

**VILLAGE OF HAMPSHIRE  
PLAN COMMISSION**

**MEETING  
APRIL 22, 2019**

**AGENDA**

CALL TO ORDER: TIME: 7:00 PM

PLEDGE OF ALLEGIANCE.

ROLL CALL / ESTABLISH QUORUM.

MINUTES: Review and approve minutes of previous meeting of January 14, 2019.

NEW BUSINESS:

1. Consideration of a Concept Plan, presented under §6-18-8(C) of the Village Code, by PND 3001 Investments, LLC, filed with the consent of the current owners, Wayne Hummer Trust No. LFT 1745, and the Carol Leone Trust, for a Planned Residential Development for the property located on the north side of US Highway 20 at Gast Road, PINs 01-11-100-014; 01-11-100-007; 01-11-200-007 and 01-11-200-010, in the Village and in Hampshire Township, to allow for development of an age-restricted, manufactured home residential development on the properties under the Planned Residential Development zoning regulations of the Village Code.

OLD BUSINESS: None.

PUBLIC COMMENT: All persons wishing to make public comment must sign in prior to the start of the meeting. Time shall be limited to a maximum of five (5) minutes for each speaker and not more than thirty (30) minutes total.

NEXT MEETING DATE: TBD

ADJOURNMENT.

# HAMPSHIRE PLANNING COMMISSION

## MEETING MINUTES

**Date:** January 14, 2019

**Call to Order:** The meeting was called to order by Chairman Bill Robinson at the Hampshire Village Hall at 7:08 PM.

**Roll Call:** Present- Bill Robinson, Bill Rosseti, Ken Swanson, Tim Wetzel , Bryan Mroch and Aaron Neal. Absent- none. Vacancies – 1.

**Treasurer's report:** No Report.

**Approval of Minutes:** The minutes of the meeting of December 10, 2018 were approved by a voice vote.

Motion by Tim Wetzel, 2<sup>nd</sup> by Bill Rosseti. Motion was approved by voice vote, Bill Robinson-aye, Bill Rosseti-aye, Bryan Mroch-aye, Tim Wetzel-aye, Ken Swanson-aye, Aaron Neal-Abstain.

**Also Present:** Mark Schuster, Village Attorney and Village President, Jeff Magnussen.

**Guests:** Troy Paionk representing BSTP Midwest, LLC , and Drew Zazofsky representing Thornton Gas Stations

**Old Business:** None

**New Business:**

1. Consideration and recommendation to the Zoning Board of Appeals, under par:6-14-4(C)(2) of the village code, regarding the Application of BSTP Midwest, LLC, filed with the consent of the current owner, 479 Enterprises, Inc., for Special Use in the HC Highway Commercial Zoning District at 17N479 U.S. Highway 20 in the village (the Citgo service station/restaurant property) to allow for construction of a new automobile service station, including sales of gasoline at retail and an

automobile/truck stop on the property, pursuant to par.6-8-7(D) of the village code (together with permitted uses for a convenience store and a free-standing general retail center on the property).

Mr. Troy Paionk and Drew Zazofsky were present to present a petition of Thornton's for approval of a special use for an automotive gasoline service station/truck stop(together with a free standing retail center.) on the property at 19N479 US Highway 20 in the village of Hampshire. Mr. Zazofsky stated that the site plan included a 5500 SQ. FT. convenience store with 28 automobile parking spaces in front and on the side and a 7400 SQ. FT. retail store with 62 automobile parking spaces as well as (7) diesel fuel pumps in the rear and (7) gasoline pumps under the existing canopy. There will be 45 truck parking spaces on the North side of the property. When asked by a commissioner if they were going to use the existing building he said that they had not made a final decision on that yet, but if they do use it, the building would be made to look like the pictures that were included with the site plan.

In order to develop the property with this model, three zoning variances would be required, concerning the setback for any drive aisle, and for parking islands, as well as several variations of the landscape requirements of the Building Code.

During discussion with the commissioners, Mr. Zazofsky indicated that the convenience store would offer coffee, soft drinks, fast foods and other items that drivers might use. They will also be replacing the underground fuel storage tanks with all of the piping and gas pumps. Although there are no specific businesses contracted for the retail building yet, there is accommodation for a drive thru business.

A motion was made by Bryan Mroch to recommend approval of the request for "Special Use" for the property commonly known as 19N479 U.S. Highway 20 located in the Village of Hampshire, 2<sup>ND</sup> by Aaron Neal. Motion carried by unanimous voice vote.

**Ayes:** Bill Robinson, Bill Rosseti, Ken Swanson, Tim Wetzel, Bryan Mroch, Aaron Neal.

**Nays:** None

The matter is next scheduled for review of the Application for Special Use, and an application for the zoning variations, by the Zoning board of Appeals on February 12, 2019.

**Adjournment:** There being no further business the meeting was adjourned at 7:45 PM. Motion by Aaron Neal, 2<sup>nd</sup> by Tim Wetzel. Motion carried by unanimous voice vote.

