



Village of Hampshire
Village Board Meeting
Thursday, February 20, 2025 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comments
5. A Motion to Approve the Meeting Minutes from February 6, 2025
6. Village Manager's Report
 - a. Motion to Accept Municipal Compliance Report
 - b. Resolution Approving a Final Plat of Subdivision for Prairie Ridge North Lift Station
 - c. Resolution Approving a Final Plat of Subdivision for Prairie Ridge North Neighborhood J2
 - d. Resolution Approving a Final Plat of Subdivision for Prairie Ridge North Neighborhood U
 - e. Resolution Approving a Final Plat of Subdivision for Prairie Ridge North Neighborhood V
 - f. Resolution Approving a Final Plat of Subdivision for Prairie Ridge North Neighborhood Z -Lot 219
7. Staff Reports
 - a. Police Report
 - b. Streets Report
8. Accounts Payable
 - a. A Motion to Approve the February 20, 2025, Accounts Payable to Personnel
 - b. A Motion to Approve the February 20, 2025, Regular Accounts Payable
9. Village Board Committee Reports
 - a. Business Development Commission
10. New Business
11. Announcements
12. Executive Session
13. Adjournment

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

Recording: Please note that all meetings held by videoconference may be recorded, and all recordings will be made public. While State Law does not require consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

Accommodations: The Village of Hampshire, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons.



Village of Hampshire
Village Board Meeting Minutes
Thursday, February 6, 2025 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

1. Call to Order

Village President Michael J. Reid Jr. called to order the Village Board Meeting at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday, February 6, 2025.

2. Roll Call by Village Clerk, Karen Stuehler:

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

Absent: Trustee Pollastrini joined at 7:05

A Quorum was Established.

Others Present: Village Manager Jay Hedges, Village Clerk Karen Stuehler, Chief Pann, Assistant Village Manager for Development Mo Khan, Village Attorney James Vasselli. Finance Director Lori Lyons and Tim Paulson from EEI.

3. Pledge of Allegiance

Attorney Eric Stach led the Pledge of Allegiance.

4. Public Comments

John Schaefer expressed his concerns about being collaborative with area municipalities and the timing of the letter sent by staff opposing solar farms.

5. A Motion to Approve the Meeting Minutes from January 16, 2025.

Trustee Robinson moved to approve the Meeting Minutes January 16, 2025.

Seconded by: Trustee Koth.

All Call Vote:

Ayes: Fodor, Kelly Koth, Mott, Robinson.

Nays: None.

Absent: Pollastrini.

Abstain: None.

Motion Approved.

6. A Motion to Approve the Release of Executive Session Meeting Minutes from

December 7, 2023.

Trustee Robinson Moved to Approve the Release of Executive Session Meeting Minutes from December 7, 2023.

Seconded by: Trustee Mott.

Roll Call Vote:

Ayes: None

Nays: Fodor, Kelly Koth, Mott, Pollastrini, Robinson.

Absent: None.

Abstain: None.

Motion Failed.

7. A Motion to Approve the Release of Executive Session Meeting Minutes from January 18, 2024.

Trustee Robinson Moved to Approve the Release of Executive Session Meeting Minutes from January 18, 2024.

Seconded by: Trustee Pollastrini.

Roll Call Vote:

Ayes: None.

Nays: Fodor, Kelly Koth, Mott, Pollastrini, Robinson.

Absent: None.

Abstain: None.

Motion Failed.

8. A Motion to Approve the Release of Executive Session Meeting Minutes from February 1, 2024.

Trustee Robinson Moved to Approve the Release of Executive Session Meeting Minutes from February 1, 2024.

Seconded by: Trustee Pollastrini.

Roll Call Vote:

Ayes: None

Nays: Fodor, Kelly Koth, Mott, Pollastrini, Robinson.

Absent: None.

Abstain: None.

Motion Failed.

9. **A Motion to Approve the Release of Executive Session Meeting Minutes from June 20, 2024.**

Trustee Robinson Moved to Approve the Release of Executive Session Meeting Minutes from June 20, 2024.

Seconded by: Trustee Fodor.

Roll Call Vote:

Ayes: None

Nayes: Fodor, Kelly Koth, Mott, Pollastrini, Robinson.

Absent: None.

Abstain: None.

Motion Failed.

10. **A Motion to Approve the Release of Executive Session Meeting Minutes from August 15, 2024.**

Trustee Robinson Moved to Approve the Release of Executive Session Meeting Minutes from August 15, 2024.

Seconded by: Trustee Mott.

Roll Call Vote:

Ayes: None.

Nayes: Fodor, Kelly Koth, Mott, Pollastrini, Robinson.

Absent: None.

Abstain: None.

Motion Failed.

11. **Village Manager's Report**

a. **A Motion to Approve Disbursement of Impact Fees for Hampshire Township Cemetery in the Amount of \$29,940.28**

Trustee Kelly moved Approve Disbursement of Impact Fees for Hampshire Township Cemetery in the Amount of \$29,940.28.

Seconded by: Trustee Robinson.

Roll Call Vote:

Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

b. **A Motion to Approve Partial Reimbursement for Style on State Façade Grant in the Amount of \$15, 057.75**

Trustee Koth moved to approve Partial Reimbursement for Style on State Façade Grant in the Amount of \$15, 057.75

Seconded by: Trustee Robinson.

Roll Call Vote:

Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

c. **A Motion to Approve Ordinance 25-03 Approving a Variance for 574 N. State St. to Permit a Fence in the Front Yard.**

Trustee Robinson moved to Approve Ordinance 25-03 Approving a Variance for 574 N. State St. to Permit a Fence in the Front Yard.

Seconded by: Trustee Fodor.

Roll Call Vote:

Ayes: Kelly

Nayes: Fodor, Koth, Mott, Pollastrini, Robinson.

Absent: None.

Abstain: None.

Motion Failed.

d. **A Motion to Approve Ordinance 25-04 Approving a License Agreement with the Hampshire Historical Society of the property at 234 S. State St.**

Trustee Robinson moved to Approve Ordinance 25-04 Approving a License Agreement with the Hampshire Historical Society of the property at 234 S. State St.

Seconded by: Trustee Fodor.

All Call Vote:

Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

- e. **A Motion to Approve Ordinance 25-05 Approving a Text Amendment to Sec. 2-4-2 of the Hampshire Municipal Code regarding Speed Limits on Kelley Rd. and State St.**

Trustee Mott moved to Approve Ordinance 25-05 Approving a Text Amendment to Sec. 2-4-2 of the Hampshire Municipal Code regarding Speed Limits on Kelley Rd. and State St.

Seconded by: Trustee Robinson.

Roll Call Vote:

Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

- f. **A Motion to Approve Ordinance 25-06 Approving an Extension to an Intergovernmental Agreement with the Northern Illinois Purchasing Cooperative for 5-years.**

Trustee Robinson moved to Approve Ordinance 25-06 Approving an Extension to an Intergovernmental Agreement with the Northern Illinois Purchasing Cooperative for 5-years.

Seconded by: Trustee Pollastrini.

Roll Call Vote:

Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

- g. **A Motion to Approve Resolution 25-03 Approving a Professional Service Agreement with Engineering enterprise, Inc. for Phase II Design Engineering Services for Safe Routes to School Project in the Amount of**

\$34,928.

Trustee Koth Moved to Approve Resolution 25-03 Approving a Professional Service Agreement with Engineering enterprise, Inc. for Phase II Design Engineering Services for Safe Routes to School Project in the Amount of \$34,928.

Seconded by: Trustee Mott.

Roll Call Vote:

Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

h. **A Motion to Approve Resolution 25-04 Approving a Release of a Performance Guarantee Bond for Old Dominion Project at 200 Ryan Dr.**

Trustee Pollastrini Moved to Approve Resolution 25-04 Approving a Release of a Performance Guarantee Bond for Old Dominion Project at 200 Ryan Dr.

Seconded by: Trustee Robinson.

Roll Call Vote:

Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

i. **A Motion to Approve Resolution 25-05 Objecting and Protesting Two Commercial Solar Farm facilities Projects at 16N845 and 17N030 Reinking Rd. Hampshire, Kane County, Illinois.**

Trustee Koth moved to Approve Resolution 25-05 Objecting and Protesting Two Commercial Solar Farm facilities Projects at 16N845 and 17N030 Reinking Rd. Hampshire, Kane County, Illinois.

Seconded by: Trustee Robinson.

Roll Call Vote:

Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

12. **Staff Reports**

a. Building Report:

No discussion

b. Engineering Report:

Discussion was had with a few questions with ongoing projects and the Federal freeze of funds. Tim Paulson answered what he could,

c. Financial Report

13. **Accounts Payable**

a. A Motion to Approve February 6, 2025 Account Payable to Personnel in the amount of \$472.74

Trustee Kelly moved to Approve February 6, 2025 Account Payable to Personnel in the amount of \$472.74.

Seconded by: Trustee Fodor.

Roll Call Vote.

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

Nayes: None.

Absent: Mott.

Abstain: None.

Motion Approved.

b. A Motion to Approve February 6, 2025, Regular Accounts Payable in the amount of \$394,855.60.

Trustee Kelly moved to Approve February 6, 2025, Regular Accounts Payable in the amount of \$394,855.60.

Seconded by: Trustee Robinson.

Roll Call Vote.

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

Nayes: None.

Absent: Mott.

Abstain: None.

Motion Approved.

14. Village Board Committee Reports

a. Business Development Commission

Mr. Kelly reported that the next meeting would be Wednesday, February 12 at 6:30 p.m.

15. New Business

No discussion

16. Announcement

Trustee Robinson wanted to remind everyone of the Hampshire Community Bingo Night, hosted by Hampshire Elementary school. The event will take place Saturday, February 8 at Hampshire Middle School.

Trustee Fodor wanted to thank St. Charles Borromeo for the handmade thank you cards and candy.

President Reid wished Lori Lyons and Mary Brandes a Happy Birthday.

President Reid shared that the Village of Hampshire will be featured on WGN Chicago for the "Your Hometown" segment. There will be interviews and highlights of businesses and improvements in Hampshire. Segments will be shared on their website and on air 720 AM on the last Thursday of the month.

It was also shared that the planning of the Sesquicentennial, 150 Year Celebration of Hampshire has begun! The first meeting was held with involvement from the Hampshire Chamber, Park District, Village, local business owner, residents and Historical Society will be planning fundraising and event ideas. Anyone is welcome to join and help.

17. Executive Session

18. Adjournment

Trustee Fodor moved to adjourn at 8:25 p.m.

Seconded by: Trustee Mott.

All Call Vote.

Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson.

Nayes: None.

Absent: None.

Abstain: None

Motion Approved.

AGENDA SUPPLEMENT

TO: President Reid, Village Board and Village Manager Hedges

FROM: Lori Lyons, Finance Director

FOR: February 20, 2025 Village Board Meeting

RE: Police Pension – Municipal Compliance Report

Background. The Hampshire Police Pension Fund was established on May 1, 2012 following the certification of the 2010 census and a period of organization. A separate board comprised of active police, retired police and appointed individuals governs the group. House Bill 5088 requires Police Pension boards to issue an annual report on the financial condition of the fund to the Village. When a Village or City has a pension levy, the Fund is required to furnish a report called the Municipal Compliance Report. In the cash of the Village of Hampshire, without a pension levy, the timing of this report is not tied to the levy.

Analysis. As noted above, the Village of Hampshire does not levy a property tax for the purpose of financing employer contributions to the pension fund at the present time as no new levy line items can be implemented without the successful passage of a referendum by the electorate of the Village. The Village's annual contribution to the Police Pension fund is taken from "discretionary funds" within the General Fund and this report will be therefore be used when completing the budget. Public Act 096-1495 requires that the taxes collected, deductions from the salaries or wages of police officers and revenues from other sources are equal to the normal cost of the pension fund for the year plus an amount sufficient to bring the total assets of the pension fund up to 90% of the total actuarial liabilities of the pension fund by the end of the municipal fiscal year 2040. Each year the Pension Fund engages an enrolled actuary to update the assumptions, census data and determine this requirement. The Municipal Compliance Reports is then completed each year by the Pension Fund and is provided to the Village. This year the report reflects that the fund was 54.36% funded at April 30, 2024 (down from 49.05% the prior year) and has recommended municipal contribution/levy of \$658,265 (down from \$684,824 last year). This recommended contribution is based on the actuary's funding policy (100% funded in 15 years on an Entry Age Normal basis). The fund's actuary also presents an alternative municipal contribution which is based on the State Statute funding policy of being 90% funded by 2040 on a Projected Unity Credit Basis. For this year, the alternate contribution is \$533,669. The Illinois Department of Insurance's Public Pension Division also independently computes the funded ratio and estimated levy requirement, however, that computation was not completed at the time this report was prepared. The report will be ratified at the Police Pension Meeting held on February 19 and a signed copy of the report will be presented to the Village Clerk prior to the meeting.

Recommendation. Staff recommends a motion to accept the 2024 Municipal Compliance Report, and while the Village does not levy for Police Pension at the present time, staff further recommends that the levy requirement proposed in the Municipal Compliance Report be used in preparing the FY26 budget.



THE VILLAGE OF HAMPSHIRE, ILLINOIS

POLICE PENSION FUND

PUBLIC ACT 95-0950
MUNICIPAL COMPLIANCE REPORT



FOR THE FISCAL YEAR ENDED
APRIL 30, 2024

200 Industrial Drive
Hampshire, IL 60140
Phone: 847.683.2240
Fax: 847.683.2341
www.hampshireil.org



December 23, 2024

Members of the Pension Board of Trustees
Hampshire Police Pension Fund
Hampshire, Illinois

Enclosed please find a copy of your Municipal Compliance Report for the Hampshire Police Pension Fund for the fiscal year ended April 30, 2024. We have prepared the report with the most recent information available at our office. Should you have more current information, or notice any inaccuracies, we are prepared to make any necessary revisions and return them to you.

The President and Secretary of the Pension Fund are required to sign the report on page 3. If not already included with the enclosed report, please also include a copy of the Pension Fund's most recent investment policy.

The signed Public Act 95-0950 - Municipal Compliance Report must be provided to the Municipality before the tax levy is filed on the last Tuesday in December. We are sending the report via email to promote an environmentally-friendly work atmosphere.

If you have any questions regarding this report, please contact your Client Manager or PSA.

Respectfully submitted,

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

**THE VILLAGE OF HAMPSHIRE, ILLINOIS
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2024**

The Pension Board certifies to the Board of Trustees of the Village of Hampshire, Illinois on the condition of the Pension Fund at the end of its most recently completed fiscal year the following information:

- 1) The total cash and investments, including accrued interest, of the fund at market value and the total net position of the Pension Fund:

	<u>Current Fiscal Year</u>	<u>Preceding Fiscal Year</u>
Total Cash and Investments (including accrued interest)	<u>\$4,512,698</u>	<u>\$3,854,700</u>
Total Net Position	<u>\$4,512,698</u>	<u>\$3,854,700</u>

- 2) The estimated receipts during the next succeeding fiscal year from deductions from the salaries of police officers and from other sources:

Estimated Receipts - Employee Contributions	<u>\$102,700</u>
Estimated Receipts - All Other Sources	
Investment Earnings	<u>\$225,600</u>
Municipal Contribution	<u>\$658,265</u>

- 3) The estimated amount required during the next succeeding fiscal year to (a) pay all pensions and other obligations provided in Article 3 of the Illinois Pension Code, and (b) to meet the annual requirements of the fund as provided in Sections 3-125 and 3-127:

(a) Pay all Pensions and Other Obligations	<u>\$316,100</u>
(b) Annual Requirement of the Fund as Determined by:	
Illinois Police Officers' Pension Investment Fund	<u>N/A</u>
Private Actuary - Lauterbach & Amen, LLP	
Recommended Municipal Contribution	<u>\$658,265</u>
Alternative Municipal Contribution	<u>\$533,669</u>

**THE VILLAGE OF HAMPSHIRE, ILLINOIS
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2024**

- 4) The total net income received from investment of assets along with the assumed investment return and actual investment return received by the fund during its most recently completed fiscal year compared to the total net income, assumed investment return, and actual investment return received during the preceding fiscal year:

	Current Fiscal Year	Preceding Fiscal Year
Net Income Received from Investment of Assets	\$281,376	\$65,957
Assumed Investment Return		
Illinois Police Officers' Pension Investment Fund	N/A	6.800%
Private Actuary - Lauterbach & Amen, LLP	5.000%	5.000%
Actual Investment Return	6.726%	1.824%

- 5) The total number of active employees who are financially contributing to the fund:

Number of Active Members	12
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- 6) The total amount that was disbursed in benefits during the fiscal year, including the number of and total amount disbursed to (i) annuitants in receipt of a regular retirement pension, (ii) recipients being paid a disability pension, and (iii) survivors and children in receipt of benefits:

	Number of	Total Amount Disbursed
(i) Regular Retirement Pension	3	\$191,065
(ii) Disability Pension	0	\$0
(iii) Survivors and Child Benefits	0	\$0
Totals	3	\$191,065

**THE VILLAGE OF HAMPSHIRE, ILLINOIS
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2024**

7) The funded ratio of the fund:

	<u>Current Fiscal Year</u>	<u>Preceding Fiscal Year</u>
Illinois Police Officers' Pension Investment Fund	<u>N/A</u>	<u>39.88%</u>
Private Actuary - Lauterbach & Amen, LLP	<u>54.36%</u>	<u>49.05%</u>

8) The unfunded liability carried by the fund, along with an actuarial explanation of the unfunded liability:

Unfunded Liability:

Illinois Police Officers' Pension Investment Fund	<u>N/A</u>
Private Actuary - Lauterbach & Amen, LLP	<u>\$3,900,884</u>

The accrued liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and the actuarial assumptions employed in the valuation. The unfunded accrued liability is the excess of the accrued liability over the actuarial value of assets.

9) Please see attached Investment/Cash Management policy if applicable

Please see Notes Page attached.

CERTIFICATION OF MUNICIPAL POLICE
PENSION FUND COMPLIANCE REPORT

The Board of Trustees of the Pension Fund, based upon information and belief, and to the best of our knowledge, hereby certify pursuant to §3-143 of the Illinois Pension Code 40 ILCS 5/3-143, that the preceding report is true and accurate.

Adopted this _____ day of _____, 2024

President _____ Date _____

Secretary _____ Date _____

**THE VILLAGE OF HAMPSHIRE, ILLINOIS
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2024**

INDEX OF ASSUMPTIONS

- 1) Total Cash and Investments - as Reported at Market Value in the Audited Financial Statements for the Years Ended April 30, 2024 and 2023.

Total Net Position - as Reported in the Audited Financial Statements for the Years Ended April 30, 2024 and 2023.

- 2) Estimated Receipts - Employee Contributions as Reported in the Audited Financial Statements for the Year Ended April 30, 2024 plus 3.25% Increase (Actuarial Salary Increase Assumption) Rounded to the Nearest \$100.

Estimated Receipts - All Other Sources:

Investment Earnings - Cash and Investments as Reported in the Audited Financial Statements for the Year Ended April 30, 2024, times 5% (Actuarial Investment Return Assumption) Rounded to the Nearest \$100.

Municipal Contributions - Recommended Tax Levy Requirement as Reported by Lauterbach & Amen, LLP, Actuarial Valuation for the Year Ended April 30, 2024.

- 3) (a) Pay all Pensions and Other Obligations - Total Non-Investment Deductions as Reported in the Audited Financial Statements for the Year Ended April 30, 2024, plus a 25% Increase, Rounded to the Nearest \$100.

(b) Annual Requirement of the Fund as Determined by:

Illinois Police Officers' Pension Investment Fund - No April 30, 2024 Actuarial Valuation available at the time of this report.

Private Actuary - Lauterbach & Amen, LLP:

Recommended Amount of Tax Levy as Reported by Lauterbach & Amen, LLP in the April 30, 2024 Actuarial Valuation.

Alternative Amount of Tax Levy as Reported by Lauterbach & Amen, LLP in the April 30, 2024 Actuarial Valuation.

**THE VILLAGE OF HAMPSHIRE, ILLINOIS
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2024**

INDEX OF ASSUMPTIONS

- 4) Net Income Received from Investment of Assets - Investment Income (Loss) net of Investment Expense, as Reported in the Audited Financial Statements for the Years Ended April 30, 2024 and 2023.

Assumed Investment Return:

Illinois Police Officers' Pension Investment Fund - Preceding Fiscal Year Interest Rate Assumption as Reported in the April 30, 2023 Actuarial Valuation. No April 30, 2024 Actuarial Valuation available at the time of this report.

Private Actuary - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Years Ended April 30, 2024 and 2023 Actuarial Valuations.

Actual Investment Return -Net Income Received from Investments as Reported Above as a Percentage of the Average of the Beginning and Ending Balances of the Fiscal Year Cash Investments, Excluding Net Investment Income, Gains, and Losses for the Fiscal Year Return Being calculated, as Reported in the Audited Financial Statements for the Fiscal Years Ended April 30, 2024 and 2023.

- 5) Number of Active Members - Illinois Department of Insurance Annual Statement for April 30, 2024 - Schedule P.
- 6) (i) Regular Retirement Pension - Illinois Department of Insurance Annual Statement for April 30, 2024 - Schedule P for Number of Participants and Expense page 1 for Total Amount Disbursed.
- (ii) Disability Pension - Same as above.
- (iii) Survivors and Child Benefits - Same as above.

**THE VILLAGE OF HAMPSHIRE, ILLINOIS
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report
For the Fiscal Year Ending April 30, 2024**

INDEX OF ASSUMPTIONS

7) The funded ratio of the fund:

Illinois Police Officers' Pension Investment Fund - Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the April 30, 2023 Actuarial Valuation. No April 30, 2024 Actuarial Valuation available at the time of this report.

Private Actuary - Current and Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the April 30, 2024 and 2023 Actuarial Valuations.

8) Unfunded Liability:

Illinois Police Officers' Pension Investment Fund - Deferred Asset (Unfunded Accrued Liability) - No April 30, 2024 Actuarial Valuation available at the time of this report.

Private Actuary - Deferred Asset (Unfunded Accrued Liability) as Reported by Lauterbach & Amen, LLP in the April 30, 2024 Actuarial Valuation.



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

Agenda Supplement

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on February 20, 2025
RE: PZC-25-02 - Prairie Ridge North Lift Station - Subdivision

Background: Resolution 23-06 approved a Preliminary Plat of Subdivision for the Prairie Ridge North Development. As part of the Prairie Ridge North Development, a new lift station will need to be installed for wastewater conveyance. The attached Final Plat of Subdivision grants the easements and other rights required for access to the lift station property. The Final Plat of Subdivision for the lift station has been reviewed by the Village engineer and approved.

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission held a Public Meeting on the matter on February 10, 2025 and recommended approval of the Final Plat of Subdivision by a vote of 6-0.

There are no Findings of Fact required for a Plat of Subdivision.

Public Comments: No public comments were provided prior to or during the Public Meeting.

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation for a Final Plat of Subdivision for the Prairie Ridge North Lift Station.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Res. 23-06
4. Prairie Ridge North Preliminary Plat of Subdivision
5. Prairie Ridge North Lift Station Final Plat of Subdivision



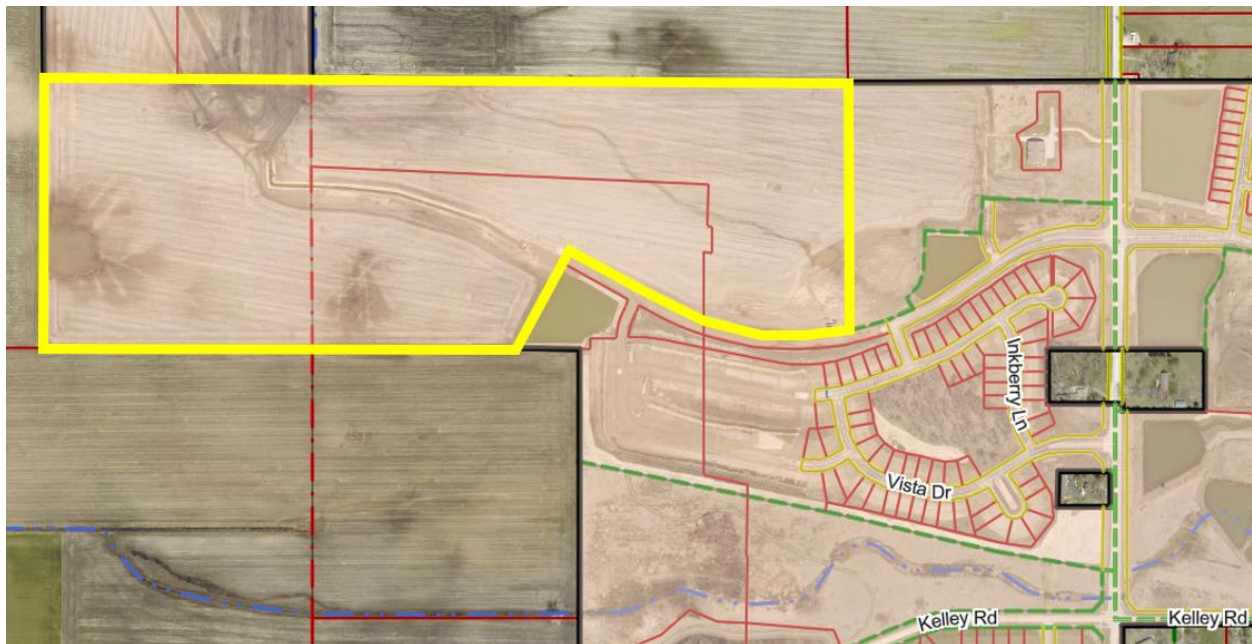
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on February 10, 2024
RE: PZC-25-02 - Prairie Ridge North Lift Station - Final Plat of Subdivision

PROPOSAL: Hampshire West, LLC dba Crown Community Development (Petitioner & Owner) is requesting the approval of the following:

1. Final Plat of Subdivision for Prairie Ridge North Lift Station in accordance with Sec. 7-2-4 of the Subdivision Ordinance



BACKGROUND: In March 2023, Crown Community Development received approval for Preliminary Plat of Subdivision for Prairie Ridge North, see Resolution 23-06 attached. When ready to develop and improve the various neighborhoods, Crown requests Final Plat of Subdivision approval.

