



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, February 10, 2025 - 7:00 PM  
Hampshire Village Hall  
234 South State Street, Hampshire, IL 60140

## AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. A Motion to Approve the Meeting Minutes from January 13, 2025
5. Public Comments
6. New Business
  - a. Case#: PZC-25-02 - Public Meeting  
PIN: Part of 01-16-100-005, 01-16-100-006, and 01-17-200-006  
Petitioner & Owner: Hampshire West, LLC (Crown Development)  
Request: Final Plat of Subdivision Approval for Prairie Ridge North Lift Station  
Action: Motion to make a recommendation regarding Case# PZC-25-02
  - b. Case# PZC-25-03 - Public Meeting  
PIN: 01-15-100-008; 01-16-326-004; 01-16-326-001  
Petitioner & Owner: Hampshire West, LLC (Crown Development)  
Requests:
    - i. Final Plat of Subdivision Approval for Prairie Ridge North Neighborhood J2
    - ii. Final Plat of Subdivision Approval for Prairie Ridge North Neighborhood U
    - iii. Final Plat of Subdivision Approval for Prairie Ridge North Neighborhood V
    - iv. Final Plat of Subdivision Approval for Prairie Ridge North Neighborhood Z - Lot 219Action: Motion to make a recommendation regarding Case# PZC-25-03
7. Old Business
8. Announcements
9. Adjournment

Public Comments: The Commission will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Chairman 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 video conference 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  
Planning & Zoning Commission Meeting  
Monday, January 13, 2025 - 7:00 PM  
Hampshire Village Hall  
234 South State Street, Hampshire, IL 60140

## MEETING MINUTES

### 1. **Call to Order**

The Village of Hampshire Planning & Zoning Commission was called to order by Chairwoman Klein at 7:00 P.M.

### 2. **Pledge of Allegiance**

### 3. **Roll Call**

Present: Commissioners Rick Frillman, Grace Duchaj, Bill Rossetti, Sharon Egger, Ron Ross, and Chairwoman Christine Klein

Absent: Commissioner Scott McBride

Others Present: Mo Khan, Assistant Village Manager for Development

### 4. **A Motion to Approve the Meeting Minutes from November 25, 2024**

Motion: Commissioner Egger

Second: Commissioner Duchaj

Ayes: Commissioners Duchaj, Egger, Ross, and Chairwoman Klein

Nays: None

Abstain: Commissioners Frillman and Rossetti

Motion Approved

### 5. **Public Comments**

No Public Comments

### 6. **New Business**

- a. **Case# PZC-25-01 - Public Hearing  
Address: 574 N. State St.**

**Petitioner & Owner: Felipe Marquez**

**Request: Variance to Sec. 6-3-10-D-1 of the Hampshire Zoning Ordinance to permit a fence in the front-yard, whereas fences are not permitted in the front-yard.**

**Action: Motion to make a recommendation regarding Case# PZC-25-01**

Chairwoman Klein requested a motion to open the public hearing.

Motion: Commissioner Egger

Second: Commissioner Duchaj

Ayes: Commissioners Frillman, Duchaj, Rossetti, Egger, and Ross

Nays: None

Motion Approved

Mr. Khan provided a summary of the request and staff's agenda supplement.

Mr. Khan stated a comment letter was submitted by the adjacent property owner to the north.

Chairwoman Klein requested a motion to close the public hearing.

Motion: Commissioner Egger

Second: Commissioner Ross

Ayes: Commissioners Frillman, Duchaj, Rossetti, Egger, and Ross

Nays: None

Motion Approved

The Commission held a discussion regarding the request and information gathered during the public hearing.

Chairwoman Klein requested a motion to recommend approval of Case#: PZC-25-01

Motion: Commissioner Frillman

Second: Commissioner Duchaj

Ayes: Commissioner Frillman

Nays: Commissioners Duchaj, Rossetti, Egger, and Ross

Motion Failed



Chairwoman Klein requested a motion to recommend denial of Case#: PZC-25-01

Motion: Commissioner Egger

Second: Commissioner Ross

Ayes: Commissioners Duchaj, Rossetti, Egger, and Ross

Nays: Commissioner Frillman

Motion Failed

**7. Old Business**

None.

**8. Announcements**

Mr. Khan stated there will be no meeting on January 27, 2025.

Mr. Khan stated that the Planning & Zoning Commission training will be held at the February 10, 2025 meeting.

**9. Adjournment**

Motion to Adjourn

Motion: Commissioner Ross

Second: Commissioner Egger

Ayes: Commissioners Frillman, Duchaj, Rossetti, Egger, and Ross

Nays: None

Motion Approved

Adjourned at 7:34 P.M.

Submitted: February 10, 2024

Approved:



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

## AGENDA SUPPLEMENT

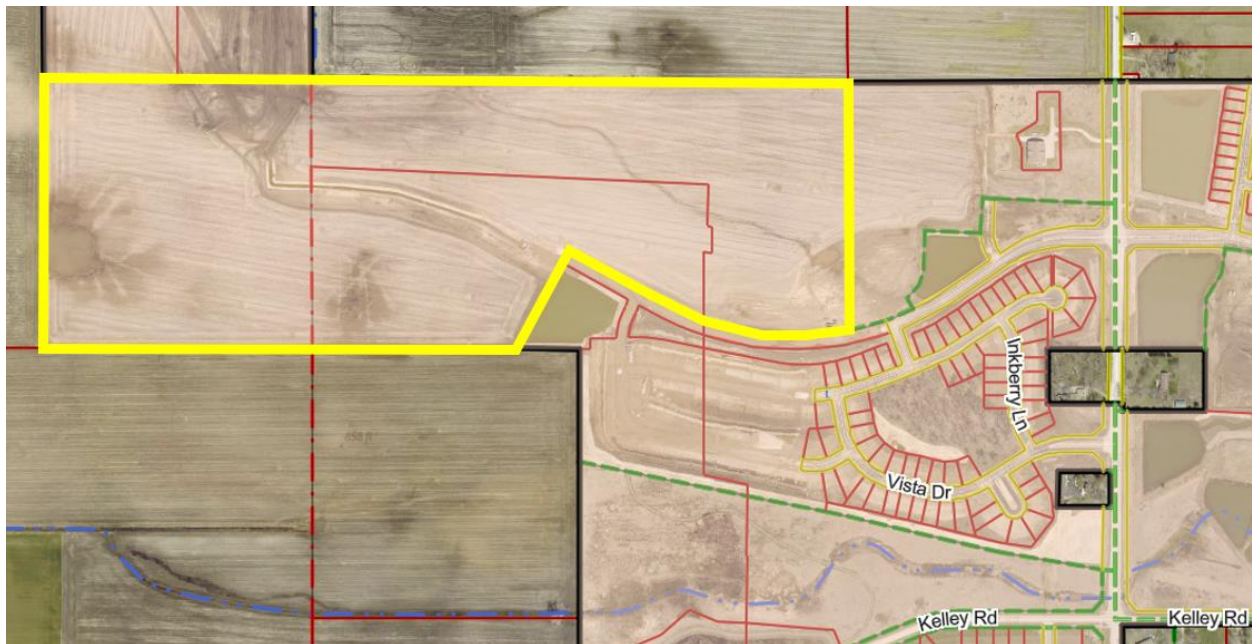
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**TO: Planning & Zoning Commission**  
**FROM: Mo Khan, Assistant Village Manager for Development**  
**FOR: Planning & Zoning Commission Meeting on February 10, 2024**  
**RE: PZC-25-02 - Prairie Ridge North Lift Station - Final Plat of Subdivision**

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**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](http://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

**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 16<sup>th</sup> DAY OF MARCH, 2023.

AYES: Fodor, Koth, Mott, Pollastrini, Robinson

NAYS: Kelly

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

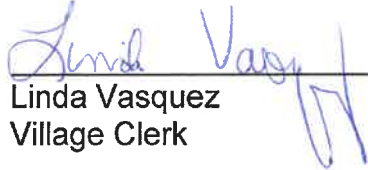
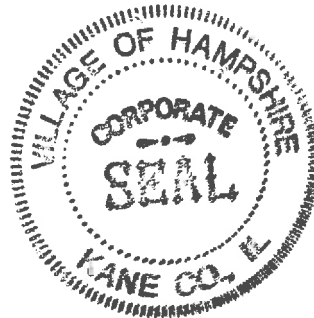
ABSTAIN: \_\_\_\_\_

APPROVED THIS 16<sup>th</sup> DAY OF MARCH, 2023.



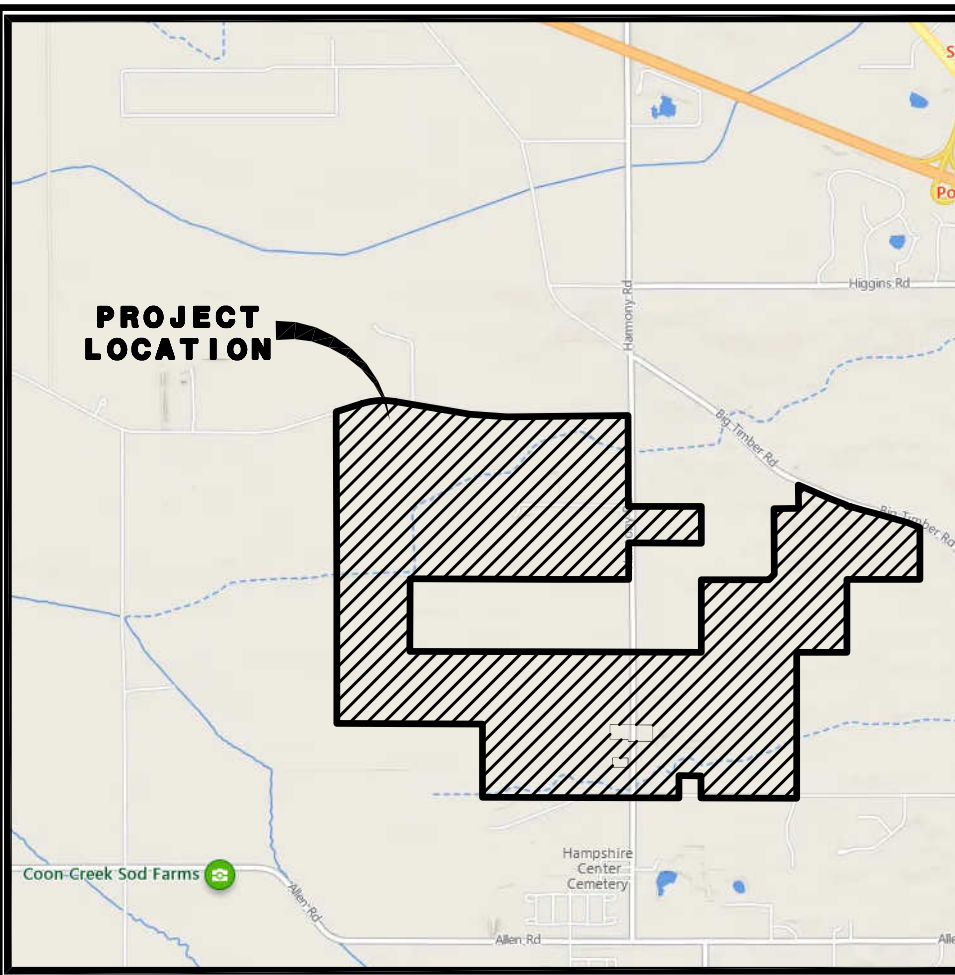
\_\_\_\_\_  
Michael J. Reid, Jr.  
Village President

ATTEST:

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

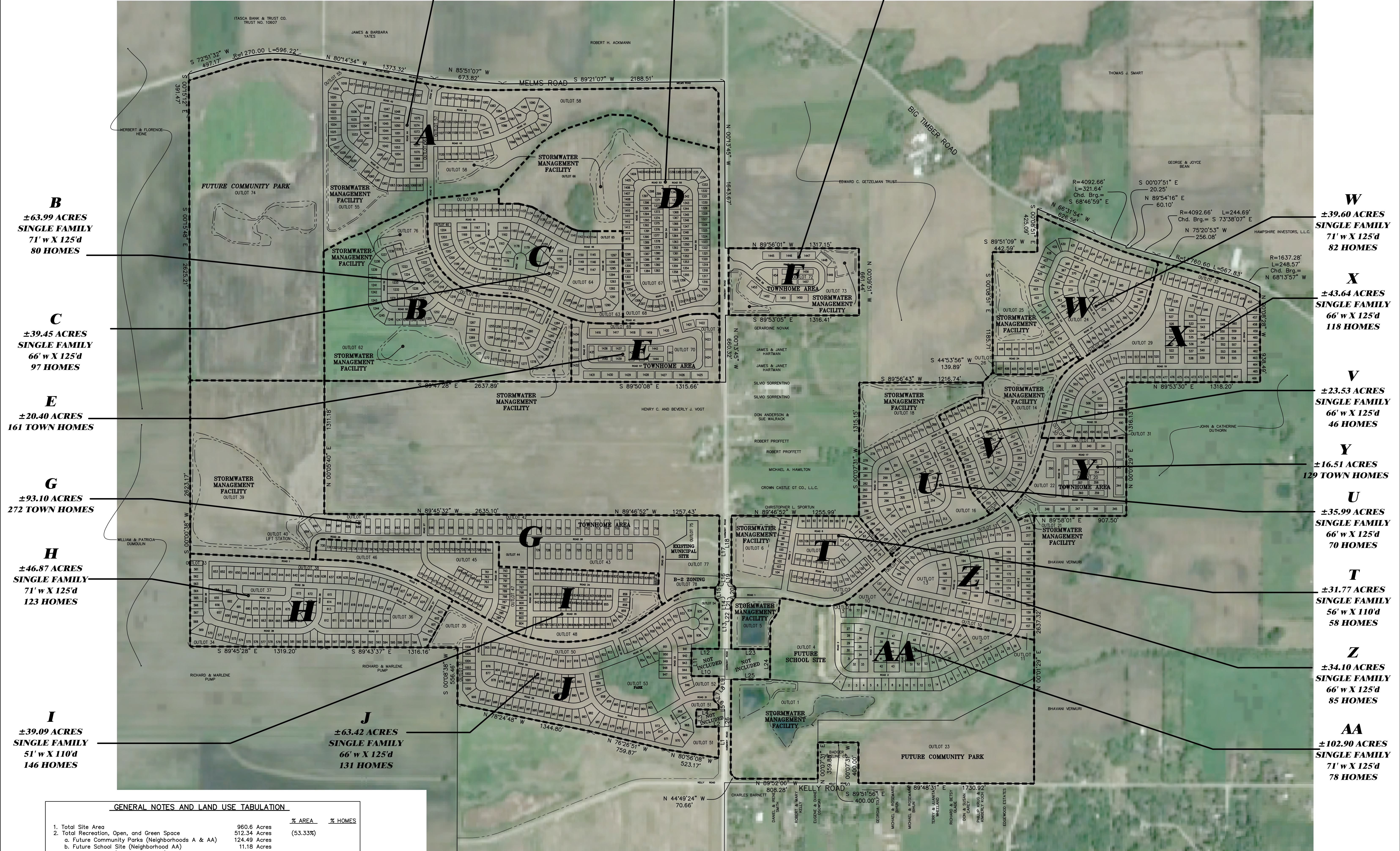
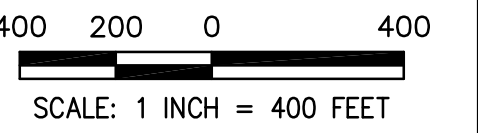


# PRELIMINARY PLAT OF SUBDIVISION FOR PRAIRIE RIDGE NORTH



**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°20'21" 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°20'24" E
L15	100.00'	N 00°07'54" E
L16	56.37'	S 45°20'24" W
L17	870.52'	S 00°07'54" W
L18	870.54'	N 00°07'54" E
L19	56.37'	N 44°30'24" W
L20	100.00'	N 00°07'54" E
L21	56.37'	N 45°07'54" 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



**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

**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. 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	9,000	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
<b>Total Single Family</b>	<b>1346</b>		<b>8,977</b>	<b>18,193</b>	<b>5,610</b>	<b>8,875</b>	<b>12,082,788</b>	<b>277.36</b>	<b>796.07</b>

**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
<b>Total Multi Family</b>	<b>641</b>	<b>149.26</b>

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	To Adjacent Property Line	To Adjacent Property Line
Front to Rear	30'	30'	30'	30'
Front to Internal R.O.W.	25'	25'	25'	25'
Side to Internal R.O.W.	25'	25'	25'	20'
BUILDING SETBACKS				
Front to Front	40'	40'	40'	40'
Rear to Rear	50'	50'	50'	50'
Side to Side	20'	20'	20'	20'
Front to Side	40'	40'	40'	40'
Rear to Side	40'	40'	40'	50'
EXTRA DIMENSIONS & ENCROACHMENTS				
Minimum Building Heights (As Measured from Finish Floor Elevation)	37'	37'	37'	37'
Side Yard Obstruction (Stoop)	3'	3'	3'	3'
Rear Yard Obstruction (Deck)	10'	10'	10'	10'
Front Yard Obstruction (Stoop)	5'	5'	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: PEOVER  
DRAWN BY: KMS FLD, BK. / PG. NO.: ----  
COMPLETION DATE: 12-14-22 JOB NO.: 456.275  
XREF : TOPO BASE, PEOVERSCRN 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

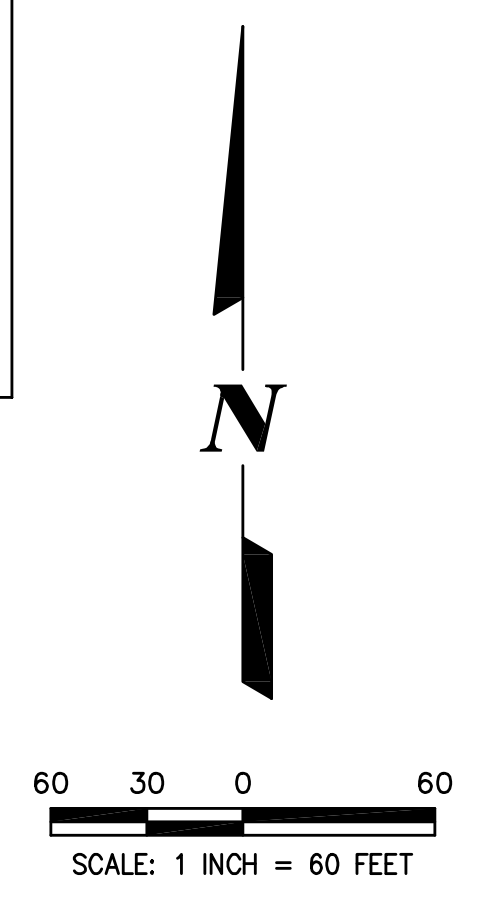
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 28°48'23" W	25.00'
L2	N 02°36'02" E	91.00'
L3	N 87°23'58" W	55.00'
L4	S 87°23'58" E	75.83'
L5	S 87°23'58" E	60.00'
L6	S 02°36'02" W	67.28'
L7	N 87°23'58" W	60.00'
L8	S 87°29'00" E	10.00'
L9	S 02°36'02" W	64.34'
L10	N 02°36'02" E	25.00'
L11	N 87°23'58" W	20.00'
L12	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 TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	14.09'	120.00'	S 05°57'51" W	14.08'

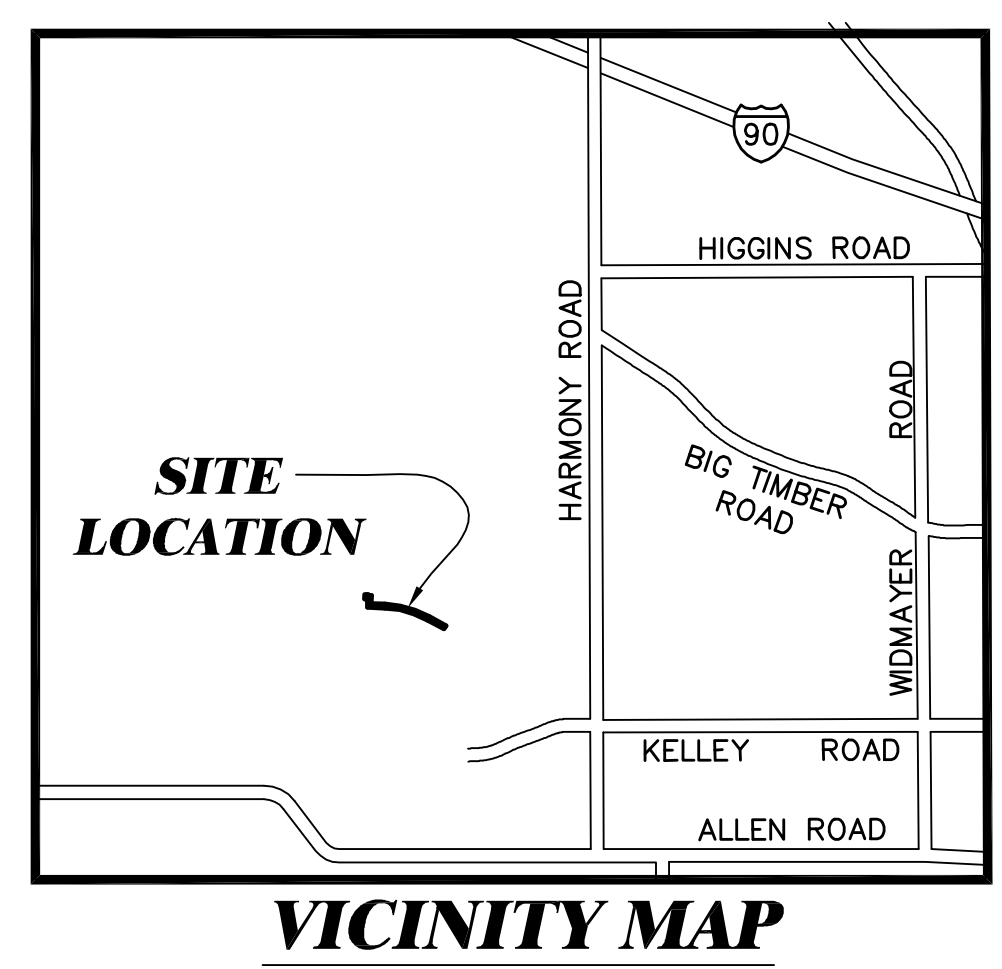
THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:  
  
(PRINT NAME)  
  
(ADDRESS)  
  
(CITY/TOWN) (STATE) (ZIP CODE)

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



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



**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 with dot)
- SECTION CORNER OR QUARTER SECTION CORNER (Circle with cross)