**Next Meeting:** TBD

Respectfully submitted,

Kenneth Swanson  
Secretary/ Plan Commission

THE UNDERSIGNED RESPECTFULLY PETITIONS THE VILLAGE OF HAMPSHIRE TO REVIEW AND CONSIDER GRANTING THE FOLLOWING APPROVAL(S) ON THE LAND HEREIN DESCRIBED. (check all that apply)

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

**PART I. APPLICANT INFORMATION**

**APPLICANT** (Please Print or Type)

Name: DND 3001 INVESTMENTS, LLC  
Address: 1770 S. RANDALL ROAD, SUITE A, #121  
GENEVA, IL 60134  
Phone: (630) 247-2702 Fax: ( ) -

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

Name: DEREK S. FULLER  
Address: 521 CAMPBELL STREET  
GENEVA, IL 60134  
Phone: (630) 247-2702 Fax: ( ) -

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

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

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

(If the Applicant and/or owner of the subject property is a Trustee of a land trust or beneficiary(ies) of a land trust, a Disclosure Statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be verified by the Trustee and shall be attached hereto).

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

Land Development Application

PART II. PROPERTY INFORMATION

(SEE LOCATION MAP)

ADDRESS OF PROPERTY: NORTH OF US 20 BETWEEN EAST AND HIGGINS

PARCEL INDEX NUMBER(S): SEE ATTACHED CONSENT FORMS

AREA OF PARCEL (ACRES): +/- 91 ACRES

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

The subject property is located in which FIRE PROTECTION DISTRICT? HAMPSHIRE

The subject property is located in which PARK DISTRICT? HAMPSHIRE

The subject property is located in which SCHOOL DISTRICT? HAMPSHIRE

The subject property is located in which LIBRARY DISTRICT? HAMPSHIRE

The subject property is located in which TOWNSHIP ROAD DISTRICT? HAMPSHIRE

CURRENT ZONING: +/- 80 ACRES OM / +/- 10 ACRES NOT ANNEXED

PROPOSED ZONING / VARIANCE: PLANNED RESIDENTIAL DEVELOPMENT

RECOMMENDED LAND USE: OM

(As described in the Hampshire Comprehensive Plan)

PROPOSED LAND USE: PLANNED RESIDENTIAL DEVELOPMENT

NAME OF PROPOSED DEVELOPMENT: HAMPSHIRE RIDGE

HAMPSHIRE RIDGE IS AN AGE RESTRICTED 55+ LAND LEASE GATED COMMUNITY

- +/- 90 ACRES
- +/- 278 UNITS
- DENSITY 3.09 UNITS/ACRE
- GREEN SPACE +/- 40%
- PRIVATE ROADS
- ON SITE PARKS, WALKING/DOGGING TRAILS

- CLUB HOUSE

**PART III. REQUIRED DOCUMENTATION**

- Two signed copies of the Land Development Application.
- Application Fee (Amount) \$ 19,000 and Deposit (Amount) \$ \_\_\_\_\_
- Proof of Ownership or Option (1 copy)
- Legal Description of Property /Plat of Survey (1 copy)
- List of property owners within 250 feet with parcel numbers (See enclosed sample letter)
- Preliminary Plan (\_\_\_\_ folded full size copies)
- Landscape Plan: Preliminary OR Final (\_\_\_\_ folded full size copies)
- Site Plan (6 copies)
- Architectural Elevations (2 full size, \_\_\_\_ folded reduced size copies)
- Final Plat of Subdivision (\_\_\_\_ folded full size copies)
- Final Engineering Plans (\_\_\_\_ copies signed and sealed)
- Petition for Annexation (2 copies)
- Annexation Agreement (6 signed copies)
- Plat of Annexation (6 copies)
- Fiscal Impact Study (If required by Staff- 6 copies)
- Traffic Impact Analysis (If required by Staff- 6 copies)
- Soil Conservation District Land Use Opinion (1 copy)
- Department of Conservation Endangered Species Report (1 copy)
- Army Corp. of Engineers Report on Wetlands (If required- 1 copy)

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

Derek S. Fuller

Signature of Applicant

APRIL 9, 2019

Date

EXHIBIT A

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

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

CONCEPT PLAN APPROVAL FOR HAMPSHIRE RIDGE

(type of action(s) requested)

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

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

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

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

APRIL 9, 2019

Date

Arnell Fuller

Developer

Finance Director

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

\$ 10,000.<sup>00</sup>

Amount

Janice Lynn  
-VILLAGE CLERK

04-10-2019

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



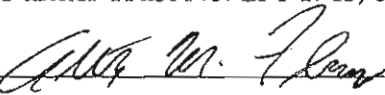
**CONSENT AND DISCLOSURE**

THE UNDERSIGNED, being the current owner of record of the property located at Gast Road and US Highway 20 in the Village of Hampshire, Kane County, Illinois, as legally described on the attached Exhibit "A" (the "Subject Property"), hereby consents to the filing, by PND 8001 INVESTMENTS, LLC, and the Village's determination of a Land Use Application for a zoning amendment from O-M Office Manufacturing Zoning District to Planned Residential Development Zoning to allow for a senior living residential development on the Subject Property.