As part of the engineering of the utility infrastructure for Prairie Ridge North it was identified that a lift station would need to be constructed for wastewater conveyance.



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

ANALYSIS: Crown has submitted a Final Plat of Subdivision for the Prairie Ridge North Lift Station, which will grant easement rights to the Village for access to the lift station.

The Final Plat of Subdivision has been reviewed by the Village Engineer and has been approved.

REQUIRED FINDINGS OF FACT: There are no required findings of fact for a plat of subdivision.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition.

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

RECOMMENDED MOTION:

I move to recommend approval of PZC-25-02 for a Final Plat of Subdivision for Prairie Ridge North Lift Station.

DOCUMENTS ATTACHED:

1. Land Use Application
2. Resolution 23-06
3. Prairie Ridge North Preliminary Plat of Subdivision
4. Prairie Ridge North Lift Station Final Plat of Subdivision



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

Land Use Application

Date: 2/4/25

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

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

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: Crown Community Development Email: dolsem@crow-chicago.com
Address: 1751 A West Diehl Rd, Naperville, IL 60563 Phone: (630) 851-5490

CONTACT PERSON (if different from applicant)

Name: Dan Olsem Email: dolsem@crow-chicago.com
Address: 1751 A West Diehl Rd, Naperville, IL 60563 Phone: (630) 267-0782

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES NO

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

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

YES NO

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

PROPERTY INFORMATION

Name of Development (if any): Prairie Ridge Lift Station

Address: Kelley Rd and Harmony Rd

Parcel Number(s): 01-17-200-006, 01-16-100-006

Total Area (acres): 3.808

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire Protection District

School District: Community Unit School District 300

Library District: Ella Johnson Library District

Park District: Hampshire Township Park District

Township: Hampshire Township

Current Zoning District: Planned Unit Development

Current Use:

Residential

Proposed Zoning/Variance/Use:

Residential

Reason/ Explanation for Zoning/ Variance/ Use:

No. 23 - 06

**A RESOLUTION
APPROVING A REVISED PRELIMINARY DEVELOPMENT PLAN FOR
THE PRAIRIE RIDGE PLANNED RESIDENTIAL DEVELOPMENT
IN THE VILLAGE
(Hampshire West LLC (Crown) -- Prairie Ridge Development)**

WHEREAS, the Village has previously approved a Preliminary Development Plan for the Prairie Ridge Development in the Village by Resolution No. 05-10 enacted on April 14, 2005; and

WHEREAS, the Owner has recently filed a Petition for approval of a revised Preliminary Development Plan for a portion of the development, to modify the overall design and developmental controls of the portion of the Prairie Ridge Planned Residential Development to be designated as Prairie Ridge North; and

WHEREAS, a public hearing regarding this request for approval of a revised Preliminary Development Plan for that part of the Prairie Ridge Development in the Village designated as Prairie Ridge North, was conducted before the Planning & Zoning Commission on February 13, 2023, pursuant to notice published in the Daily Herald newspaper on January 27, 2023; and

WHEREAS, the Planning & Zoning Commission, after conclusion of its public hearing, and after review and deliberation on the matter, recommended to the Village Board of Trustees that the Preliminary Development Plan for Prairie Ridge North (Revised 2023) be approved; and

WHEREAS, the Corporate Authorities have reviewed the Petition, the proposed Preliminary Development Plan for Prairie Ridge North (Revised – 2023), the testimony and evidence presented at the public hearing, if any; and the recommendation and comments of the Planning & Zoning Commission; and

WHEREAS, the Corporate Authorities have also considered the correspondence from the Village Engineer, Engineering Enterprises, Inc., dated March 8, 2023, in regard to Preliminary Engineering and Plat Review for Prairie Ridge North; and

WHEREAS, the Corporate Authorities find that the revised Preliminary Development Plan as revised will serve the purposes and objectives and meets the standards of the Planned Residential Development regulations, and may be approved.

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 Preliminary Plat of Subdivision for Prairie Ridge North, including that certain Preliminary Engineering Plan prepared by Cemcon, Ltd. dated December 14, 2022, last revised February 10, 2023, and identified by Project Reference 456.275,

together constituting the Preliminary Development Plan for the Prairie Ridge Planned Residential Development – Revised 2023, shall be and hereby is approved, subject to the following:

a) Owner shall comply with the comments and conditions set forth in the correspondence from the Village Engineer, Engineering Enterprises, Inc., dated March 8, 2023, in regard to the Preliminary Engineering and Plat Review for Prairie Ridge North.

Section 2. The Village President shall execute, and the Village Clerk attest, the Preliminary Plat on behalf of the Village, upon receipt of an original duly executed by all other parties identified thereon.

Section 3. Any motion, order, resolution or ordinance in conflict with the provisions of this Resolution is to the extent of such conflict hereby superseded and waived.

Section 4. If any section, subdivision, sentence or phrase of this Resolution is for any reason held to be void, invalid, or unconstitutional, such decision shall not affect the validity of the remaining portion of this Resolution.

Section 5. This Resolution shall take full force and effect upon its passage and approval as provided by law.

ADOPTED THIS 16th DAY OF MARCH, 2023.

AYES: Fodor, Koth, Mott, Pollastrini, Robinson

NAYS: Kelly

ABSENT: _____

ABSTAIN: _____

APPROVED THIS 16th DAY OF MARCH, 2023.



Michael J. Reid, Jr.
Village President

ATTEST:

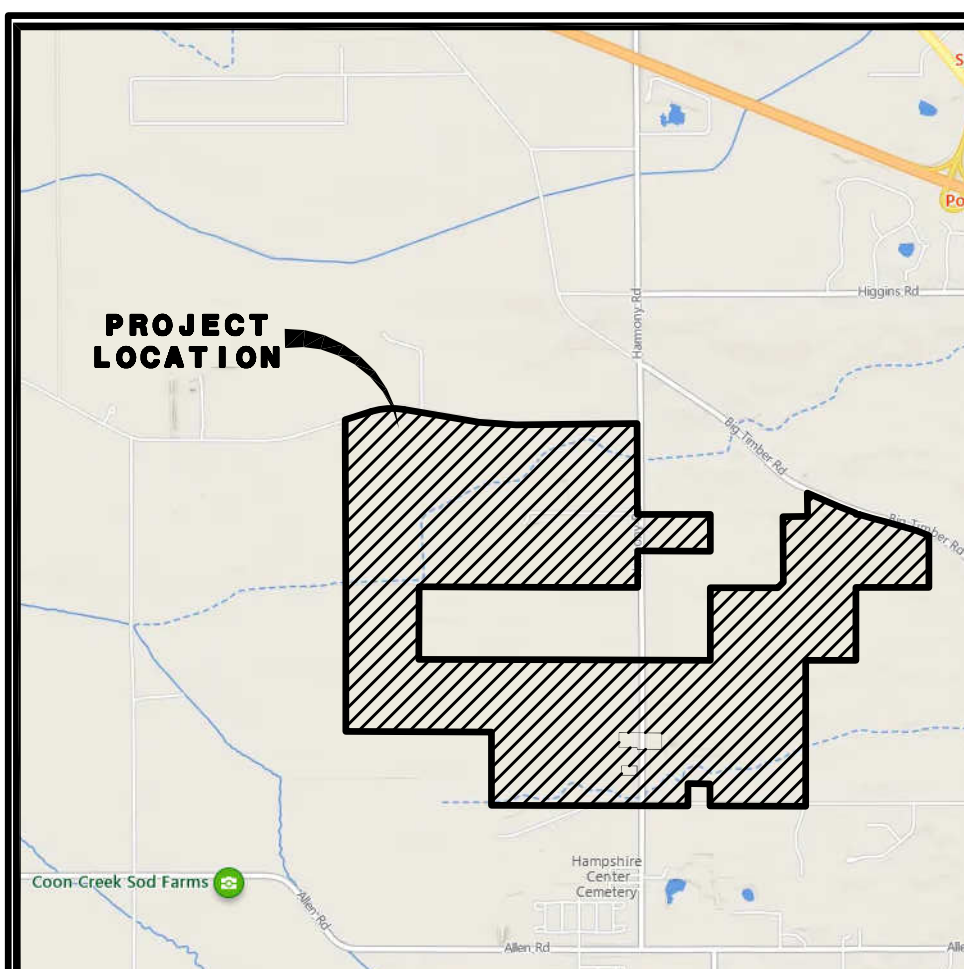


Linda Vasquez
Village Clerk



PRELIMINARY PLAT OF SUBDIVISION FOR PRAIRIE RIDGE NORTH

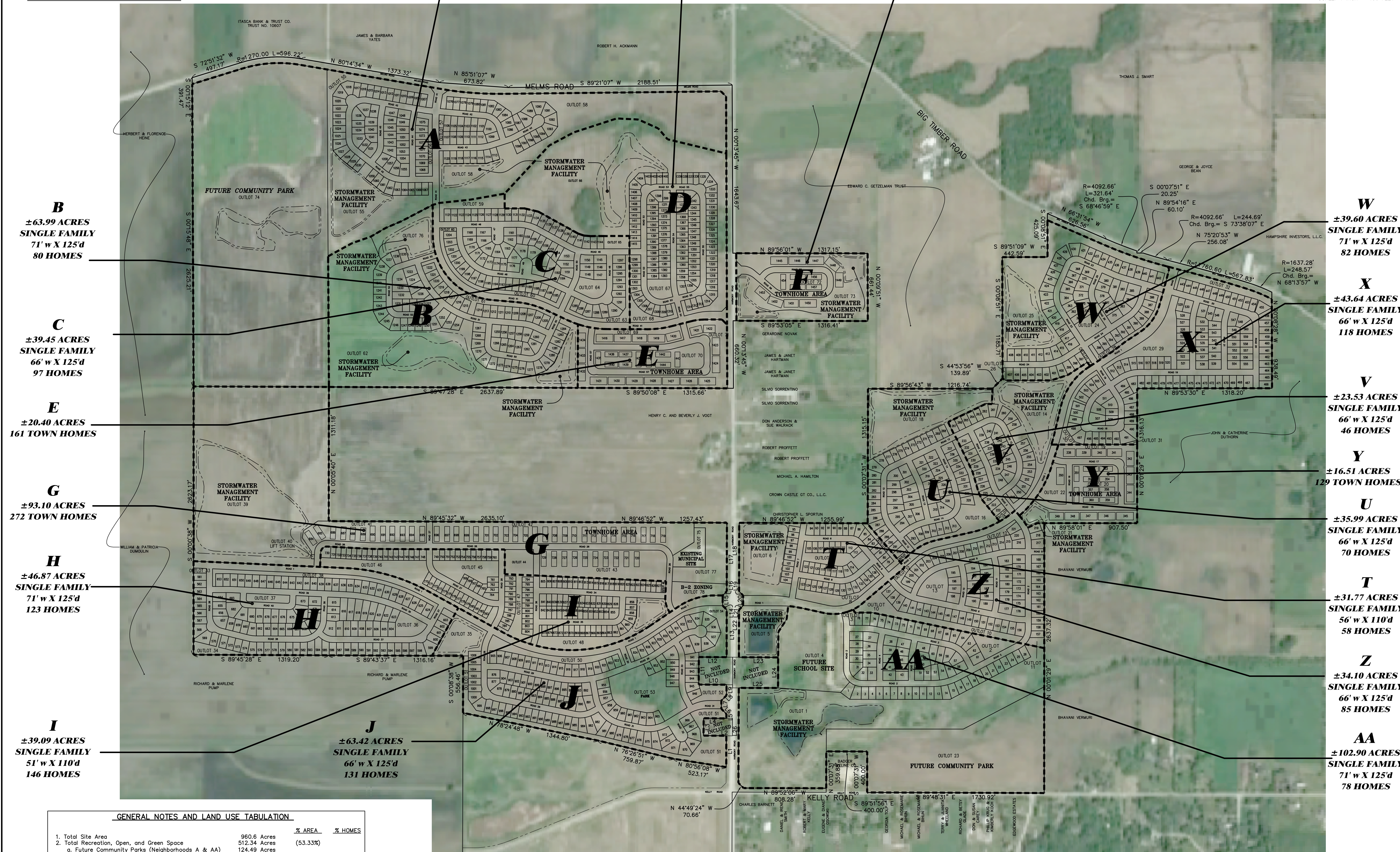
SHEET 1 OF 9



LOCATION MAP

LINE	LENGTH	BEARING
L1	156.64'	S 00°31'00" E
L2	222.74'	N 89°34'30" W
L3	170.00'	N 00°29'21" E
L4	222.14'	S 89°34'30" E
L5	43.78'	S 00°31'00" W
L6	70.71'	S 44°46'54" E
L7	80.00'	N 00°31'00" E
L8	70.71'	S 45°13'18" W
L9	105.80'	S 00°31'00" W
L10	271.32'	N 89°34'30" W
L11	389.00'	N 00°10'15" E
L12	271.83'	S 89°43'37" E
L13	463.59'	S 00°17'54" W
L14	56.37'	S 45°26'24" E
L15	100.00'	N 00°07'54" E
L16	56.37'	S 45°26'24" W
L17	870.52'	S 00°17'54" W
L18	870.44'	N 00°17'54" E
L19	100.00'	N 45°26'24" W
L20	100.00'	N 00°07'54" E
L21	56.37'	N 45°26'24" E
L22	463.59'	N 00°07'54" E
L23	389.00'	S 89°43'37" E
L24	468.58'	S 00°10'14" W
L25	383.64'	N 89°44'30" W
L26	328.59'	N 00°31'00" E

400 200 0 400
SCALE: 1 INCH = 400 FEET



- A**
±169.56 ACRES
SINGLE FAMILY
66' w X 125'd
114 HOMES
- B**
±63.99 ACRES
SINGLE FAMILY
71' w X 125'd
80 HOMES
- C**
±39.45 ACRES
SINGLE FAMILY
66' w X 125'd
97 HOMES
- E**
±20.40 ACRES
161 TOWN HOMES
- G**
±93.10 ACRES
272 TOWN HOMES
- H**
±46.87 ACRES
SINGLE FAMILY
71' w X 125'd
123 HOMES
- I**
±39.09 ACRES
SINGLE FAMILY
51' w X 110'd
146 HOMES
- D**
±61.93 ACRES
SINGLE FAMILY
56' w X 110'd
118 HOMES
- F**
±19.48 ACRES
79 TOWN HOMES
- W**
±39.60 ACRES
SINGLE FAMILY
71' w X 125'd
82 HOMES
- X**
±43.64 ACRES
SINGLE FAMILY
66' w X 125'd
118 HOMES
- V**
±23.53 ACRES
SINGLE FAMILY
66' w X 125'd
46 HOMES
- Y**
±16.51 ACRES
129 TOWN HOMES
- U**
±35.99 ACRES
SINGLE FAMILY
66' w X 125'd
70 HOMES
- T**
±31.77 ACRES
SINGLE FAMILY
56' w X 110'd
58 HOMES
- Z**
±34.10 ACRES
SINGLE FAMILY
66' w X 125'd
85 HOMES
- AA**
±102.90 ACRES
SINGLE FAMILY
71' w X 125'd
78 HOMES

GENERAL NOTES AND LAND USE TABULATION

	AREA	% AREA	% HOMES
1. Total Site Area	960.6 Acres	(53.33%)	
2. Total Recreation, Open, and Green Space	512.34 Acres		
a. Future Community Parks (Neighborhoods A & AA)	124.49 Acres		
b. Future School Site (Neighborhood AA)	11.18 Acres		
c. Municipal Site (Neighborhood G)	1.81 Acres		
d. Public Open Space (Floodplain, Buffers, Outlots, SWM)	374.86 Acres		
3. Total Residential Area	298.06 Acres	(31.03%)	
a. Single Family (71'x125')	363 Homes	(18.27%)	
b. Single Family (66'x125')	681 Homes	(33.28%)	
c. Single Family (56'x110')	176 Homes	(8.86%)	
d. Single Family (51'x110')	146 Homes	(7.35%)	
e. Townhomes	641 Homes	(32.26%)	
f. Total Homes	1987 Homes		
4. B-2 Zoning	146.23 Acres	(0.21%)	
5. Community Wide Roadway Dedication	2.07 DU/Acre	(15.43%)	
6. Gross Density			

SINGLE FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Planned Lot Size	Average Lot Size (Sq. Ft.)	Max Lot Size (Sq. Ft.)	Min Lot Size (Sq. Ft.)	Median Lot Size (Sq. Ft.)	Total Lot Area (Ac)	Total Lot Area (Ac)	Neighborhood Area (Ac)
A	114	8,250	9,446	13,296	8,250	8,850	1,076,837	24.72	169.56
B	80	8,875	10,266	17,028	8,875	9,581	821,248	18.85	63.99
C	97	8,250	9,785	18,103	8,250	9,021	949,100	21.79	39.45
D	118	6,160	6,888	11,322	6,160	6,670	812,776	18.66	61.93
H	123	8,875	10,157	17,777	8,875	9,100	1,249,909	28.68	46.87
I	146	5,610	6,021	10,015	5,610	5,610	879,115	20.18	39.09
J	131	8,250	9,591	15,871	8,250	8,837	1,256,420	28.84	63.65
T	58	6,160	6,605	9,842	6,160	6,160	383,076	8.79	31.77
U	70	8,250	9,940	14,545	8,250	9,360	695,807	15.97	35.99
V	46	8,250	9,253	12,690	8,250	8,875	425,617	9.77	23.53
W	82	8,875	9,856	15,872	8,875	9,252	816,432	18.74	39.60
X	118	8,250	9,378	18,193	8,250	8,718	1,106,546	25.40	43.64
Z	85	8,250	9,558	13,453	8,250	8,949	812,447	18.65	34.10
AA	78	8,875	10,231	14,394	8,875	9,732	797,998	18.32	102.90
Total Single Family	1346		8,977	18,193	5,610	8,875	12,082,788	277.36	796.07

MULTI FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Neighborhood Area (Ac)
E	161	20.40
F	79	19.48
G	272	92.87
J	129	16.51
Total Multi Family	641	149.26

LOT REQUIREMENTS	51'	56'	66'	71'
	Single-Family N-I	Single-Family N-D-N-T	Single-Family N-C-N-J-N-U-N-X-N-A-N-Y-N-Z	Single-Family N-B-N-H-N-W-N-AA
Minimum Lot Width	51'	56'	65'	65'
Minimum Lot Depth	110'	110'	110'	110'
Minimum Lot Areas	5,610 Sq.-Ft.	6,160 Sq.-Ft.	8,250 Sq.-Ft.	8,875 Sq.-Ft.
FRONT YARD SETBACKS				
Front Yard	25'	25'	25'	25'
Interior Side Yard	7.5'	7.5'	7.5'	7.5'
Corner Side Yard w Drive/No Drive	20'/15'	20'/15'	20'/15'	20'/15'
Rear Yard	25'	25'	25'	25'
EXTRA DIMENSIONS & ENCROACHMENTS				
Side Yard Obstruction (Chimney)	3'	3'	3'	3'
Rear Yard Obstruction (Deck)	10'	10'	10'	10'
Minimum Building Heights (As Measured from Finish Floor Elevation)	35'	35'	35'	35'
Front Yard Encroach (Porch)	5'	5'	5'	5'

TOWNHOME REQUIREMENTS	Front-Loaded Townhomes N-E N-F-N-Y		Rear-Loaded Townhomes N-E N-F-N-G-N-Y	
	R.O.W. & P.L. SETBACKS			
To Adjacent Property Line		30'		30'
Front to Internal R.O.W.		25'		20'
Side to Internal R.O.W.		25'		20'
BUILDING SETBACKS				
Front to Front		40'		40'
Rear to Rear		50'		60'
Side to Side		20'		20'
Front to Side		20'		40'
Rear to Side		40'		50'
EXTRA DIMENSIONS & ENCROACHMENTS				
Minimum Building Heights (As Measured from Finish Floor Elevation)		37'		37'
Side Yard Obstruction (Stoop)		3'		3'
Rear Yard Obstruction (Deck)		10'		10'
Front Yard Obstruction (Stoop)		5'		5'

NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS OF A FOOT.
DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
BUILDING LINES SETBACKS ARE 30' FRONT AND 15' CORNER SIDE UNLESS OTHERWISE NOTED.
ALL WATERMAIN 8" UNLESS NOTED OTHERWISE.
ALL SANITARY SEWERS 8" UNLESS NOTED OTHERWISE.

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON WILL COUNTY FIRM.
- SECTION CORNER OR QUARTER SECTION CORNER

NOTE:
BOUNDARY SURVEY INFORMATION PER A.L.T.A. LAND TITLE SURVEYS AND PLATS OF SURVEY PREPARED BY MANHARD CONSULTANTS, LTD. ON BEHALF OF PROPERTY OWNER.

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

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: PREOVR
DRAWN BY: KMS FLD, BK. / PG. NO.: ----
COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF : TOPO BASE, PREOVERSCRN PROJECT MANAGER : MAM
REV: 02-10-23/LAL
REV: 02-10-23/LAL

FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NORTH LIFT STATION

PART OF THE NORTHWEST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 17, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

VILLAGE OF HAMPSHIRE
RESOLUTION NO. 25-_____
RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PRAIRIE RIDGE NORTH LIFT STATION

LINE	BEARING	LENGTH
L1	S 28°48'23" W	25.00'
L2	N 02°36'02" E	91.00'
L3	N 87°23'58" W	55.00'
L4	S 87°23'58" E	75.83'
L5	S 87°23'58" E	60.00'
L6	S 02°36'02" W	67.28'
L7	N 87°23'58" W	60.00'
L8	S 87°29'00" E	10.00'
L9	S 02°36'02" W	64.34'
L10	N 02°36'02" E	25.00'
L11	N 87°23'58" W	20.00'
L12	S 87°23'58" E	20.00'
L13	N 02°36'02" E	66.00'
L14	S 02°36'02" W	75.66'
L15	S 87°23'58" E	15.00'
L16	S 28°48'23" W	76.00'
L17	S 28°48'23" W	25.00'
L18	N 28°48'23" E	25.00'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	14.09'	120.00'	S 05°57'51" W	14.08'

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

(PRINT NAME)

(ADDRESS)

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

TOTAL AREA OF SUBDIVISION

3.922 ACRES

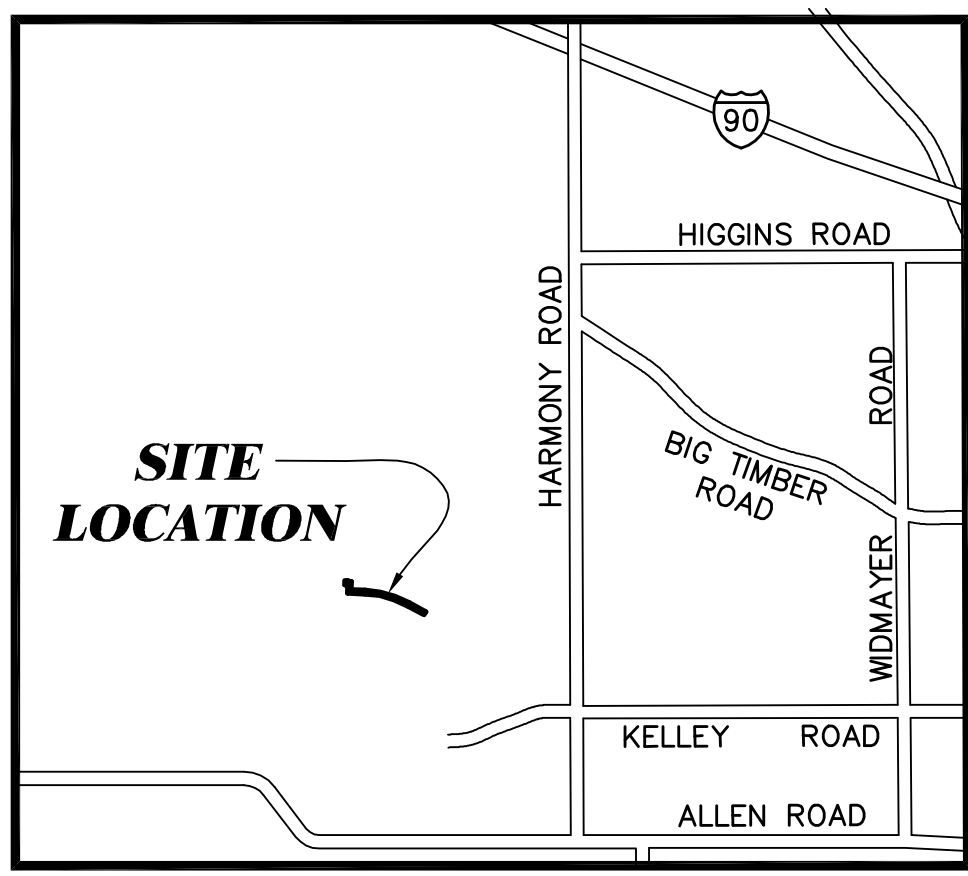
(MORE OR LESS)

PARCEL INDEX NUMBER
PART OF 01-16-100-005
PART OF 01-16-100-006
PART OF 01-17-200-006
HAMPSHIRE, ILLINOIS

60 30 0 60
SCALE: 1 INCH = 60 FEET

PARCEL AREA SUMMARY TABLE

PARCEL	SQ. FT.
OUTLOT 40	4,803
OUTLOT 100	8,436
OUTLOT 103	14,988
OUTLOT 104	3,125
OUTLOT 105	1,500
OUTLOT 106	32,282
OUTLOT 107	1,320
OUTLOT 108	6,874
RIGHT OF WAY	97,490