**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.

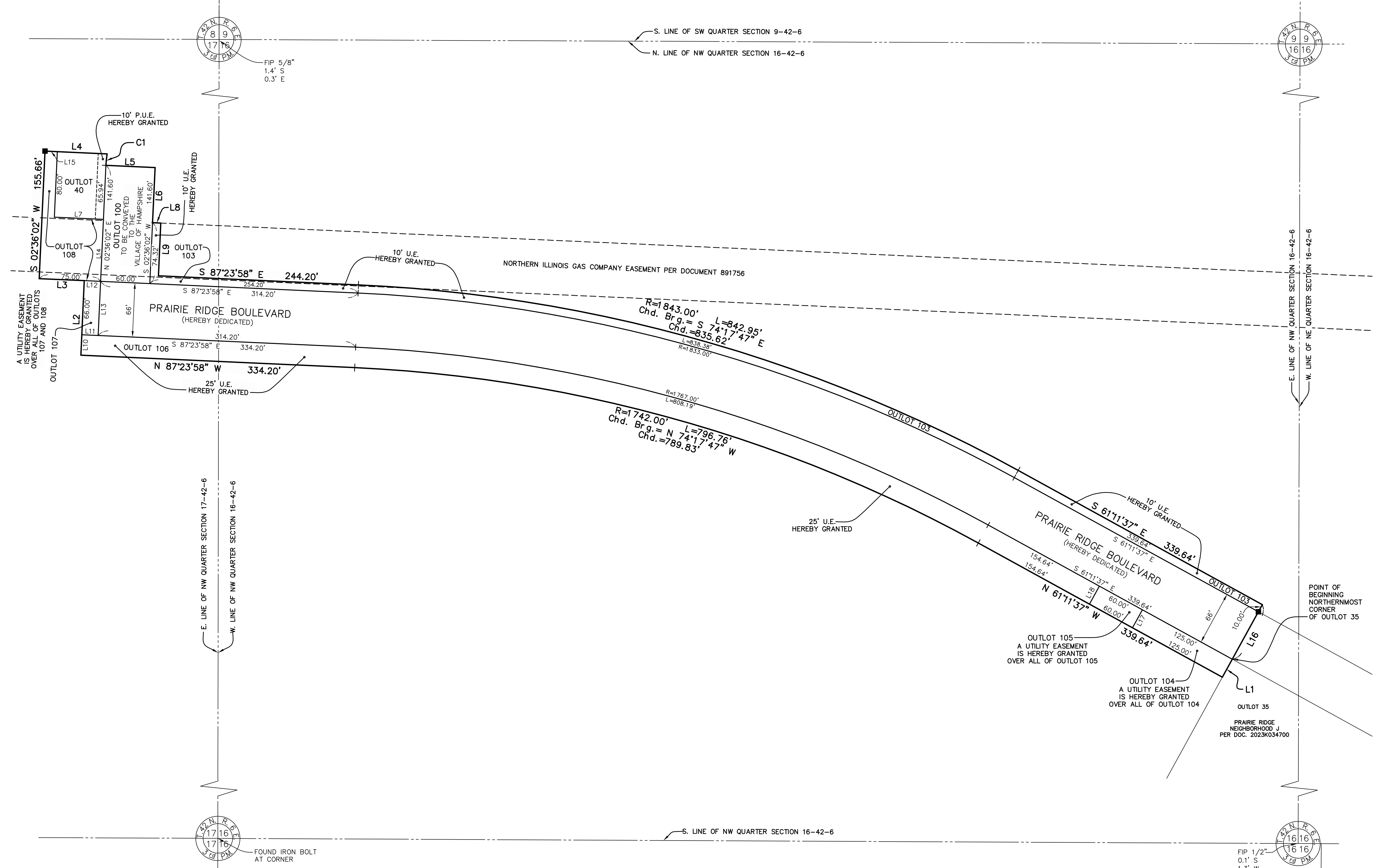
THE BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBJECT SITE BEING S 00°01'32" W (ASSUMED).

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 (ø AS SHOWN)  
F.I.R. = FOUND IRON ROD (ø 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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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  
234 S. State Street, Hampshire IL 60140  
Phone: 847-683-2181 | www.hampshireil.org

## AGENDA SUPPLEMENT

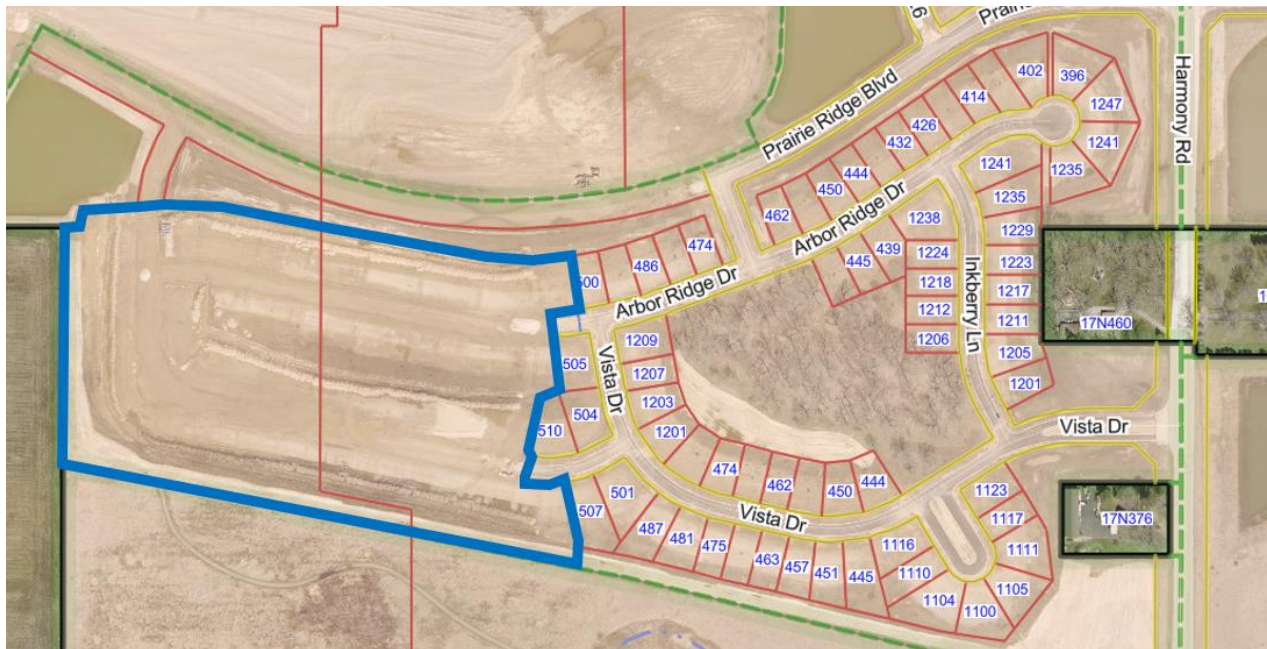
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**TO: Planning & Zoning Commission**  
**FROM: Mo Khan, Assistant Village Manager for Development**  
**FOR: Planning & Zoning Commission Meeting on February 10, 2024**  
**RE: PZC-25-03 - Prairie Ridge North Neighborhoods J2, U, V, Z (Lot 219)** 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





**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.



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



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@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  
Phone: 847-683-2181 ▪ www.hampshireil.org

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

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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 16<sup>th</sup> DAY OF MARCH, 2023.

AYES: Fodor, Koth, Mott, Pollastrini, Robinson

NAYS: Kelly

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

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

APPROVED THIS 16<sup>th</sup> DAY OF MARCH, 2023.



\_\_\_\_\_  
Michael J. Reid, Jr.  
Village President

ATTEST:

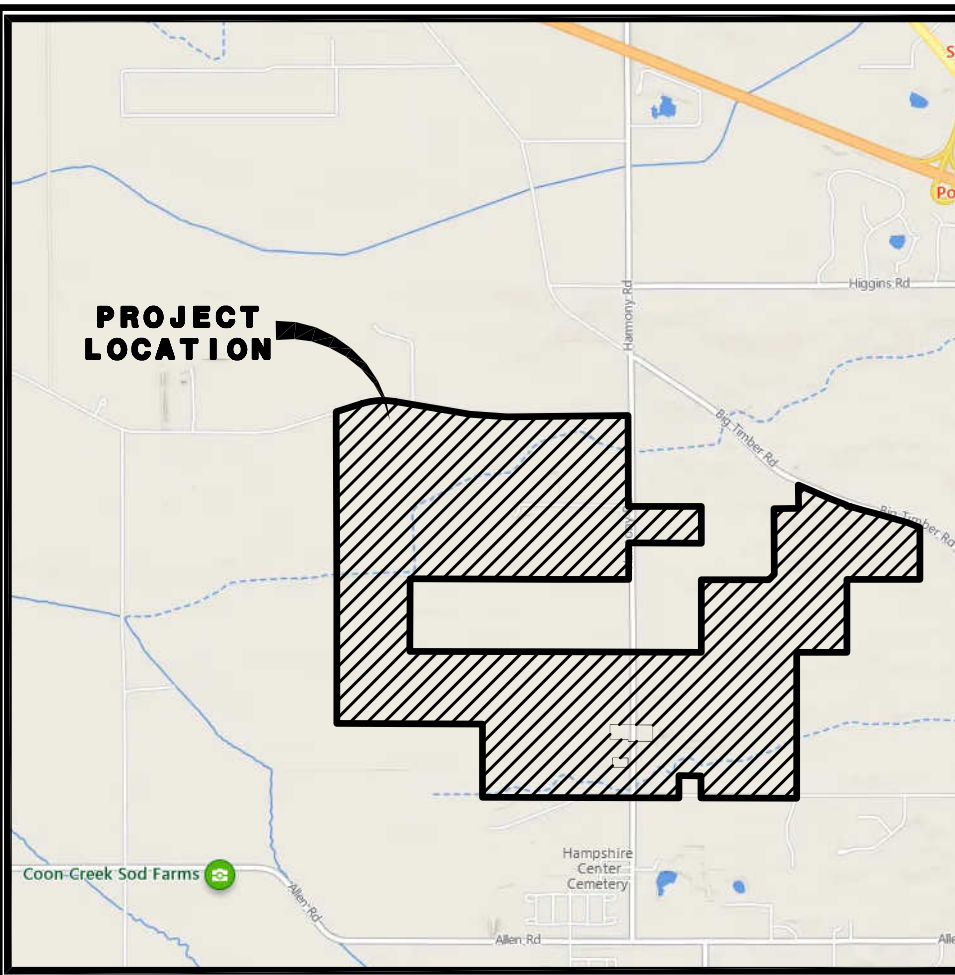
  
\_\_\_\_\_  
Linda Vasquez  
Village Clerk





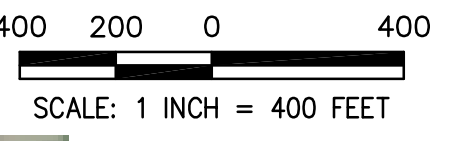
# PRELIMINARY PLAT OF SUBDIVISION FOR PRAIRIE RIDGE NORTH

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	870.44'	N 00°07'54" E
L19	56.37'	N 45°26'24" W
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



**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

**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	1.97 Acres	(0.21%)	
5. Community Wide Roadway Dedication	146.23 Acres	(15.43%)	
6. Grass Density	2.07 DU/Acre		

**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	15,672	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
<b>Total Single Family</b>	<b>1346</b>		<b>8,977</b>	<b>18,193</b>	<b>5,610</b>	<b>8,875</b>	<b>12,082,788</b>	<b>277.36</b>	<b>796.07</b>

**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
<b>Total Multi Family</b>	<b>641</b>	<b>149.26</b>

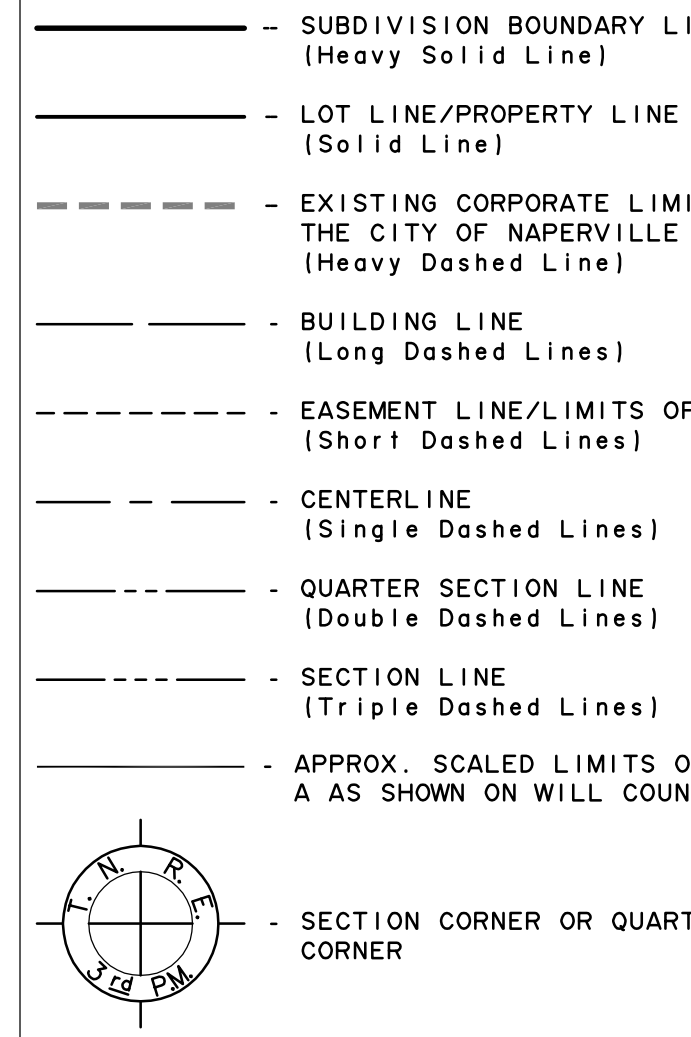
LOT REQUIREMENTS	51'	56'	66'	71'
	Single-Family N-I	Single-Family N-D-N-T	Single-Family N-C-N-J-N-U-N-X-N-A-N-Y-N-Z	Single-Family N-B-N-H-N-W-N-AA
Minimum Lot Width	51'	56'	65'	65'
Minimum Lot Depth	110'	110'	110'	110'
Minimum Lot Areas	5,610 Sq.-Ft.	6,160 Sq.-Ft.	8,250 Sq.-Ft.	8,875 Sq.-Ft.
FRONT YARD 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**