A list of the names, addresses, and telephone numbers of the beneficiaries of this Trust is attached this Consent Form as Exhibit "B."

Wayne Hummer Trust Co.  
Trustee under Trust No. LFT 1745, dated 11/18/02

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



Trustee

Attachments:

- "A" Legal Description of Property
- "B" List of Beneficiaries of the Trust

**ATTACHMENT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

**Intentionally Omitted - Will be provided at a later date.**

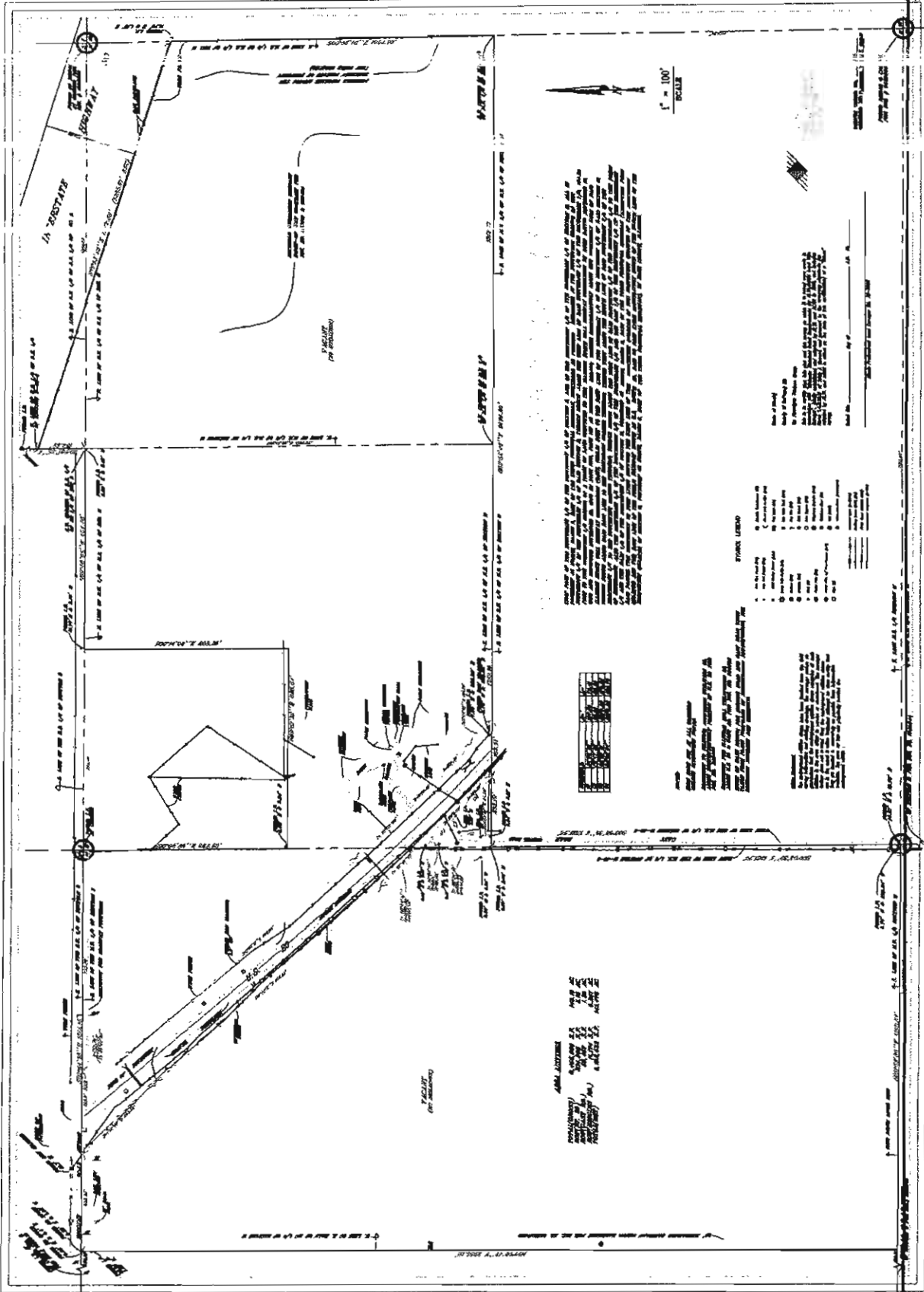
**PIN # 01-11-200-010**

**PIN # 0111-100-014**

ATTACHMENT "B"

LIST OF BENEFICIARIES OF THE TRUST

<u>Beneficiary</u>	<u>Address</u>	<u>Telephone</u>
Anthony Flannigan	200 Boulder Dr. Lake-in-the-Hills, IL. 60156	847/420-7437
Timothy Flannigan	4801 Woodcliff Ct. Rolling Meadows, IL. 60008	312/969-5561
Joseph Flannigan	1857 Chaparro Ct. Walnut Creek, CA 94596	925/788-4407