VICINITY MAP

LEGEND

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

NOTES

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

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

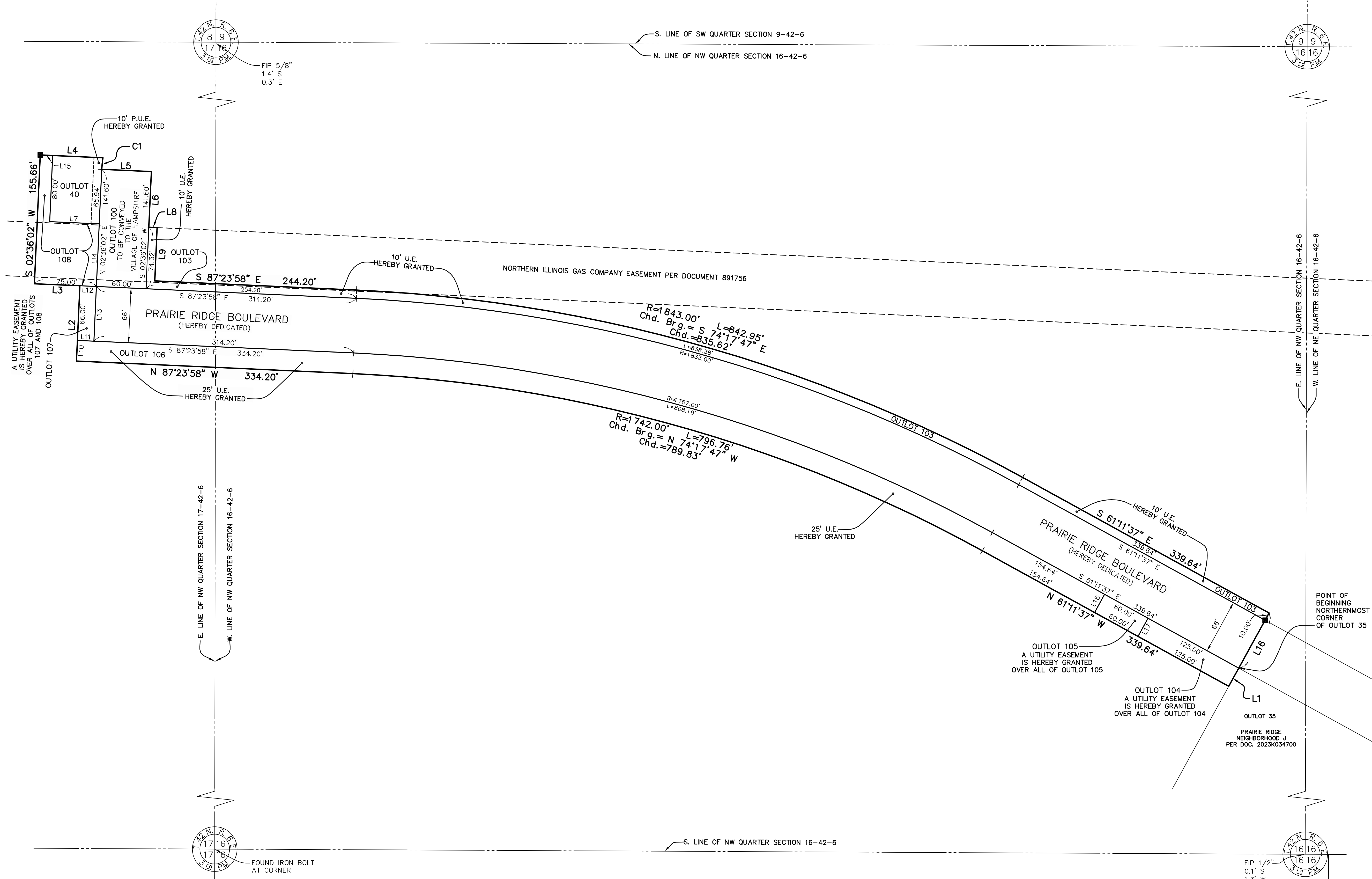
THE BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBJECT SITE BEING S 00°01'32" W (ASSUMED).

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

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

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

OUTLOT 100 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



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

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9875 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-LIFT STATION
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 09-04-24 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 09-03-24
REVISED 11-05-24\AJB PER VILLAGE COMMENTS DATED 10-18-24
REVISED 11-21-24\AJB PER OUTLOT 40 MODIFICATION
REVISED 12-13-24\AJB PER VILLAGE COMMENTS DATED 11-26-24
REVISED 01-06-25\AJB ADDED OUTLOTS 105 AND 106, MODIFIED OUTLOTS 103 AND 104
REVISED 01-07-25\AJB PER VILLAGE COMMENTS DATED 01-07-25
REVISED 01-17-25\AJB SPLIT OUTLOT 106 AND ADDED 107 & 108
REVISED 02-06-25\AJB MODIFIED OUTLOT 108

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DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-LIFT STATION.DWG
PLOT FILE CREATED: 2/6/2025 BY: TONY BLUS

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, LLC, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

DATED AT NAPERVILLE, ILLINOIS

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

HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, IL 60563

TITLE

(PRINTED NAME)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

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

AND _____
PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF HAMPSHIRE WEST, LLC, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 17 BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERNMOST CORNER OF OUTLOT 35 IN PRAIRIE RIDGE NEIGHBORHOOD J RECORDED AS DOCUMENT 2023K034700; THENCE SOUTH 28 DEGREES 48 MINUTES 23 SECONDS WEST, 25.00 FEET ALONG THE NORTHWEST LINE OF SAID OUTLOT 35; THENCE NORTH 61 DEGREES 11 MINUTES 37 SECONDS WEST, 339.64 FEET; THENCE WESTERLY, 796.76 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1742.00 FEET AND A CHORD BEARING NORTH 74 DEGREES 17 MINUTES 47 SECONDS WEST; THENCE NORTH 87 DEGREES 23 MINUTES 58 SECONDS WEST, 334.20 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 02 SECONDS EAST, 91.00 FEET; THENCE NORTH 87 DEGREES 23 MINUTES 58 SECONDS WEST, 55.00 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 02 SECONDS EAST, 155.66 FEET; THENCE SOUTH 87 DEGREES 23 MINUTES 58 SECONDS EAST, 75.83 FEET; THENCE SOUTHWESTERLY, 14.09 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING SOUTH 05 DEGREES 57 MINUTES 51 SECONDS WEST; THENCE SOUTH 87 DEGREES 23 MINUTES 58 SECONDS EAST, 60.00 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 02 SECONDS WEST, 67.28 FEET; THENCE SOUTH 87 DEGREES 29 MINUTES 00 SECONDS EAST, 10.00 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 02 SECONDS EAST, 64.34 FEET; THENCE EASTERLY, 842.95 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1843.00 FEET AND A CHORD BEARING SOUTH 74 DEGREES 17 MINUTES 47 SECONDS EAST; THENCE SOUTH 61 DEGREES 11 MINUTES 37 SECONDS WEST, 339.64 FEET; THENCE SOUTH 28 DEGREES 48 MINUTES 23 SECONDS WEST, 76.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED IN ACCORDANCE WITH THE PLAT ACT AND THE ILLINOIS ADMINISTRATIVE CODE, SECTION 1270.56 MINIMUM STANDARDS OF PRACTICE. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE-DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17089C0106J, DATED JUNE 2, 2015. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING.

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

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS 6TH DAY OF FEBRUARY, 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2025

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS ____ DAY OF _____, 20____

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____

VILLAGE PRESIDENT: _____

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT ONE OF THE FOLLOWING CONDITIONS HAS BEEN SATISFIED BY THE OWNER: (I) THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED; (II) THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED; OR (III) THE VILLAGE HAS APPROVED RECORDING OF THE PLAT WITHOUT GUARANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED, AND IN THE EVENT THAT OWNER (OR ITS SUCCESSORS OR ASSIGNS) FAILS TO DEPOSIT THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF, THE PLAT SHALL EXPIRE AND BE NULL AND VOID.

DATED AT HAMPSHIRE, ILLINOIS THIS ____ DAY OF _____, 2025.

VILLAGE ENGINEER

UTILITY EASEMENT PROVISIONS

COMMONWEALTH EDISON COMPANY, AMERITECH, MEDIACOM, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENTS" TOGETHER WITH THE RIGHT OF ACCESS THERETO TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

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

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

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

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9875 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-LIFT STATION
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 09-04-24 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 09-03-24
REVISED 11-05-24\AJB PER VILLAGE COMMENTS DATED 10-18-24
REVISED 11-21-24\AJB PER OUTLOT 40 MODIFICATION
REVISED 12-13-24\AJB PER VILLAGE COMMENTS DATED 11-26-24
REVISED 01-06-25\AJB ADDED OUTLOTS 105 AND 106,
MODIFIED OUTLOTS 103 AND 104
REVISED 01-07-25\AJB PER VILLAGE COMMENTS DATED 01-07-25
REVISED 01-17-25\AJB SPLIT OUTLOT 106 AND ADDED 107 & 108
REVISED 02-06-25\AJB MODIFIED OUTLOT 108

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Prairie Ridge North Lift Station*)

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

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

WHEREAS, Crown Community Development or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located at Kelley Road and Harmony Road, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, which is incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Prairie Ridge North subdivision, however, it has been determined that a lift station for wastewater conveyance (the “Lift Station”) will be needed; and

WHEREAS, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Final Plat grants easement rights to the Village to access to the Lift Station; and

VILLAGE OF HAMPSHIRE

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

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

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

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

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

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat; and

WHEREAS, the Village engineer has reviewed the Final Plat and approves of the same; and

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

VILLAGE OF HAMPSHIRE

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

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

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

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

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat subject to the following: THE VILLAGE HAS APPROVED RECORDING OF THE FINAL PLAT WITHOUT GUARANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS ORDINANCE AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL

VILLAGE OF HAMPSHIRE

HAS BEEN POSTED, AND IN THE EVENT THAT OWNER (OR ITS SUCCESSORS OR ASSIGNS) FAILS TO DEPOSIT THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS ORDINANCE, THE FINAL PLAT SHALL EXPIRE AND BE NULL AND VOID. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

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

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

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

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

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

VILLAGE OF HAMPSHIRE

ADOPTED THIS ___ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ___ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

EXHIBIT A

VILLAGE OF HAMPSHIRE

(FINAL PLAT)

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE
(RESOLUTION)

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

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*Prairie Ridge North Lift Station*)**

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2025.

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

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

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

Agenda Supplement

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on February 20, 2025
RE: PZC-25-03 - Prairie Ridge North Neighborhoods J2, U, V & Z (Lot 219) - Subdivision

Background: Resolution 23-06 approved a Preliminary Plat of Subdivision for the Prairie Ridge North Development. As Crown or one of its builders are ready to proceed with construction of the infrastructure and homes, Crown comes forward for Final Plat of Subdivision(s) approval.

The following is the number of lots being approved per neighborhood:

1. Neighborhood J: 63
2. Neighborhood U: 70
3. Neighborhood V: 46
4. Total: 179

The Final Plat of Subdivision for Z (Lot 219) is to remove the portion of Lot 219 that is in the wetland and create an outlot.

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission held a Public Meeting on the matter on February 10, 2025 and recommended approval of the Final Plat of Subdivision by a vote of 6-0.

There are no Findings of Fact required for a Plat of Subdivision.

Public Comments: No public comments were provided prior to or during the Public Meeting.

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation for a Final Plat of Subdivision for the Prairie Ridge North Lift Station.

Attachments:

1. Planning & Zoning Commission Agenda Supplement

2. Land Use Application
3. Res. 23-06
4. Prairie Ridge North Preliminary Plat of Subdivision
5. Prairie Ridge North Lift Final Plat of Subdivision Neighborhood J2
6. Prairie Ridge North Lift Final Plat of Subdivision Neighborhood U
7. Prairie Ridge North Lift Final Plat of Subdivision Neighborhood V
8. Prairie Ridge North Lift Final Plat of Subdivision Neighborhood Z (Lot 219)



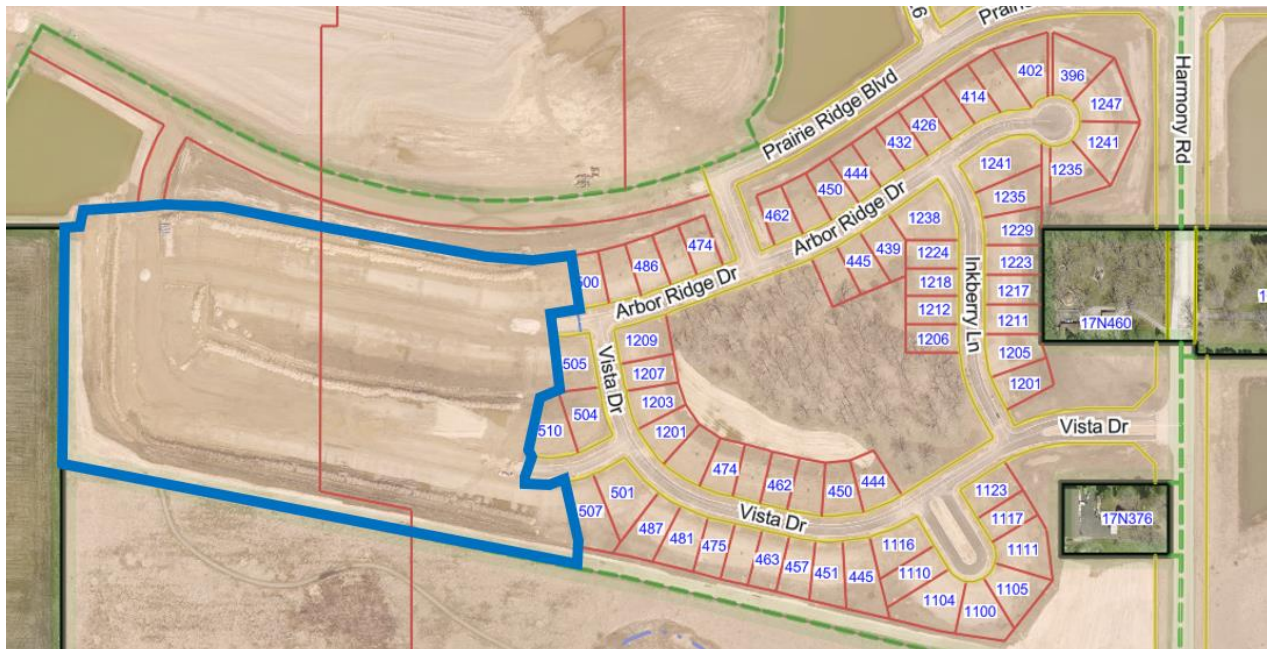
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on February 10, 2024
RE: PZC-25-03 - Prairie Ridge North Neighborhoods J2, U, V, Z (Lot 219)
- Final Plat of Subdivisions

PROPOSAL: Hampshire West, LLC dba Crown Community Development (Petitioner & Owner) is requesting the approval of the following:

1. Final Plat of Subdivision for Prairie Ridge North Neighborhood J2 in accordance with Sec. 7-2-4 of the Subdivision Ordinance
2. Final Plat of Subdivision for Prairie Ridge North Neighborhood U in accordance with Sec. 7-2-4 of the Subdivision Ordinance
3. Final Plat of Subdivision for Prairie Ridge North Neighborhood V in accordance with Sec. 7-2-4 of the Subdivision Ordinance
4. Final Plat of Subdivision for Prairie Ridge North Neighborhood Z (Lot 219) in accordance with Sec. 7-2-4 of the Subdivision Ordinance





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



BACKGROUND: In March 2023, Crown Community Development received approval for Preliminary Plat of Subdivision for Prairie Ridge North, see Resolution 23-06 attached. When ready to develop and improve the various neighborhoods, Crown requests Final Plat of Subdivision approval.

ANALYSIS: Crown has submitted a Final Plat of Subdivision for the Prairie Ridge North Neighborhoods J2, U, V, and Z (Lot 219).

The Final Plat of Subdivision for Neighborhood Z (Lot 219) is to remove a portion of Lot 219 from the wetland area.

The Final Plat of Subdivisions have been reviewed by the Village Engineer and have been approved.

REQUIRED FINDINGS OF FACT: There are no required findings of fact for a plat of subdivision.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition.

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



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

RECOMMENDED MOTIONS:

1. I move to recommend approval of PZC-25-03 for a Final Plat of Subdivision for Prairie Ridge North Neighborhood J2
2. I move to recommend approval of PZC-25-03 for a Final Plat of Subdivision for Prairie Ridge North Neighborhood U
3. I move to recommend approval of PZC-25-03 for a Final Plat of Subdivision for Prairie Ridge North Neighborhood V
4. I move to recommend approval of PZC-25-03 for a Final Plat of Subdivision for Prairie Ridge North Neighborhood Z (Lot 219)

DOCUMENTS ATTACHED:

1. Land Use Application
2. Resolution 23-06
3. Prairie Ridge North Preliminary Plat of Subdivision
4. Prairie Ridge North Neighborhood J2 Final Plat of Subdivision
5. Prairie Ridge North Neighborhood U Final Plat of Subdivision
6. Prairie Ridge North Neighborhood V Final Plat of Subdivision
7. Prairie Ridge North Neighborhood Z (Lot 219) Final Plat of Subdivision



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Land Use Application

Date: 2/4/25

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

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

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: Crown Community Development Email: dolsem@crowne-chicago.com
Address: 1751 A West Diehl Rd, Naperville, IL 60563 Phone: (630) 851-5490

CONTACT PERSON (if different from applicant)

Name: Dan Olsem Email: dolsem@crowne-chicago.com
Address: 1751 A West Diehl Rd, Naperville, IL 60563 Phone: (630) 267-0782

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES ___ NO

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

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

___ YES NO

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

PROPERTY INFORMATION

Name of Development (if any): Prairie Ridge Neighborhood J2

Address: Kelley Rd and Harmony Rd

Parcel Number(s): 01-16-326-001, 01-16-326-004

Total Area (acres): 20.819

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire Protection District

School District: Community Unit School District 300

Library District: Ella Johnson Library District

Park District: Hampshire Township Park District

Township: Hampshire Township

Current Zoning District: Planned Unit Development

Current Use:
Residential

Proposed Zoning/Variance/Use:
Residential

Reason/ Explanation for Zoning/ Variance/ Use:



Village of Hampshire
234 S. State Street, Hampshire, IL 60140
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Land Use Application

Date: 2/4/25

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(check all that apply)

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

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: Crown Community Development Email: dolsem@crow-chicago.com
Address: 1751 A West Diehl Rd, Naperville, IL 60563 Phone: (630) 851-5490

CONTACT PERSON (if different from applicant)

Name: Dan Olsem Email: dolsem@crow-chicago.com
Address: 1751 A West Diehl Rd, Naperville, IL 60563 Phone: (630) 267-0782

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES NO

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

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

YES NO

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

PROPERTY INFORMATION

Name of Development (if any): Prairie Ridge Neighborhood U

Address: Kelley Rd and Harmony Rd

Parcel Number(s): 01-15-100-009, 01-15-100-008

Total Area (acres): 36.223

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire Protection District

School District: Community Unit School District 300

Library District: Ella Johnson Library District

Park District: Hampshire Township Park District

Township: Hampshire Township

Current Zoning District: Planned Unit Development

Current Use:

Residential

Proposed Zoning/Variance/Use:

Residential

Reason/ Explanation for Zoning/ Variance/ Use:



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Land Use Application

Date: 2/4/25

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

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

*requires a 15-30 day public notice period

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IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES ___ NO

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

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

___ YES NO

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

PROPERTY INFORMATION

Name of Development (if any): Prairie Ridge Neighborhood V

Address: Kelley Rd and Harmony Rd

Parcel Number(s): 01-15-100-008

Total Area (acres): 22.109

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire Protection District

School District: Community Unit School District 300

Library District: Ella Johnson Library District

Park District: Hampshire Township Park District

Township: Hampshire Township

Current Zoning District: Planned Unit Development

Current Use:

Residential

Proposed Zoning/Variance/Use:

Residential

Reason/ Explanation for Zoning/ Variance/ Use:



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

Land Use Application

Date: 2/4/25

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

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

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: Crown Community Development Email: dolsem@crow-chicago.com
Address: 1751 A West Diehl Rd, Naperville, IL 60563 Phone: (630) 851-5490

CONTACT PERSON (if different from applicant)

Name: Dan Olsem Email: dolsem@crow-chicago.com
Address: 1751 A West Diehl Rd, Naperville, IL 60563 Phone: (630) 267-0782

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES ___ NO

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

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

___ YES NO

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

PROPERTY INFORMATION

Name of Development (if any): Prairie Ridge Neighborhood Z- Lot 219

Address: Kelley Rd and Harmony Rd

Parcel Number(s): 01-15-177-001

Total Area (acres): 0.2315

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire Protection District

School District: Community Unit School District 300

Library District: Ella Johnson Library District

Park District: Hampshire Township Park District

Township: Hampshire Township

Current Zoning District: Planned Unit Development

Current Use:

Residential

Proposed Zoning/Variance/Use:

Residential

Reason/ Explanation for Zoning/ Variance/ Use:

No. 23 - 06

**A RESOLUTION
APPROVING A REVISED PRELIMINARY DEVELOPMENT PLAN FOR
THE PRAIRIE RIDGE PLANNED RESIDENTIAL DEVELOPMENT
IN THE VILLAGE
(Hampshire West LLC (Crown) -- Prairie Ridge Development)**

WHEREAS, the Village has previously approved a Preliminary Development Plan for the Prairie Ridge Development in the Village by Resolution No. 05-10 enacted on April 14, 2005; and

WHEREAS, the Owner has recently filed a Petition for approval of a revised Preliminary Development Plan for a portion of the development, to modify the overall design and developmental controls of the portion of the Prairie Ridge Planned Residential Development to be designated as Prairie Ridge North; and

WHEREAS, a public hearing regarding this request for approval of a revised Preliminary Development Plan for that part of the Prairie Ridge Development in the Village designated as Prairie Ridge North, was conducted before the Planning & Zoning Commission on February 13, 2023, pursuant to notice published in the Daily Herald newspaper on January 27, 2023; and

WHEREAS, the Planning & Zoning Commission, after conclusion of its public hearing, and after review and deliberation on the matter, recommended to the Village Board of Trustees that the Preliminary Development Plan for Prairie Ridge North (Revised 2023) be approved; and

WHEREAS, the Corporate Authorities have reviewed the Petition, the proposed Preliminary Development Plan for Prairie Ridge North (Revised – 2023), the testimony and evidence presented at the public hearing, if any; and the recommendation and comments of the Planning & Zoning Commission; and

WHEREAS, the Corporate Authorities have also considered the correspondence from the Village Engineer, Engineering Enterprises, Inc., dated March 8, 2023, in regard to Preliminary Engineering and Plat Review for Prairie Ridge North; and

WHEREAS, the Corporate Authorities find that the revised Preliminary Development Plan as revised will serve the purposes and objectives and meets the standards of the Planned Residential Development regulations, and may be approved.

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 Preliminary Plat of Subdivision for Prairie Ridge North, including that certain Preliminary Engineering Plan prepared by Cemcon, Ltd. dated December 14, 2022, last revised February 10, 2023, and identified by Project Reference 456.275,

together constituting the Preliminary Development Plan for the Prairie Ridge Planned Residential Development – Revised 2023, shall be and hereby is approved, subject to the following:

a) Owner shall comply with the comments and conditions set forth in the correspondence from the Village Engineer, Engineering Enterprises, Inc., dated March 8, 2023, in regard to the Preliminary Engineering and Plat Review for Prairie Ridge North.

Section 2. The Village President shall execute, and the Village Clerk attest, the Preliminary Plat on behalf of the Village, upon receipt of an original duly executed by all other parties identified thereon.

Section 3. Any motion, order, resolution or ordinance in conflict with the provisions of this Resolution is to the extent of such conflict hereby superseded and waived.

Section 4. If any section, subdivision, sentence or phrase of this Resolution is for any reason held to be void, invalid, or unconstitutional, such decision shall not affect the validity of the remaining portion of this Resolution.

Section 5. This Resolution shall take full force and effect upon its passage and approval as provided by law.

ADOPTED THIS 16th DAY OF MARCH, 2023.

AYES: Fodor, Koth, Mott, Pollastrini, Robinson

NAYS: Kelly

ABSENT: _____

ABSTAIN: _____

APPROVED THIS 16th DAY OF MARCH, 2023.