**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: P0600R  
DRAWN BY: KMS FLD, BK. / PG. NO.: ----  
COMPLETION DATE: 12-14-22 JOB NO.: 456.275  
XREF : TOPO BASE, PRECOVERSCRN PROJECT MANAGER : MAM  
REV: 02-10-23/LAL  
REV: 02-10-23/LAL







# FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NORTH NEIGHBORHOOD J2

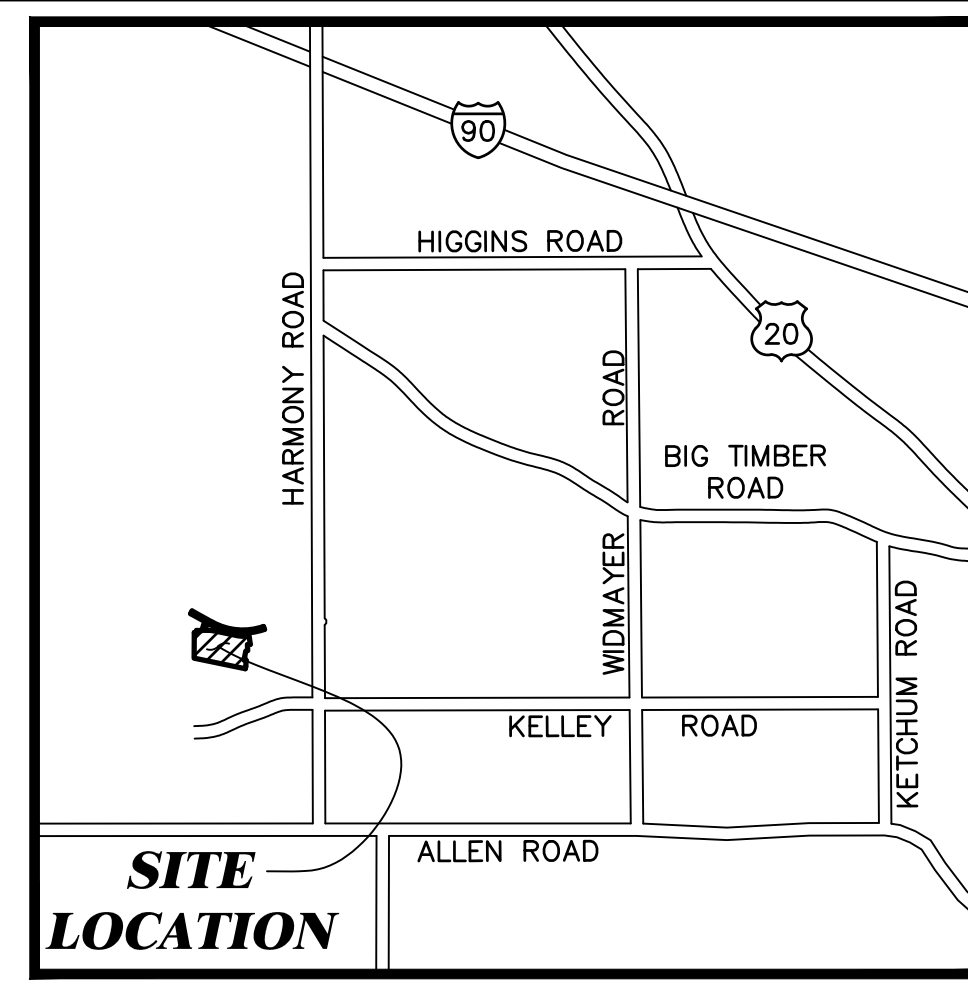
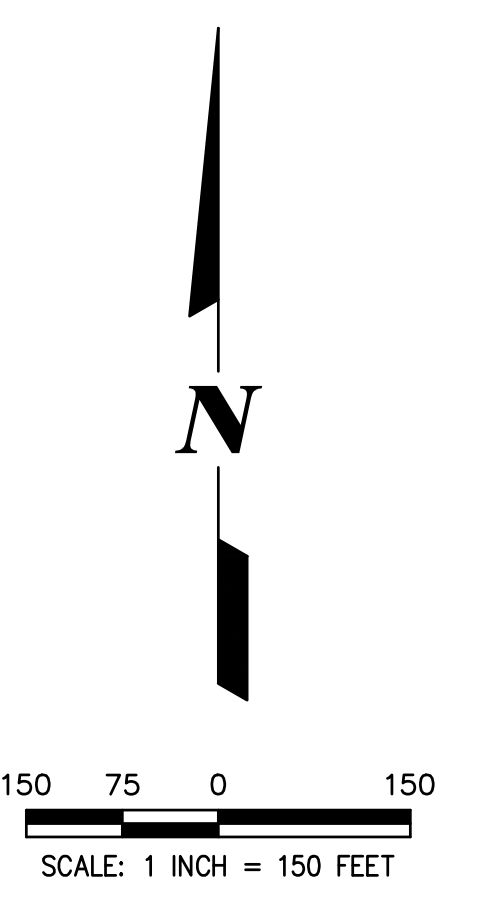
PART OF SECTION 16 IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

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

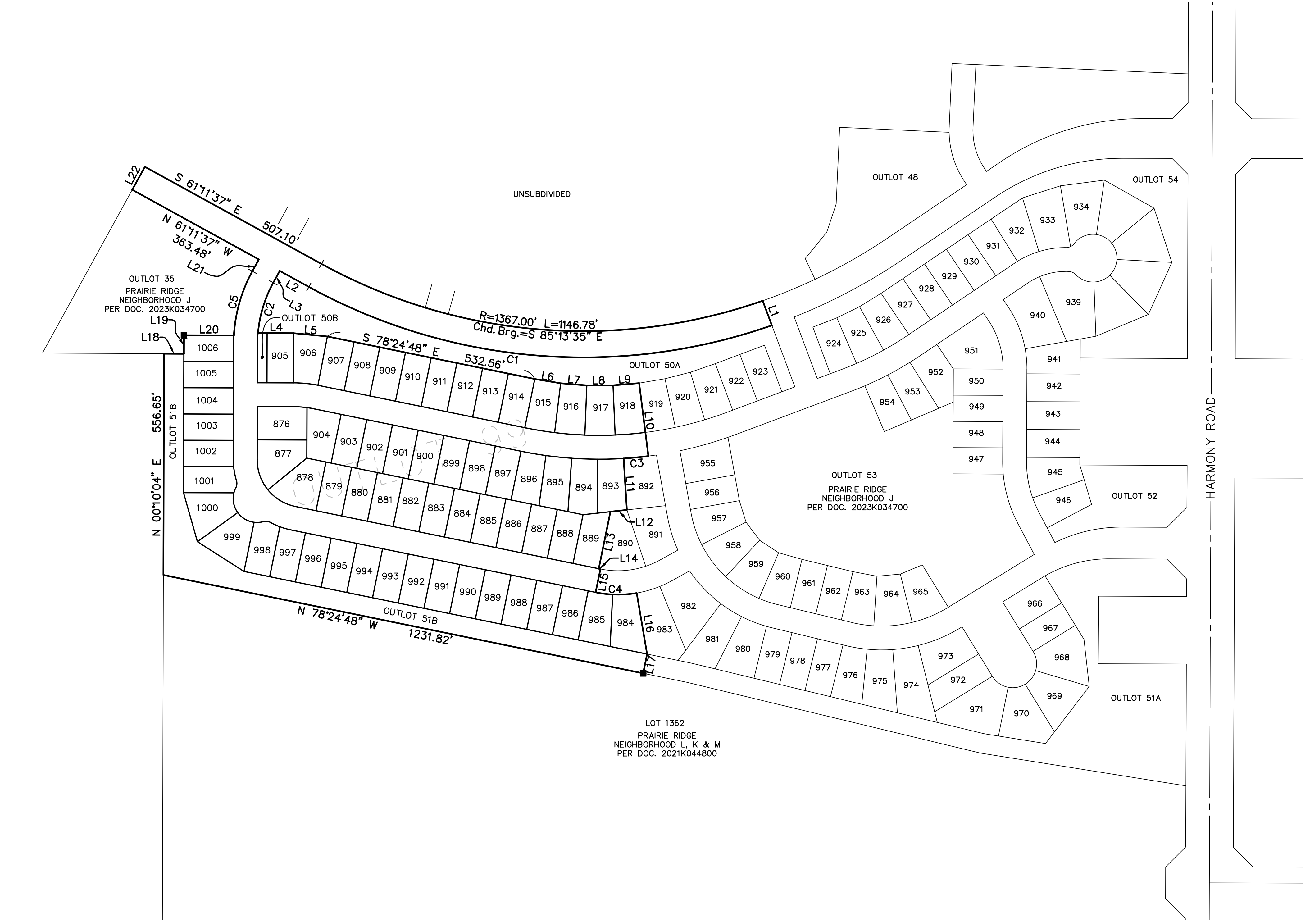


**VICINITY MAP**

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.

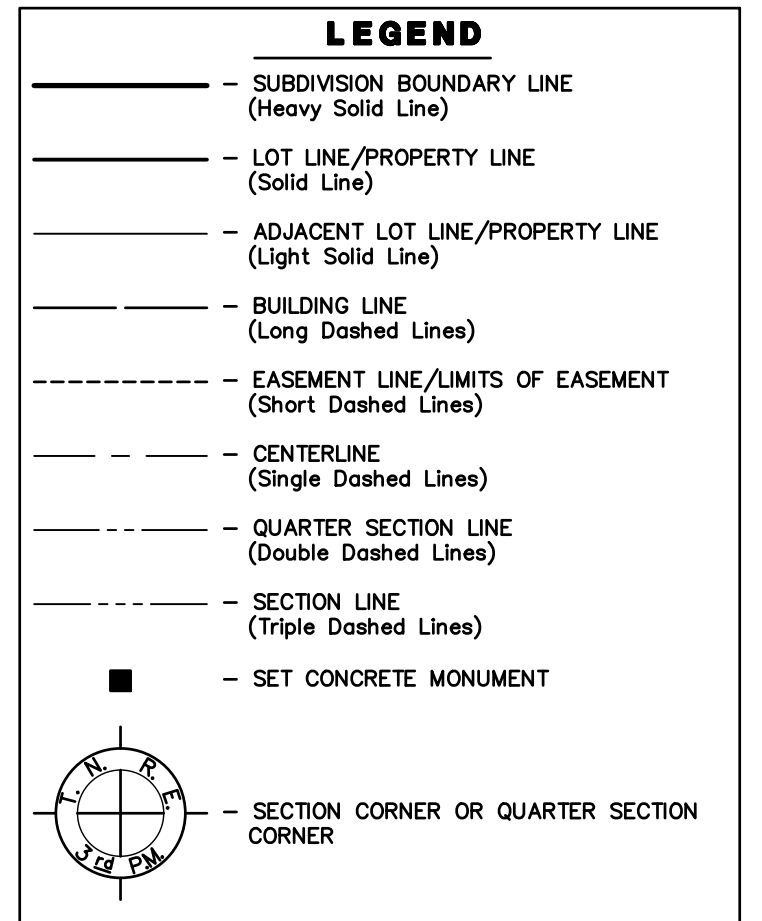
B.L. - BUILDING SETBACK LINE

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.