1" = 100'  
SCALE

THE DRAWING IS TO BE USED FOR THE PURPOSES OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWING IS THE PROPERTY OF THE PROJECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE PROJECT. THE PROJECT ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED IN THIS DRAWING. THE PROJECT DOES NOT WARRANT THAT THE INFORMATION IS CURRENT, ACCURATE, OR COMPLETE. THE PROJECT DOES NOT WARRANT THAT THE INFORMATION IS FREE FROM ERRORS OR OMISSIONS. THE PROJECT DOES NOT WARRANT THAT THE INFORMATION IS SUITABLE FOR ANY PARTICULAR PURPOSE. THE PROJECT DOES NOT WARRANT THAT THE INFORMATION IS SUITABLE FOR ANY PARTICULAR PURPOSE. THE PROJECT DOES NOT WARRANT THAT THE INFORMATION IS SUITABLE FOR ANY PARTICULAR PURPOSE.

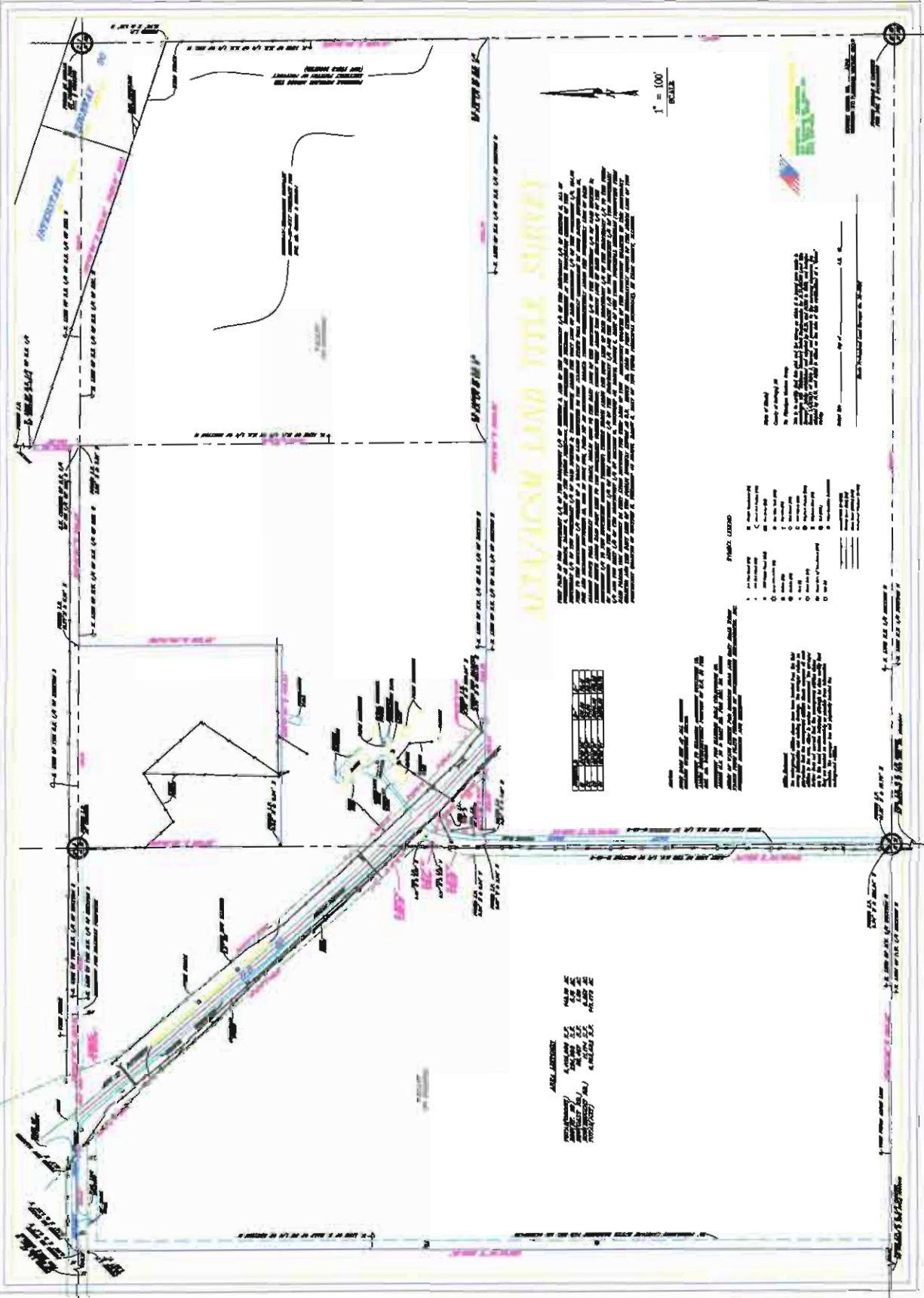
**SYMBOL LEGEND**

- 1. Building
- 2. Wall
- 3. Door
- 4. Window
- 5. Staircase
- 6. Elevator
- 7. Utility Line
- 8. Road
- 9. Fence
- 10. Tree
- 11. Pond
- 12. Hill
- 13. Contour Line
- 14. Spot Elevation
- 15. Bench Mark
- 16. Survey Point
- 17. Boundary Line
- 18. Easement Line
- 19. Right-of-Way Line
- 20. Proposed Line
- 21. Existing Line
- 22. Center Line
- 23. Edge of Pavement
- 24. Edge of Shoulder
- 25. Edge of Right-of-Way
- 26. Edge of Foothold
- 27. Edge of Slope
- 28. Edge of Embankment
- 29. Edge of Cut
- 30. Edge of Ditch
- 31. Edge of Canal
- 32. Edge of Pipeline
- 33. Edge of Tunnel
- 34. Edge of Bridge
- 35. Edge of Viaduct
- 36. Edge of Overpass
- 37. Edge of Underpass
- 38. Edge of Culvert
- 39. Edge of Drainage
- 40. Edge of Storm Sewer
- 41. Edge of Sanitary Sewer
- 42. Edge of Water Main
- 43. Edge of Gas Main
- 44. Edge of Electric Main
- 45. Edge of Telephone Main
- 46. Edge of Cable Main
- 47. Edge of Sewer
- 48. Edge of Storm Sewer
- 49. Edge of Water Main
- 50. Edge of Gas Main
- 51. Edge of Electric Main
- 52. Edge of Telephone Main
- 53. Edge of Cable Main
- 54. Edge of Sewer
- 55. Edge of Storm Sewer
- 56. Edge of Water Main
- 57. Edge of Gas Main
- 58. Edge of Electric Main
- 59. Edge of Telephone Main
- 60. Edge of Cable Main

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60

DATE: 10/10/50  
 DRAWN BY: J. H. BROWN  
 CHECKED BY: J. H. BROWN  
 APPROVED BY: J. H. BROWN

1. LINE OF THE LOT OF SECTION 1  
 2. LINE OF THE LOT OF SECTION 2  
