Village of Hampshire
Village Board Meeting
Thursday, November 5, 2026 – 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comments
5. Motion to Approve Meeting Minutes from October 15, 2026
6. Motion to Approve Meeting Minutes from October 26, 2026
7. Motion to Approve the Accounts Payable for November 5, 2026
8. New Business
    a. Resolution #26-47 Approving a Final Plat of Subdivision for Prairie Ridge North Neighborhood G1
    b. Resolution #26-48 Approving a Final Plat of Subdivision for Oakstead Neighborhood G
    c. Ordinance #26-45 Approving a Variance for 190 Grove Avenue regarding Fence Setback Requirement
    d. Ordinance #26-46 Approving an Extension to an Intergovernmental Agreement with the City of Genoa regarding Jurisdictional Boundary Lines
    e. Resolution #26-49 Approving a Professional Services Agreement with Engineering Enterprises, Inc. for Preliminary Engineering for Wastewater Treatment Facility Sludge Management Modifications in the Amount of $29,874
    f. Resolution #26-50 Approving an Engagement Letter with Lauterbach & Amen for Fiscal Year 26.2 Financial Audit
    g. Motion Authorizing Pre-Approval Purchase of a Freightliner Cab & Chassis
9. Old Business
10. Staff Reports
    a. Building Report
    b. Engineering Report
    c. Village Manager Report
11. Village Board Committee Reports
    a. Business Development Commission
    b. Budget Committee
12. Announcements

13. Executive Session
14. Adjournment

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

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

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

Village of Hampshire
Village Board Meeting Minutes
Thursday, October 15, 2026 – 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

1. **Call to Order**

   Village President Michael J. Reid Jr. called the Village Board Meeting to order at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday, October 15, 2026.

2. **Roll Call by Village Clerk, Karen Stuehler**

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

   A Quorum was Established.

   Others Present: Village Manager Mary Jo Seehausen, Village Clerk Karen Stuehler, Assistant Village Manager for Development Mo Khan, Village Attorney Julie Diemer, Finance Director Lori Lyons and Tim Paulsen from EEI joined remotely.

   Absent: None.

3. **Pledge of Allegiance**

   Mo Khan led the Pledge of Allegiance.

4. **Public Comments**

   Diane Paulek shared her concerns with the corner of Woodside Terrace and Prairieview Pkwy. She stated that there is a large truck and trailer that parks on the street which makes it hard to see. She feels that it is a safety concern for all. Village Manager Seehausen has been talking and working with Ms. Paulek who is very grateful for all Ms. Seehausen has done.

5. **A Motion to Approve Meeting Minutes from October 1, 2026.**

   Trustee Robinson moved to approve the meeting minutes for October 1, 2026.

   Seconded by: Trustee Fodor.

   All Call Vote.

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

   Nayes: None.

   Absent: None.

Abstain: None.

Motion Approved.

6. **A Motion to Approve Accounts Payable for October 15, 2026, in the amount of $819,149.61.**

   Trustee Koth moved to approve Accounts Payable for October 15, 2026, in the amount of $819,149.61.

   Seconded by: Trustee Kelly.

   Roll Call Vote.

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

   Nayes: None.

   Absent: None.

   Abstain: None.

   Motion Approved.

7. **New Business**

   a. **Resolution 26-45 Approving an Engagement Letter with Lauterbach & Amen.**

      Trustee Fodor moved to Approve Resolution 26-45 Approving an Engagement Letter with Lauterbach & Amen.

      Seconded by: Trustee Robinson.

      Roll Call Vote:

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

      Nayes: None.

      Absent: None.

      Abstain: None.

      Motion Approved.

   b. **Resolution 26-46 Awarding a Bid to Houseal Lavigne for the Comprehensive Plan Project.**

      Mo. Khan gave a networking presentation, and Ms. Seehausen will answer any questions.

      Mitchell Baker from Houseal Lavigne gave a formal presentation.

      Trustee Kelly moved to Approve Resolution 26-46 Awarding a Bid to Houseal

Lavigne for the Comprehensive Plan Project.

Seconded by: Trustee Fodor.

Roll Call Vote:

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

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

8. **Old Business**

No discussion.

9. **Staff Reports**

a. Building Report

Trustee Fodor asked about the average plan time review and what makes it take longer. Mr. Khan explained that they need to review each model, we wait for resubmittals, there was also one new commercial building, and we have more permits right now than usual and Safebuilt is being a bit more thorough to be catching everything.

Trustee Kelly asked for an update for the property discussed in the last meeting and if Safebuilt would be covering the cost or the error. Ms. Seehausen reported that the permit was issued correctly but the inspection was in error of the location of the fence. It was also reported that Safebuilt is covering the cost of the correction that will be made. Trustee Koth confirmed that Safebuilt also covered the cost of their error on State Street and was reported that yes, they did.

b. Financial Report

Trustee Kelly asked about accounts payable that were with MSI and LOCiS at the last meeting and asked if they would only be coming out of LOCiS now. Manager Seehausen reported that most is still in MSI but financial will be done in LOCiS when all the numbers are good.

Manager Seehausen also reported that there was an issue with the bills in LOCiS and when residents were making a payment with their Chase bank account. The issue was with about 10 accounts. The Village does work with each resident that may have issues. She assured this was a problem with the processing of the bank and post office not because of the Village and the new account numbers have nothing to do with the problem.

Residents have been sent information for e-billing which will go live November 1

and for the first time residents will be able to see their bill online.

It was asked that residents please call the office for help and do not tag Facebook for help.

c. Police Report

No discussion.

d. Streets Report

No discussion.

10. **Village Board Committee Reports**

a. Business Development Commission

Trustee Kelly reported the committee met on October 14 but was unable to attend the meeting, so referred to Mr. Khan for the report. Mo reported they talked about the Comprehensive Plan and the process Houseal Lavigne to the Village Board. Tabled discussion on a potential new logo for the BDC to be in line with the Village's current logo. The next meeting will be held November 18.

Mr. Kelly also wanted to thank the budget committee for reviewing his proposal on the timeline and Mrs. Seehausen for getting back on suggestions for timing updates. The Village Board is all invited to the working sessions. First meeting will be on Monday November 2 at 6:00 p.m. Second Tuesday November 17, December 3 meeting will be the Public Hearing, conversation and a vote for consideration of approval. There is a meeting scheduled for December 17 if necessary.

11. **Announcements**

Next regular Board meeting will be on November 5.

12. **Executive Session**

No discussion.

13. **Adjournment**

Trustee Koth moved to adjourn at 8:10 p.m.

Seconded by: Trustee Kelly.

All Call Vote.

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

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

Meeting Video Available Online at www.hamsphireil.org

Village of Hampshire
Village Board Special Meeting Minutes
Monday, October 26, 2026 – 6:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

1. **Call to Order**

   Village President Michael J. Reid Jr. called the Village Board Special Meeting to order at 6:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Monday, October 26, 2026.

2. **Roll Call by Village Clerk, Karen Stuehler**

   Present: Village President Michael J. Reid Jr., Trustee Fodor, Trustee Jarnebro, Trustee Kelly, Trustee Pollastrini.

   A Quorum was Established.

   Others Present: Village Manager Mary Jo Seehausen, Village Clerk Karen Stuehler, Finance Director Lori Lyons, Assistant Village Manager for Development Mo Khan Village Attorney Erin Kiernat joined remotely.

   Absent: Trustee Koth, Trustee Robinson.

3. **Pledge of Allegiance**

   Mary Jo Seehausen led the Pledge of Allegiance.

4. **Public Comments**

   None.

5. **New Business**

   Jan Martinson partner from Lauterbach and Amen gave a presentation of the annual financial report.

   a. Motion to Approve Fiscal Year 2026 Annual Financial Report.

      Trustee Kelly moved to approve Fiscal Year 2026 Annual Financial Report.

      Seconded by: Trustee Jarnebro.

   Roll Call Vote:

      Ayes: Fodor, Jarnebro, Kelly, Pollastrini, Reid.

      Nayes: None.

      Absent: Koth, Robinson.

Abstain: None.

Motion Approved.

6. **Announcements**

   President Reid would like to thank everyone for all their hard work on the audit.

   Adjournment

   Trustee Jarnebro moved to adjourn at 6:26 p.m.

   Seconded by: Trustee Fodor.

   Roll Call Vote.

   Ayes: Fodor, Jarnebro, Koth, Pollastrini.

   Nayes: None.

   Absent: Koth, Robinson.

   Abstain: None.

   Motion Approved.

Meeting Video Available Online at www.hamsphireil.org

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

Agenda Supplement

TO:	**President Reid; Board of Trustees**
FROM:	**Mo Khan, Assistant Village Manager for Development**
FOR:	**Village Board Meeting on November 5, 2026**
RE:	**PZC-26-12 – Prairie Ridge North Neighborhood G1 – Final Plat of Subdivision**

Background: In March 2023, Crown Community Development received approval for the 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.

In 2025, the Village Board approved a Final Plat of Subdivision for Prairie Ridge North Neighborhood G1, which showed a model of side-loaded townhomes. Since then, the model has changed to front-loaded townhomes.

The side-loaded townhomes proposal had 134 units in 23 buildings. The updated front-loaded townhomes proposal has 72 units in 14 buildings, resulting in a lower density.

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission held a public meeting on October 12, 2026, and recommended approval of the Final Plat of Subdivision by a 5-0 vote.