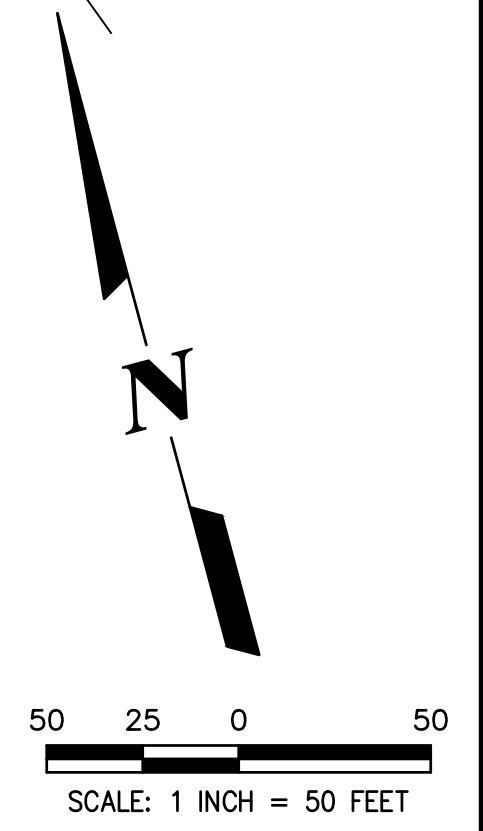
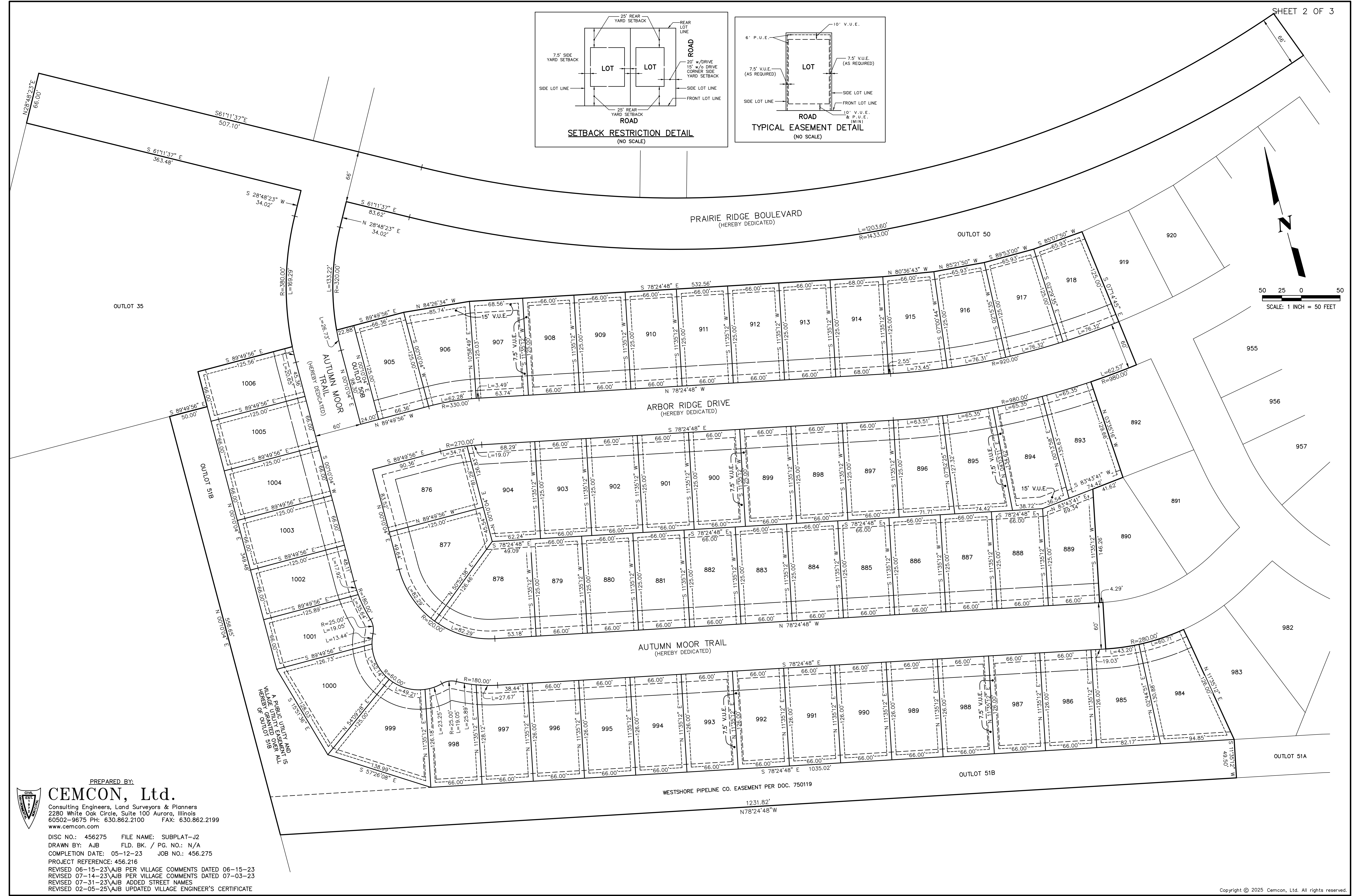
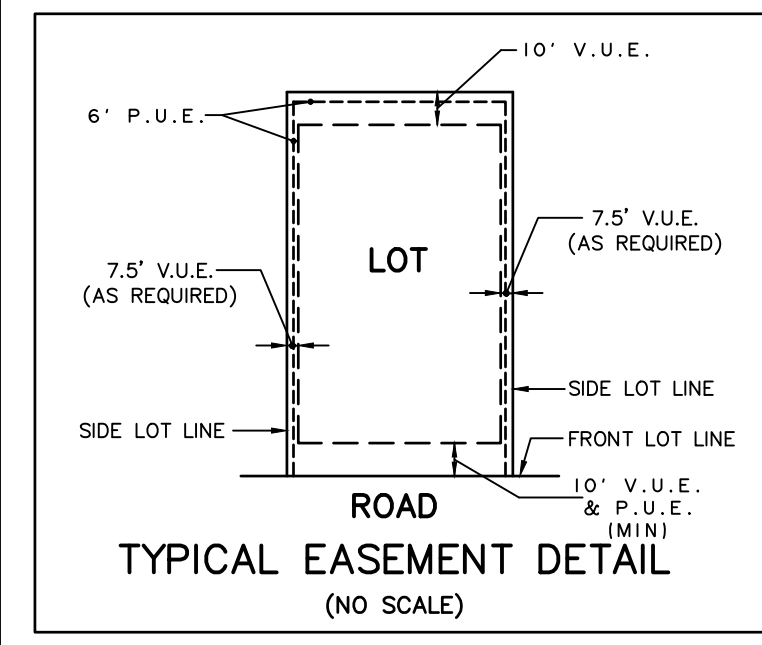
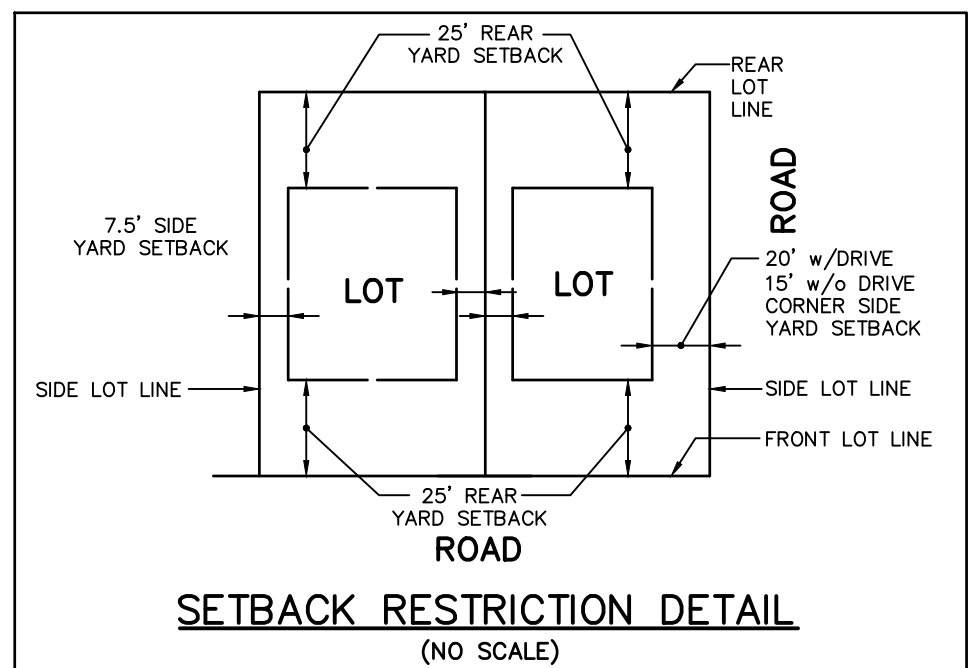


PREPARED FOR:  
**HAMPSHIRE WEST LLC**  
1751 A WEST DIEHL ROAD  
NAPERVILLE, IL 60563  
(630) 851-5490

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  
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  
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

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  
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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\_30\SUBPLAT-2.DWG  
PLOT FILE CREATED: 2/6/2025 BY: TONY BLUS



# FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NORTH NEIGHBORHOOD U

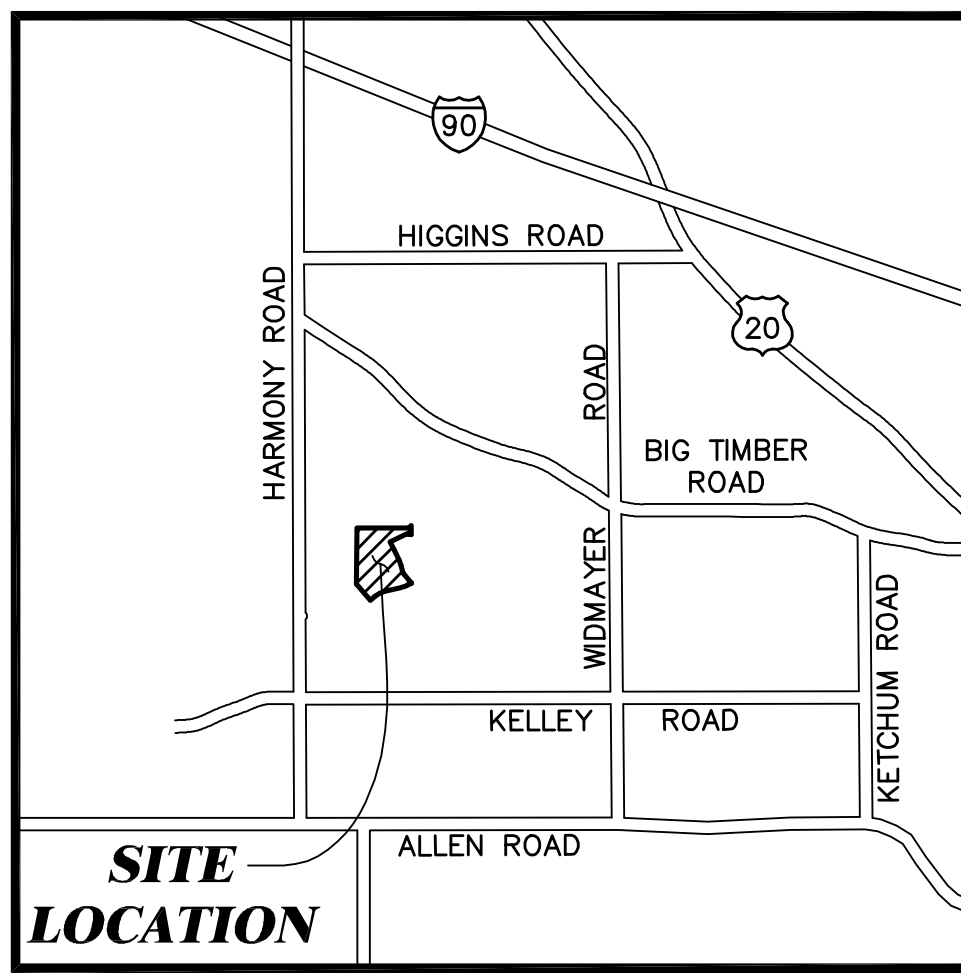
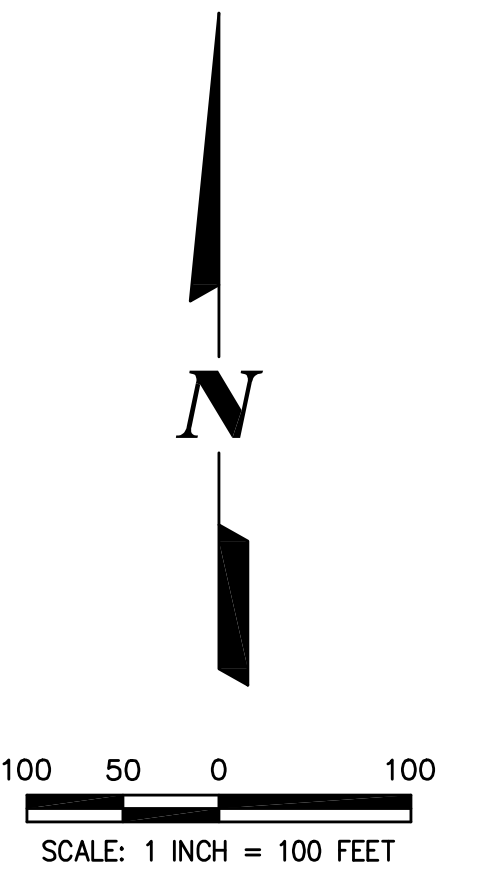
PART OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST  
QUARTER OF SECTION 15, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