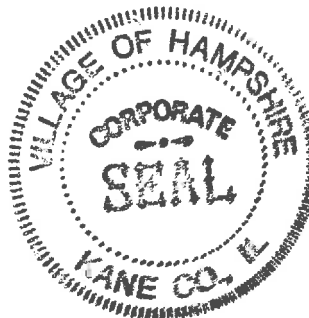


Michael J. Reid, Jr.
Village President

ATTEST:

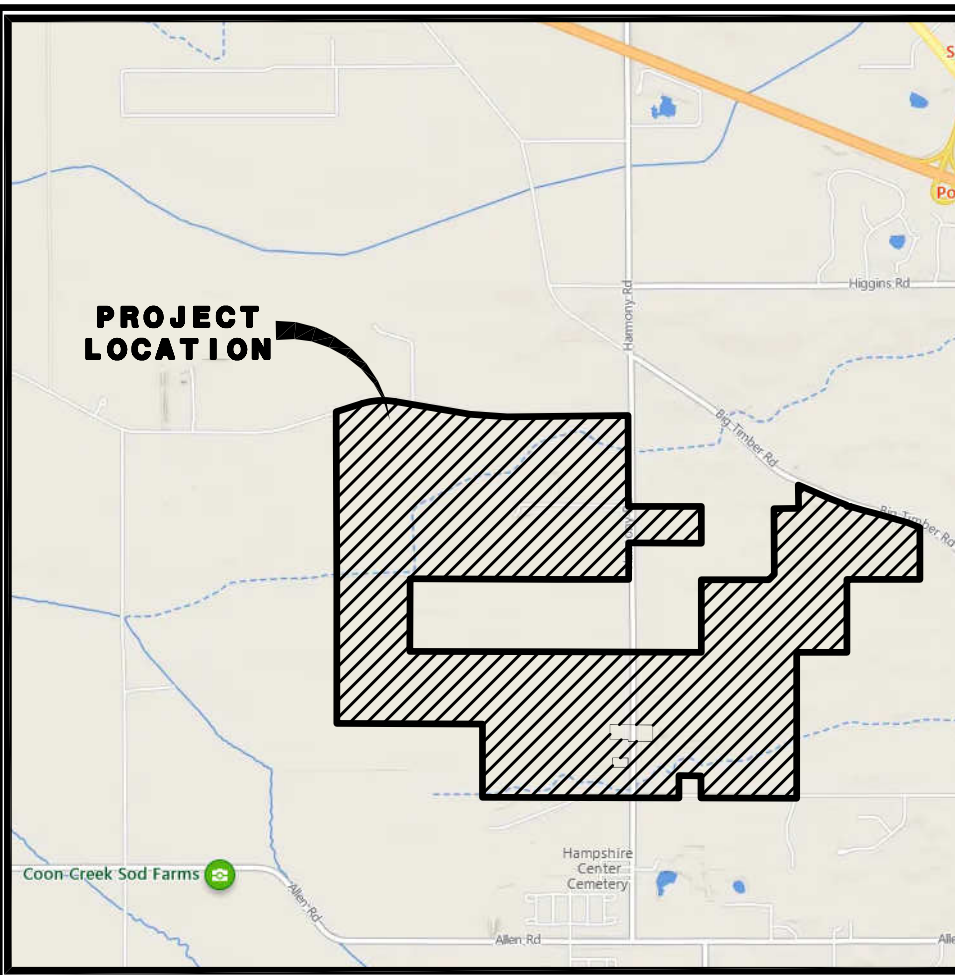


Linda Vasquez
Village Clerk



PRELIMINARY PLAT OF SUBDIVISION FOR PRAIRIE RIDGE NORTH

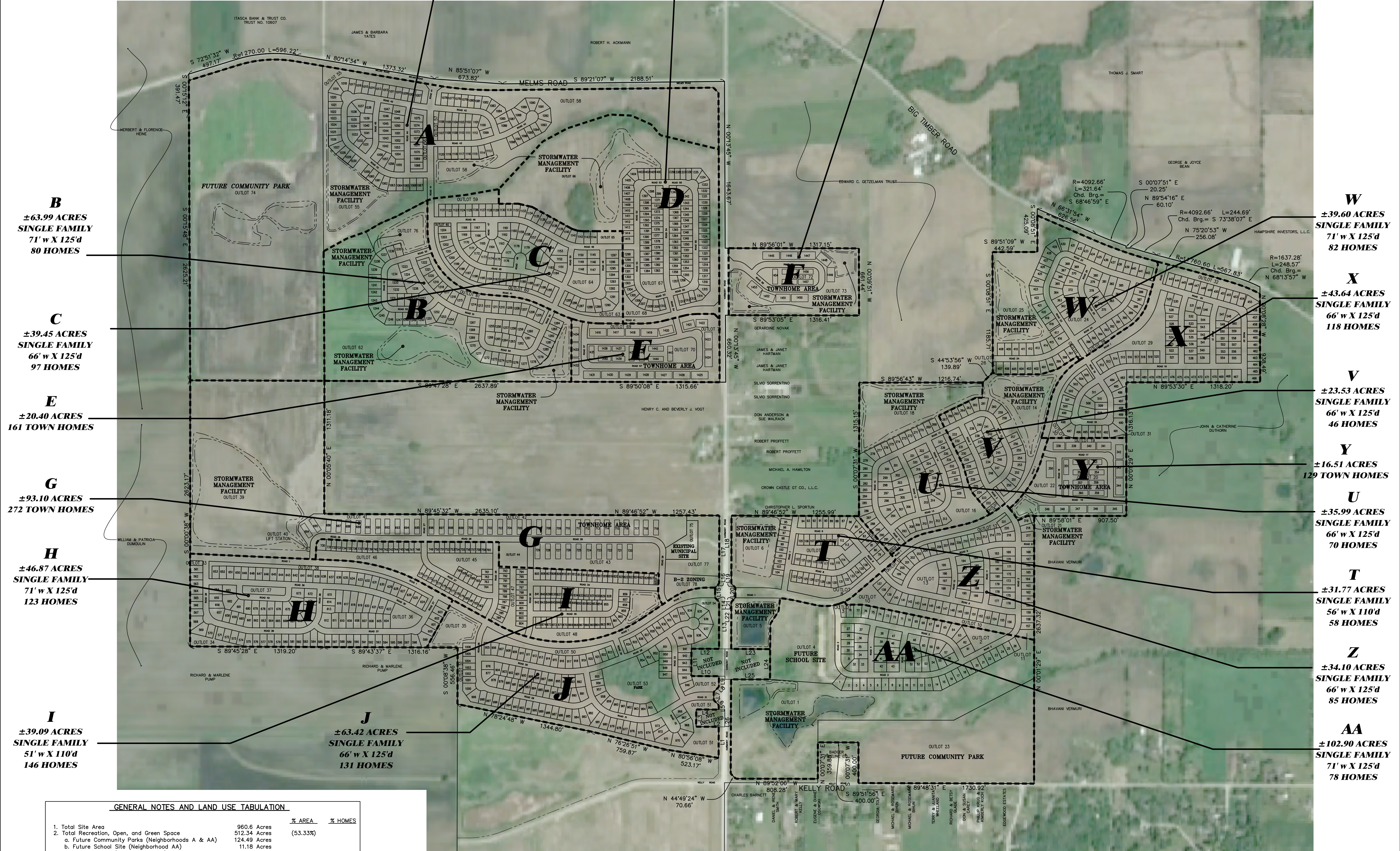
SHEET 1 OF 9



LOCATION MAP

LINE	LENGTH	BEARING
L1	156.64'	S 00°31'00" E
L2	222.74'	N 89°34'30" W
L3	170.00'	N 00°29'21" E
L4	222.14'	S 89°34'30" E
L5	43.78'	S 00°31'00" W
L6	70.71'	S 44°46'54" E
L7	80.00'	N 00°31'00" E
L8	70.71'	S 45°13'18" W
L9	105.80'	S 00°31'00" W
L10	271.32'	N 89°34'30" W
L11	389.00'	N 00°10'15" E
L12	271.83'	S 89°43'37" E
L13	463.59'	S 00°07'54" W
L14	56.37'	S 45°26'24" E
L15	100.00'	N 00°07'54" E
L16	56.37'	S 45°26'24" W
L17	870.52'	S 00°07'54" W
L18	870.54'	N 00°07'54" E
L19	100.00'	N 00°07'54" E
L20	100.00'	N 00°07'54" E
L21	56.37'	N 45°26'24" W
L22	463.59'	N 00°07'54" E
L23	389.00'	S 89°43'37" E
L24	468.58'	S 00°10'14" W
L25	383.64'	N 89°44'30" W
L26	328.59'	N 00°31'00" E

400 200 0 400
SCALE: 1 INCH = 400 FEET



B
±63.99 ACRES
SINGLE FAMILY
71' w X 125'd
80 HOMES

C
±39.45 ACRES
SINGLE FAMILY
66' w X 125'd
97 HOMES

E
±20.40 ACRES
161 TOWN HOMES

G
±93.10 ACRES
272 TOWN HOMES

H
±46.87 ACRES
SINGLE FAMILY
71' w X 125'd
123 HOMES

I
±39.09 ACRES
SINGLE FAMILY
51' w X 110'd
146 HOMES

J
±63.42 ACRES
SINGLE FAMILY
66' w X 125'd
131 HOMES

A
±169.56 ACRES
SINGLE FAMILY
66' w X 125'd
114 HOMES

D
±61.93 ACRES
SINGLE FAMILY
56' w X 110'd
118 HOMES

F
±19.48 ACRES
79 TOWN HOMES

W
±39.60 ACRES
SINGLE FAMILY
71' w X 125'd
82 HOMES

X
±43.64 ACRES
SINGLE FAMILY
66' w X 125'd
118 HOMES

V
±23.53 ACRES
SINGLE FAMILY
66' w X 125'd
46 HOMES

Y
±16.51 ACRES
129 TOWN HOMES

U
±35.99 ACRES
SINGLE FAMILY
66' w X 125'd
70 HOMES

T
±31.77 ACRES
SINGLE FAMILY
56' w X 110'd
58 HOMES

Z
±34.10 ACRES
SINGLE FAMILY
66' w X 125'd
85 HOMES

AA
±102.90 ACRES
SINGLE FAMILY
71' w X 125'd
78 HOMES

GENERAL NOTES AND LAND USE TABULATION

	AREA	% AREA	% HOMES
1. Total Site Area	960.6 Acres		
2. Total Recreation, Open, and Green Space	512.34 Acres	(53.33%)	
a. Future Community Parks (Neighborhoods A & AA)	124.49 Acres		
b. Future School Site (Neighborhood AA)	11.18 Acres		
c. Municipal Site (Neighborhood G)	1.81 Acres		
d. Public Open Space (Floodplain, Buffers, Outlots, SWM)	374.86 Acres		
3. Total Residential Area	298.06 Acres	(31.03%)	
a. Single Family (71'x125')	363 Homes	(18.27%)	
b. Single Family (66'x125')	661 Homes	(33.26%)	
c. Single Family (56'x110')	176 Homes	(8.86%)	
d. Single Family (51'x110')	146 Homes	(7.35%)	
e. Townhomes	641 Homes	(32.26%)	
f. Total Homes	1987 Homes		
4. B-2 Zoning	146.23 Acres	(0.21%)	
5. Community Wide Roadway Dedication	2.07 DU/Acre	(15.43%)	
6. Grass Density			

SINGLE FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Planned Lot Size	Average Lot Size (Sq. Ft.)	Max Lot Size (Sq. Ft.)	Min Lot Size (Sq. Ft.)	Median Lot Size (Sq. Ft.)	Total Lot Area (Ac)	Total Lot Area (Ac)	Neighborhood Area (Ac)
A	114	8,250	9,446	13,296	8,250	8,850	1,076,837	24.72	169.56
B	80	8,875	10,266	17,028	8,875	9,581	821,248	18.85	63.99
C	97	8,250	9,785	18,103	8,250	9,021	949,100	21.79	39.45
D	118	6,160	6,888	11,322	6,160	6,670	812,776	18.66	61.93
H	123	8,875	10,157	17,777	8,875	9,000	1,249,909	28.68	46.87
I	146	5,610	6,021	10,015	5,610	5,610	879,115	20.18	39.09
J	131	8,250	9,591	15,871	8,250	8,837	1,256,420	28.84	63.65
T	58	6,160	6,605	9,842	6,160	6,160	383,076	8.79	31.77
U	70	8,250	9,940	14,545	8,250	9,360	695,807	15.97	35.99
V	46	8,250	9,253	12,690	8,250	8,875	425,617	9.77	23.53
W	82	8,875	9,856	15,672	8,875	9,250	816,432	18.74	39.60
X	118	8,250	9,378	18,193	8,250	8,718	1,106,546	25.40	43.64
Z	85	8,250	9,558	13,453	8,250	8,949	812,447	18.65	34.10
AA	78	8,875	10,231	14,394	8,875	9,732	797,998	18.32	102.90
Total Single Family	1346		8,977	18,193	5,610	8,875	12,082,788	277.36	796.07

MULTI FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Neighborhood Area (Ac)
E	161	20.40
F	79	19.48
G	272	92.87
AA	129	16.51
Total Multi Family	641	149.26

LOT REQUIREMENTS	51'	56'	66'	71'
	Single-Family N-I	Single-Family N-D-N-T	Single-Family N-C-N-J-N-U-N-X-N-A-N-Y-N-Z	Single-Family N-B-N-H-N-W-N-AA
Minimum Lot Width	51'	56'	65'	65'
Minimum Lot Depth	110'	110'	110'	110'
Minimum Lot Areas	5,610 Sq.-Ft.	6,160 Sq.-Ft.	8,250 Sq.-Ft.	8,875 Sq.-Ft.
MINIMUM SETBACKS				
Front Yard	25'	25'	25'	25'
Interior Side Yard	7.5'	7.5'	7.5'	7.5'
Corner Side Yard w Drive/No Drive	20'/15'	20'/15'	20'/15'	20'/15'
Rear Yard	25'	25'	25'	25'
EXTRA DIMENSIONS & ENCROACHMENTS				
Side Yard Obstruction (Chimney)	3'	3'	3'	3'
Rear Yard Obstruction (Deck)	10'	10'	10'	10'
Minimum Building Heights (As Measured from Finish Floor Elevation)	35'	35'	35'	35'
Front Yard Encroach (Porch)	5'	5'	5'	5'

TOWNHOME REQUIREMENTS	Front-Loaded Townhomes N-E N-F-N-Y		Rear-Loaded Townhomes N-E N-F-N-G-N-Y	
	R.O.W. & P.L. SETBACKS			
To Adjacent Property Line		30'		30'
Front to Internal R.O.W.		25'		25'
Side to Internal R.O.W.		25'		20'
BUILDING SETBACKS				
Front to Front		40'		40'
Rear to Rear		50'		60'
Side to Side		20'		20'
Front to Side		40'		40'
Rear to Side		40'		50'
EXTRA DIMENSIONS & ENCROACHMENTS				
Minimum Building Heights (As Measured from Finish Floor Elevation)		37'		37'
Side Yard Obstruction (Stoop)		3'		3'
Rear Yard Obstruction (Deck)		10'		10'
Front Yard Obstruction (Stoop)		5'		5'

NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS OF A FOOT.
DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
BUILDING LINES SETBACKS ARE 30' FRONT AND 15' CORNER SIDE UNLESS OTHERWISE NOTED.
ALL WATERMAIN 8" UNLESS NOTED OTHERWISE.
ALL SANITARY SEWERS 8" UNLESS NOTED OTHERWISE.

NOTE:
BOUNDARY SURVEY INFORMATION PER A.L.T.A. LAND TITLE SURVEYS AND PLATS OF SURVEY PREPARED BY MANHARD CONSULTANTS, LTD. ON BEHALF OF PROPERTY OWNER.

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON WILL COUNTY FIRM.
- SECTION CORNER OR QUARTER SECTION CORNER

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

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: PREOVR
DRAWN BY: KMS FLD, BK. / PG. NO.: ----
COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF : TOPO BASE, PREOVERSCRN PROJECT MANAGER : MAM
REV: 02-10-23/LAL
REV: 02-10-23/LAL

FINAL PLAT OF SUBDIVISION FOR RESUBDIVISION OF LOT 219 IN PRAIRIE RIDGE NEIGHBORHOOD Z

SHEET 1 OF 1



VICINITY MAP

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

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

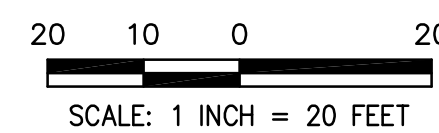
(PRINT NAME)

(ADDRESS)

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

TOTAL AREA OF SUBDIVISION

0.232 ACRES
10,085 S.F.
(MORE OR LESS)



VILLAGE OF HAMPSHIRE
RESOLUTION NO. 25-_____

RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
RESUBDIVISION OF LOT 219 IN PRAIRIE RIDGE NEIGHBORHOOD Z

PARCEL INDEX NUMBER

01-15-177-001
1249 FOX HEDGE TRAIL
HAMPSHIRE, ILLINOIS

AREA SUMMARY

LOT 1 8,261 S.F. 0.190 AC.
OUTLOT A 1,824 S.F. 0.042 AC.
TOTAL 10,085 S.F. 0.232 AC.
(More or Less)

LEGEND

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

NOTES

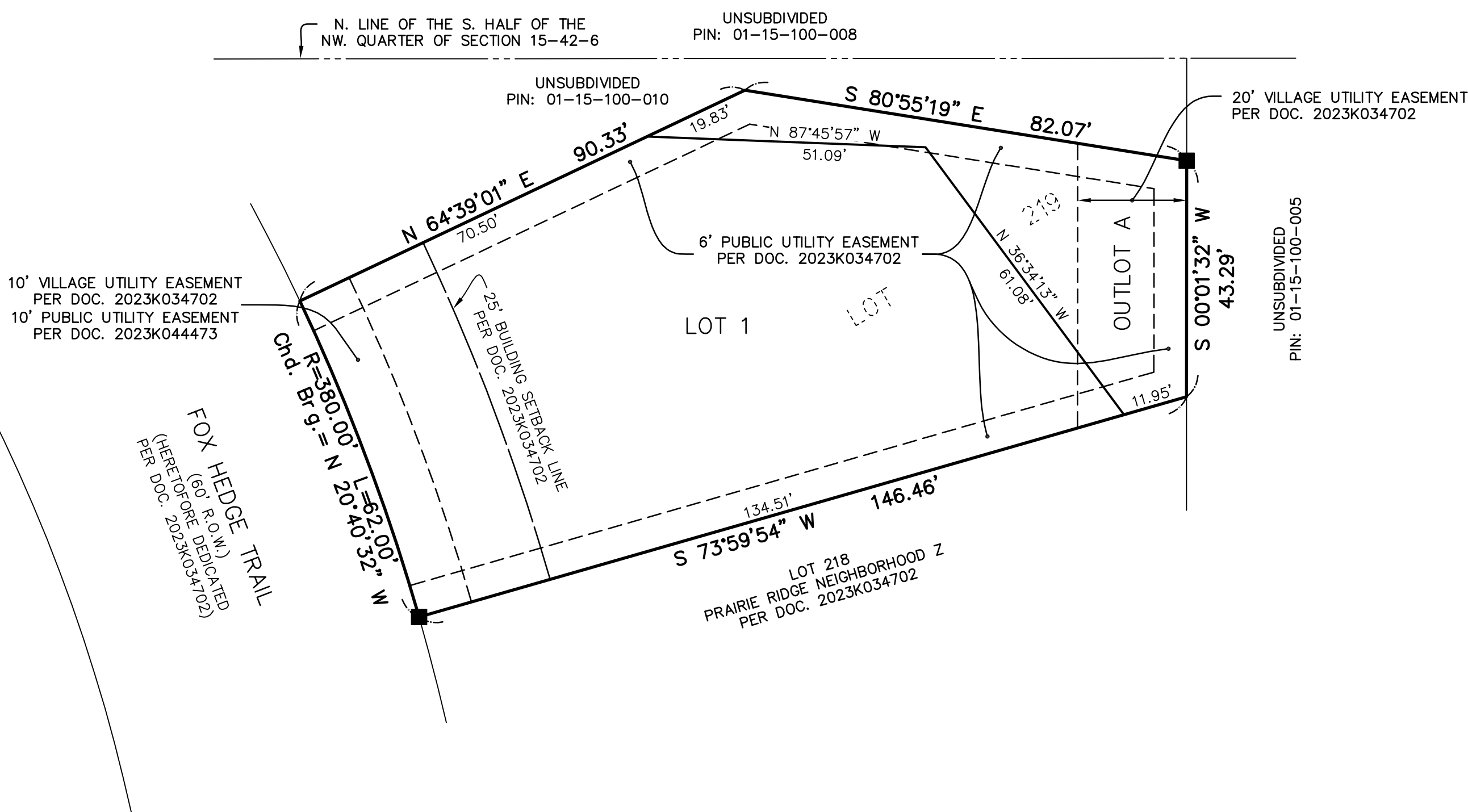
3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN U.S. FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAVD 88).



OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, LLC, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

DATED AT NAPERVILLE, ILLINOIS

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

HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, IL 60563

TITLE
(PRINTED NAME)

TITLE
(PRINTED NAME)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

_____ AND _____, PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF HAMPSHIRE WEST, LLC, AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ 20____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 219 IN PRAIRIE RIDGE NEIGHBORHOOD Z, BEING A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 16, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 2023 AS DOCUMENT 2023K034702, IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED IN ACCORDANCE WITH THE PLAT ACT AND THE ILLINOIS ADMINISTRATIVE CODE, SECTION 1270.56 MINIMUM STANDARDS OF PRACTICE. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE-DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17089C0107J, DATED JUNE 2, 2015. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/7). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989)

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,
THIS ____ DAY OF _____, 20____



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2025

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS ____ DAY OF _____, 20____

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____

VILLAGE PRESIDENT: _____

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT ONE OF THE FOLLOWING CONDITIONS HAS BEEN SATISFIED BY THE OWNER: (I) THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED; (II) THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED; OR (III) THE VILLAGE HAS APPROVED RECORDING OF THE PLAT WITHOUT GUARANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED, AND IN THE EVENT THAT OWNER (OR ITS SUCCESSORS OR ASSIGNS) FAILS TO DEPOSIT THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF, THE PLAT SHALL EXPIRE AND BE NULL AND VOID.

DATED AT HAMPSHIRE, ILLINOIS THIS ____ DAY OF _____, 20____

VILLAGE ENGINEER

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

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: RESUB LOT 219
DRAWN BY: SMR FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 2-6-2025 JOB NO.: 456.275
PROJECT REFERENCE:
CHECKED BY:



FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NORTH NEIGHBORHOOD J2

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

VILLAGE OF HAMPSHIRE
RESOLUTION NO. 25-
RESOLUTION APPROVING A FINAL PLAT OF
SUBDIVISION FOR PRAIRIE RIDGE NORTH NEIGHBORHOOD J2

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

(PRINT NAME)

(ADDRESS)

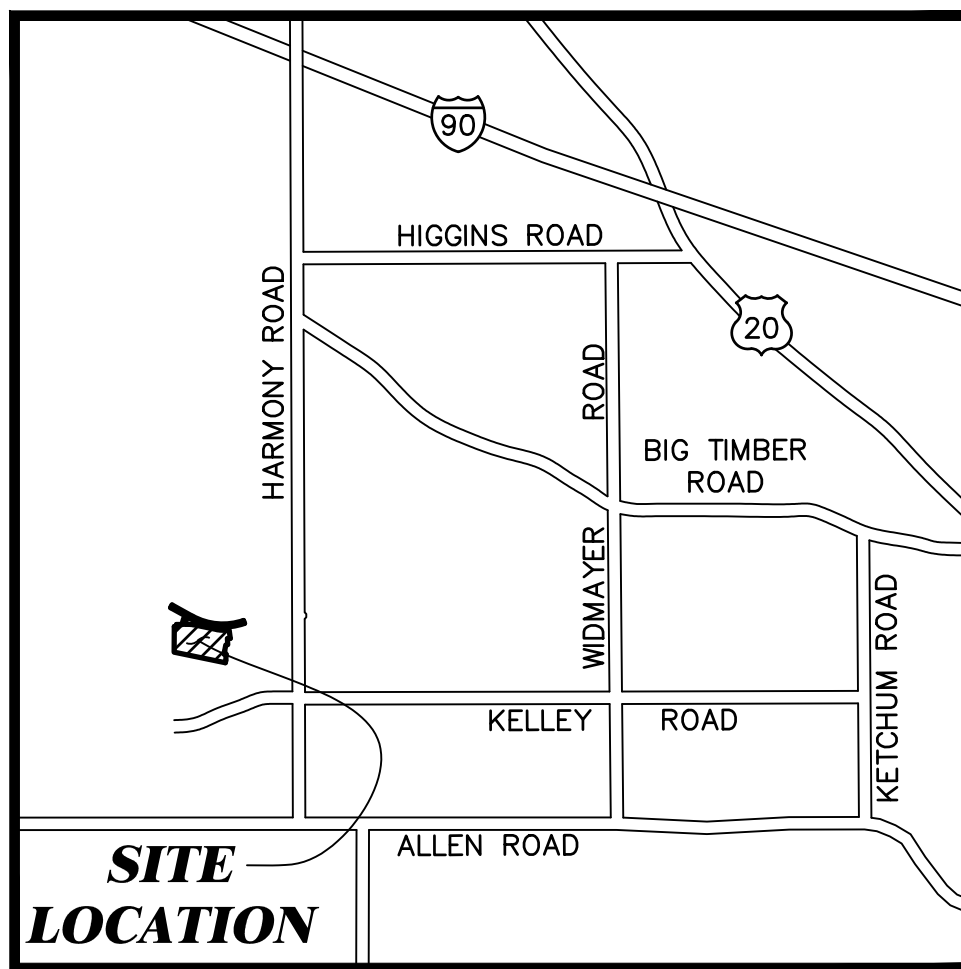
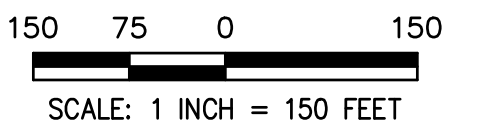
(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF SUBDIVISION

20.819 ACRES

(MORE OR LESS)