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

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

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation for the Final Plat of Subdivision for the Prairie Ridge North Neighborhoods G1.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application

3. Resolution 23-06
4. Prairie Ridge North Preliminary Plat of Subdivision
5. Prairie Ridge North Neighborhood G1 Final Plat of Subdivision

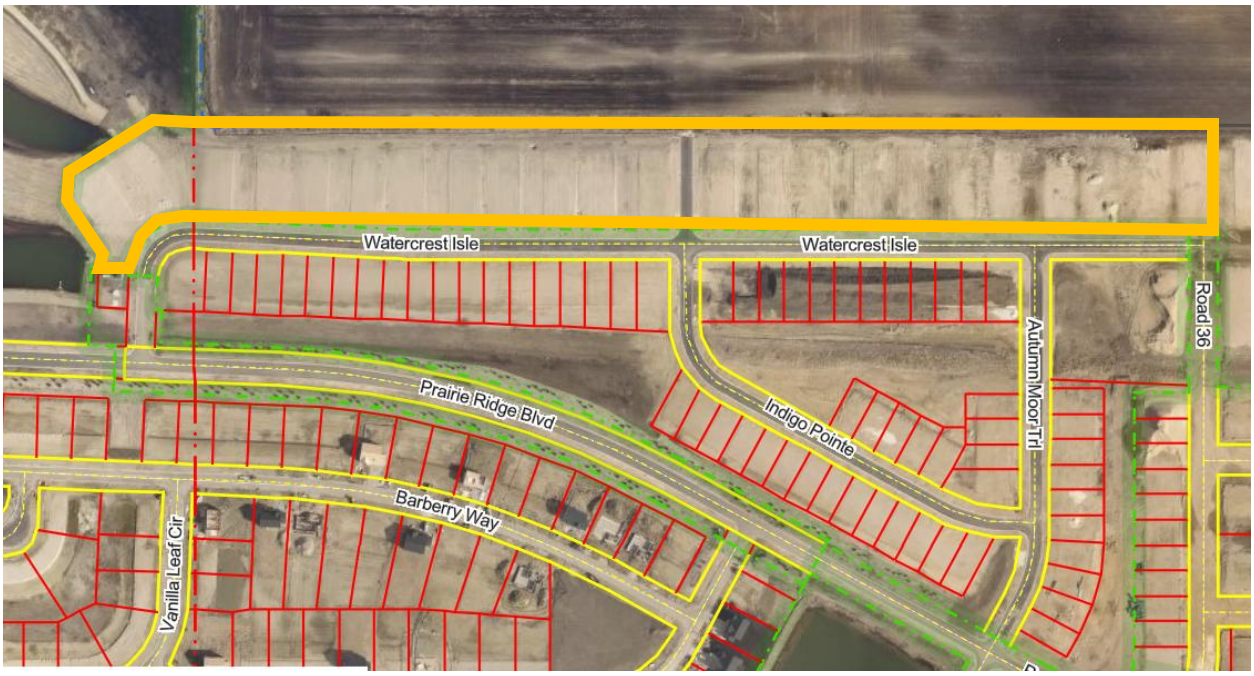
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO:	**Planning & Zoning Commission**
FROM:	**Mo Khan, Assistant Village Manager for Development**
FOR:	**Planning & Zoning Commission Meeting on October 12, 2026**
RE:	**PZC-26-12 – Prairie Ridge North Neighborhood G1 – Final Plat of Subdivision**

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

1. Final Plat of Subdivision of Prairie Ridge North Neighborhood G1



BACKGROUND: In March 2023, Crown Community Development received approval for the 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.

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

In 2025, the Village Board approved a Final Plat of Subdivision for Prairie Ridge North Neighborhood G1, which showed a model of side-loaded townhomes. Since then, the model has changed to front-loaded townhomes.

The side-loaded townhomes proposal had 134 units in 23 buildings. The updated front-loaded townhomes proposal has 72 units in 14 buildings, resulting in a lower density.

ANALYSIS: The Village engineer reviewed the proposed Plat of Subdivision and found it to be in general conformance with Village code requirements.

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 as of October 9, 2026.

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

RECOMMENDED MOTION:

1. I move to recommend approval of PZC-26-12 for a Final Plat of Subdivision for Prairie Ridge North Neighborhood G1.

DOCUMENTS ATTACHED:

1. Land Use Application
2. Resolution 23-06
3. Prairie Ridge North Preliminary Plat of Subdivision
4. Prairie Ridge North Neighborhood G1 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: 10/6/26

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: HAMPSHIRE WEST LLC Email: [redacted]

Address: 2056 WESTINGS AVE. SUITE 280 NAPERVILLE, IL 60563 Phone: [redacted]

CONTACT PERSON (if different from applicant)

Name: DAN OLSEM Email: D S.A.A

Address: S.A.A. Phone: S.A.A

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

X YES ___NO

If the applicant is <u>not</u> 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 X 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 NORTH, NEIGHBORHOOD G, PHASE 1

Address: WATERCREST ISLE, HAMPSHIRE IL

Parcel Number(s): _____

Total Area (acres): 11.001 ACRES

Legal Description: must be attached to this application (SEE PLAT)

Fire Protection District: HAMPSHIRE FPD

School District: CUSD 300

Library District: ELLA JOHNSON MEMORIAL PUBLIC LIBRARY DISTRICT

Park District: HAMPSHIRE P.D.

Township: HAMPSHIRE

Current Zoning District: PUD

Current Use:

RESIDENTIAL (UNDEVELOPED)

Proposed Zoning/Variance/Use:

RESIDENTIAL

Reason/Explanation for Zoning/Variance/Use:

DOWNZONING: APPROVED PRELIMINARY PLAT SHOWS 134 SIDE LOAD TOWNHOME UNITS IN 23 BUILDINGS. OUR PROPOSED PRELIMINARY PLAT SHOWS 72 FRONT LOAD TOWNHOME UNITS IN 14 BUILDINGS.

No. 23 - 06

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

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

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

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

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

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

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

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

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

Section 1. The Preliminary Plat of Subdivision for Prairie Ridge North, including that certain Preliminary Engineering Plan prepared by Cemcon, Ltd. dated December 14, 2022, last revised February 10, 2023, and identified by Project Reference 456.275,

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

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

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

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

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

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

ADOPTED THIS 16th DAY OF MARCH, 2023.

AYES: Fodor, Koth, Mott, Pollastrini, Robinson

NAYS: Kelly

ABSENT: _____

ABSTAIN: _____

APPROVED THIS 16th DAY OF MARCH, 2023.

[redacted]

Michael J. Reid, Jr.
Village President

ATTEST:

[redacted]

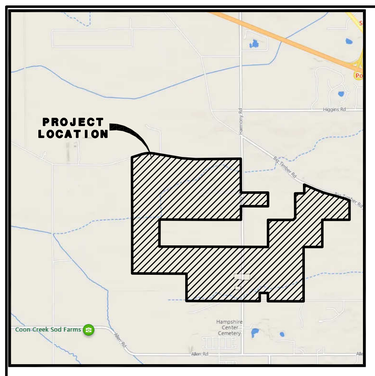
Linda Vasquez
Village Clerk

VILLAGE OF HAMPSHIRE CORPORATE SEAL KANE CO. IL

PRELIMINARY PLAT OF SUBDIVISION

FOR

PRAIRIE RIDGE NORTH



LOCATION MAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	306.66'	S 00°13'18" W
L2	222.74'	N 89°34'39" W
L3	170.00'	N 00°25'21" E
L4	222.14'	S 89°34'39" E
L5	43.78'	S 00°13'18" W
L6	70.71'	S 44°46'42" E
L7	80.00'	N 00°13'18" E
L8	70.71'	S 45°13'18" W
L9	105.60'	S 00°13'18" W
L10	271.39'	N 89°43'37" W
L11	269.00'	N 00°10'15" E
L12	271.63'	S 89°43'37" E
L13	463.29'	S 00°07'54" W
L14	56.57'	S 44°52'06" E
L15	100.00'	N 00°07'54" E
L16	56.57'	S 45°07'54" W
L17	670.59'	S 00°07'54" W
L18	670.44'	N 00°07'54" E
L19	56.57'	N 44°52'06" W
L20	100.00'	N 00°07'54" E
L21	56.57'	N 45°07'54" E
L22	463.59'	N 00°07'54" E
L23	383.37'	S 89°43'37" E
L24	298.58'	S 00°10'14" W
L25	383.64'	N 89°54'35" W
L26	928.59'	N 00°13'18" E

N

400 200 0 400

SCALE: 1 INCH = 400 FEET

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

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

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

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

E
±20.40 ACRES
161 TOWN HOMES

F
±19.48 ACRES
79 TOWN HOMES

G
±93.10 ACRES
272 TOWN HOMES

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

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

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

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	% 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	148.23 Acres	(15.43%)	
6. Gross 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 (Sq. Ft.)	Total Lot Area (Ac)	Neighborhood Area (Ac)
A	114	8,250	9,446	13,298	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	9,090	1,249,369	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	9,642	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	9,956	15,672	8,875	9,292	816,432	18.74	39.60
X	118	8,250	9,378	18,193	8,250	8,718	1,106,546	25.40	43.64
Z	85	8,250	9,558	13,453	8,250	8,949	812,447	18.65	34.10
AA	78	8,875	10,231	14,394	8,875	9,732	797,998	18.32	102.90
Total Single Family Homes	**1346**		**8,977**	**18,193**	**5,610**	**8,875**	**12,082,788**	**277.36**	**796.07**

MULTI FAMILY RESIDENTIAL AREA SUMMARY

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

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

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

NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS OF A FOOT.

DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.

ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.

ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.

BUILDING LINES SETBACKS ARE 30' FRONT AND 15' CORNER SIDE UNLESS OTHERWISE NOTED.

ALL WATERMAIN 8" UNLESS NOTED OTHERWISE.

ALL SANITARY SEWERS 8" UNLESS NOTED OTHERWISE.