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 AREA SUMMARY TABLE			
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.

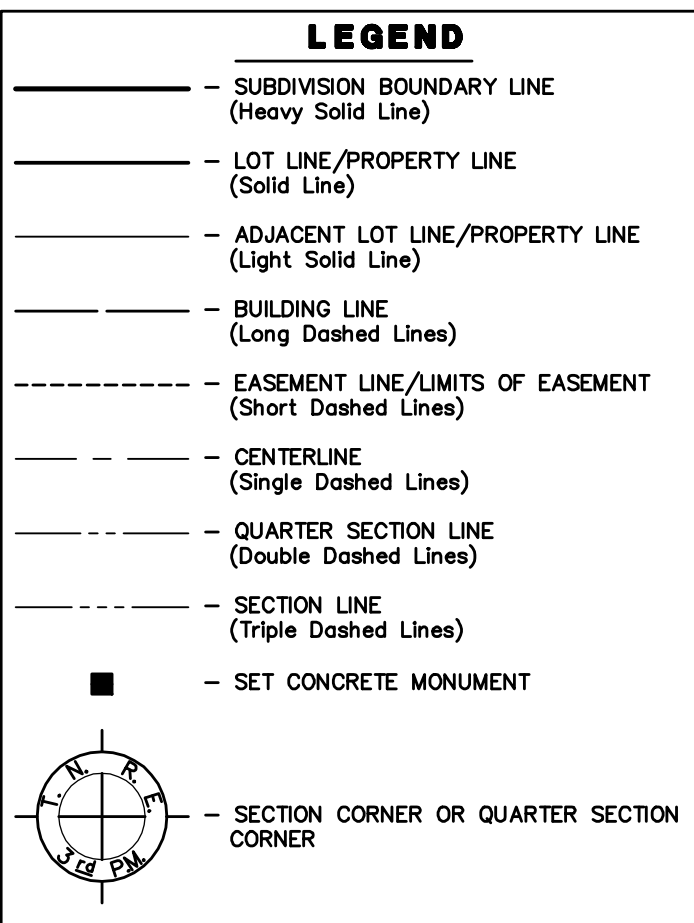
P.U.E. - INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

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.

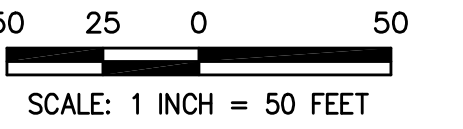


PREPARED FOR:  
**HAMPSHIRE WEST LLC**  
1751 A WEST DIEHL ROAD  
NAPERVILLE, IL 60563  
(630) 851-5490

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
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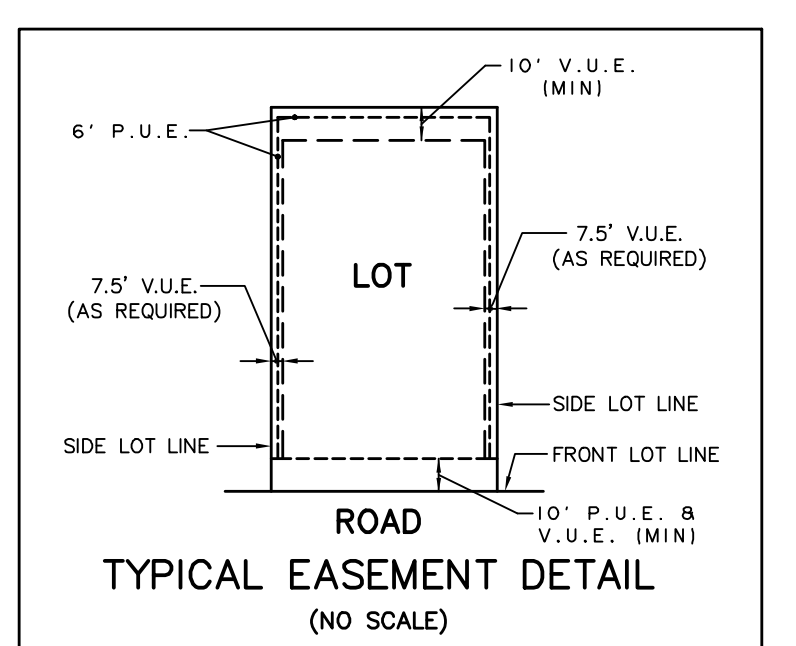
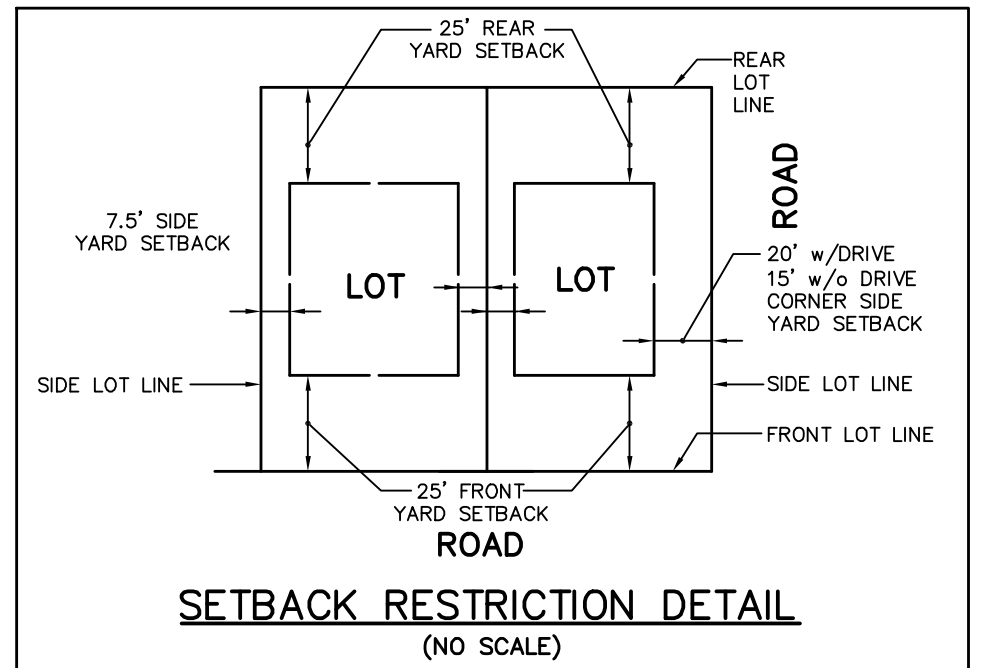
DISC NO.: 456275 FILE NAME: SUBPLAT-U  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 04-24-24 JOB NO.: 456.275  
PROJECT REFERENCE: 456.216  
CHECKED BY: JRP 04-04-24  
05-20-24\AJB UPDATED EASEMENT CONFIGURATION & DETAIL  
07-22-24\SMR PER VILLAGE REVIEW LETTER DATED 7-9-24  
10-29-24\AJB 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\HAMPSHIRE\PLATS-2025\SUBPLAT-U.DWG  
PLOT FILE CREATED: 2/6/2025 BY: TONY BLUS  
Page 31 of 38



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

DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-UJWB

PLOT FILE CREATED: 2/2/2025 BY: TONY BLUS



PREPARED BY:  
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DISC NO.: 456275 FILE NAME: SUBPLAT-U  
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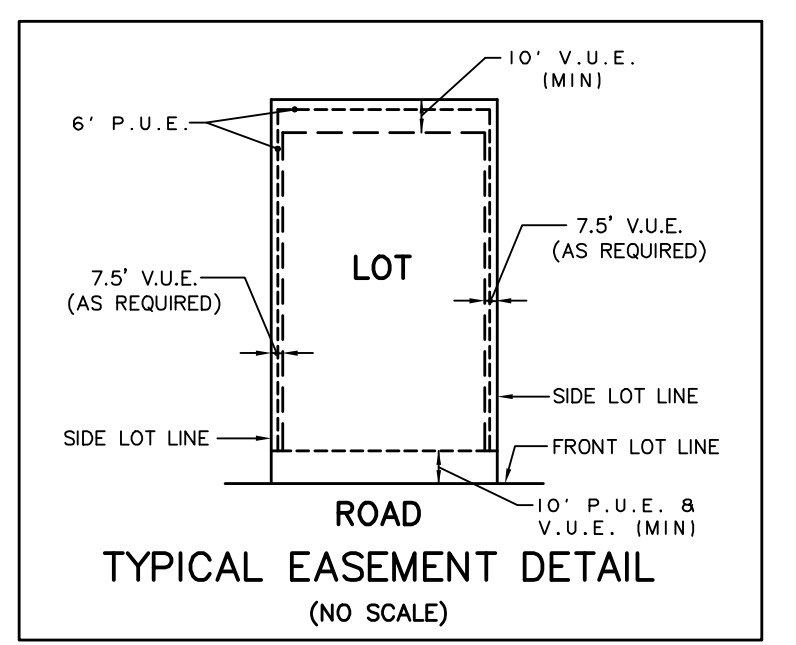
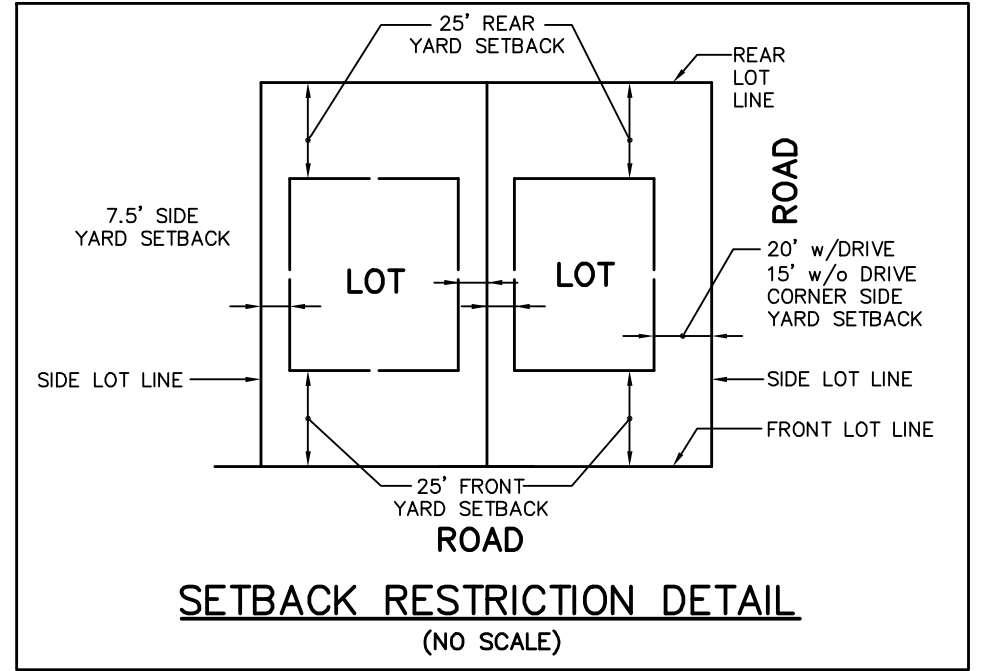
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50 25 0 50  
SCALE: 1 INCH = 50 FEET