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

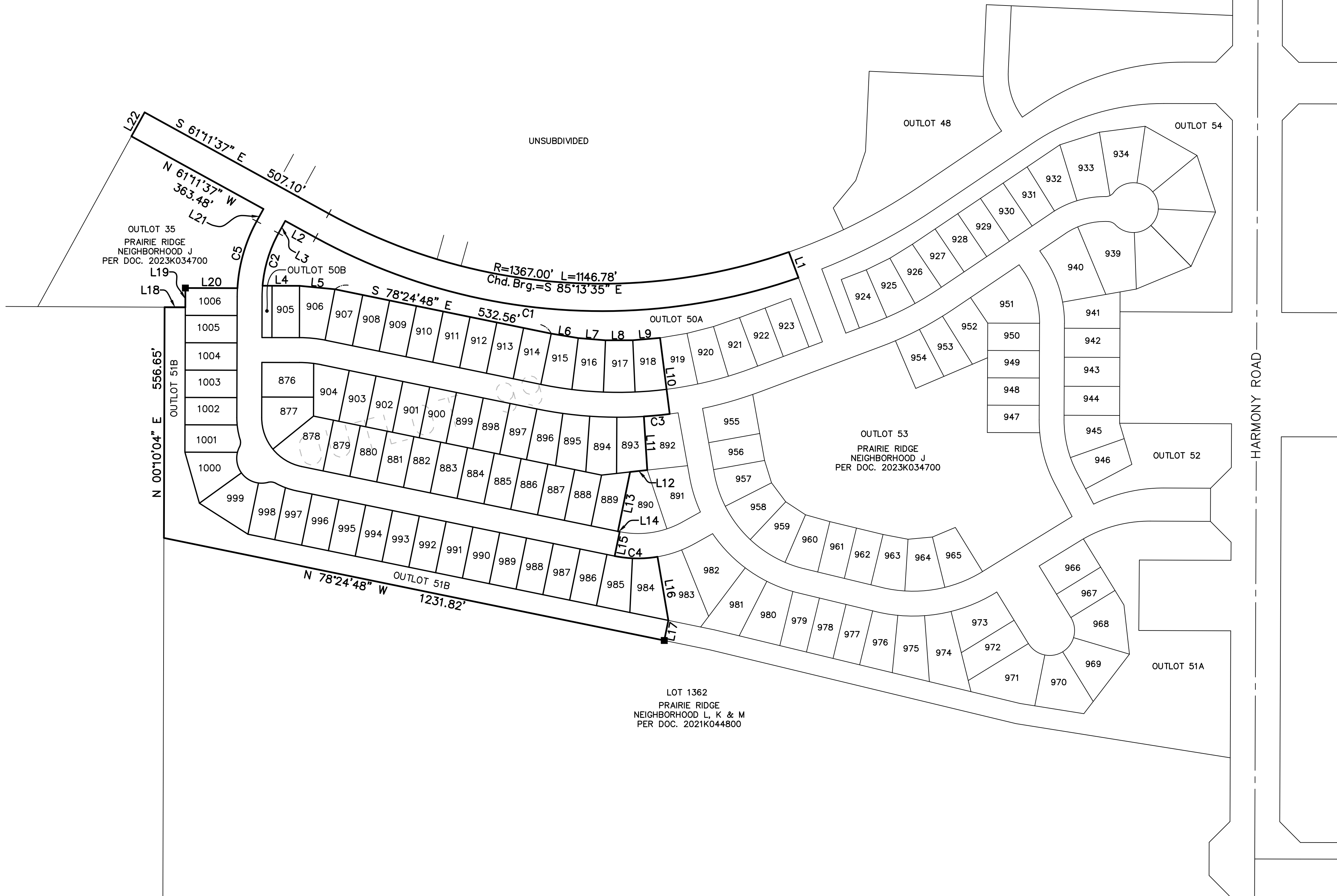


VICINITY MAP

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

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

LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
876	10,415	911	8,250
877	11,132	912	8,250
878	11,575	913	8,250
879	8,250	914	8,500
880	8,250	915	8,907
881	8,250	916	8,921
882	8,250	917	8,921
883	8,250	918	8,921
884	8,250	984	10,754
885	8,250	985	9,167
886	8,250	986	8,316
887	8,250	987	8,316
888	8,250	988	8,316
889	8,952	989	8,316
893	9,223	990	8,316
894	9,625	991	8,316
895	9,099	992	8,316
896	8,501	993	8,316
897	8,250	994	8,316
898	8,250	995	8,316
899	8,250	996	8,316
900	8,250	997	8,335
901	8,250	998	8,644
902	8,250	999	10,770
903	8,250	1000	10,472
904	9,353	1001	8,585
905	8,295	1002	8,255
906	9,144	1003	8,250
907	8,487	1004	8,250
908	8,250	1005	8,250
909	8,250	1006	8,254
910	8,250	OUTLOT 50B	2,990
		OUTLOT 51B	93,603



NOTES

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

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

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

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

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

B.L. - BUILDING SETBACK LINE

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

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

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

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

LEGEND

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

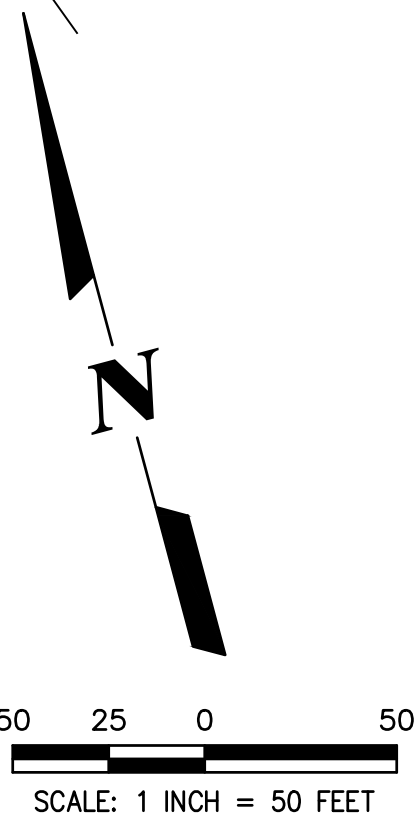
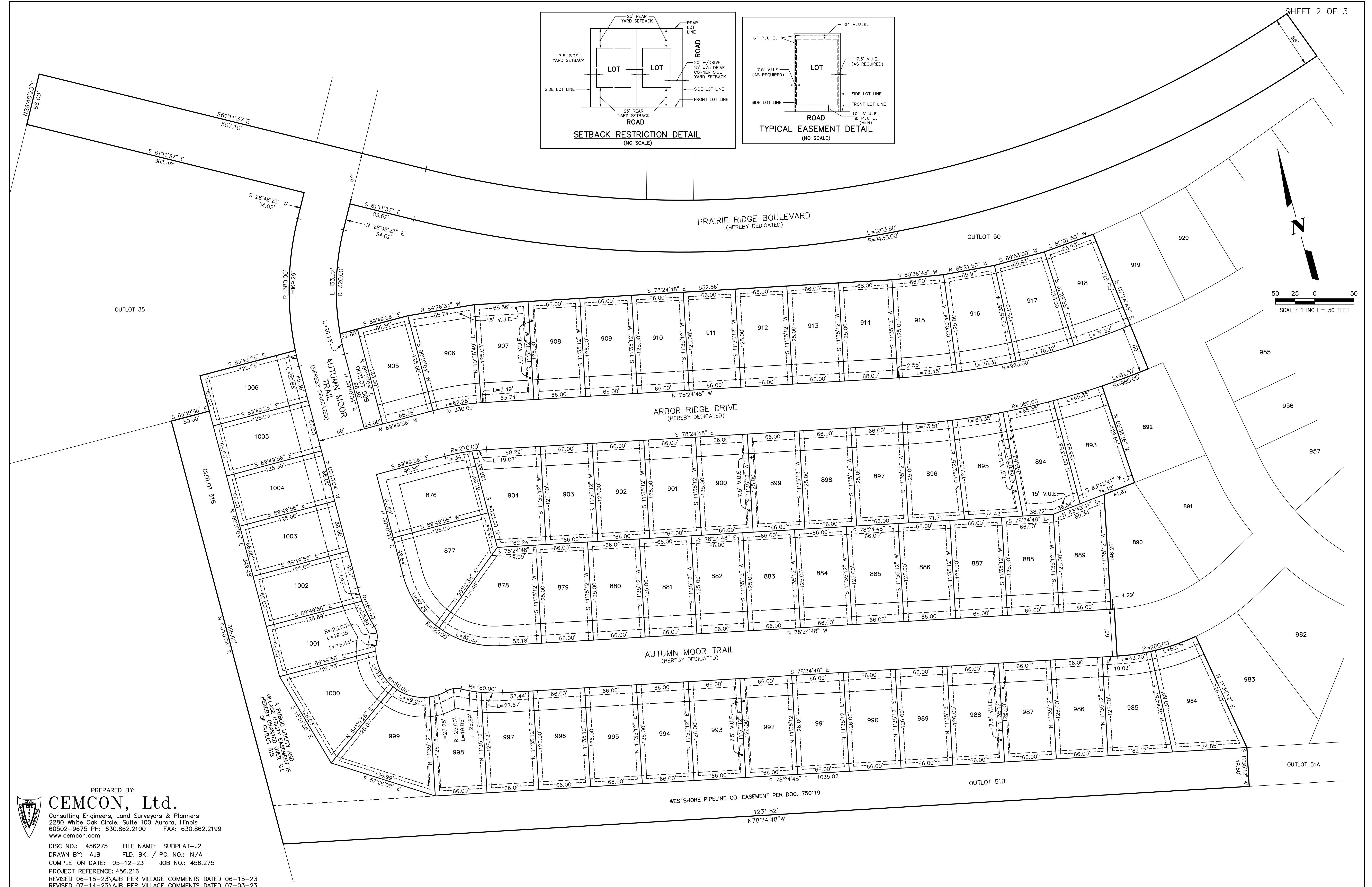
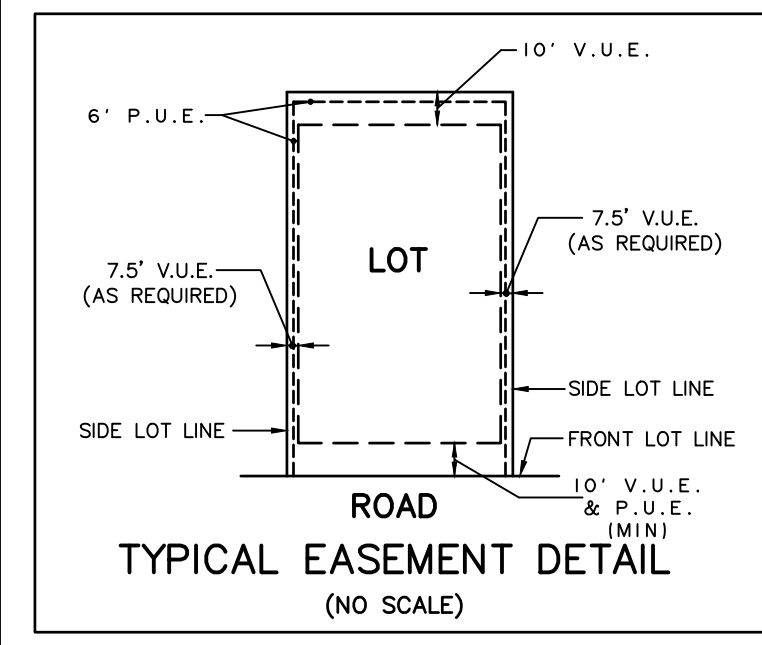
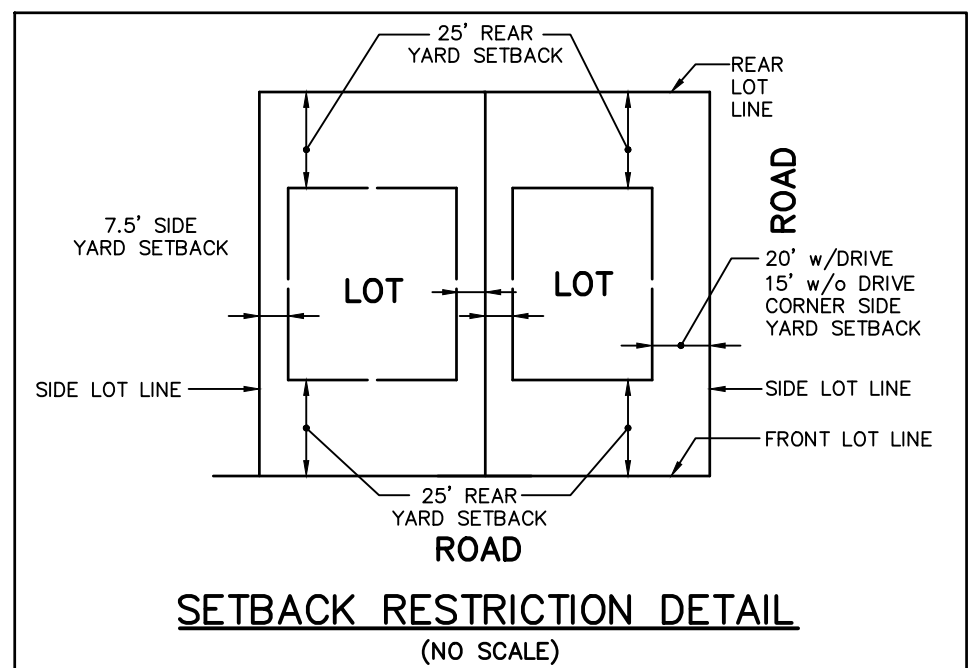
PREPARED FOR:
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1751 A WEST DIEHL ROAD
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www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-J2
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 05-12-23 JOB NO.: 456.275
PROJECT REFERENCE: 456.216

REVISED 06-15-23\AJB PER VILLAGE COMMENTS DATED 06-15-23
REVISED 07-14-23\AJB PER VILLAGE COMMENTS DATED 07-03-23
REVISED 07-31-23\AJB ADDED STREET NAMES
REVISED 02-05-25\AJB UPDATED VILLAGE ENGINEER'S CERTIFICATE

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DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-CIVIL_3D\SUBPLAT-2.DWG
PLOT FILE CREATED: 2/6/2025 BY: TONY BLUS

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
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REVISED 02-05-25/AJB UPDATED VILLAGE ENGINEER'S CERTIFICATE

OWNERSHIP CERTIFICATE

SCHOOL DISTRICT STATEMENT

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, LLC, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND THROUGH ITS DULY ELECTED OFFICERS, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

STATE OF ILLINOIS) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, LLC IS THE OWNER OF THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS ____ DAY OF _____, 20____

SECRETARY

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS THE DULY ELECTED OFFICERS OF SAID CORPORATION, HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR THE VILLAGE OF HAMPSHIRE, AMERITECH, COM ED, NICOR, MEDIACOM AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED AND SHOWN HEREON.

COMMUNITY UNIT SCHOOL DISTRICT 300

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

BY: _____ ATTEST: _____

VILLAGE BOARD CERTIFICATE

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS DULY ELECTED OFFICERS OF SAID CORPORATION, FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

TITLE: _____ TITLE: _____

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____

VILLAGE PRESIDENT: _____

ATTEST: _____

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

KANE COUNTY ENGINEER'S CERTIFICATE

THIS ____ DAY OF _____, 20____

BY: _____ SECRETARY

TITLE

STATE OF ILLINOIS) SS.
COUNTY OF KANE)

ACCEPTED AND APPROVED THIS ____ DAY OF _____
A.D., 20____

COUNTY ENGINEER

VILLAGE COLLECTOR'S CERTIFICATE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE OFFICERS OF HAMPSHIRE EAST, LLC, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____

VILLAGE COLLECTOR

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____

NOTARY PUBLIC

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT ONE OF THE FOLLOWING CONDITIONS HAS BEEN SATISFIED BY THE OWNER: (I) THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED; (II) THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED; OR (III) THE VILLAGE HAS APPROVED RECORDING OF THE PLAT WITHOUT GUARANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED, AND IN THE EVENT THAT OWNER (OR ITS SUCCESSORS OR ASSIGNS) FAILS TO DEPOSIT THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF, THE PLAT SHALL EXPIRE AND BE NULL AND VOID.

COUNTY CLERK

DATED AT YORKVILLE, ILLINOIS THIS ____ DAY OF _____, 20____

VILLAGE ENGINEER

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

NO FENCE, SHED OR ANY STRUCTURE SHALL BE ERRECTED WITHIN AN EASEMENT THAT WILL OBSTRUCT OR PROHIBIT THE OVERLAND FLOW OF STORMWATER, OR OBSTRUCT, IMPEDE, OR PRECLUDE READY ACCESS TO ANY UTILITY FACILITY OR APPURTENANCE, SUCH AS AN EQUIPMENT BOX, A CATCH BASIN, OR ANY OTHER SUCH FACILITY OR APPURTENANCE.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERRECTED WITHIN A PUBLIC UTILITY EASEMENT, VILLAGE UTILITY EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT OR EASEMENT FOR STORMWATER DETENTION BASIN, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.

PUBLIC UTILITY EASEMENT PROVISIONS
(ELECTRIC AND COMMUNICATION)

COMED, AMERITECH, MEDIACOM CABLE SERVICES, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EXCLUSIVE EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "PUBLIC UTILITY EASEMENT" OR "P.U.E." AND JOINT EASEMENT RIGHTS WITH THE VILLAGE OF HAMPSHIRE TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENT" OR "UE" AND EASEMENT RIGHTS IN ALL PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

NICOR, ITS SUCCESSOR AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS. SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

DRAINAGE EASEMENT PROVISIONS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "DRAINAGE EASEMENT" OR "DE" TO INSTALL, OPERATE AND MAINTAIN UNDERGROUND AND SURFACE DRAINAGE FACILITIES AND WATERCOURSES. SAID EASEMENTS SHALL BE USED FOR NO OTHER PURPOSE EXCEPT AS EXPRESSLY AUTHORIZED BY THE VILLAGE. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED.

VILLAGE UTILITY EASEMENT PROVISIONS

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

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

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

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

OUTLOT 99 IN PRAIRIE RIDGE NEIGHBORHOOD J, BEING A SUBDIVISION OF PART OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 2023 AS DOCUMENT NUMBER 2023K034700, IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF IF FURTHER CERTIFY THAT (NO) PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON F.I.R.M. MAP PANELS 17089C0106J AND 17089C0107J, DATED JUNE 2, 2015,

I FURTHER CERTIFY THAT I HAVE SET ALL SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (ILLINOIS REVISED STATUTES 1977, CHAPTER 109 SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____ DAY OF _____, 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2025

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com
DISC NO.: 456275 FILE NAME: SUBPLAT-J2
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
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REVISED 07-14-23\AJB PER VILLAGE COMMENTS DATED 07-03-23
REVISED 07-31-23\AJB ADDED STREET NAMES
REVISED 02-05-25\AJB UPDATED VILLAGE ENGINEER'S CERTIFICATE
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DRAWING PATH: P:\560275\DWG\SURVEY\ORIGINS\PLATS-CIVIL_30\SUBPLAT-2.DWG
PLOT FILE CREATED: 2/6/2025 BY: TONY BLUS

FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NORTH NEIGHBORHOOD U

PART OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST
QUARTER OF SECTION 15, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

VILLAGE OF HAMPSHIRE
RESOLUTION NO. 25-_____
RESOLUTION APPROVING A FINAL PLAT OF
SUBDIVISION FOR PRAIRIE RIDGE NORTH NEIGHBORHOOD U

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

(PRINT NAME)

(ADDRESS)

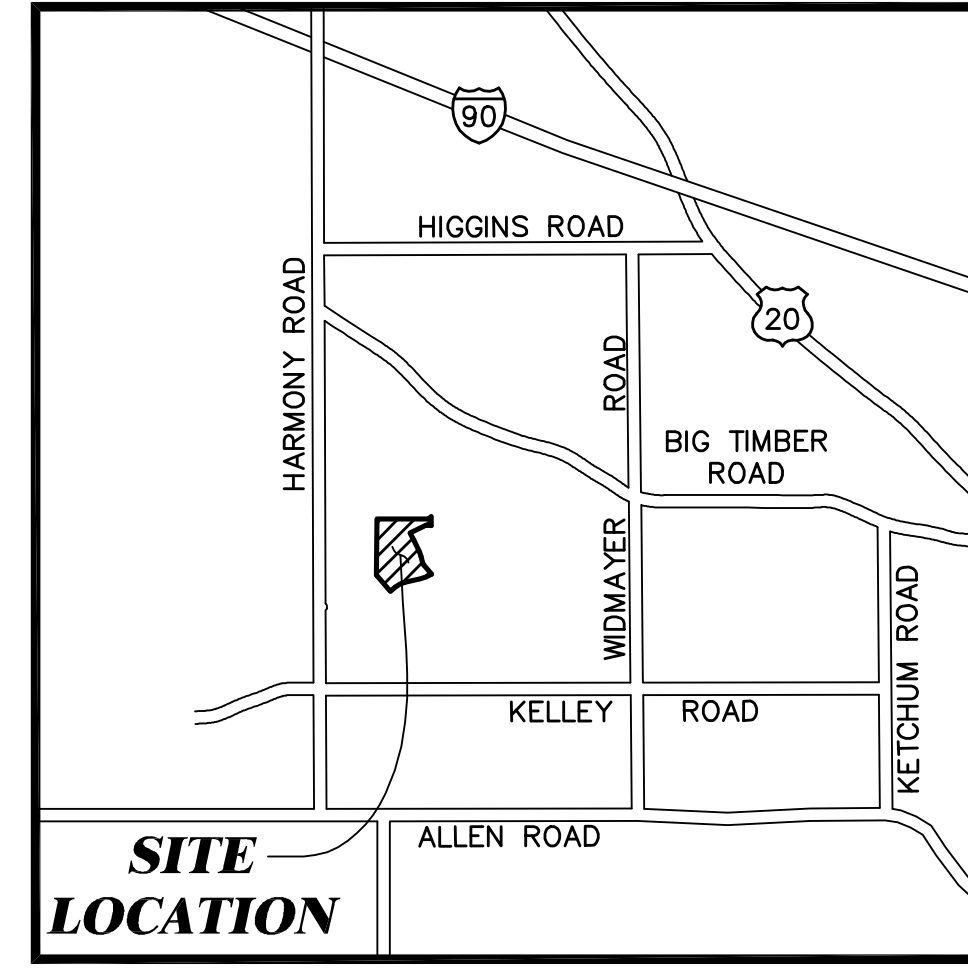
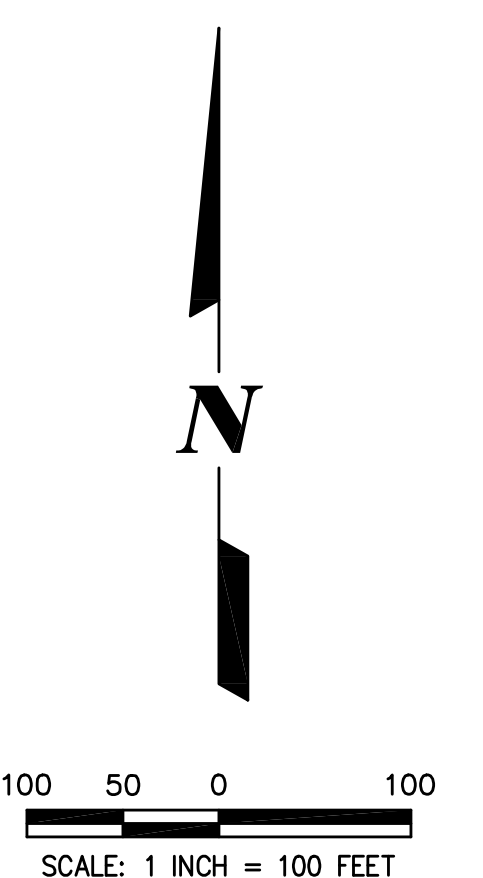
(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF SUBDIVISION

36.233 ACRES

(MORE OR LESS)

PARCEL INDEX NUMBER
PART OF 01-10-300-006
PART OF 01-15-100-008
01-15-100-009
HAMPSHIRE, ILLINOIS

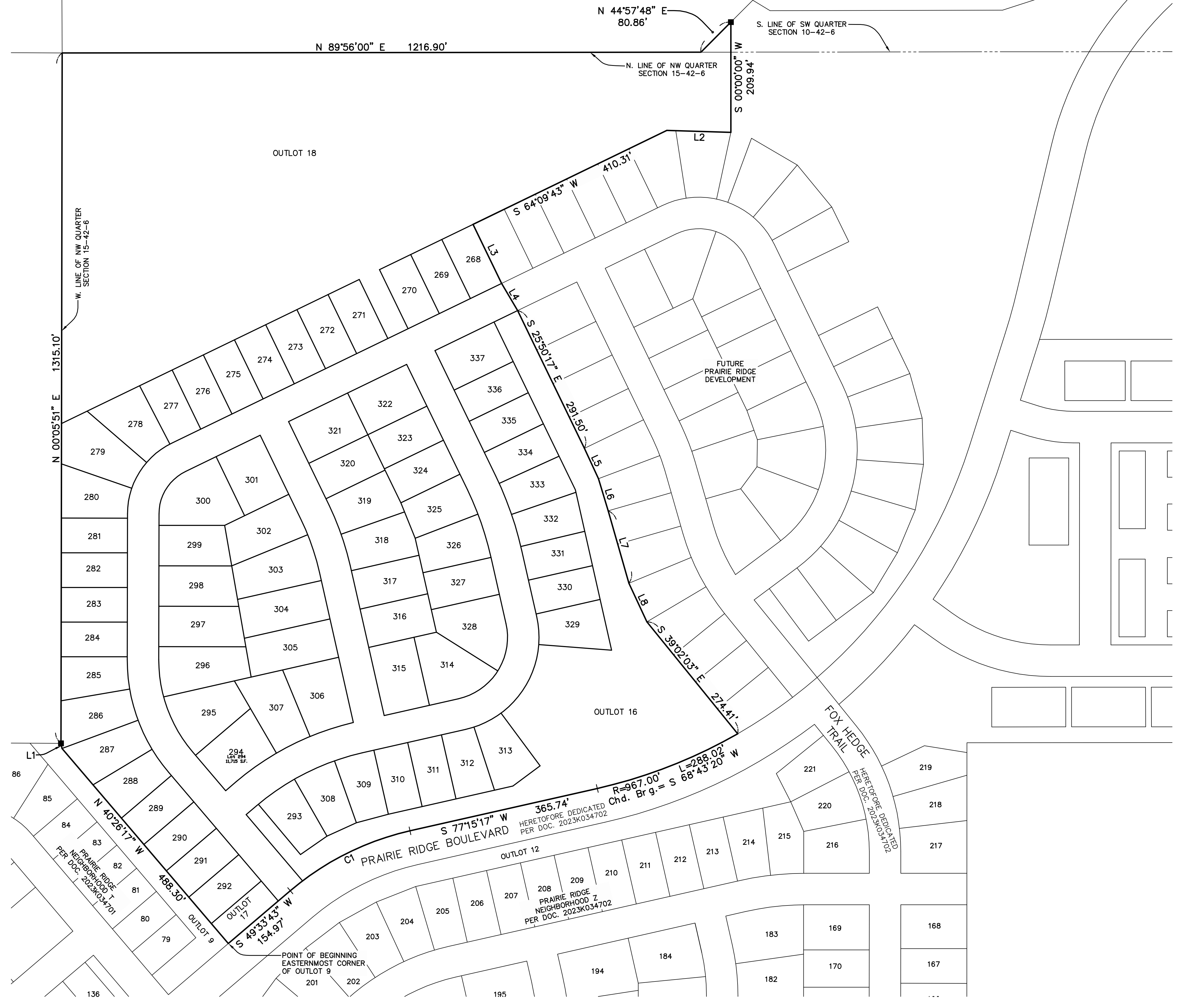


VICINITY MAP

LINE	BEARING	LENGTH
L1	N 12°39'11" W	9.96'
L2	N 88°17'07" W	122.04'
L3	S 25°50'17" E	125.00'
L4	S 30°36'06" E	60.21'
L5	S 24°54'46" E	63.71'
L6	S 16°44'14" E	64.02'
L7	S 16°03'02" E	143.43'
L8	S 24°53'28" E	81.22'