NOTE:

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

LINE LEGEND

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

PREPARED FOR:

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

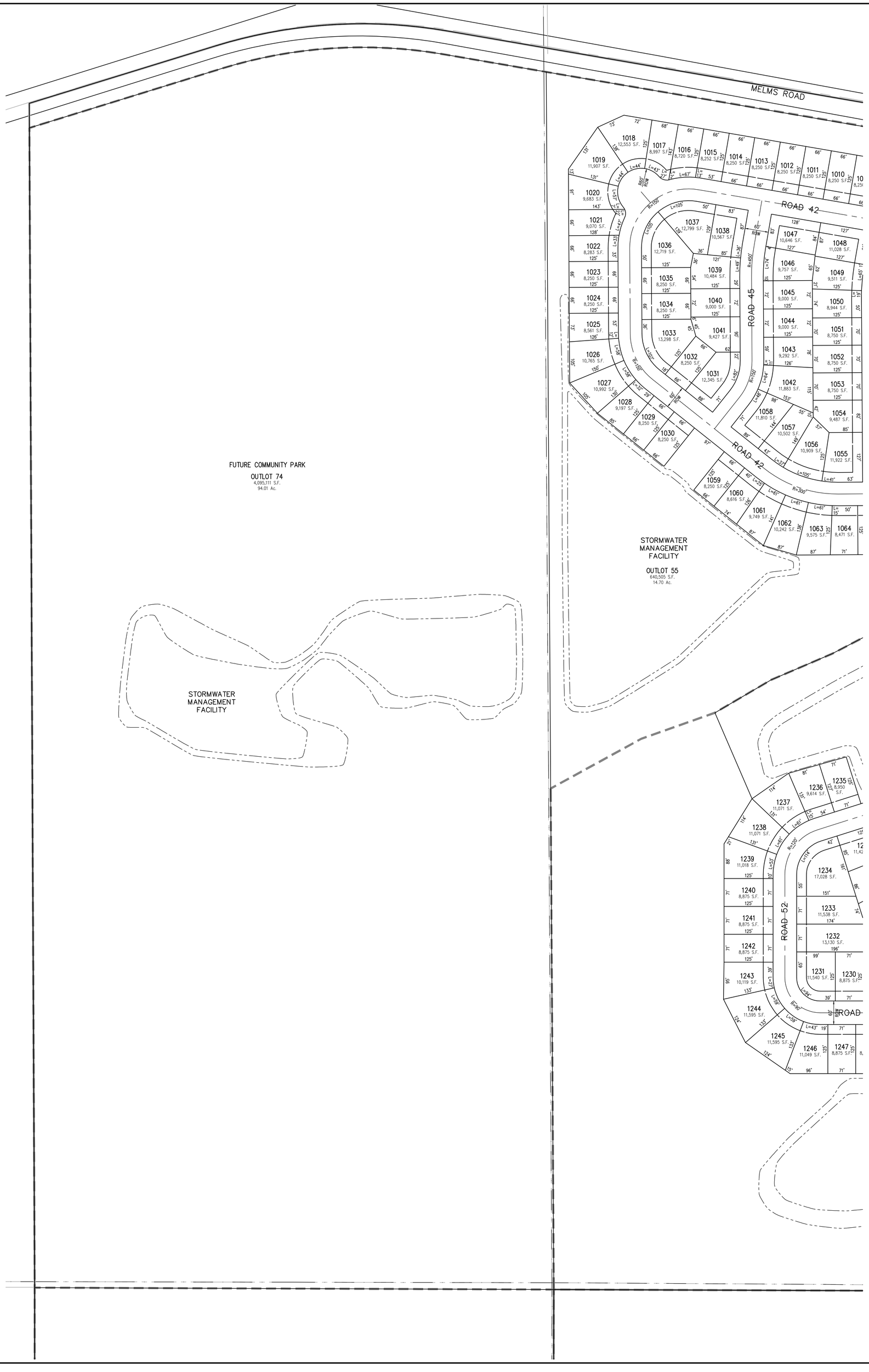
PREPARED BY:

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

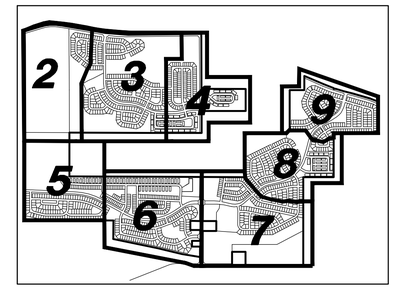
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REV.: 02-01-23/LAL
REV.: 02-10-23/LAL

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LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.



KEYMAP

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HAMPSHIRE WEST LLC
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NAPERVILLE, ILLINOIS 60563
(630) 851-5490

PREPARED BY:
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MELMS ROAD

ROAD 41 · ROAD 42 · ROAD 43 · ROAD 44 · ROAD 45 · ROAD 46 · ROAD 47 · ROAD 48 · ROAD 49 · ROAD 50 · ROAD 51 · ROAD 52 · ROAD 57

OUTLOT 56 · OUTLOT 57 · OUTLOT 58 1,125,498 S.F. 25.84 Ac. · OUTLOT 59 66,828 S.F. 1.53 Ac. · OUTLOT 60 73,452 S.F. 1.69 Ac. · OUTLOT 61 85,771 S.F. 1.97 Ac. · OUTLOT 62 1,437,183 S.F. 32.99 Ac. · OUTLOT 63 59,778 S.F. 1.37 Ac. · OUTLOT 64 48,720 S.F. 1.12 Ac. · OUTLOT 65 31,310 S.F. 0.72 Ac. · OUTLOT 66 1,451,105 S.F. 33.31 Ac. · OUTLOT 76 194,875 S.F. 4.47 Ac.

STORMWATER MANAGEMENT FACILITY

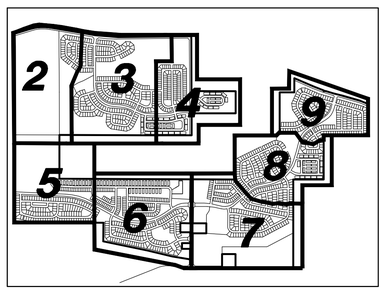
A · B · C

N

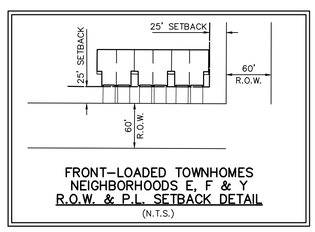
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SCALE: 1 INCH = 100 FEET

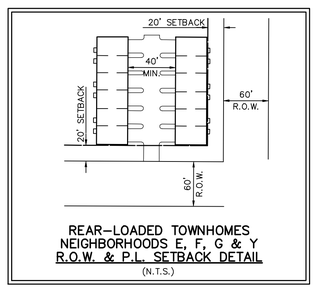
LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.



KEYMAP



FRONT-LOADED TOWNHOMES NEIGHBORHOODS E, F & Y
R.O.W. & P.L. SETBACK DETAIL
(N.T.S.)



REAR-LOADED TOWNHOMES NEIGHBORHOODS E, F, G & Y
R.O.W. & P.L. SETBACK DETAIL
(N.T.S.)

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LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF 99.0 FEET; THENCE SOUTHWESTERLY 139.90 FEET TO A POINT ON THE SOUTH LINE OF SAID WEST HALF THAT IS 99.0 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH LINE 99.0 FEET TO THE POINT OF BEGINNING,

AND ALSO;
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE CENTER LINE OF BIG TIMBER ROAD,

AND ALSO;
THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE CENTER LINE OF BIG TIMBER ROAD EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF SAID CENTERLINE OF BIG TIMBER ROAD WITH THE WEST LINE OF SAID EAST HALF; THENCE SOUTHERLY ALONG SAID WEST LINE 654.95 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE 442.59 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE 424.79 FEET TO SAID CENTER LINE; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 500.0 FEET TO THE POINT OF BEGINNING,

AND ALSO;
THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS.

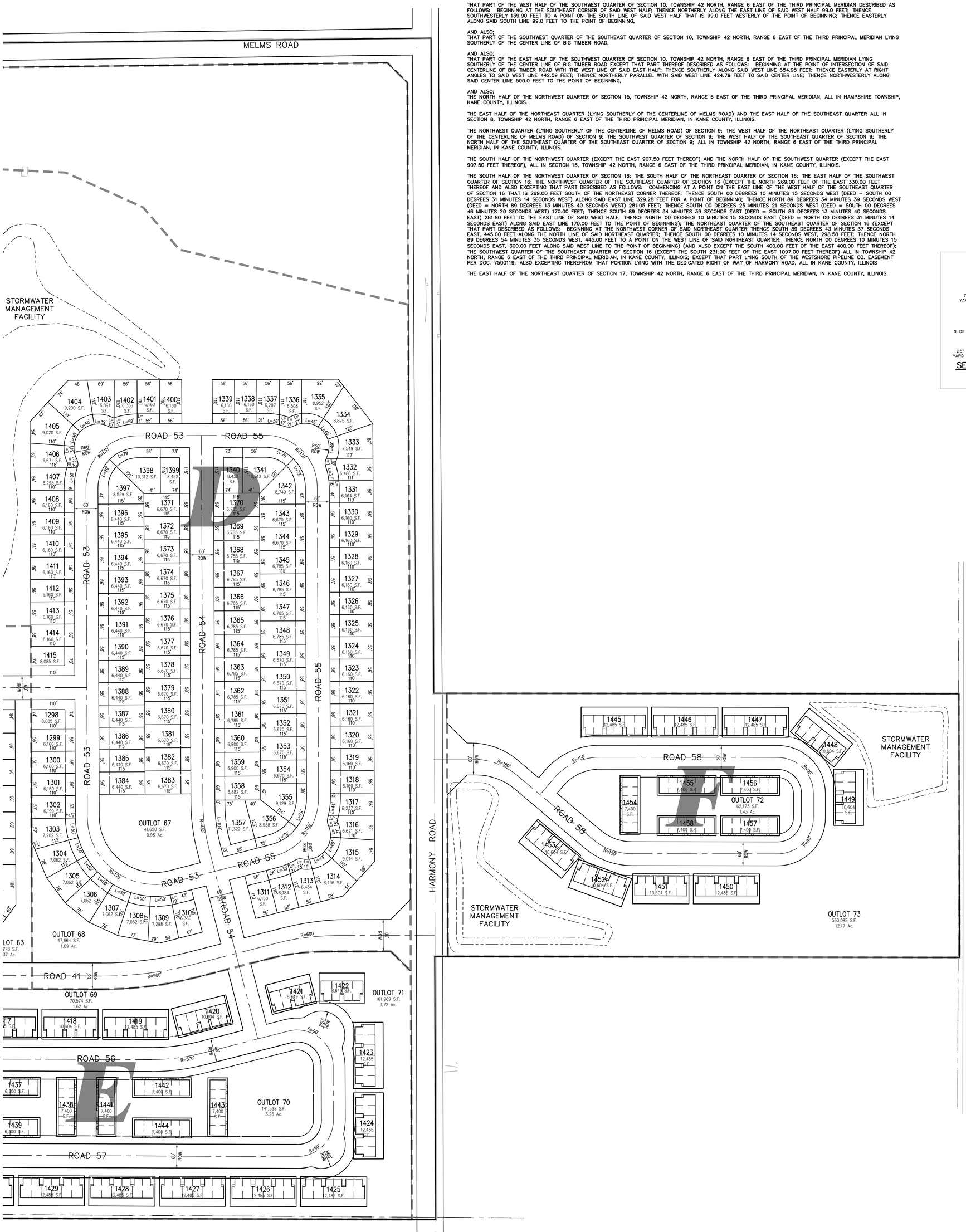
THE EAST HALF OF THE NORTHEAST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) AND THE EAST HALF OF THE SOUTHEAST QUARTER ALL IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