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		



OUTLOT 16  
A BLANKET PUBLIC UTILITY EASEMENT  
AND A BLANKET VILLAGE UTILITY EASEMENT  
ARE HEREBY GRANTED  
OVER ALL OF OUTLOT 16

PRAIRIE RIDGE BOULEVARD  
HERETOFORE DEDICATED  
PER DOC. 2023K034702

PRAIRIE RIDGE NEIGHBORHOOD 7  
PER DOC. 2023K034702

OUTLOT 17  
A BLANKET PUBLIC UTILITY EASEMENT  
AND A BLANKET VILLAGE UTILITY EASEMENT  
ARE HEREBY GRANTED  
OVER ALL OF OUTLOT 17

PRAIRIE RIDGE NEIGHBORHOOD 7  
PER DOC. 2023K034702

PREPARED BY:  
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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

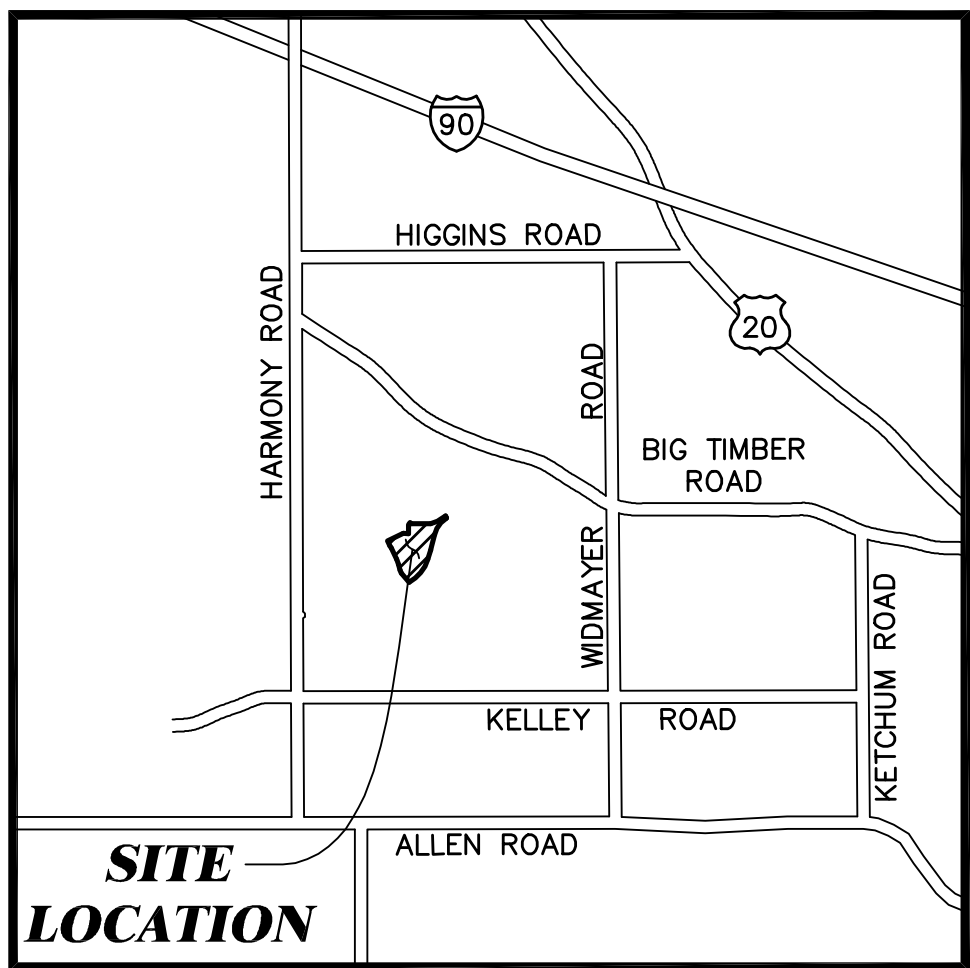
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# FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NORTH NEIGHBORHOOD V

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)

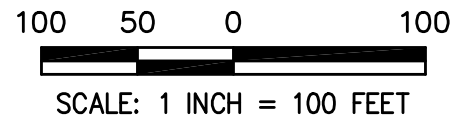
**TOTAL AREA OF SUBDIVISION**

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

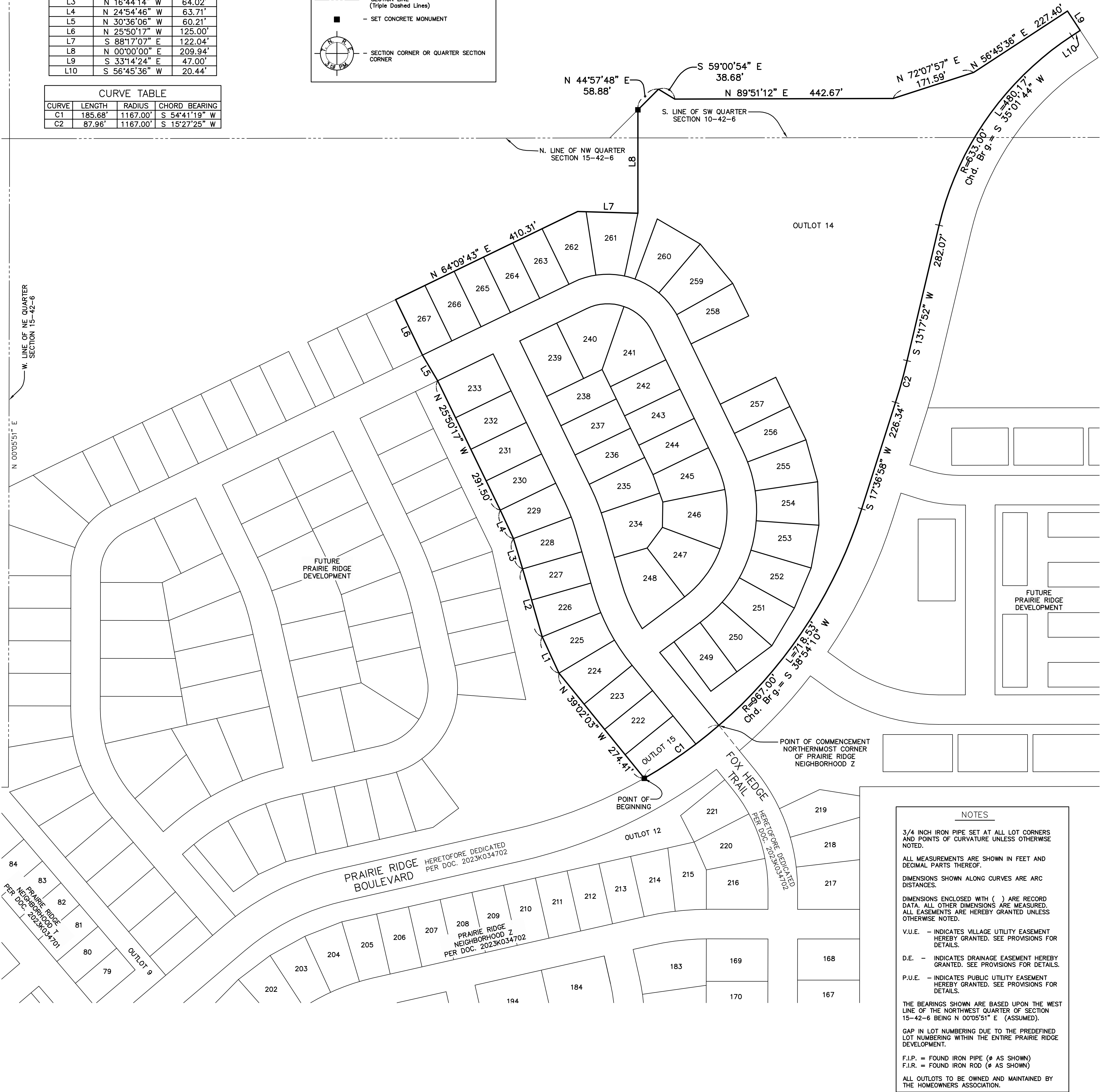
VILLAGE OF HAMPSHIRE  
RESOLUTION NO. 25-  
RESOLUTION APPROVING A FINAL PLAT OF  
SUBDIVISION FOR PRAIRIE RIDGE NORTH NEIGHBORHOOD V