 3. LINE OF THE LOT OF SECTION 3  
 4. LINE OF THE LOT OF SECTION 4



# MILWAUKEE TITLE SURVEY

THIS PLAN IS A REPRODUCTION OF THE ORIGINAL SURVEY PLAN AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER SURVEY OR AS A BASIS FOR ANY OTHER PURPOSE. THE ORIGINAL SURVEY PLAN IS THE ONLY AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE PROPERTY SHOWN ON THIS PLAN. THE ORIGINAL SURVEY PLAN IS FILED IN THE OFFICE OF THE CLERK OF COURTS, MILWAUKEE, WISCONSIN, UNDER THE NAME OF THE MILWAUKEE TITLE SURVEY.

1" = 100'  
SCALE



STATE OF WISCONSIN  
DEPARTMENT OF TRANSPORTATION  
DEPARTMENT OF NATURAL RESOURCES

### FIELD NOTES

- 1. All bearings are true bearings.
- 2. All distances are in feet.
- 3. All angles are interior angles.
- 4. All curves are circular.
- 5. All curves are to the right.
- 6. All curves are in the horizontal plane.
- 7. All curves are in the vertical plane.
- 8. All curves are in the horizontal plane.
- 9. All curves are in the vertical plane.
- 10. All curves are in the horizontal plane.
- 11. All curves are in the vertical plane.
- 12. All curves are in the horizontal plane.
- 13. All curves are in the vertical plane.
- 14. All curves are in the horizontal plane.
- 15. All curves are in the vertical plane.

ALL DISTANCES ARE IN FEET AND ALL BEARINGS ARE TRUE BEARINGS. THE ORIGINAL SURVEY PLAN IS FILED IN THE OFFICE OF THE CLERK OF COURTS, MILWAUKEE, WISCONSIN, UNDER THE NAME OF THE MILWAUKEE TITLE SURVEY.

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**CONSENT AND DISCLOSURE**

THE UNDERSIGNED, being the current owner of record of the property located at Higgins Road and US Highway 20 in the Village of Hampshire, Kane County, Illinois, as legally described on the attached Exhibit "A" (the "Subject Property"), hereby consents to the filing, by PND 3001 INVESTMENTS, LLC, and the Village's determination of a Land Use Application for annexation and zoning from County Agriculture to Planned Residential Development Zoning in the Village of Hampshire to allow for a senior living residential development on the Subject Property.

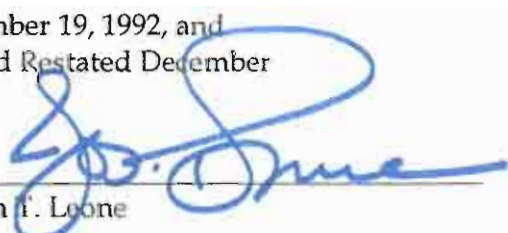
A list of the names, addresses, and telephone numbers of the beneficiaries of this Trust is attached this Consent Form as Exhibit "B."