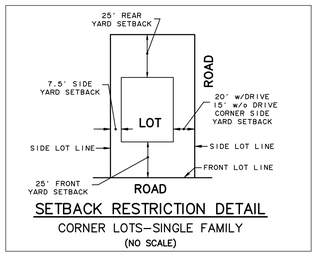
THE NORTHWEST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) OF SECTION 9; THE WEST HALF OF THE NORTHEAST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) OF SECTION 9; THE SOUTHWEST QUARTER OF SECTION 9; THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9; THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9; ALL IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPT THE EAST 907.50 FEET THEREOF) AND THE NORTH HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 907.50 FEET THEREOF), ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

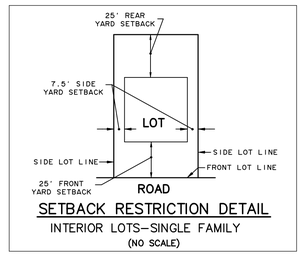
THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16; THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16; THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 (EXCEPT THE NORTH 269.00 FEET OF THE EAST 330.00 FEET THEREOF AND ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16 THAT IS 269.00 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST (DEED = SOUTH 00 DEGREES 31 MINUTES 14 SECONDS WEST) ALONG SAID EAST LINE 329.28 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 34 MINUTES 39 SECONDS WEST (DEED = NORTH 89 DEGREES 13 MINUTES 40 SECONDS WEST) 281.05 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 21 SECONDS WEST (DEED = SOUTH 00 DEGREES 46 MINUTES 20 SECONDS WEST) 170.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 39 SECONDS EAST (DEED = SOUTH 89 DEGREES 13 MINUTES 40 SECONDS EAST) 281.80 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE NORTH 00 DEGREES 10 MINUTES 15 SECONDS EAST (DEED = NORTH 00 DEGREES 31 MINUTES 14 SECONDS EAST) ALONG SAID EAST LINE 170.00 FEET TO THE POINT OF BEGINNING); THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER THENCE SOUTH 89 DEGREES 43 MINUTES 37 SECONDS EAST, 445.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 14 SECONDS WEST, 298.58 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 445.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 10 MINUTES 15 SECONDS EAST, 300.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING) (AND ALSO EXCEPT THE SOUTH 400.00 FEET OF THE EAST 400.00 FEET THEREOF); THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 (EXCEPT THE SOUTH 231.00 FEET OF THE EAST 1097.00 FEET THEREOF) ALL IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS; EXCEPT THAT PART LYING SOUTH OF THE WESTSHORE PIPELINE CO. EASEMENT PER DOC. 7500119; ALSO EXCEPTING THEREFROM THAT PORTION LYING WITH THE DEDICATED RIGHT OF WAY OF HARMONY ROAD, ALL IN KANE COUNTY, ILLINOIS

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

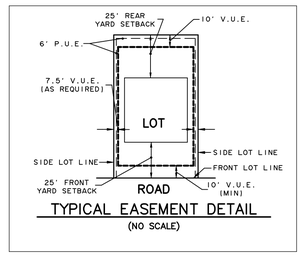




SETBACK RESTRICTION DETAIL
CORNER LOTS–SINGLE FAMILY
(NO SCALE)

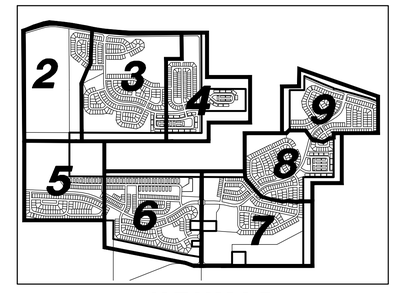


SETBACK RESTRICTION DETAIL
INTERIOR LOTS–SINGLE FAMILY
(NO SCALE)



TYPICAL EASEMENT DETAIL
(NO SCALE)

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.



KEYMAP

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
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100 50 0 100

SCALE: 1 INCH = 100 FEET

MANAGEMENT FACILITY

OUTLOT 62
1,437,183 S.F.
32.99 Ac.

OUTLOT 39
2,206,779 S.F.
50.66 Ac.

STORMWATER MANAGEMENT FACILITY

OUTLOT 41
163,916 S.F.
3.76 Ac.

NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT 891756

OUTLOT 40
LIFT STATION
1,200 S.F.
0.03 Ac.

OUTLOT 46
183,176 S.F.
4.21 Ac.

OUTLOT 38 97,475 S.F. 2.24 Ac.

OUTLOT 37
33,739 S.F.
0.77 Ac.

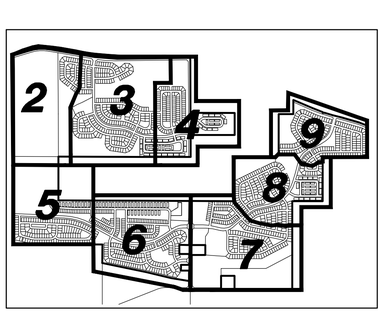
OUTLOT 36
53,138 S.F.
1.22 Ac.

OUTLOT 33
6,026 S.F.
0.14 Ac.

OUTLOT 34
40,440 S.F.
0.93 Ac.

ROAD 1
ROAD 26
ROAD 27
ROAD 37
ROAD 38
ROAD 39
ROAD 40

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N

100 50 0 100

SCALE: 1 INCH = 100 FEET

ROAD 27 | ROAD 26 | ROAD 28 | ROAD 36 | ROAD 37 | ROAD 34 | ROAD 35 | ROAD 1 | ROAD 29 | ROAD 30 | ROAD 31 | ROAD 32 | ROAD 33

OUTLOT42
373,809 S.F.
8.58 Ac.

OUTLOT 44
68,973 S.F.
1.58 Ac.

OUTLOT 45
108,420 S.F.
2.49 Ac.

OUTLOT 43
345,027 S.F.
7.92 Ac.

NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT 891756

OUTLOT 49
7,712 S.F.
0.18 Ac.

OUTLOT 75
79,060 S.F.
1.81 Ac.
EXISTING MUNICIPAL SITE

ACCESS EASEMENT

NORTHERN ILLINOIS UTILITIES COMPANY EASEMENT PER DOCUMENT 356720 COVERS WIDTH OF MONUMENT ROAD

NORTHERN ILLINOIS UTILITIES COMPANY EASEMENT PER DOCUMENT 1018447 50 FT WIDTH - EAST OF CENTERLINE

OUTLOT 77
177,962 S.F.
4.09 Ac.

HARMONY ROAD

NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT 1115219

B-2 ZONING

OUTLOT 78
86,017 S.F.
1.97 Ac.

OUTLOT 54
111,054 S.F.
2.55 Ac.

OUTLOT 35
141,362 S.F.
3.25 Ac.
STORMWATER MANAGEMENT FACILITY

OUTLOT 47
64,052 S.F.
1.47 Ac.

OUTLOT 48
181,113 S.F.
4.16 Ac.

OUTLOT 50
97,492 S.F.
2.24 Ac.

OUTLOT 53
253,058 S.F.
5.81 Ac.

OUTLOT 52
43,334 S.F.
0.99 Ac.

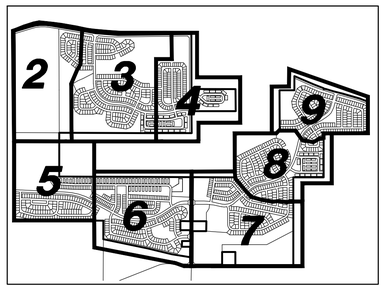
OUTLOT 51
265,262 S.F.
6.09 Ac.

NOT INCLUDED

NOT INCLUDED

WESTSHORE PIPELINE CO. EASEMENT PER DOC. 750119

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N

100 50 0 100

SCALE: 1 INCH = 100 FEET

HARMONY ROAD

NORTHERN ILLINOIS UTILITIES COMPANY EASEMENT PER DOCUMENT 1115219 AND 1115220 COVERS WIDTH OF MONUMENTED ROAD

NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT 1115219

STORMWATER MANAGEMENT FACILITY
OUTLOT 6
327,618 S.F.
7.52 Ac.

NIGAS CO. EASEMENT PER DOCUMENT 891756

ROAD 1

STORMWATER MANAGEMENT FACILITY
OUTLOT 5
209,870 S.F.
4.82 Ac.

FUTURE SCHOOL SITE
OUTLOT 4
487,088 S.F.
11.18 Ac.

NOT INCLUDED

STORMWATER MANAGEMENT FACILITY

STORMWATER MANAGEMENT FACILITY
OUTLOT 1
1,532,819 S.F.
35.19 Ac.

HARMONY ROAD

NORTHERN ILLINOIS GAS COMPANY EASEMENT PER DOCUMENT 1115219

WESTSHORE PIPELINE CO. EASEMENT PER DOC. 750119

KELLY ROAD

FUTURE COMMUNITY PARK
OUTLOT 23
1,327,663 S.F.
30.48 Ac.

ROAD 6 — ROAD 7 — ROAD 8 — ROAD 9 — ROAD 10 — ROAD 12 — ROAD 3 — ROAD 2 — ROAD 4 — ROAD 5

OUTLOT 7
75,377 S.F.
1.73 Ac.

OUTLOT 8
78,091 S.F.
1.79 Ac.

OUTLOT 9
28,122 S.F.
0.65 Ac.

OUTLOT 10
144,126 S.F.
3.31 Ac.

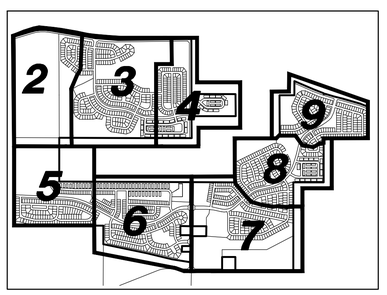
OUTLOT 13
65,472 S.F.
1.50 Ac.

OUTLOT 2
52,999 S.F.
1.22 Ac.

OUTLOT 11
13,911 S.F.
0.32 Ac.

OUTLOT 3
8,419 S.F.
0.19 Ac.