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

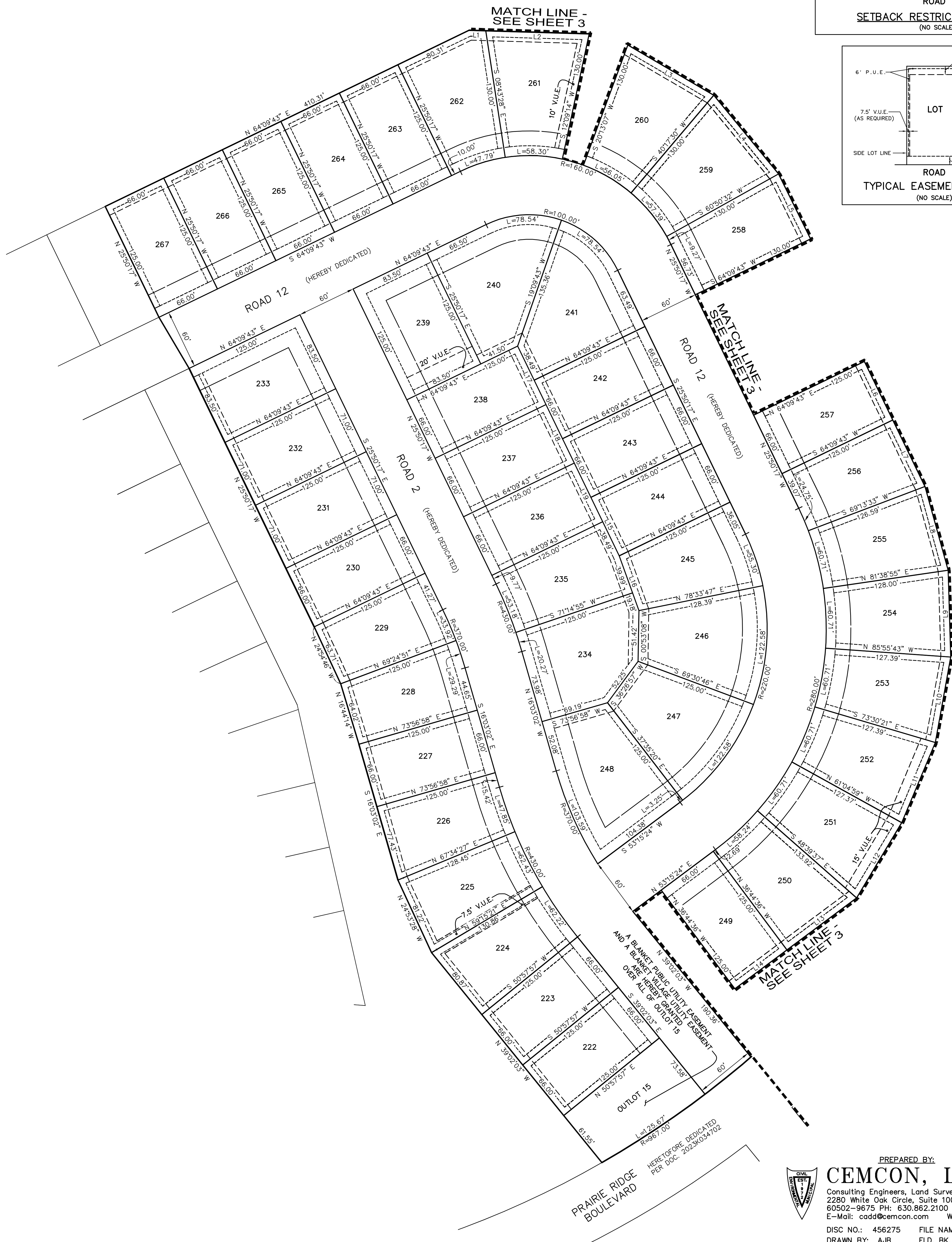
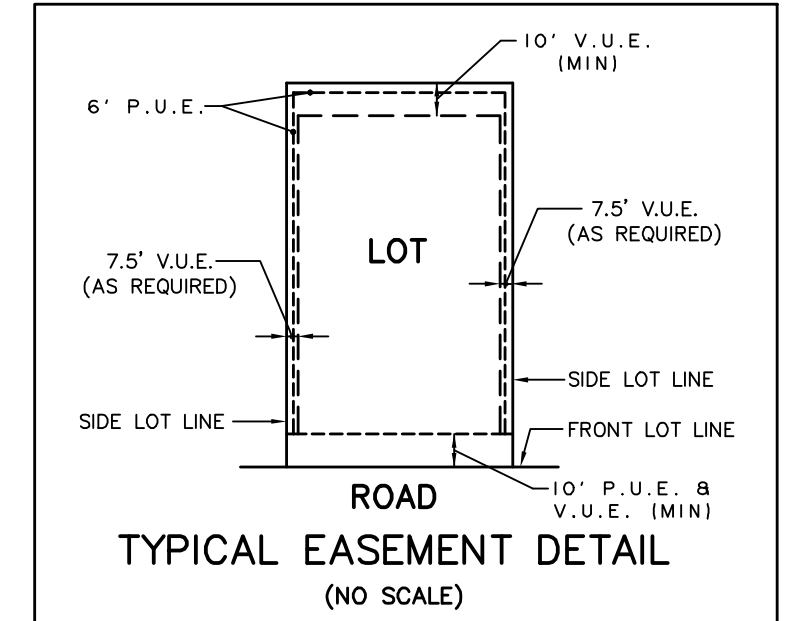
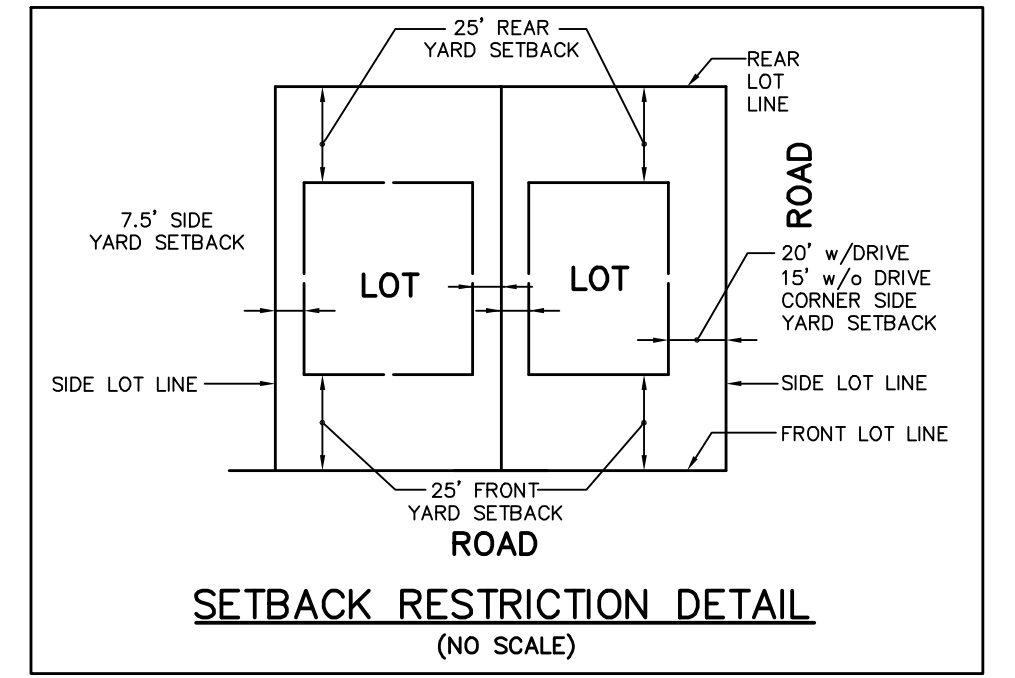
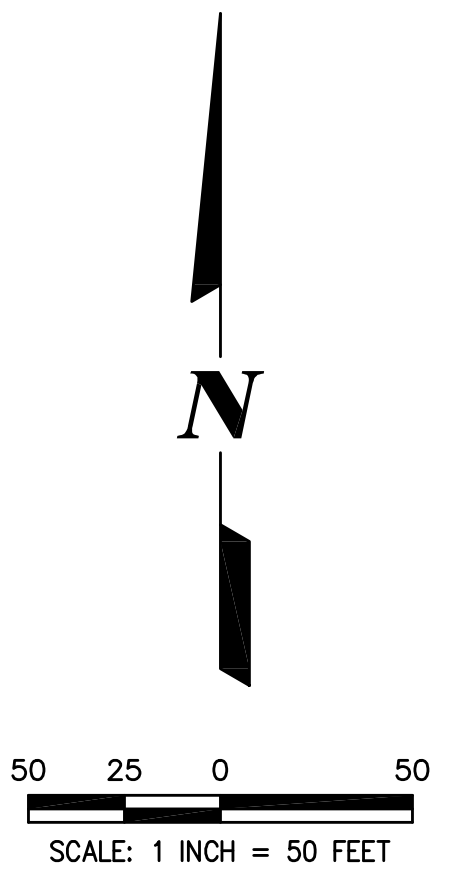
PREPARED FOR:  
**HAMPSHIRE WEST LLC**  
1751 A WEST DIEHL ROAD  
NAPERVILLE, IL 60563  
(630) 851-5490

PREPARED BY:  
**CEMCON, Ltd.**  
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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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'

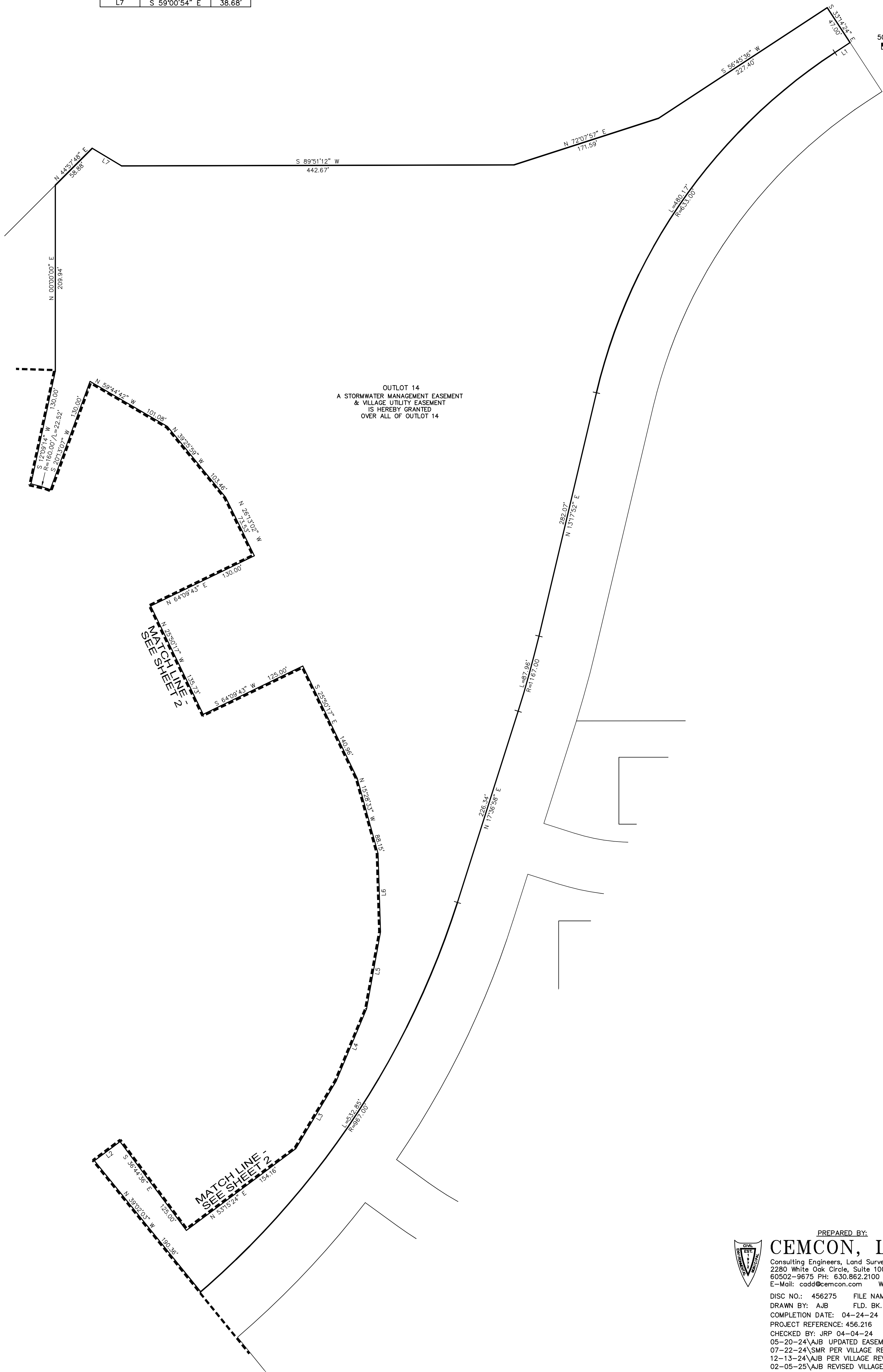
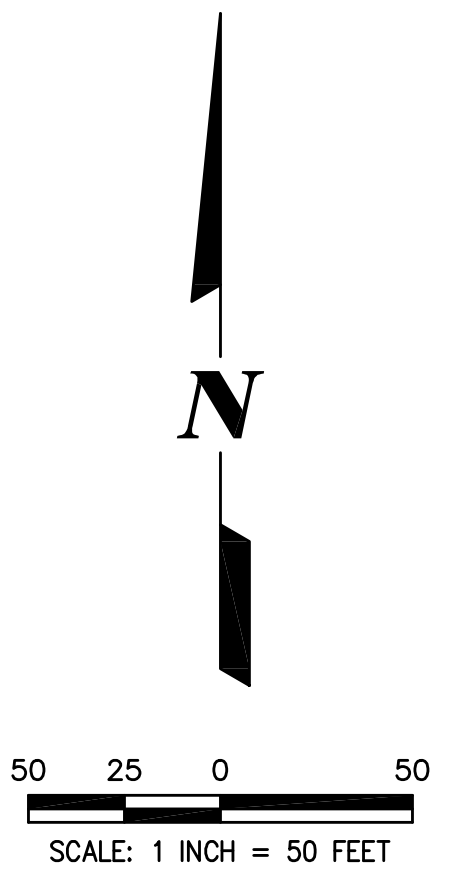


DRAWING PATH: F:\456275\CONV\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-1.DWG

PREPARED BY:  
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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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 02-05-25\AJB REVISED VILLAGE ENGINEER'S CERTIFICATE

**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

**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 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.

**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 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:

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

PREPARED BY:



**CEMCON, Ltd.**

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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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