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	257.62'	533.00'	S 63°24'30" W

LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
268	8,250	304	12,410
269	8,250	305	12,886
270	8,250	306	12,788
271	8,250	307	12,000
272	8,250	308	9,155
273	8,250	309	8,848
274	8,250	310	8,250
275	8,250	311	8,250
276	8,250	312	8,707
277	8,383	313	10,078
278	10,993	314	13,100
279	13,798	315	11,771
280	10,429	316	9,909
281	8,316	317	9,909
282	8,316	318	10,428
283	8,316	319	10,141
284	8,316	320	9,375
285	9,304	321	11,062
286	10,710	322	11,062
287	10,549	323	9,000
288	9,204	324	9,000
289	8,250	325	9,938
290	8,250	326	10,073
291	8,250	327	9,576
292	8,250	328	13,142
293	9,155	329	10,117
294	11,715	330	8,250
295	13,158	331	8,305
296	13,183	332	8,835
297	12,246	333	8,881
298	11,198	334	8,364
299	10,149	335	8,250
300	14,545	336	8,250
301	11,688	337	10,437
302	11,790	OUTLOT 16	149,934
303	12,514	OUTLOT 17	6,250'
		OUTLOT 18	518,041



NOTES

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

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

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

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

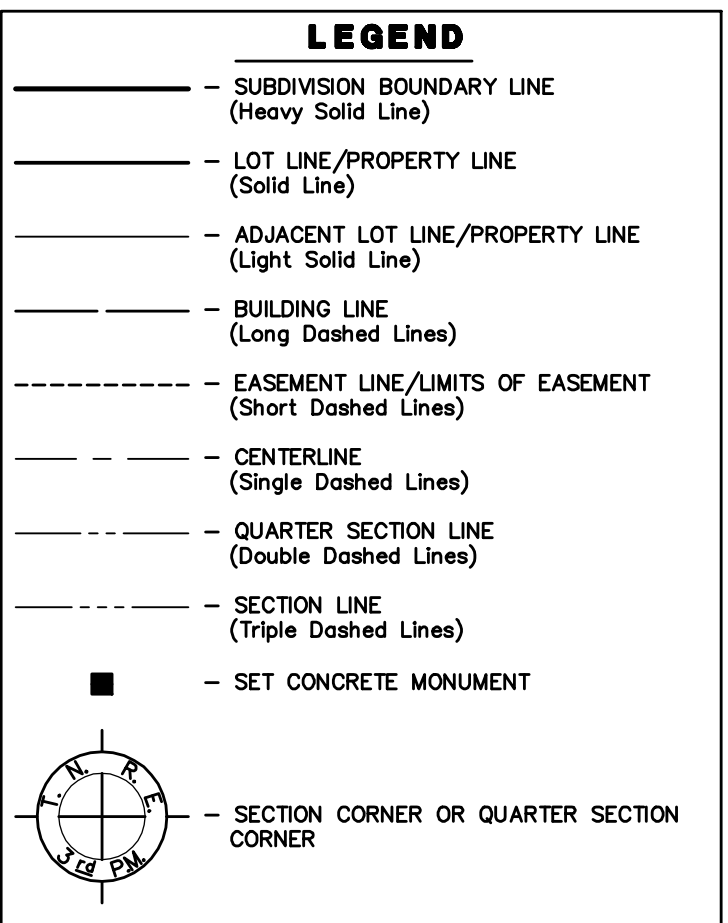
P.U.E. - INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

THE BEARINGS SHOWN ARE BASED UPON THE WEST LINE OF THE SUBJECT SITE BEING N 00°05'51" E (ASSUMED).

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

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

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



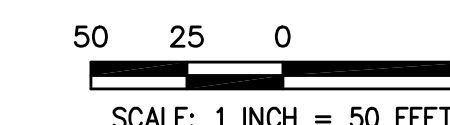
PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, IL 60563
(630) 851-5490

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-U
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 04-24-24 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 04-04-24
05-20-24\AJB UPDATED EASEMENT CONFIGURATION & DETAIL
07-22-24\SMR PER VILLAGE REVIEW LETTER DATED 7-9-24
10-29-24\AJB PER VILLAGE REVIEW LETTER DATED 10-1-24
12-13-24\AJB PER VILLAGE REVIEW LETTER DATED 11-25-24
02-05-25\AJB UPDATED VILLAGE ENGINEER'S CERTIFICATE

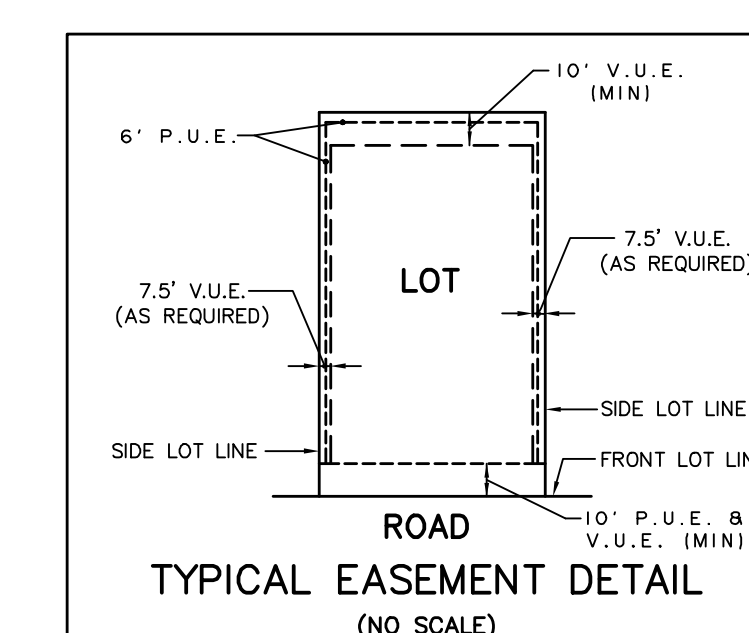
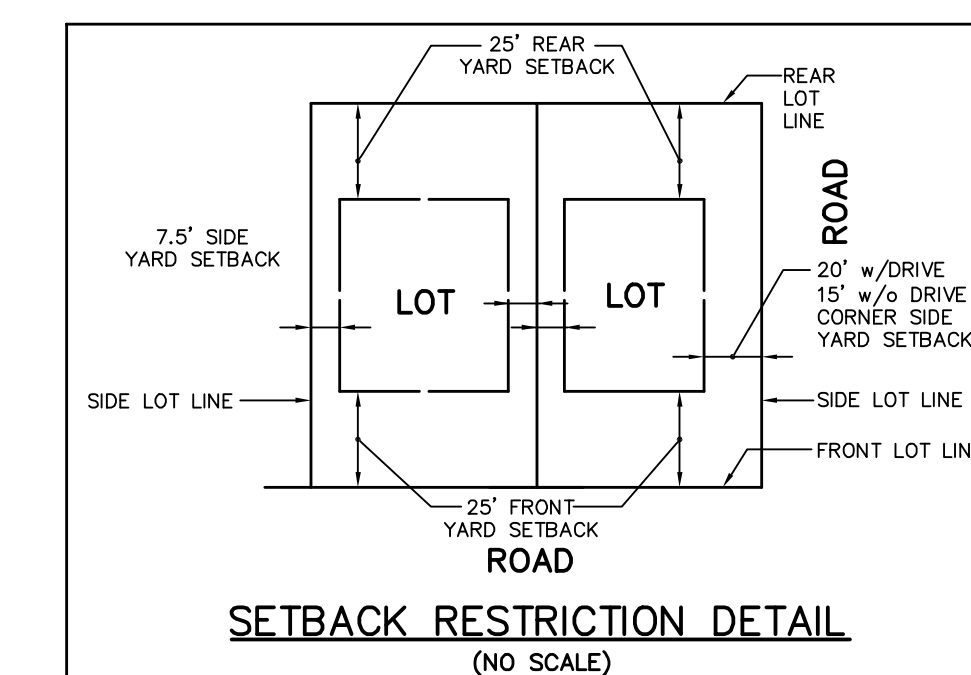
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DRAWING PATH: P:\456275\UNO\SURVEY\HAMPSHIRE\PLATS-2025\SUBPLAT-U.DWG
PLOT FILE CREATED: 2/6/2025 BY: TONY BLUS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 12°44'43" W	10.27'
L2	S 22°00'50" E	18.62'
L3		
L4		

OUTLOT 18
A STORMWATER MANAGEMENT EASEMENT
& VILLAGE UTILITY EASEMENT
IS HEREBY GRANTED
OVER ALL OF OUTLOT 18



MATCH LINE - SEE SHEET 3

SEE SHEET 3

MATCH LINE

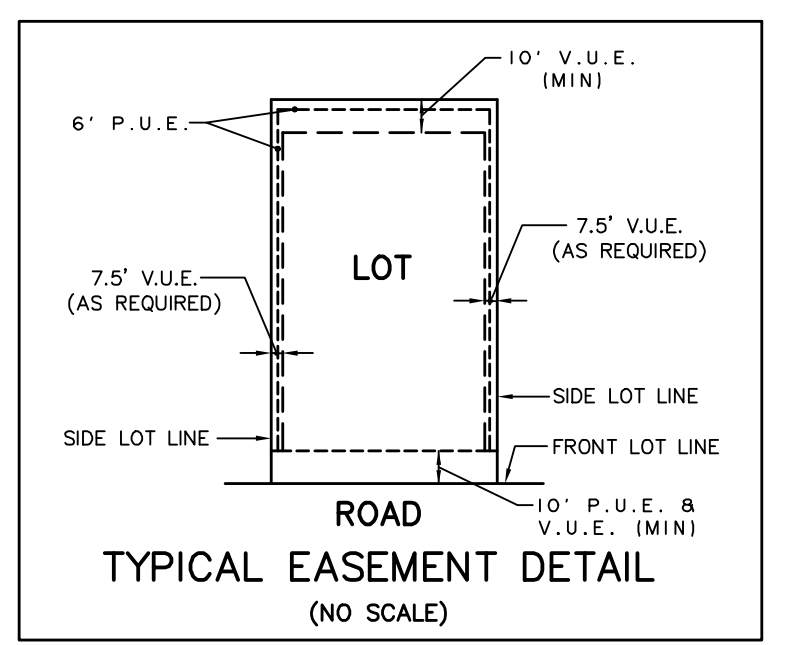
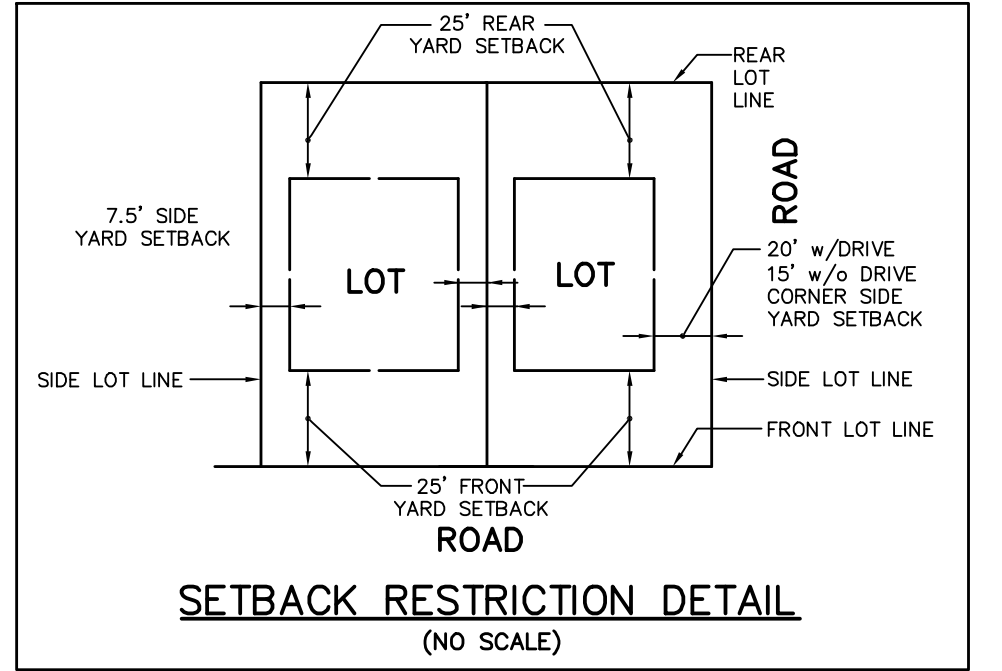
PREPARED BY:
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Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com
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COMPLETION DATE: 04-24-24 JOB NO.: 456.275
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12-13-24 AJB PER VILLAGE REVIEW LETTER DATED 11-25-24
02-05-25 AJB UPDATED VILLAGE ENGINEER'S CERTIFICATE
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DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-U.DWG
PLOT FILE CREATED: 2/2/2025 BY: TONY BLUS



50 25 0 50
SCALE: 1 INCH = 50 FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 12°39'11" W	9.96'
L2	S 49°33'30" W	26.32'
L3	N 49°33'30" E	26.32'
L4		



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OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)
THIS IS TO CERTIFY THAT HAMPSHIRE WEST, LLC, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND THROUGH ITS DULY ELECTED OFFICERS, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS THE DULY ELECTED OFFICERS OF SAID CORPORATION, HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR THE VILLAGE OF HAMPSHIRE, AMERITECH, COM ED, NICOR, MEDIACOM AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED AND SHOWN HEREON.

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS DULY ELECTED OFFICERS OF SAID CORPORATION, FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

THIS ____ DAY OF _____, 20____

BY: _____ SECRETARY

TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)
I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE OFFICERS OF HAMPSHIRE EAST, LLC, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

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

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EASTERNMOST POINT OF OUTLOT 9 IN PRAIRIE RIDGE NEIGHBORHOOD T; THE FOLLOWING TWO COURSES ARE ALONG THE NORTHEASTERLY LINE OF SAID SUBDIVISION; 1) THENCE NORTH 40 DEGREES 26 MINUTES 17 SECONDS WEST, 488.30 FEET; 2) THENCE NORTH 12 DEGREES 39 MINUTES 11 SECONDS WEST, 9.96 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 51 SECONDS EAST, 1315.10 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST, 1216.90 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 44 DEGREES 57 MINUTES 48 SECONDS EAST, 80.86 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 209.94 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 07 SECONDS WEST, 122.04 FEET; THENCE SOUTH 64 DEGREES 09 MINUTES 43 SECONDS WEST, 410.31 FEET; THENCE SOUTH 25 DEGREES 50 MINUTES 17 SECONDS EAST, 125.00 FEET; THENCE SOUTH 30 DEGREES 36 MINUTES 06 SECONDS EAST, 60.21 FEET; THENCE SOUTH 25 DEGREES 50 MINUTES 17 SECONDS EAST, 291.50 FEET; THENCE SOUTH 24 DEGREES 54 MINUTES 46 SECONDS EAST, 63.71 FEET; THENCE SOUTH 16 DEGREES 44 MINUTES 14 SECONDS EAST, 64.02 FEET; THENCE SOUTH 16 DEGREES 03 MINUTES 02 SECONDS EAST, 143.43 FEET; THENCE SOUTH 24 DEGREES 53 MINUTES 28 SECONDS EAST, 81.22 FEET; THENCE SOUTH 39 DEGREES 02 MINUTES 03 SECONDS EAST, 274.41 FEET TO THE NORTHERLY LINE OF PRAIRIE RIDGE BOULEVARD DEDICATED PER DOCUMENT 2023K034702; THE FOLLOWING 4 COURSES ARE ALONG SAID NORTHERLY LINE: 1) THENCE WESTERLY, 288.02 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 967.00 FEET AND A CHORD BEARING SOUTH 68 DEGREES 43 MINUTES 20 SECONDS WEST; 2) THENCE SOUTH 77 DEGREES 15 MINUTES 17 SECONDS WEST, 365.74 FEET; 3) THENCE WESTERLY 257.62 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET AND A CHORD BEARING SOUTH 63 DEGREES 24 MINUTES 30 SECONDS WEST; 4) THENCE SOUTH 49 DEGREES 33 MINUTES 43 SECONDS WEST, 154.97 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF IF FURTHER CERTIFY THAT (NO) PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON F.I.R.M. MAP PANEL 17089C0107J, DATED JUNE 2, 2015,

I FURTHER CERTIFY THAT I HAVE SET ALL SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (ILLINOIS REVISED STATUTES 1977, CHAPTER 109 SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____ DAY OF _____, 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2025

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)
THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS ____ DAY OF _____, 20____

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)
APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____

VILLAGE PRESIDENT: _____

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)
I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT ONE OF THE FOLLOWING CONDITIONS HAS BEEN SATISFIED BY THE OWNER: (I) THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED; (II) THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED; OR (III) THE VILLAGE HAS APPROVED RECORDING OF THE PLAT WITHOUT GUARANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED, AND IN THE EVENT THAT OWNER (OR ITS SUCCESSORS OR ASSIGNS) FAILS TO DEPOSIT THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF, THE PLAT SHALL EXPIRE AND BE NULL AND VOID.

DATED AT HAMPSHIRE, ILLINOIS THIS ____ DAY OF _____, 2025.

VILLAGE ENGINEER

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

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

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

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

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

NO FENCE, SHED OR ANY STRUCTURE SHALL BE ERRECTED WITHIN AN EASEMENT THAT WILL OBSTRUCT OR PROHIBIT THE OVERLAND FLOW OF STORMWATER, OR OBSTRUCT, IMPEDE, OR PRECLUDE READY ACCESS TO ANY UTILITY FACILITY OR APPURTENANCE, SUCH AS AN EQUIPMENT BOX, A CATCH BASIN, OR ANY OTHER SUCH FACILITY OR APPURTENANCE.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERRECTED WITHIN A PUBLIC UTILITY EASEMENT, VILLAGE UTILITY EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT OR EASEMENT FOR STORMWATER DETENTION BASIN, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.

PUBLIC UTILITY EASEMENT PROVISIONS

(ELECTRIC AND COMMUNICATION)

COMED, AMERITECH, MEDIACOM CABLE SERVICES, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EXCLUSIVE EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "PUBLIC UTILITY EASEMENT" OR "P.U.E." AND JOINT EASEMENT RIGHTS WITH THE VILLAGE OF HAMPSHIRE TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENT" OR "UE" AND EASEMENT RIGHTS IN ALL PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS

(NICOR)

NICOR, ITS SUCCESSOR AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS. SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

VILLAGE UTILITY EASEMENT PROVISIONS

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

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

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

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
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E-Mail: cadd@cemcon.com Website: www.cemcon.com

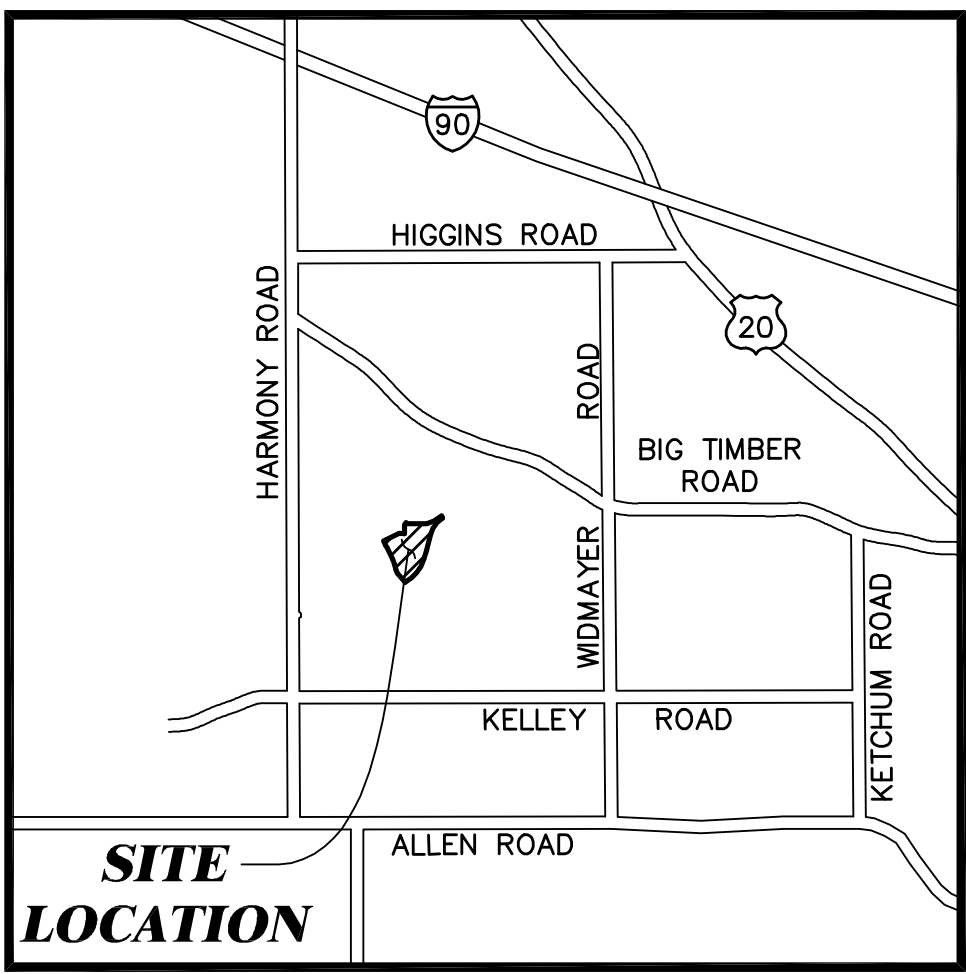
DISC NO.: 456275 FILE NAME: SUBPLAT-U
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 04-24-24 JOB NO.: 456.275

PROJECT REFERENCE: 456.216
CHECKED BY: JRP 04-04-24
05-20-24\AJB UPDATED EASEMENT CONFIGURATION & DETAIL
07-22-24\SMR PER VILLAGE REVIEW LETTER DATED 7-9-24
10-29-24\AJB PER VILLAGE REVIEW LETTER DATED 10-1-24
12-13-24\AJB PER VILLAGE REVIEW LETTER DATED 11-25-24
02-05-25\AJB UPDATED VILLAGE ENGINEER'S CERTIFICATE

DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-U.DWG
PLOT FILE CREATED: 2/2/2025 BY: TONY BLUS

FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NORTH NEIGHBORHOOD V

PART OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST
QUARTER OF SECTION 15, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



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

(PRINT NAME)

(ADDRESS)

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

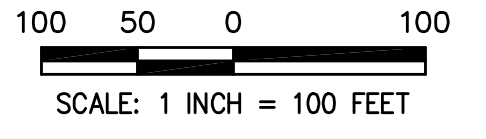
TOTAL AREA OF SUBDIVISION

22.109 ACRES

(MORE OR LESS)

PARCEL INDEX NUMBER

PART OF 01-10-300-006
PART OF 01-15-100-008
HAMPSHIRE, ILLINOIS



LEGEND

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

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

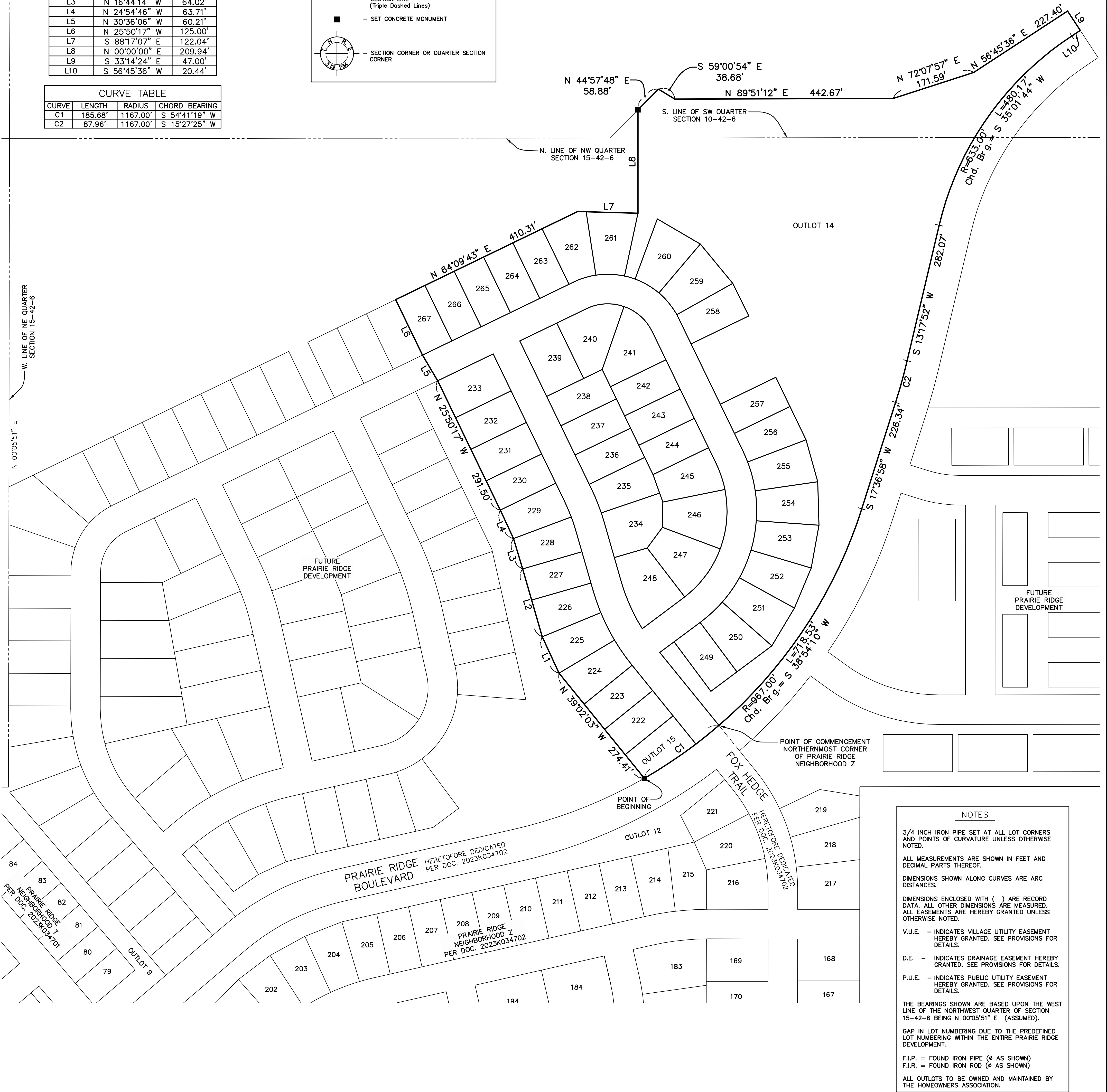
RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PRAIRIE RIDGE NORTH NEIGHBORHOOD V

LINE TABLE

LINE	BEARING	LENGTH
L1	N 24°53'28" W	81.22'
L2	N 16°03'02" W	143.43'
L3	N 16°44'14" W	64.02'
L4	N 24°54'46" W	63.71'
L5	N 30°36'06" W	60.21'
L6	N 25°50'17" W	125.00'
L7	S 88°17'07" E	122.04'
L8	N 00°00'00" E	209.94'
L9	S 33°14'24" E	47.00'
L10	S 56°45'36" W	20.44'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	185.68'	1167.00'	S 54°41'19" W
C2	87.96'	1167.00'	S 15°27'25" W



NOTES

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

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

V.U.E. — INDICATES VILLAGE UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

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

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

THE BEARINGS SHOWN ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15-42-6 BEING N 00°05'51" E (ASSUMED).