Joseph T. Leone

Trustee under Carolyn J. Leone  
Trust Agreement  
Dated November 19, 1992, and  
Amended and Restated December  
29, 2001

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

Joseph T. Leone  
Trustee



Attachments:

- "A" Legal Description of Property
- "B" List of Beneficiaries of the Trust

**ATTACHMENT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

**THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.**

**PIN # 01-11-200-007**

**A 33 FOOT RIGHT OF WAY EASEMENT BETWEEN THE WEST LINE OF THE  
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST  
QUARTER AND THE EAST LINE OF THE PUBLIC HIGHWAY KNOWN AS ROUTE #20,  
LYING IMMEDIATELY SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER  
OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, KANE COUNTY, ILLINOIS.**

**PIN # 01-11-100-007**

ATTACHMENT "B"

LIST OF BENEFICIARIES OF THE TRUST

<u>Beneficiary</u>	<u>Address</u>	<u>Telephone</u>
Louis B. Leone	5 W. Central Avenue, #309 Mt. Prospect, IL 60056	847-392-2363
George J. Leone	9534 Brook Hill Dr. Lone Tree, CO 80124	303-766-0538
Catherine L. Leone	805 N. 13 <sup>th</sup> Street Manitowoc, WI 54220	920-682-6219
John F. Leone	980 East 130 <sup>th</sup> Drive Thornton, CO 80241	303-503-0097
William J. Leone	823 Dresser Drive Mt. Prospect, IL 60056	847-749-1615
Margaret M. Rosano	201 West Council Trail Mt. Prospect, IL 60056	847-340-0423
Paul F. Leone	4225 E. Illiff Avenue, No. 5 Denver, CO 80222	303-737-0994
Joseph T. Leone	5919 County Road A Brooklyn, WI 53521	608-255-8891
Carolyn A. Leone	1372 Perry Avenue Salt Lake City, UT 84103	801-532-1988





SCALE:  
1 inch equals 200 feet

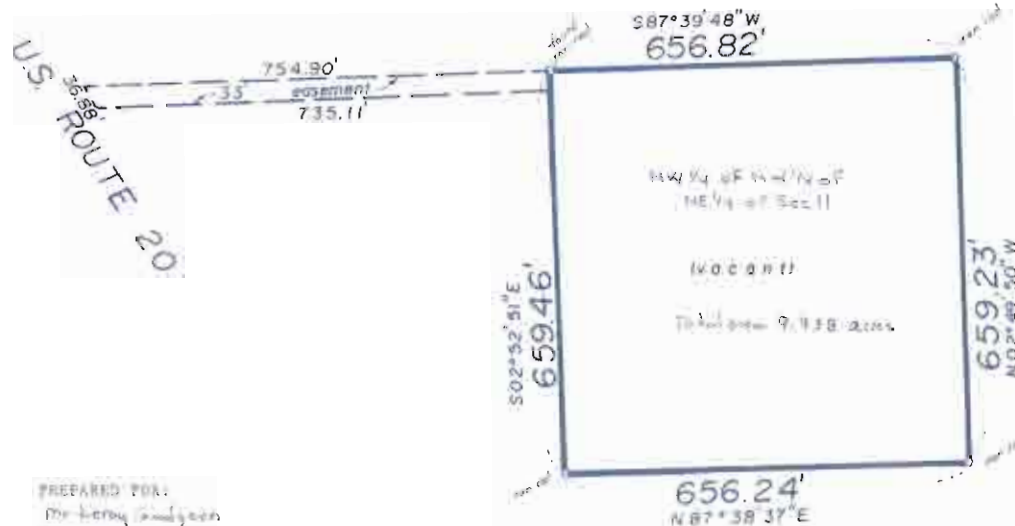
# PLAT OF SURVEY

Conway Surveying  
(815) 385-2124

1213 N. Riverside  
McHenry, Illinois

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

A 33 FOOT RIGHT OF WAY EASEMENT BETWEEN THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE EAST LINE OF THE PUBLIC HIGHWAY KNOWN AS ROUTE # 20, LYING IMMEDIATELY SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.



Refer to abstract, (state and local) ordinances for additional easements and building restrictions.

Compare all points before building by same and at once report any difference.

No underground improvements have been located or shown.

No distances should be assumed by scaling

PREPARED FOR:  
Mr. Henry Sanderson  
540 W. Knowledge Rd.  
Northfield, IL  
Rt. Home, Route  
10242003

State of Illinois )  
County of McHenry )  
I, Robert J. Conway, do hereby certify that,  
under my direction, I have caused the above  
described property to be surveyed and that  
the plat hereto drawn is a correct repre-  
sentation of said survey.  
At McHenry, this 18<sup>th</sup> day of  
August, A.D., 1988.

Illinois Registered Land Surveyor - 2674

Survey No. 01-11-100-004

(vacant) U.S. Route 20 Hampshire, Illinois



NORTH

# *Hampshire Site*

Illinois

Land Planning Context



**Site Plan**  
 Features large common open spaces with recreational opportunities including a club and loop trail system.

