Ans. Hampshire Property, LLC ("Owner")

(1) Disclosure of interest.

Ans. Owner of Ground

(2) Letter of authorization.

Ans. Not Applicable. Application is being made in the name of the Owner of the Ground.

(3) Identification of owners of beneficial interest.

Ans. Not Applicable. The Ground is not owned by a land trust.

(4) Title insurance policy, or most recent deed of record.

b. A description of contiguity (if the territory is subject to annexation).

Ans. Not Applicable

c. The proposed land uses, residential lot sizes and residential density.

Ans. Phase II of the Tuscany Woods Subdivision consists of 253.8 net acres ("Ground").

The Owner proposes to develop the Ground with:

360 single family lots

30 duplex lots

4 acres of commercial

This represents an increase in the number of 97 single family lots, an increase of 12 duplex lots and four acres of commercial.

The minimum lot size will be 8,000 sq. ft.

The maximum lot size will be in excess of 32,000 sq. ft.

The average lot size will be in excess of 12,000 sq. ft.

The overall density is less than 1.75 du's/acre



d. Water supply and wastewater transmission and treatment services.

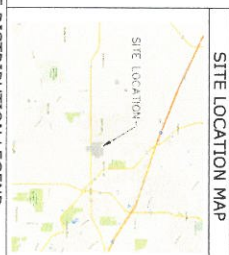
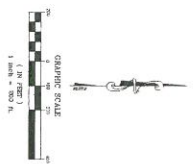
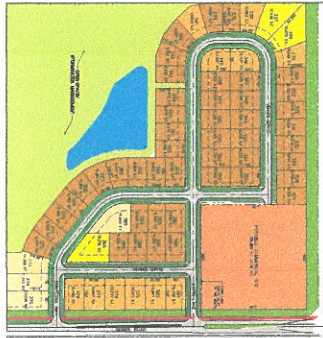
Ans. All public utilities will be provided by the Village's sanitary sewer and public water supply systems

e. Other significant features of the proposed planned residential development.

Ans. The Plans previously approved to protect and enhance the environmentally significant areas on the Ground will be preserved under the proposed development plan. Those environmentally significant areas include wetlands and significant oak savannah stands.

f. Preliminary implementation schedule.

Ans. Implementation will be market driven. We understand that construction of the remaining homes in Unit 1 is nearly complete which will pave the way for the initiation of construction activities on the Ground.



**LOT SIZE DISTRIBUTION LEGEND**

Lot Size Category	No.	%
8,000-10,000 S.F.	115	31.9%
10,000-12,000 S.F.	90	25.0%
12,000-15,000 S.F.	102	28.3%
GREATER THAN 15,000 S.F.	53	14.7%
<b>DUPLEX LOTS</b>		
8,000-10,000 S.F.	16	53.3%
GREATER THAN 10,000 S.F.	14	46.7%
<b>COMMERCIAL LOT</b>		
152,820 S.F. (4.20 AC)	1	100%

PHASE I LOTS NOT INCLUDED