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

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

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

LOT AREA SUMMARY TABLE

LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
222	8,250	246	11,183
223	8,250	247	11,098
224	9,064	248	12,690
225	9,235	249	8,250
226	8,848	250	9,491
227	8,250	251	9,638
228	8,843	252	9,351
229	8,708	253	9,353
230	8,250	254	9,379
231	8,875	255	9,344
232	8,875	256	8,686
233	10,438	257	8,250
234	10,702	258	9,055
235	8,849	259	10,170
236	8,250	260	9,948
237	8,250	261	10,322
238	8,250	262	9,863
239	10,438	263	8,250
240	11,927	264	8,250
241	11,550	265	8,250
242	8,250	266	8,250
243	8,250	267	8,250
244	8,250	OUTLOT 14	397,919
245	9,619	OUTLOT 15	8,616

PREPARED FOR:

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

PREPARED BY:

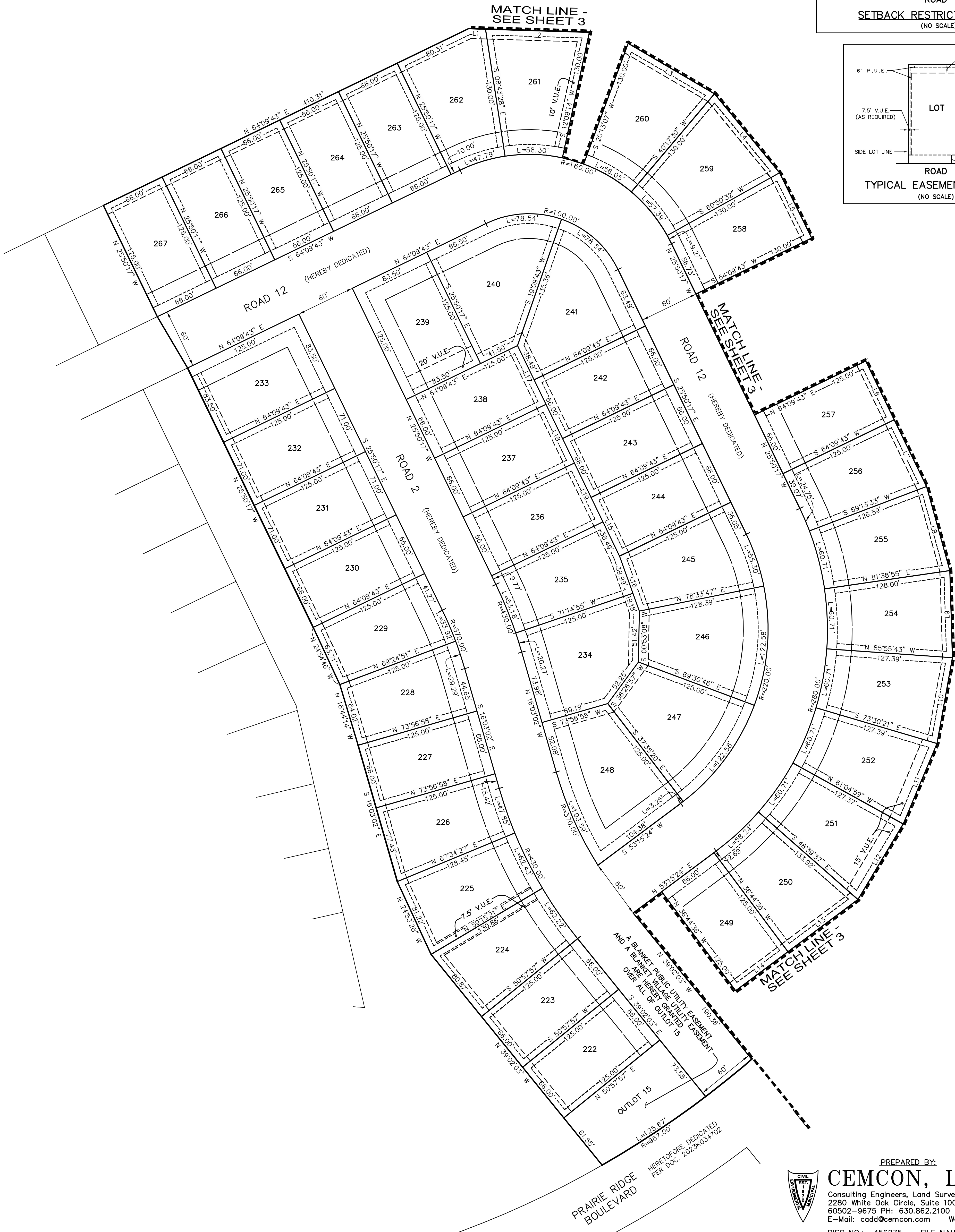
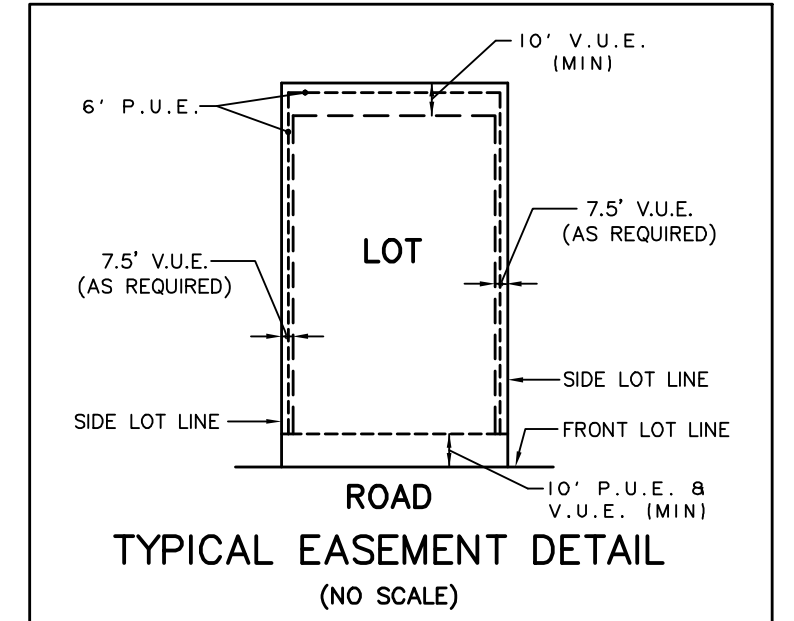
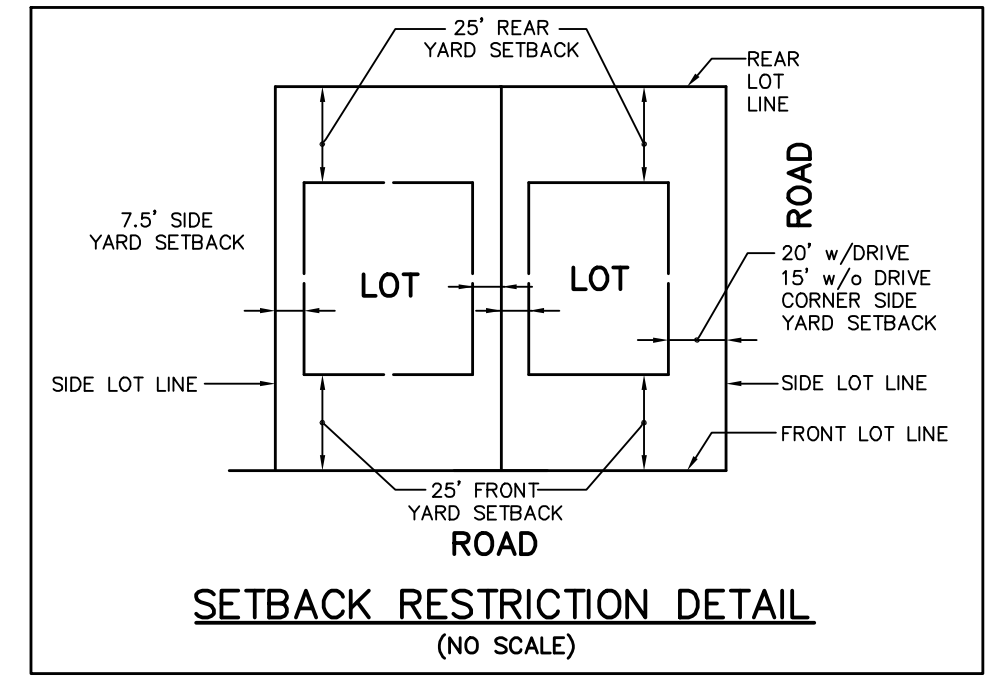
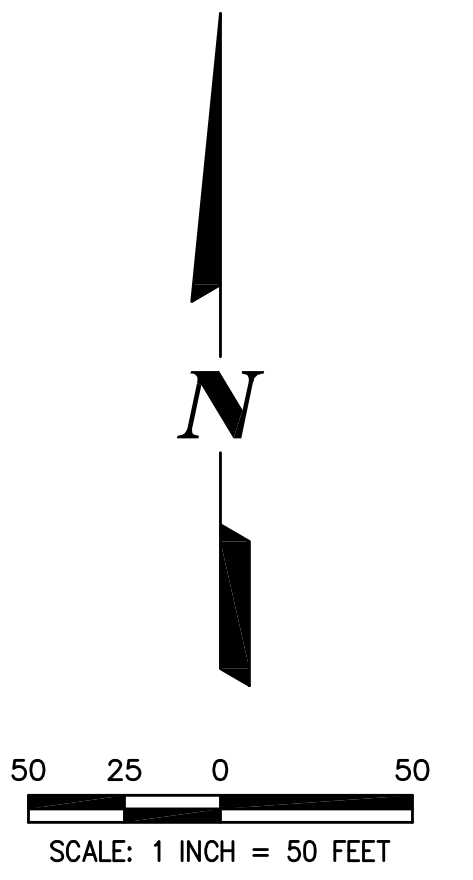
CEMCON, Ltd.

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E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-V
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 04-24-24 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
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05-20-24/AJB UPDATED EASEMENT CONFIGURATION & DETAIL
07-22-24/SMR PER VILLAGE REVIEW LETTER DATED 7-9-24
12-13-24/AJB PER VILLAGE REVIEW LETTER DATED 11-25-24
02-05-25/AJB REVISED VILLAGE ENGINEER'S CERTIFICATE

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LINE	BEARING	LENGTH
L1	S 88°17'07" E	16.95'
L2	S 88°17'07" E	105.09'
L3	S 59°44'42" E	101.08'
L4	S 39°25'59" E	103.46'
L5	S 26°13'02" E	73.53'
L6	S 25°50'17" E	66.00'
L7	S 25°50'17" E	74.96'
L8	S 15°28'33" E	88.15'
L9	S 01°44'50" E	88.22'
L10	S 10°16'58" W	88.16'
L11	S 22°43'04" W	88.15'
L12	S 30°56'18" W	89.10'
L13	S 53°15'24" W	88.16'
L14	S 53°15'24" W	66.00'
L15	N 25°50'17" W	66.00'
L16	N 19°45'04" W	59.16'
L17	S 25°50'17" E	66.00'
L18	S 25°50'17" E	66.00'
L19	S 25°50'17" E	66.00'



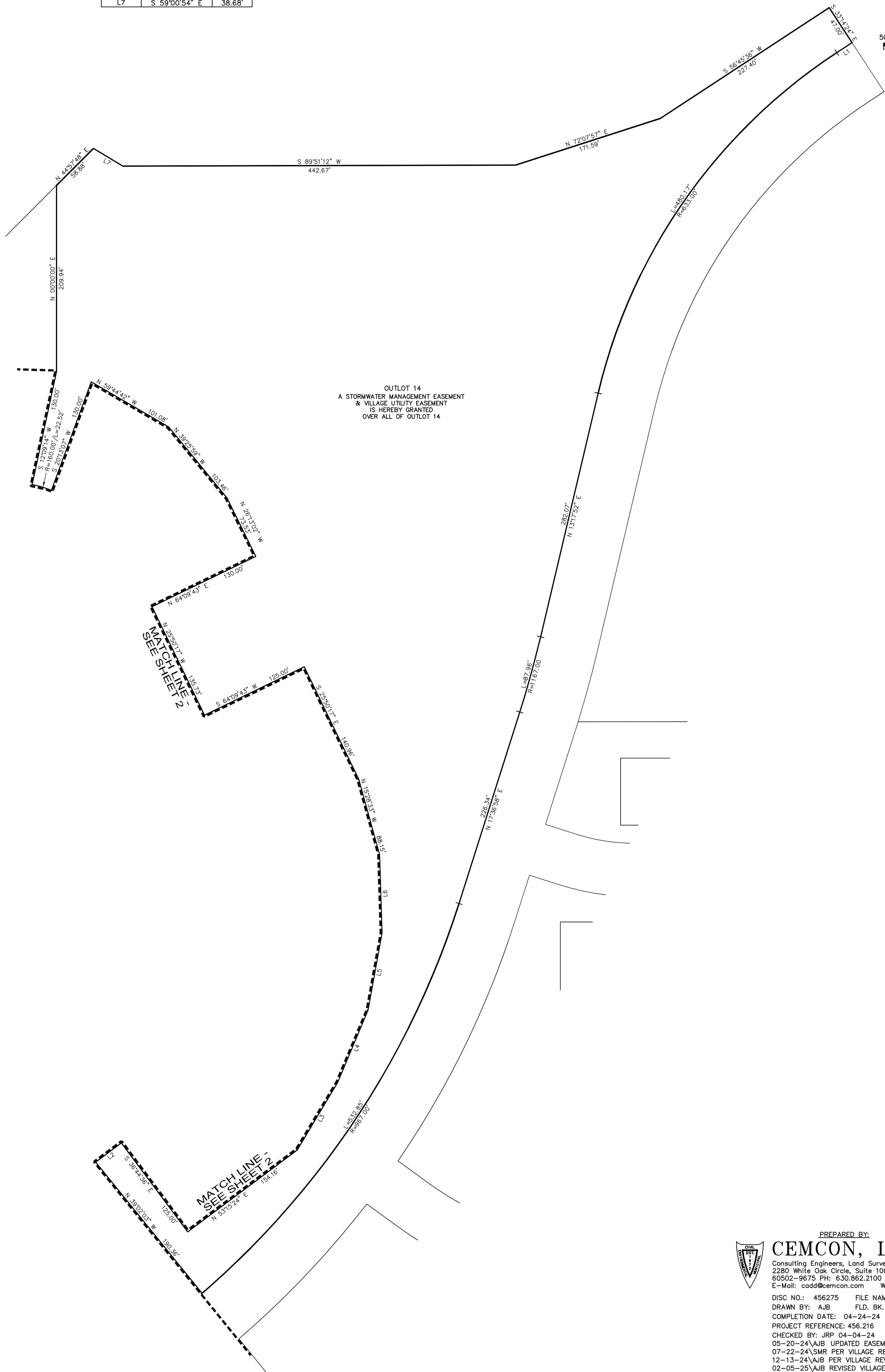
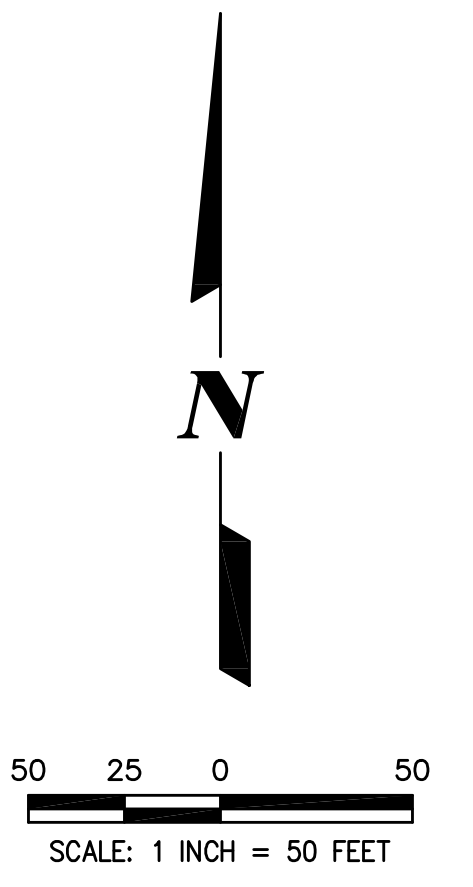
DRAWING PATH: P:\56275\WORK\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-1.DWG



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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 56°45'36" W	20.44'
L2	N 53°15'24" E	36.00'
L3	N 30°56'18" E	89.10'
L4	N 22°43'04" E	88.15'
L5	N 10°16'58" E	88.16'
L6	N 01°44'50" W	88.22'
L7	S 59°00'54" E	38.68'



OUTLOT 14
 A STORMWATER MANAGEMENT EASEMENT
 & VILLAGE UTILITY EASEMENT
 IS HEREBY GRANTED
 OVER ALL OF OUTLOT 14

MATCH LINE -
 SEE SHEET 2

MATCH LINE -
 SEE SHEET 2



PREPARED BY:
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PLANNING AND ZONING CERTIFICATE**OWNERSHIP CERTIFICATE**

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, LLC, AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND THROUGH ITS DULY ELECTED OFFICERS, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS THE DULY ELECTED OFFICERS OF SAID CORPORATION, HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR THE VILLAGE OF HAMPSHIRE, AMERITECH, COM ED, NICOR, MEDIACOM AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED AND SHOWN HEREON.

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS DULY ELECTED OFFICERS OF SAID CORPORATION, FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300.

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

THIS ____ DAY OF _____, 20____

BY: _____
 SECRETARY

TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE OFFICERS OF HAMPSHIRE EAST, LLC, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____

NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS ____ DAY OF _____, 20____

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____

VILLAGE PRESIDENT: _____

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT ONE OF THE FOLLOWING CONDITIONS HAS BEEN SATISFIED BY THE OWNER: (I) THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED; (II) THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED; OR (III) THE VILLAGE HAS APPROVED RECORDING OF THE PLAT WITHOUT GUARANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED, AND IN THE EVENT THAT OWNER (OR ITS SUCCESSORS OR ASSIGNS) FAILS TO DEPOSIT THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE YEAR OF THE DATE HEREOF, THE PLAT SHALL EXPIRE AND BE NULL AND VOID.

DATED AT HAMPSHIRE, ILLINOIS THIS ____ DAY OF _____, 2025.

VILLAGE ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
 COUNTY OF DUPAGE)

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

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST CORNER OF PRAIRIE RIDGE NEIGHBORHOOD Z SUBDIVISION RECORDED AS DOCUMENT 2023K034702, SAID POINT BEING ON THE NORTHERLY LINE OF PRAIRIE RIDGE BOULEVARD DEDICATED PER SAID SUBDIVISION; THENCE SOUTHWESTERLY, 185.68 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1167.00 FEET AND A CHORD BEARING SOUTH 54 DEGREES 41 MINUTES 19 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE NORTH 39 DEGREES 02 MINUTES 03 SECONDS WEST, 274.41 FEET; THENCE NORTH 24 DEGREES 53 MINUTES 28 SECONDS WEST, 81.22 FEET; THENCE NORTH 16 DEGREES 03 MINUTES 02 SECONDS WEST, 143.43 FEET; THENCE NORTH 16 DEGREES 44 MINUTES 14 SECONDS WEST, 64.02 FEET; THENCE NORTH 24 DEGREES 54 MINUTES 46 SECONDS WEST, 63.71 FEET; THENCE NORTH 25 DEGREES 50 MINUTES 17 SECONDS WEST, 291.50 FEET; THENCE NORTH 30 DEGREES 36 MINUTES 06 SECONDS WEST, 60.21 FEET; THENCE NORTH 25 DEGREES 50 MINUTES 17 SECONDS WEST, 125.00 FEET; THENCE NORTH 64 DEGREES 09 MINUTES 43 SECONDS EAST, 410.31 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 07 SECONDS EAST, 122.04 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 209.94 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 48 SECONDS EAST, 58.88 FEET; THENCE SOUTH 59 DEGREES 00 MINUTES 54 SECONDS EAST, 38.68 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 12 SECONDS EAST, 442.67 FEET; THENCE NORTH 72 DEGREES 07 MINUTES 57 SECONDS EAST, 171.59 FEET; THENCE NORTH 56 DEGREES 45 MINUTES 36 SECONDS EAST, 227.40 FEET; THENCE SOUTH 33 DEGREES 14 MINUTES 24 SECONDS EAST, 47.00 FEET; THENCE SOUTH 56 DEGREES 45 MINUTES 36 SECONDS WEST, 20.44 FEET; THENCE SOUTHWESTERLY, 480.17 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 633.00 FEET AND CHORD BEARING SOUTH 35 DEGREES 01 MINUTE 44 SECONDS WEST; THENCE SOUTH 13 DEGREES 17 MINUTES 52 SECONDS WEST, 282.07 FEET; THENCE SOUTHERLY, 87.96 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1167.00 FEET AND A CHORD BEARING SOUTH 15 DEGREES 27 MINUTES 25 SECONDS WEST, THENCE SOUTH 17 DEGREES 36 MINUTES 58 SECONDS WEST, 228.34 FEET; THENCE SOUTHWESTERLY, 718.53 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 967.00 FEET AND A CHORD BEARING SOUTH 38 DEGREES 54 MINUTES 10 SECONDS WEST TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF IF FURTHER CERTIFY THAT (NO) PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON F.I.R.M. MAP PANEL 17089C0107J, DATED JUNE 2, 2015,

I FURTHER CERTIFY THAT I HAVE SET ALL SUBDIVISION MONUMENTS AND DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (ILLINOIS REVISED STATUTES 1977, CHAPTER 109 SECTION 1).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____ DAY OF _____, 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
 EXPIRATION DATE IS APRIL 30, 2025

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

NO FENCE, SHED OR ANY STRUCTURE SHALL BE ERECTED WITHIN AN EASEMENT THAT WILL OBSTRUCT OR PROHIBIT THE OVERLAND FLOW OF STORMWATER, OR OBSTRUCT, IMPEDE, OR PRECLUDE READY ACCESS TO ANY UTILITY FACILITY OR APPURTENANCE, SUCH AS AN EQUIPMENT BOX, A CATCH BASIN, OR ANY OTHER SUCH FACILITY OR APPURTENANCE.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERECTED WITHIN A PUBLIC UTILITY EASEMENT, VILLAGE UTILITY EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT OR EASEMENT FOR STORMWATER DETENTION BASIN, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.