The residential area is organized into small clustered neighborhood pods with a green-belt network of parks, trails and walks that provide connectivity.

Maintenance free living and plenty of common accessible amenities help make this an ideal community for the active adult lifestyle.

**Land Use**  
 Age Targeted  
 Single Family

## Open Space Amenities

Green-belt network and trail system connects residents and provides access to open space amenities.

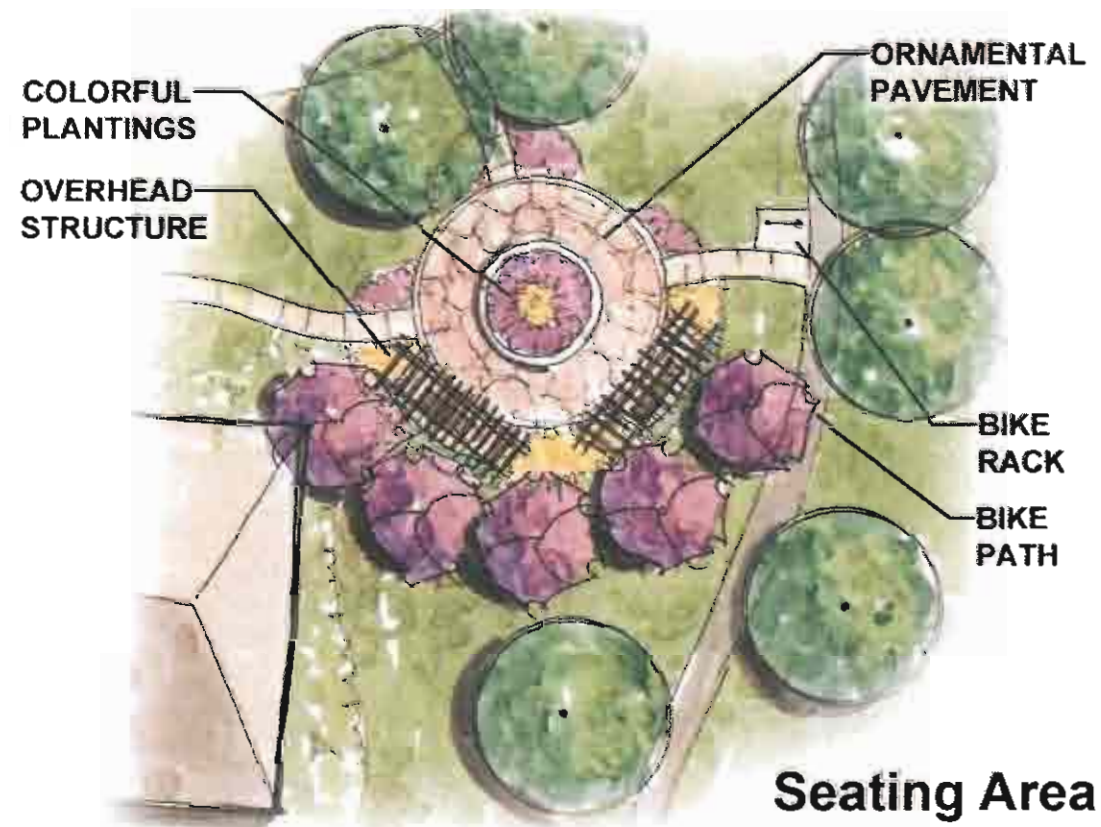
Seating Area amenities with ornamental pavement and overhead structures provide opportunities for rest and reflection along the way.