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.



KEYMAP

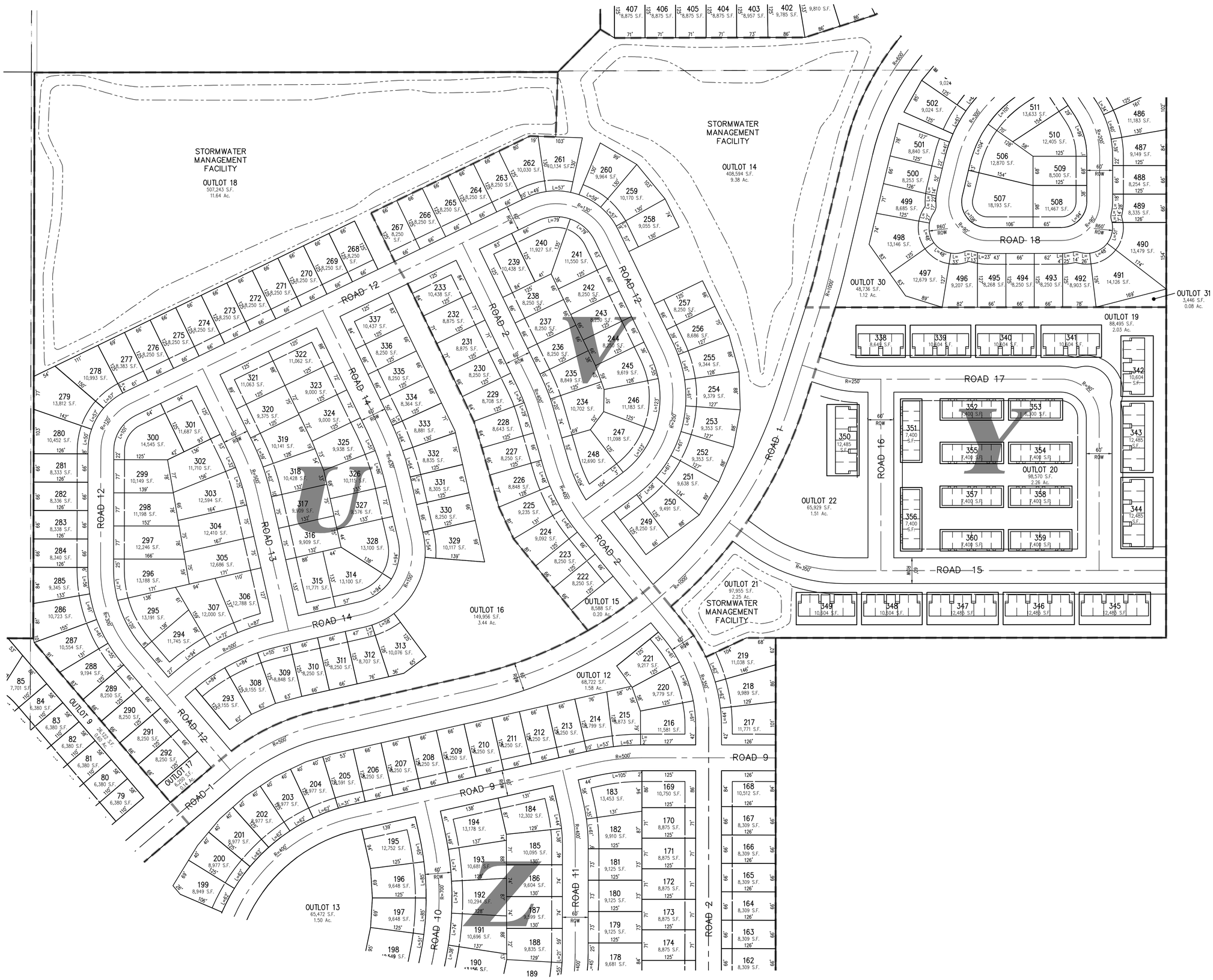
PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
(630) 851-5490

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: PREOVER
DRAWN BY: KMS FLD. BK. / PG. NO.: -----
COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF : PROJECT MANAGER : MAM
REV.: 02-01-23/LAL

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PLOT FILE CREATED: 2/10/2023 BY: LESLIE LUNDBERG DRAWING PATH: P:\456275\DWG\ENG\DRAWINGS\PRELIMINARY\PREOVER.DWG

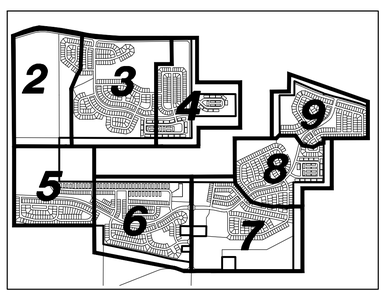




100 50 0 100

SCALE: 1 INCH = 100 FEET

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.



KEYMAP

PREPARED FOR:

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

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N

100 50 0 100

SCALE: 1 INCH = 100 FEET

BIG TIMBER ROAD

ROAD 23

ROAD 25

ROAD 1

ROAD 24

ROAD 20

ROAD 21

ROAD 22

ROAD 19

ROAD 18

OUTLOT25
545,114 S.F.
12.51 Ac.
STORMWATER MANAGEMENT FACILITY

OUTLOT 24
47,841 S.F.
1.10 Ac.

OUTLOT 26
3,806 S.F.
0.09 Ac.

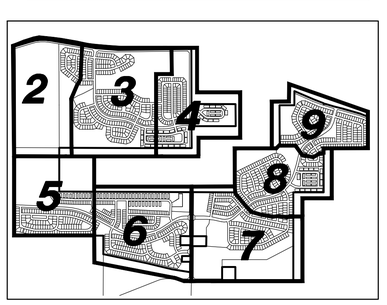
OUTLOT 27
3,504 S.F.
0.08 Ac.

OUTLOT 28
46,380 S.F.
1.06 Ac.

OUTLOT 29
153,991 S.F.
3.54 Ac.

OUTLOT32
76,727 S.F.
1.76 Ac.

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.



KEYMAP

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

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FINAL PLAT OF SUBDIVISION OF PRAIRIE RIDGE NORTH NEIGHBORHOOD G, PHASE 1

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 NEIGHBORHOOD G, PHASE 1

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

(PRINT NAME)

(ADDRESS)

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

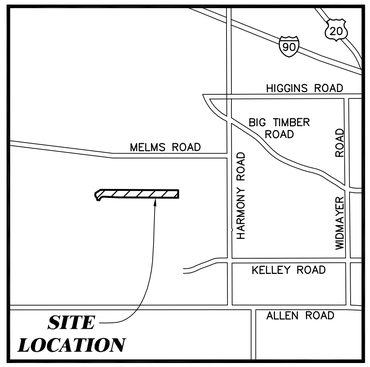
TOTAL AREA OF SUBDIVISION

11.001 ACRES

(MORE OR LESS)

PARCEL INDEX NUMBERS

PART OF 01-16-100-005
PART OF 01-16-200-022
HAMPSHIRE, ILLINOIS

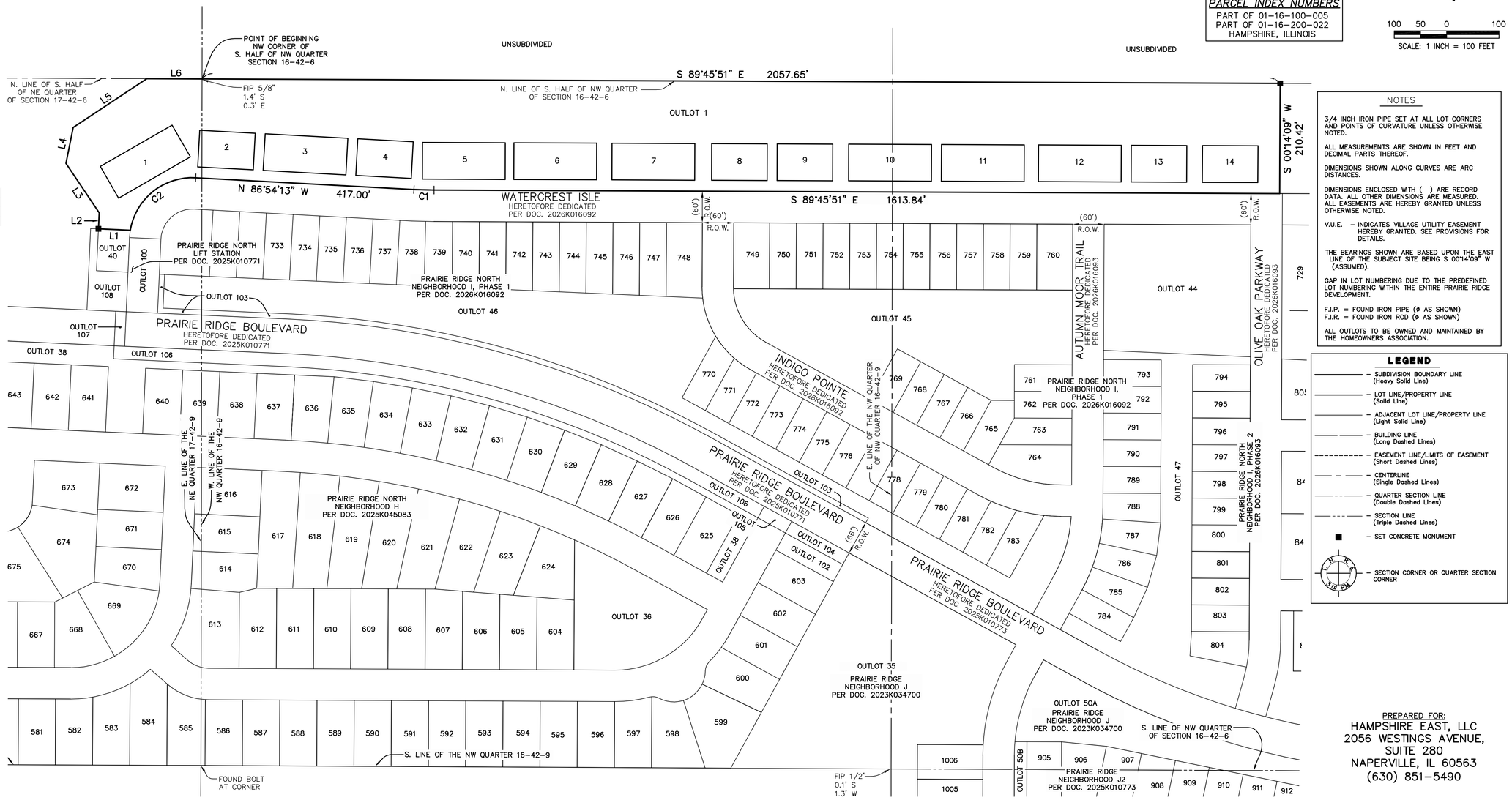


VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 87°23'58" W	60.83'
L2	N 02°36'02" E	30.64'
L3	N 33°55'32" W	113.74'
L4	N 11°24'48" E	69.87'
L5	N 56°24'48" E	168.53'
L6	S 89°44'17" E	105.40'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	38.44'	770.00'	N 88°20'02" W	38.44'
C2	175.44'	120.00'	S 51°12'43" W	160.23'

LOT AREA SUMMARY TABLE	
LOT NUMBER	SQ. FT.
1	11,060
2	9,240
3	7,420
4	7,420
5	11,060
6	11,060
7	11,060
8	7,420
9	7,420
10	11,060
11	11,060
12	11,060
13	7,420
14	9,240
OUTLOT 1	479,077



100 50 0 100

SCALE: 1 INCH = 100 FEET

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.