PUBLIC UTILITY EASEMENT PROVISIONS

(ELECTRIC AND COMMUNICATION)

COMED, AMERITECH, MEDIACOM CABLE SERVICES, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EXCLUSIVE EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "PUBLIC UTILITY EASEMENT" OR "P.U.E." AND JOINT EASEMENT RIGHTS WITH THE VILLAGE OF HAMPSHIRE TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENT" OR "UE" AND EASEMENT RIGHTS IN ALL PLATTED STREETS AND ALLEYS TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS

(NICOR)

NICOR, ITS SUCCESSOR AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS. SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

VILLAGE UTILITY EASEMENT PROVISIONS

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

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

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

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

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

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

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

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100 Aurora, Illinois
 60502-9675 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-V
 DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
 COMPLETION DATE: 04-24-24 JOB NO.: 456.275
 PROJECT REFERENCE: 456.216
 CHECKED BY: JRP 04-04-24
 05-20-24/AJB UPDATED EASEMENT CONFIGURATION & DETAIL
 07-22-24/SMR PER VILLAGE REVIEW LETTER DATED 7-9-24
 12-13-24/AJB PER VILLAGE REVIEW LETTER DATED 11-25-24
 02-05-25/AJB REVISED VILLAGE ENGINEER'S CERTIFICATE

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VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Prairie Ridge North - Neighborhood J2*)

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

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

WHEREAS, Crown Community Development or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide neighborhood J2, which is part of the Prairie Ridge North development located at Kelley Road and Harmony Road, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, which is incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Prairie Ridge North subdivision, and when the Owner is ready to develop a specific neighborhood, the Owner requests a final plat of subdivision; and

WHEREAS, based on the foregoing, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

VILLAGE OF HAMPSHIRE

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

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

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

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

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

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat; and

WHEREAS, the Village engineer has reviewed the Final Plat and approves of the same; and

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

VILLAGE OF HAMPSHIRE

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

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

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

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

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat subject to the following: THE VILLAGE HAS APPROVED RECORDING OF THE FINAL PLAT WITHOUT GUARANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS ORDINANCE AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL

VILLAGE OF HAMPSHIRE

HAS BEEN POSTED, AND IN THE EVENT THAT OWNER (OR ITS SUCCESSORS OR ASSIGNS) FAILS TO DEPOSIT THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS ORDINANCE, THE FINAL PLAT SHALL EXPIRE AND BE NULL AND VOID. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

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

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

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

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

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

VILLAGE OF HAMPSHIRE

ADOPTED THIS ___ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ___ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A
(FINAL PLAT)

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE
(RESOLUTION)

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

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*Prairie Ridge North - Neighborhood J2*)**

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2025.

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

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

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Prairie Ridge North - Neighborhood U*)

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

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

WHEREAS, Crown Community Development or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide neighborhood U, which is part of the Prairie Ridge North development located at Kelley Road and Harmony Road, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, which is incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Prairie Ridge North subdivision, and when the Owner is ready to develop a specific neighborhood, the Owner requests a final plat of subdivision; and

WHEREAS, based on the foregoing, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

VILLAGE OF HAMPSHIRE

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

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

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

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

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

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat; and

WHEREAS, the Village engineer has reviewed the Final Plat and approves of the same; and

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

VILLAGE OF HAMPSHIRE

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

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

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

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

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat subject to the following: THE VILLAGE HAS APPROVED RECORDING OF THE FINAL PLAT WITHOUT GUARANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS ORDINANCE AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL

VILLAGE OF HAMPSHIRE

HAS BEEN POSTED, AND IN THE EVENT THAT OWNER (OR ITS SUCCESSORS OR ASSIGNS) FAILS TO DEPOSIT THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS ORDINANCE, THE FINAL PLAT SHALL EXPIRE AND BE NULL AND VOID. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

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

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

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

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

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

VILLAGE OF HAMPSHIRE

ADOPTED THIS ___ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ___ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A
(FINAL PLAT)

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE
(RESOLUTION)

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

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*Prairie Ridge North - Neighborhood U*)**

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2025.

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

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

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Prairie Ridge North - Neighborhood V*)

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

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

WHEREAS, Crown Community Development or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide neighborhood V, which is part of the Prairie Ridge North development located at Kelley Road and Harmony Road, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, which is incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Prairie Ridge North subdivision, and when the Owner is ready to develop a specific neighborhood, the Owner requests a final plat of subdivision; and

WHEREAS, based on the foregoing, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

VILLAGE OF HAMPSHIRE

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

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

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

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

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

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat; and

WHEREAS, the Village engineer has reviewed the Final Plat and approves of the same; and

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

VILLAGE OF HAMPSHIRE

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

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

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

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

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat subject to the following: THE VILLAGE HAS APPROVED RECORDING OF THE FINAL PLAT WITHOUT GUARANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS ORDINANCE AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL

VILLAGE OF HAMPSHIRE

HAS BEEN POSTED, AND IN THE EVENT THAT OWNER (OR ITS SUCCESSORS OR ASSIGNS) FAILS TO DEPOSIT THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS ORDINANCE, THE FINAL PLAT SHALL EXPIRE AND BE NULL AND VOID. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

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

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

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

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

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

VILLAGE OF HAMPSHIRE

ADOPTED THIS ___ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ___ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A
(FINAL PLAT)

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE
(RESOLUTION)

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

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*Prairie Ridge North - Neighborhood V*)**

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2025.

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

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

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Prairie Ridge North - Neighborhood Z – Lot 219*)

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

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

WHEREAS, Crown Community Development or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide neighborhood Z, which is part of the Prairie Ridge North development located at Kelley Road and Harmony Road, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, which is incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Prairie Ridge North subdivision, however, the portion of lot 219 in neighborhood Z that is located in a wetland must be removed and turned into an outlot; and

WHEREAS, based on the foregoing, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

VILLAGE OF HAMPSHIRE

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

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

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

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

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

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat; and

WHEREAS, the Village engineer has reviewed the Final Plat and approves of the same; and

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

VILLAGE OF HAMPSHIRE

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

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

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

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

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat subject to the following: THE VILLAGE HAS APPROVED RECORDING OF THE FINAL PLAT WITHOUT GUARANTEE COLLATERAL PROVIDED THE OWNER DEPOSITS THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS ORDINANCE AND THAT NO DEVELOPMENT MAY BEGIN UPON THE PLATTED LAND UNTIL SUCH TIME AS THE REQUIRED GUARANTEE COLLATERAL

VILLAGE OF HAMPSHIRE

HAS BEEN POSTED, AND IN THE EVENT THAT OWNER (OR ITS SUCCESSORS OR ASSIGNS) FAILS TO DEPOSIT THE REQUIRED GUARANTEE COLLATERAL WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS ORDINANCE, THE FINAL PLAT SHALL EXPIRE AND BE NULL AND VOID. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

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

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

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

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

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

VILLAGE OF HAMPSHIRE

ADOPTED THIS ___ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ___ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A
(FINAL PLAT)

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE
(RESOLUTION)

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

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*Prairie Ridge North - Neighborhood Z*)**

I certify that on _____, 2025, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2025.

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

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

DATED at Hampshire, Illinois, this _____ day of _____, 2025.

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



EMBRACE OPPORTUNITY
HONOR TRADITION

HAMPSHIRE POLICE DEPARTMENT MONTHLY REPORT

January 2025
Chief Doug Pann

HAMPSHIRE POLICE DEPARTMENT JANUARY SCORECARD



Hampshire Police Department Scorecard

Jan-25

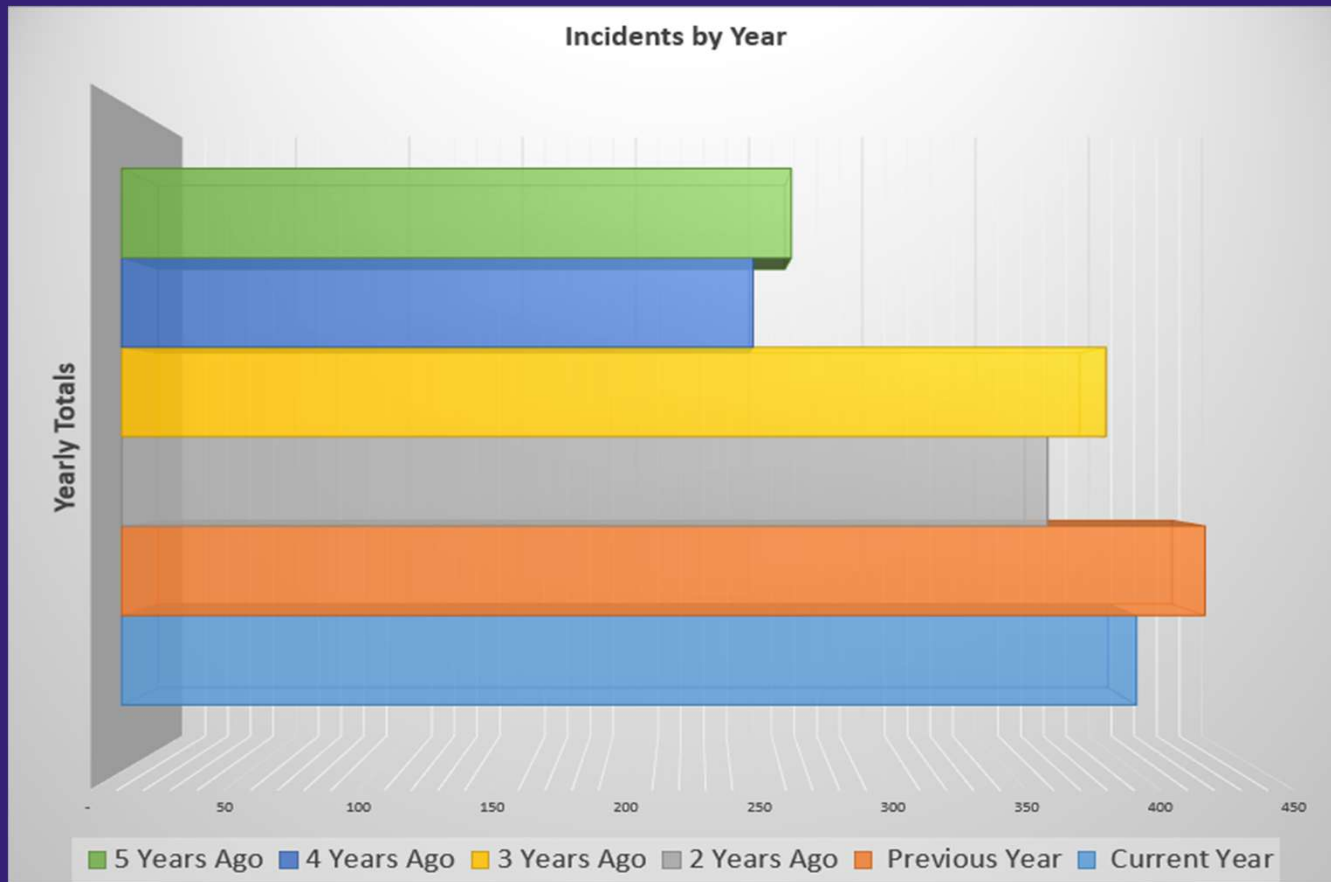
OFFENSES

	Previous Month	Current Month	% Change	YTD	YTD '24	YTD '23
Group A Offenses	16	8	-50.0%	8	9	4
All Dispatched Calls for Service	247	256	3.6%	256	351	233
Burglary	0	0	#DIV/0!	0	0	0
Burglary to Motor Vehicle and Theft from Motor Vehicle	4	0	-100.0%	0	1	0
Auto Theft	1	0	-100.0%	0	1	0
Theft	1	3	200.0%	3	1	0
Domestic Violence Cases	5	1	-80.0%	1	6	1
Mental Health Calls for Service	2	6	200.0%	6	3	1
Alarm Responses	13	11	-15.4%	11	14	6
Assists to Neighboring Communities / KCSO	22	23	4.5%	23	21	13

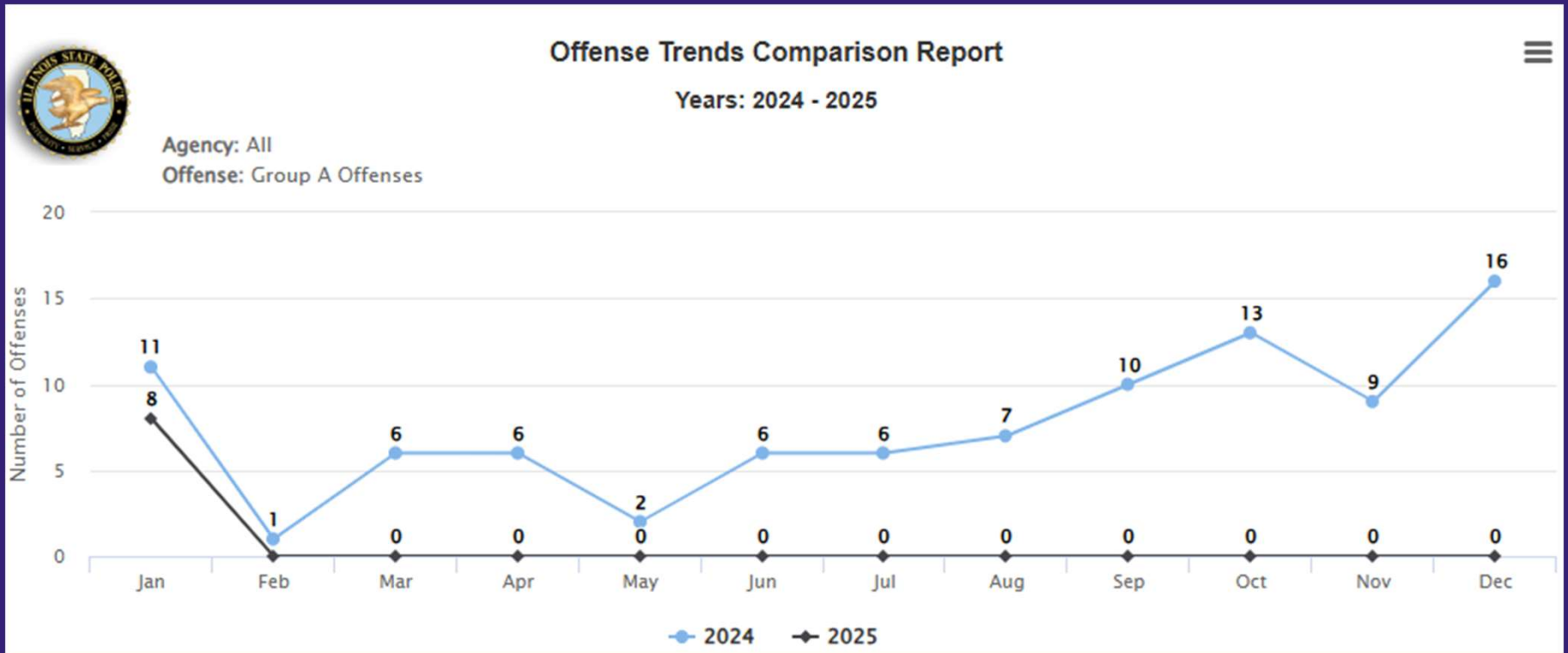
ACTIVITY

	Previous Month	Current Month	% Change	YTD
# Traffic Stops	93	144	54.8%	144
# Traffic Tickets	25	68	172.0%	68
# Traffic Warnings	59	82	39.0%	82
# Parking Tickets	100	38	-62.0%	33

TOTAL JANUARY CALLS FOR SERVICE - 5 YEAR COMPARISON



OFFENSE TRENDS COMPARISON 202 - 2024-2025



CRIMES AGAINST PERSON YTD



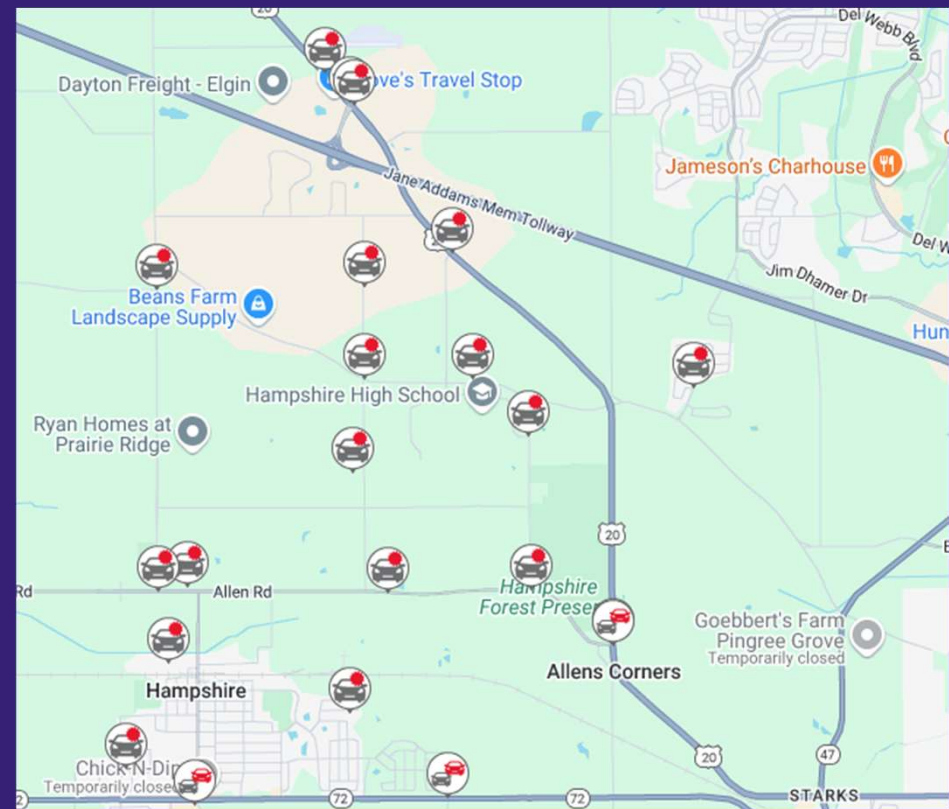
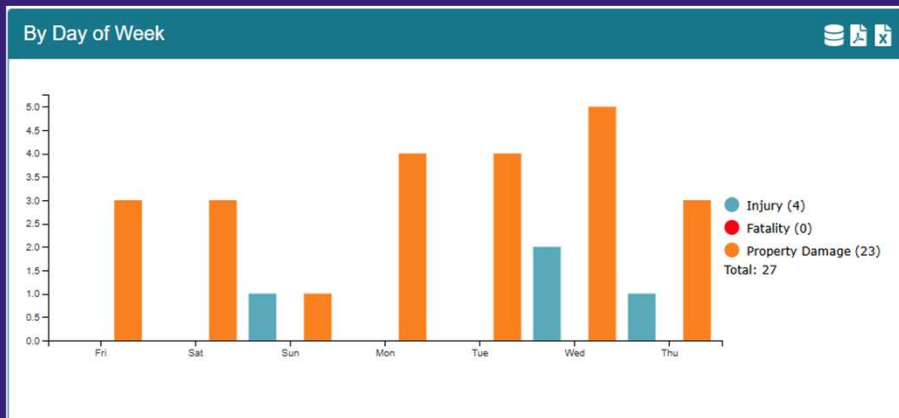
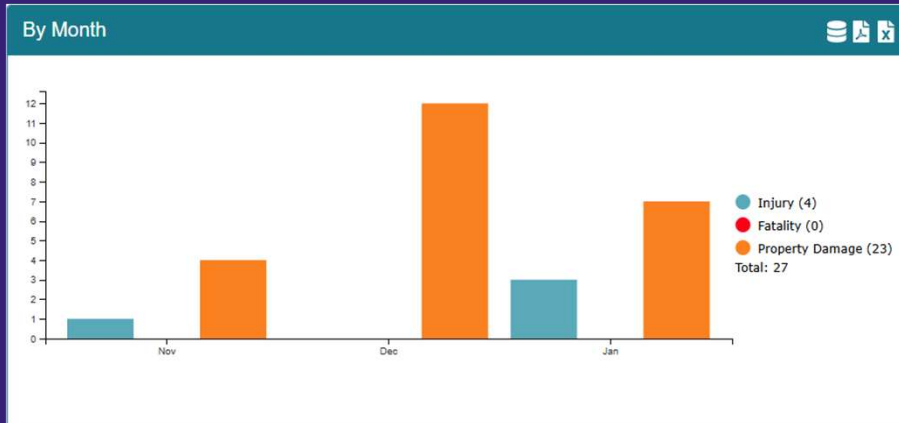
Offense	Reported in 2025	Reported in 2024	Percent Change	Offenses Cleared	Percent Cleared	Percent Of Category	Rate Per 100,000*
Murder	0	0	NA	0	0.00%	0.00%	0.00
Negligent Manslaughter	0	0	NA	0	0.00%	0.00%	0.00
Justifiable Homicide	0	0	NA	0	0.00%	0.00%	0.00
Non-consensual Sex Offenses:							
Rape	0	0	NA	0	0.00%	0.00%	0.00
Sodomy	0	0	NA	0	0.00%	0.00%	0.00
Sexual Assault with Object	0	0	NA	0	0.00%	0.00%	0.00
Fondling	0	0	NA	0	0.00%	0.00%	0.00
Aggravated Assault	0	0	NA	0	0.00%	0.00%	0.00
Simple Assault	0	4	-100.00%	0	0.00%	0.00%	0.00
Intimidation	0	2	-100.00%	0	0.00%	0.00%	0.00
Kidnapping/Abduction	0	0	NA	0	0.00%	0.00%	0.00
Consensual Sex Offenses:							
Incest	0	0	NA	0	0.00%	0.00%	0.00
Statutory Rape	0	0	NA	0	0.00%	0.00%	0.00
Human Trafficking, Commercial Sex Acts	0	0	NA	0	0.00%	0.00%	0.00
Human Trafficking, Involuntary Servitude	0	0	NA	0	0.00%	0.00%	0.00
Crimes Against Persons Total	0	6	-100%	0	0.00%	0.00%	0

CRIMES AGAINST PROPERTY AND SOCIETY



Offense	Reported in 2024	Reported in 2023	Percent Change	Offenses Cleared	Percent Cleared	Percent Of Category	Rate Per 100,000*
Robbery	0	0	NA	0	0.00%	0.00%	0.00
Burglary/Breaking & Entering	0	1	-100.00%	0	0.00%	0.00%	0.00
Larceny/Theft Offenses	3	1	200.00%	0	0.00%	37.50%	48.69
Motor Vehicle Theft	0	0	NA	0	0.00%	0.00%	0.00
Arson	0	0	NA	0	0.00%	0.00%	0.00
Destruction Of Property	3	3	0.00%	1	33.33%	37.50%	48.69
Counterfeiting/Forgery	0	0	NA	0	0.00%	0.00%	0.00
Fraud Offense	2	0	NA	0	0.00%	25.00%	31.13
Embezzlement	0	0	NA	0	0.00%	0.00%	0.00
Extortion/Blackmail	0	0	NA	0	0.00%	0.00%	0.00
Bribery	0	0	NA	0	0.00%	0.00%	0.00
Stolen Property Offenses	0	0	NA	0	0.00%	0.00%	0.00
Crimes Against Property Total	8	5	60%	1	12.5%	100%	124.51
Drug/Narcotic Violations	0	0	NA	0	0.00%	0.00%	0.00
Drug Equipment Violations	0	0	NA	0	0.00%	0.00%	0.00
Gambling Offenses	0	0	NA	0	0.00%	0.00%	0.00
Pornography/Obscene Material	0	0	NA	0	0.00%	0.00%	0.00
Prostitution	0	0	NA	0	0.00%	0.00%	0.00
Weapons Law Violation	0	1	-100.00%	0	0.00%	0.00%	0.00
Animal Cruelty	0	0	NA	0	0.00%	0.00%	0.00
Crimes Against Society Total	0	1	-100%	0	0.00%	0.00%	0

3-MONTH TRAFFIC CRASH DATA



CURRENT PROJECTS



Project	Start Date	Status
Revise and Update Village Emergency Operations Plan with HFPD	02/01/2024	Formed Committee with Fire Department Project on hold waiting for new Admin Rule
ILEAP Accreditation	07/01/2024	Grant Received Software Procured Lieutenant Neblock Working Through Process

GOALS ACCOMPLISHED



Install In-car printers and transition to digital ticketing

11/01/2022

Active working multi-jurisdictional workgroup established and implementing 2025 changes

HAMPSHIRE POLICE DEPARTMENT NOW HIRING

LATERAL POLICE OFFICERS

GROW WITH US

Starting: \$70,450 - \$85,663 DOQ

To apply visit: <http://www.hampshireil.org/comeworkforus>

Benefits include but are not limited to:

- Illinois F.O.P. Labor Council
- 12 Sick days per year accruing to a maximum of 60 sick days
- 10 Paid holidays per year
- Personal days
- Vacation leave
- Tuition Reimbursement Program
- Insurance: Health, dental, vision and life insurance provided
 - Currently, Blue Cross/Blue Shield with plan options:
 - PPO Premium-Contributions: 90% employer, 10% employee (single employee coverage)
 - HMO Premium-Contributions: 95% employer, 5% employee (single employee coverage)



Village of Hampshire Street Department

Monthly Report: January 2025

Sign Installation - Kelley rd 2 sets Park Zone and 30 No Parking signs.

Replaced 17 No Parking signs on Jake In.

Installed 19 Snow Ordinance signs

Street Light Repair - White Tail, Gast rd, Kelley rd, 72 and Warner

Tree Trimming - Right of Ways - Melms rd, Brier Hill

Hauled Scrap Steel - 6 loads

Wash Trucks after Storms

Wood Chipper Repair - New drum, bearings and knives

Pothole Patch - Entire Village

Right of Way Garbage

Snow Storms

1/2/2025 Dusting

1/12/2025 Snow 1/2"

1/14/2025 Snow 1/2"

1/22/2025 Snow 1"

Utility Locates

93 Normal

3 Emergency

Asphalt Usage

1 Ton Cold Patch

Work Performed

Vehicle and Equipment Maintenance

Other Miscellaneous Projects