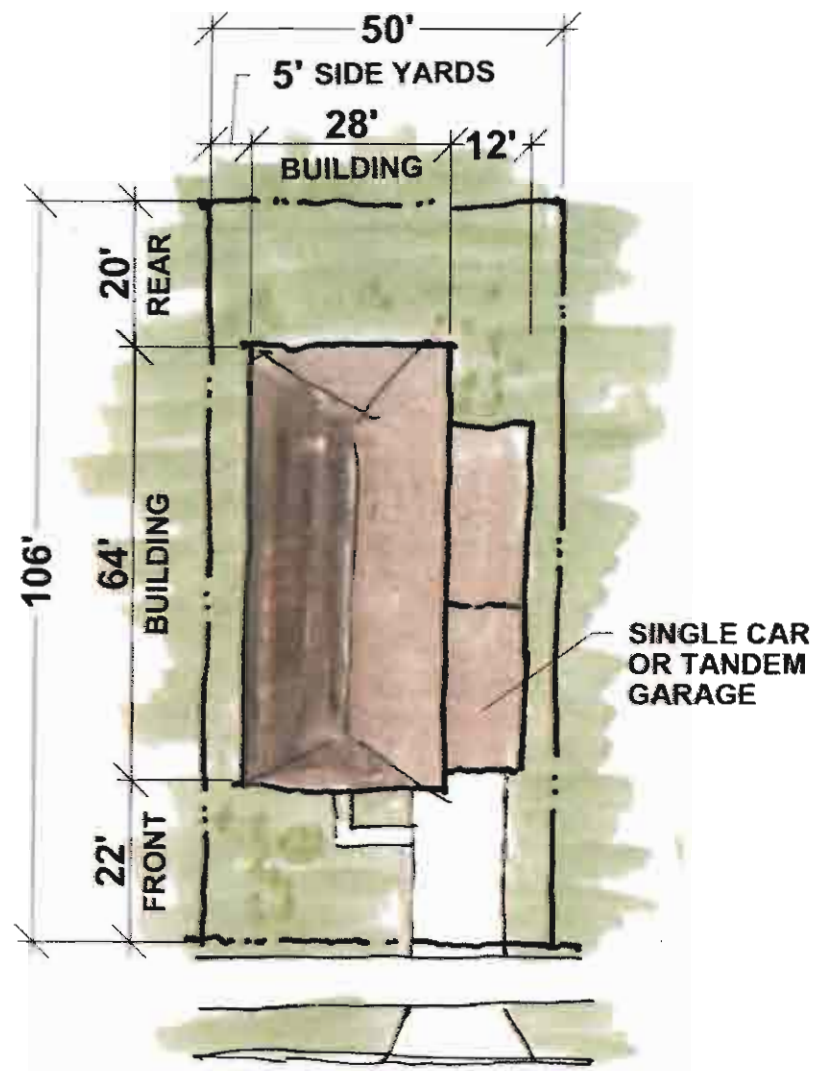


**Seating Area Perspective**



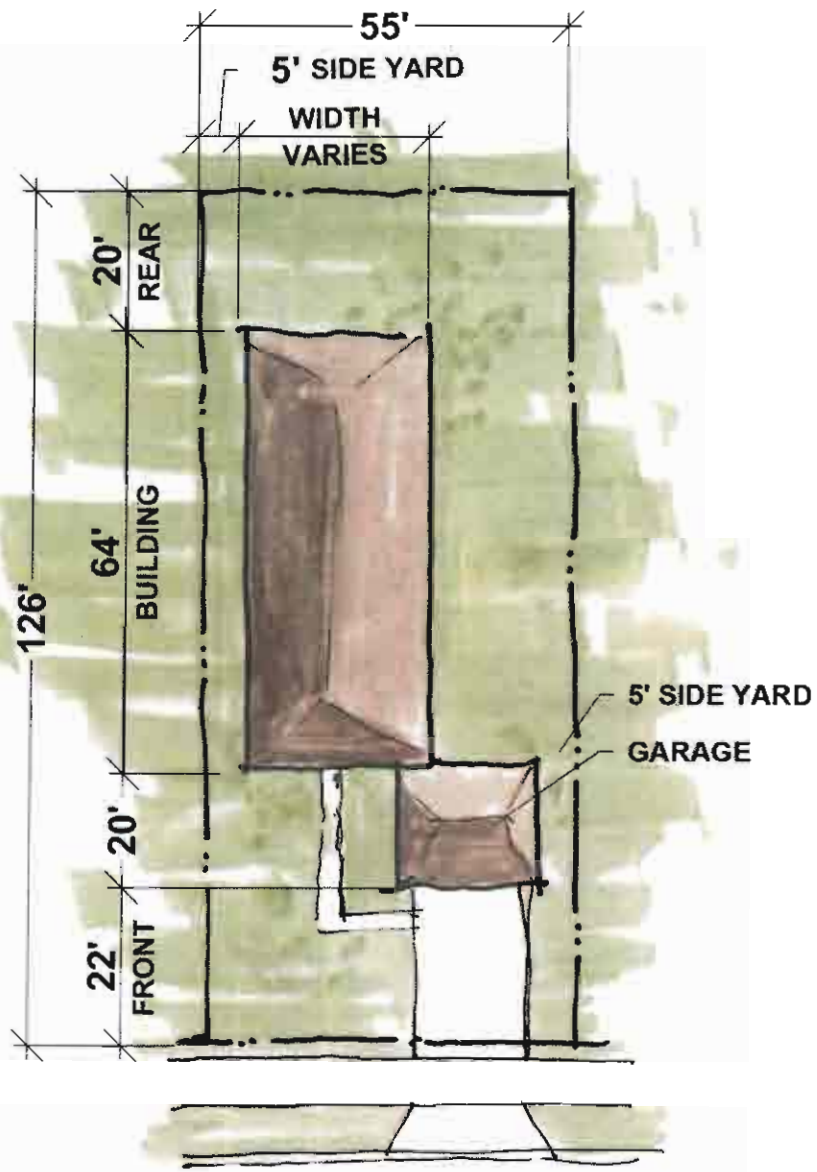
**Park/Trail Perspective**





### Shallow Lots

Shallow interior lots are designed for a home module up to 28 ft. wide x 64 ft. deep with room for a single car or two-car tandem garage arrangement.



Deep Lots

Deep lots are designed for a home module up to 45 ft. wide x 64 ft. deep plus 20 ft. of depth to accommodate a one or two car garage.