THE BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBJECT SITE BEING S 00°14'09" W (ASSUMED).

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

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

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

LEGEND

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

PREPARED FOR:
HAMPSHIRE EAST, LLC
2056 WESTINGS AVENUE,
SUITE 280
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-G-1
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-29-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-28-25
REVISED 03-27-25\AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-10-25\AJB PER VILLAGE COMMENTS DATED 05-19-25
REVISED 07-17-25\AJB PER VILLAGE COMMENTS DATED 06-30-25
REVISED 08-19-26\AJB PER LOT RE-CONFIGURATION

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PLOT FILE CREATED: 8/25/2026 BY: TONY BLUS
DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-G-1.DWG

UNSUBDIVIDED

S 89°44'17" E
105.40'

MATCH LINE - SEE SHEET 3

S 56°24'48" W
168.53'

100.55'

S 17°24'48" W
69.87'

90.43'

N 60°05'13" E
158.00'

S 29°54'47" E
70.00'

51.38'

S 33°55'32" E
113.74'

N 29°54'47" W
70.00'

S 60°05'13" W
158.00'

L=176.44'
R=1220.00'

42.26'

25' FRONT YARD SETBACK

15.06'

N 02°36'02" E
30.64'

60.83'
N 87°23'58" W

1

2

3

4

5

N 86°54'13" W
106.00'

19.00'

N 86°54'13" W
158.00'

19.00'

N 86°54'13" W
106.00'

17.72'

N 89°45'51" W
158.00'

16.46' TO LOT 6

N 03°05'47" E
70.00'

N 00°14'09" E
70.00'

21.00'

25' FRONT YARD SETBACK

106.00'
N 86°54'13" W

158.00'
N 89°45'51" W

L=38.44'
R=770.00'

(60')
R.O.W.

WATERCREST ISLE
HERETOFORE DEDICATED
PER DOC. 2026K016092

PRAIRIE RIDGE NORTH
NEIGHBORHOOD I, PHASE 1
PER DOC. 2026K016092

730

731

732

733

734

735

736

737

738

739

740

741

OUTLOT 40

PRAIRIE RIDGE NORTH
LIFT STATION
PER DOC. 2025K010771

OUTLOT 100

OUTLOT 108

OUTLOT 46

OUTLOT 103

OUTLOT 107

(66')
R.O.W.

PRAIRIE RIDGE BOULEVARD
HERETOFORE DEDICATED
PER DOC. 2025K010771

N

30 15 0 30
SCALE: 1 INCH = 30 FEET

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

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PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-28-25
REVISED 03-27-25\AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-10-25\AJB PER VILLAGE COMMENTS DATED 05-19-25
REVISED 07-17-25\AJB PER VILLAGE COMMENTS DATED 06-30-25
REVISED 08-19-26\AJB PER LOT RE-CONFIGURATION

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PLOT FILE CREATED: 8/25/2026 BY: TONY BLUS
DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2026\SUBPLAT-G-1.DWG

UNSUBDIVIDED

N

30 15 0 30

SCALE: 1 INCH = 30 FEET

2057.65'

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 4

OUTLOT 1

A BLANKET VILLAGE UTILITY EASEMENT
AND A BLANKET PUBLIC UTILITY EASEMENT
ARE HEREBY GRANTED
OVER ALL OF OUTLOT 1

16.46' TO LOT 5

S 89°45'51" E 158.00'

29.09'

S 89°45'51" E 158.00'

32.37'

N 89°45'51" W 106.00'

19.00'

S 89°45'51" E 106.00'

30.34'

S 89°45'51" E 158.00'

19.00'

S 89°45'51" E 158.00'

27.34' TO LOT 12

6	7	8	9	10	11
N 00°14'09" E 70.00'	N 00°14'09" E 70.00'	N 00°14'09" E 70.00'	N 00°14'09" E 70.00'	N 00°14'09" E 70.00'	S 00°14'09" W 70.00'
S 00°14'09" W 70.00'	S 00°14'09" W 70.00'	S 00°14'09" W 70.00'	S 00°14'09" W 70.00'	S 00°14'09" W 70.00'	N 00°14'09" E 70.00'

25' FRONT YARD SETBACK

158.00' N 89°45'51" W

158.00' N 89°45'51" W

106.00' N 89°45'51" W

106.00' N 89°45'51" W

158.00' N 89°45'51" W

158.00' N 89°45'51" W

21.00'

(60') R.O.W.

WATERCREST ISLE
HERETOFORE DEDICATED
PER DOC. 2026K016092

(60') R.O.W.

PRAIRIE RIDGE NORTH
NEIGHBORHOOD I, PHASE 1
PER DOC. 2026K016092

742 743 744 745 746 747 748

INDIGO POINTE
HERETOFORE DEDICATED
PER DOC. 2026K016092

749 750 751 752 753 754 755 756 757 758 759

PRAIRIE RIDGE NORTH
NEIGHBORHOOD I, PHASE 1
PER DOC. 2026K016092

OUTLOT 46

OUTLOT 45

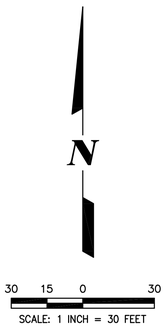
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REVISED 08-19-26\AJB PER LOT RE-CONFIGURATION

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MATCH LINE - SEE SHEET 3

UNSUBDIVIDED

OUTLOT 1

A BLANKET VILLAGE UTILITY EASEMENT
AND A BLANKET PUBLIC UTILITY EASEMENT
ARE HEREBY GRANTED
OVER ALL OF OUTLOT 1

27.34' TO LOT 11

N 89°45'51" W
158.00'

19.00'

S 89°45'51" E
106.00'

29.80'

N 89°45'51" W
106.00'

41.72'

N 00°14'09" E 70.00'

12

S 00°14'09" W 70.00'

N 00°14'09" E 70.00'

13

S 00°14'09" W 70.00'

N 00°14'09" E 70.00'

14

N 00°14'09" E 70.00'

25' FRONT YARD SETBACK

158.00'
N 89°45'51" W

106.00'
N 89°45'51" W

106.00'
N 89°45'51" W

41.72'

21.00'

(60') R.O.W.

WATERCREST ISLE
HERETOFORE DEDICATED
PER DOC. 2026K016092

(60') R.O.W.

(60') R.O.W.

760
PRAIRIE RIDGE NORTH
NEIGHBORHOOD I, PHASE 1
PER DOC. 2026K016092

AUTUMN MOOR TRAIL
HERETOFORE DEDICATED
PER DOC. 2026K016092

OUTLOT 44
PRAIRIE RIDGE NORTH
NEIGHBORHOOD I, PHASE 1
PER DOC. 2026K016092

OLIVE OAK PARKWAY
HERETOFORE DEDICATED
PER DOC. 2026K016093

PREPARED BY:

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PLOT FILE CREATED: 8/25/2026 BY: TONY BLUS DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2026\SUBPLAT-G-1.DWG

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, LLC, A LIMITED LIABILITY COMPANY, 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, IL DUPAGE COUNTY, ILLINOIS THIS ___ DAY OF_____, 20___.

HAMPSHIRE EAST LLC
2056 WESTINGS AVENUE, SUITE 280
NAPERVILLE, IL 60563

_____
SIGNATURE

_____ _____
PRINTED NAME 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 _____, 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. 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 NORTHWEST CORNER THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS EAST, 2057.65 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 16; THENCE SOUTH 00 DEGREES 14 MINUTES 09 SECONDS WEST, 210.42 FEET; THENCE NORTH 89 DEGREES 45 MINUTEES 51 SECONDS WEST, 1613.84 FEET; THENCE WESTERLY 38.44 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 770.00 FEET AND A CHORD BEARING NORTH 88 DEGREES 20 MINUTES 02 SECONDS WEST; THENCE NORTH 86 DEGREES 54 MINUTES 13 SECONDS WEST, 417.00 FEET; THENCE SOUTHWESTERLY 175.44 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET AND CHORD THAT BEARS SOUTH 51 DEGREES 12 MINUTES 43 SECONDS WEST; THENCE NORTH 87 DEGREES 23 MINUTES 58 SECONDS WEST, 60.83 FEET; THENCE NORTH 02 DEGREES 36 MINUTES 02 SECONDS EAST, 30.64 FEET; THENCE NORTH 33 DEGREES 55 MINUTES 32 SECONDS WEST, 113.74 FEET; THENCE NORTH 11 DEGREES 24 MINUTES 48 SECONDS EAST, 69.87 FEET; THENCE NORTH 56 DEGREES 24 MINUTES 48 SECONDS EAST, 168.53 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 44 MINUTES 17 SECONDS EAST, 105.40 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN KANE COUNY, 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.

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 17089C106J, DATED JUNE 2, 2015. ALL OF THE PROPERTY !IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING.

| FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND | 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)

| 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 24TH DAY OF NOVEMBER, 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, 2027

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 GURANTEE 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.

DATED AT HAMPSHIRE, ILLINOIS THIS _____ DAY OF _____, 20___.

_____
VILLAGE ENGINEER

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___.

_____
COUNTY CLERK

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)

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 "PUBLIC UTILITY EASEMENTS" AND JOINTLY WITH VILLAGE UTILITIES TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENTS" TOGETHER WITH THE RIGHT OF ACCESS THERETO AND TO 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 SUCCESSORS 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.

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-G-1
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 01-29-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 01-28-25
REVISED 03-27-25\AJB PER VILLAGE COMMENTS DATED 03-06-25
REVISED 06-10-25\AJB PER VILLAGE COMMENTS DATED 05-19-25
REVISED 07-17-25\AJB PER VILLAGE COMMENTS DATED 06-30-25
REVISED 08-19-26\AJB PER LOT RE-CONFIGURATION

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DRAWING PATH: P:\456275\DWG\SURVEY\DRAWINGS\PLATS-2025\SUBPLAT-G-1.DWG
PLOT FILE CREATED: 8/25/2026 BY: TONY BLUS

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS
(Prairie Ridge North Neighborhood G1)

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

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

WHEREAS, Hampshire West LLC or an authorized designee or related entity (the "Owner") submitted a request to subdivide property located in the Prairie Ridge North Neighborhood – G1, Hampshire, Illinois (the "Property"), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat and final plat of subdivision for the Property that provided for side-loaded townhomes, with one hundred thirty-four (134) units in twenty-three (23) buildings, but the revised final plat of subdivision (the "Final Plat"), attached hereto and incorporated herein as Exhibit A, has front-loaded townhomes with seventy-two (72) units in fourteen (14) buildings, decreasing density in the area; and

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

WHEREAS, the planning and zoning commission (the "PZC") is authorized to approve

plats of subdivision and make recommendations to the Village Board upon proposed subdivisions; and

WHEREAS, pursuant to proper notice, hearings were held regarding the approval of the plats of subdivision, including the Final Plat, ; and

WHEREAS, at the hearing, the PZC was presented with evidence, comments were solicited, and due consideration was given to the Owner's application/request to subdivide the Property in accordance with the Final Plat (the "Subdivision"); and

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

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

WHEREAS, the Village Engineer has approved the Final Plat, and pursuant to Subsection 7-1-3.F of the Village Code, the Village Board may vary and make exceptions in instances where it finds sufficient evidence of hardship caused by topographic conditions, or where any other reasonable deterrents prevail; and

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

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

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

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

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

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat subject to any conditions specified by the Village Board. The officers, agents and employees of the Village shall take all action necessary or reasonably required by the Village to carry out and give effect to the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

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

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

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

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

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

ADOPTED THIS ___ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2026.

_____
Michael J. Reid, Jr., Village President

ATTEST:

_____
Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A
(FINAL PLAT)

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE
(RESOLUTION)

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

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS
(Prairie Ridge North Neighborhood G1)

I certify that on _____, 2026, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2026.

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

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

DATED at Hampshire, Illinois, this _____day of _____, 2026.

_____
Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

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

Agenda Supplement

TO:	**President Reid; Board of Trustees**
FROM:	**Mo Khan, Assistant Village Manager for Development**
FOR:	**Village Board Meeting on November 5, 2026**
RE:	**PZC-26-15 – Oakstead Neighborhood G – Final Plat of Subdivision**

Background: The Oakstead Subdivision project dates back to 2004 when a preliminary plat was presented to the Village. In 2021, the preliminary plat was revised to its current version. When Crown is ready to develop a neighborhood, it submits a Final Plat of Subdivision for review and approval by the Village.

Oakstead Neighborhood G is a duplex neighborhood. Crown proposes subdividing the lots so each residential dwelling unit is on its own lot rather than a shared lot. The number of units and average lot size are not being changed.

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission held a public meeting on October 26, 2026, and recommended approval of the Final Plat of Subdivision by a vote of 4-0.

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

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

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation for a Final Plat of Subdivision for the Oakstead Neighborhood G.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Oakstead Preliminary Plat of Subdivision, dated March 12, 2021
4. Final Plat of Subdivision for Oakstead Neighborhood G

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

AGENDA SUPPLEMENT

TO:	**Planning & Zoning Commission**
FROM:	**Mo Khan, Assistant Village Manager for Development**
FOR:	**Planning & Zoning Commission Meeting on October 26, 2026**
RE:	**PZC-26-15 – Oakstead Neighborhoods G – Final Plat of Subdivision**

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

1. Final Plat of Subdivision for Oakstead Neighborhood G



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

BACKGROUND: The Oakstead Subdivision project dates back to 2004 when a preliminary plat was presented to the Village. In 2021, the preliminary plat was revised to its current version. When Crown is ready to develop a neighborhood, it submits a Final Plat of Subdivision for review and approval by the Village.

ANALYSIS: The Village engineer reviewed the proposed Plat of Subdivision and found it to be in general conformance with Village requirements.

	Preliminary Plat		Final Plat		Difference
Neighborhood	# Homes	Avg. Lot Size	# Homes	Avg. Lot Size	
G	50	5,924 sq. ft.	50	5,924 sq. ft.	0

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 as of October 22, 2026

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

RECOMMENDED MOTIONS:
I move to recommend approval of Case# PZC-26-15 for a Final Plat of Subdivision for Oakstead Neighborhood G.

DOCUMENTS ATTACHED:
1. Land Use Application
2. Oakstead Preliminary Plat of Subdivision, dated March 12, 2021
3. Final Plat of Subdivsion for Oakstead Neighborhood G, revision date October 12, 2026

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

Land Use Application

Date: 8/16/26

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: HAMPSHIRE EAST LLC Email: [redacted]

Address: 2056 WESTINGS AVE, SUITE 280 NAPERVILLE, IL 60563 Phone: [redacted]

CONTACT PERSON (if different from applicant)

Name: DAN OLSEN Email: [redacted]

Address: S.A.A. Phone: _____

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): OAKSTEAD

Address: SE CORNER OF RT 20 & BIG TIMBER RD

Parcel Number(s): _____

Total Area (acres): 9.983 ACRES

Legal Description: must be attached to this application

Fire Protection District: HAMPSHIRE FPD

School District: CUSD 300

Library District: ELLA JOHNSON

Park District: HAMPSHIRE TOWNSHIP P.D.

Township: HAM

Current Zoning District: PUD

Current Use:

AGRICULTURE - CROP FARMING

Proposed Zoning/Variance/Use:

FINAL PLAT APPROVAL

Reason/Explanation for Zoning/Variance/Use:

FINAL PLAT APPROVAL - DUPLEX LOTS WERE ORIGIALLY SUBDIVIDED AS ONE LOT FOR TWO UNITS. THIS PETITION PROPOSES SUBDIVIDING EACH LOT FURTHER SO EACH UNIT IS ON ITS OWN LOT AND CAN BE SOLD AS FEE SIMPLE.

PRELIMINARY PLAT OF SUBDIVISION
FOR
OAKSTEAD

A
±15.810 ACRES
70' x 130' SFD
9,100 S.F.
48 HOMES

B
±8.494 ACRES
60' x 130' SFD
7,800 S.F.
30 HOMES

C
±8.834 ACRES
60' x 130' SFD
7,800 S.F.
35 HOMES

D
±8.049 ACRES
60' x 130' SFD
7,800 S.F.
34 HOMES

E
±5.768 ACRES
70' x 130' SFD
9,100 S.F.
20 HOMES

F
±13.533 ACRES
21 - 70' x 130' SFD
9,100 S.F.
25 - 60' x 130' SFD
7,800 S.F.
46 HOMES

G
±8.836 ACRES
50 DUPLEX HOMES

H
±11.101 ACRES
60' x 130' SFD
7,800 S.F.
41 HOMES

I
±14.581 ACRES
60' x 130' SFD
7,800 S.F.
51 HOMES

P
±11.082 ACRES
70' x 130' SFD
9,100 S.F.
32 HOMES

Q
±11.777 ACRES
TOWNHOMES
94 HOMES



J
±24.793 ACRES
70' x 130' SFD
9,100 S.F.
78 HOMES

S
±11.896 ACRES
53' x 130' SFD
6,890 S.F.
ACTIVE ADULT
46 HOMES

R
±10.448 ACRES
ACTIVE ADULT
RANCH TOWNHOMES
54 HOMES

K
±25.952 ACRES
39 - 70' x 130' SFD
9,100 S.F.
44 - 60' x 130' SFD
7,800 S.F.
83 HOMES

L
±20.608 ACRES
60' x 130' SFD
7,800 S.F.
78 HOMES

N
±25.963 ACRES
53' x 130' SFD
6,890 S.F.
ACTIVE ADULT
116 HOMES

M
±7.575 ACRES
60' x 130' SFD
7,800 S.F.
26 HOMES

O
±14.115 ACRES
60' x 130' SFD
7,800 S.F.
51 HOMES

400 200 0 400
SCALE: 1 INCH = 400 FEET

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 (Sq. Ft.)	Total Lot Area (Ac.)	Neighborhood Area (Ac.)
A	48	9,100	10,956	16,340	9,100	9,933	525,873	12.07	15.810
B	30	7,800	8,734	17,447	7,800	7,801	262,010	6.01	8.494
C	35	7,800	8,317	13,290	7,800	7,800	291,082	6.68	8.384
D	34	7,800	8,110	10,497	7,800	7,800	275,727	6.33	8.049
E	20	9,100	9,877	13,459	9,099	9,463	197,530	4.53	5.768
F	46	7,800	9,822	15,304	7,800	9,206	451,796	10.37	13.533
G	50	9,700	11,848	18,161	9,715	10,437	296,204	6.80	8.836
H	41	7,800	8,807	12,008	7,800	8,563	361,103	8.29	11.101
I	51	7,800	9,426	16,191	7,800	9,151	480,711	11.04	14.581
J	78	9,100	10,464	15,118	9,100	9,889	816,157	18.74	24.793
K	83	7,800 & 9,100	10,359	15,443	7,800	9,750	859,820	19.74	25.952
L	78	7,800	8,670	14,227	7,329	8,190	676,298	15.53	20.608
M	26	7,800	8,602	12,883	7,800	8,321	223,662	5.13	7.575
N	116	6,890	7,614	12,191	6,630	7,155	883,223	20.28	25.963
O	51	7,800	9,627	19,582	7,800	8,542	490,987	11.27	14.115
P	32	9,100	12,162	25,358	9,100	9,884	389,177	8.93	11.082
S	46	6,890	8,834	16,831	6,890	8,060	406,351	9.33	11.896
Total Single Family Homes	**865**		**9,563**	**25,358**	**6,630**	**8,563**	**7,953,330**	**182.58**	**247.622**

MULTI FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Neighborhood Area (Ac.
Q	94	11.777
R	54	10.448
Total Multi Family Homes	**148**	**22.225**

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE (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 KANE COUNTY FIRM.
- SECTION CORNER OR QUARTER SECTION CORNER

OVERALL SITE DATA

LAND USE	UNITS	ACRES	PERCENT
BIG TIMBER ROAD 1/2 R.O.W.	–	1.3	0.23%
ROUTE 20 1/2 R.O.W.	–	3.2	0.57%
LOCAL SECONDARY ROADS/STREETS 66' R.O.W.	–	25.2	4.50%
MINOR ROADS/STREETS 60' R.O.W.	–	59.9	10.71%
OPEN SPACE	–	263.6	47.12%
(PARKS, PIPELINE EASEMENT, STWM AREAS, FLOODPLAIN, PRESERVED AREAS)			
LIFT STATION	–	0.5	0.09%
SCHOOL SITE	–	11.0	1.97%
CHURCH SITE	–	6.3	1.13%
TRADITIONAL HOUSING:			
9,100 S.F. LOTS (70'X130')	238	54.9	9.81%
7,800 S.F. LOTS (60'X130')	415	91.1	16.29%
DUPLEXES	50	6.8	1.22%
TOWNHOMES	94	3.7	0.66%
TOTAL TRADITIONAL DWELLING UNITS	797		
ACTIVE ADULT HOUSING:			
6,890 S.F. LOTS (53'X130')	162	29.6	5.29%
RANCH TOWNHOMES	54	2.9	0.52%
TOTAL ACTIVE ADULT DWELLING UNITS	216		
TOTAL	1013	559.4	100.0%

PREPARED FOR:
HAMPSHIRE EAST, LLC.
1751A W. 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

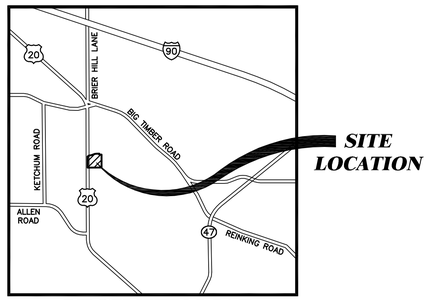
DISC NO.: 456267 FILE NAME: PREPLAT
DRAWN BY: DDD FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 01-15-2021 JOB NO.: 456.267
XREF: LOTCALC, TOPO 2020 PROJECT MANAGER: DRG
REVISED: 03/12/2021/DDD
REVISED: 03/15/2021/DDD UPDATE UNIT COUNT

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PLOT FILE CREATED: 3/15/2021 BY: RICH SMITH
DRAWING PATH: P:\456267\DWG\SURVEY\DRAWINGS\PRELIMINARY\PREPLAT.DWG

FINAL PLAT OF SUBDIVISION FOR OAKSTEAD SUBDIVISION NEIGHBORHOOD G

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS



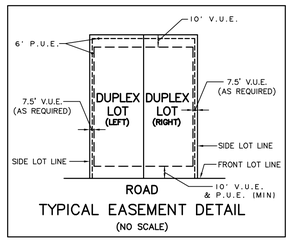
VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°58'06" E	12.85'
L2	N 66°23'06" E	51.20'
L3	S 00°01'54" W	40.60'
L4	S 13°47'44" E	40.18'
L5	N 13°47'44" W	42.19'
L6	N 00°01'54" E	14.60'
L7	N 45°01'54" E	70.71'

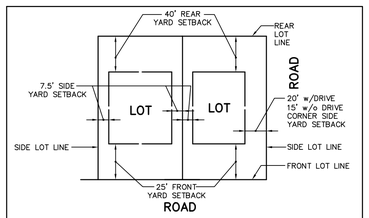
ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL, BE REQUIRED BY THE DEPARTMENT.

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

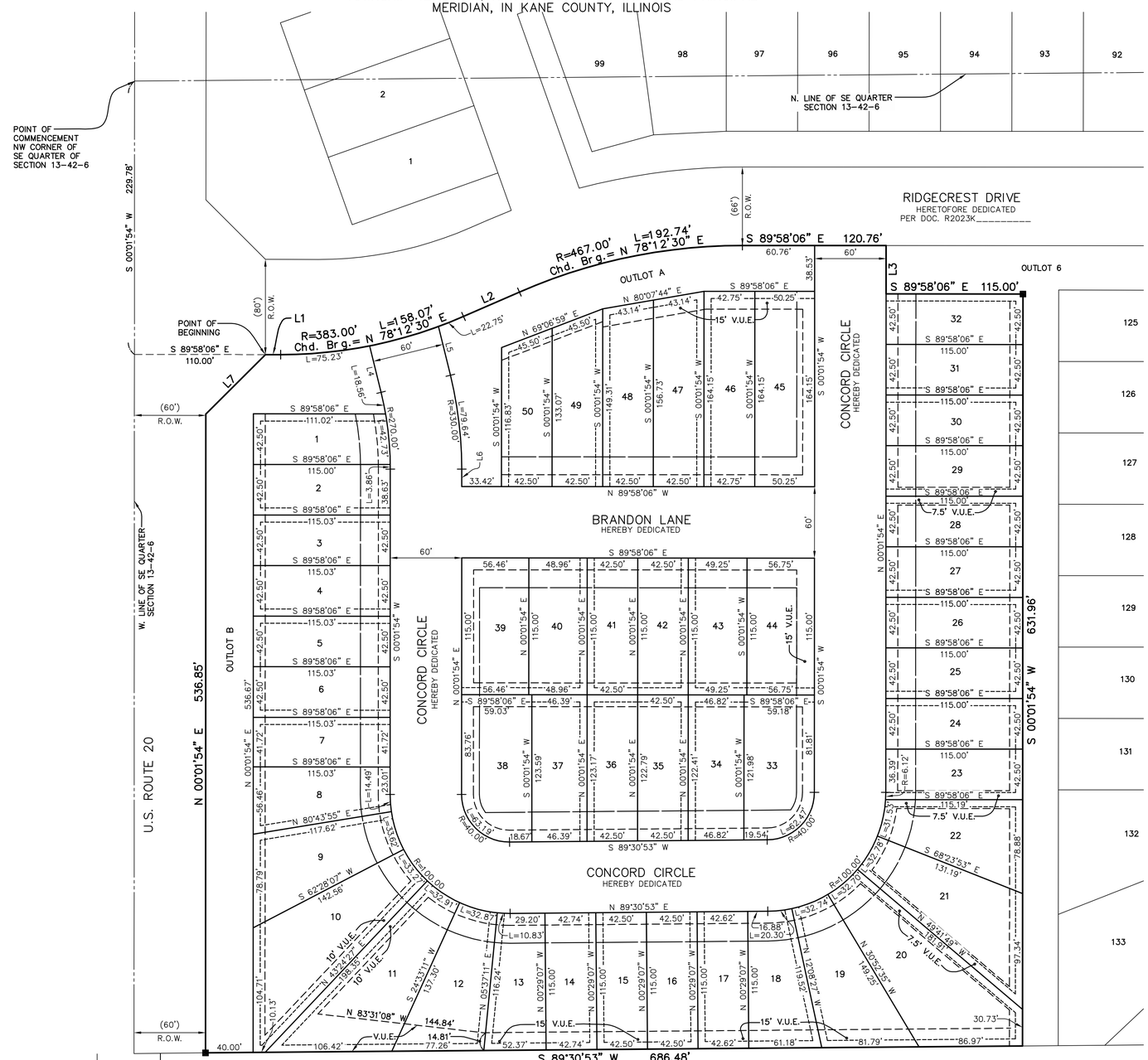


TYPICAL EASEMENT DETAIL
(NO SCALE)



SETBACK RESTRICTION DETAIL
(NO SCALE)

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
1	4,827	27	4,888
2	4,889	28	4,888
3	4,889	29	4,888
4	4,889	30	4,888
5	4,889	31	4,888
6	4,889	32	4,888
7	4,798	33	6,867
8	5,416	34	5,721
9	6,892	35	5,210
10	10,683	36	5,227
11	9,794	37	5,724
12	6,652	38	6,961
13	5,317	39	6,493
14	4,915	40	5,631
15	4,888	41	4,888
16	4,888	42	4,888
17	4,901	43	5,664
18	5,686	44	6,526
19	7,157	45	8,249
20	11,005	46	7,017
21	8,838	47	6,819
22	6,551	48	6,503
23	4,888	49	6,001
24	4,888	50	5,310
25	4,888	OUTLOT A	16,290
26	4,888	OUTLOT B	27,659



TOTAL AREA OF SUBDIVISION
9.983 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER
PART OF 01-13-400-007
HAMPSHIRE, ILLINOIS

N

50 25 0 50
SCALE: 1 INCH = 50 FEET

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 EAST LINE OF THE SUBJECT SITE BEING S 00°02'05" W (ASSUMED).

GAP IN LOT NUMBERING DUE TO THE PREDEFINED LOT NUMBERING WITHIN THE ENTIRE OAKSTEAD 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.

A BLANKET VILLAGE UTILITY EASEMENT AND A BLANKET PUBLIC UTILITY EASEMENT ARE HEREBY GRANTED OVER ALL OF OUTLOTS 5 AND 13.

THERE SHALL BE NO DIRECT ACCESS TO U.S. ROUTE 20 FROM OUTLOT 13. ALL ACCESS SHALL BE VIA INTERNAL CIRCULATION.

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)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SET CONCRETE MONUMENT
- SECTION CORNER OR QUARTER SECTION CORNER

PREPARED FOR:
HAMPSHIRE EAST, 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.: 456267 FILE NAME: SUBPLAT-G
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-21-23 JOB NO.: 456.267
PROJECT REFERENCE: 456.209
CHECKED BY: JRP 06-09-23
REVISED 08-14-23\AJB PER VILLAGE COMMENTS DATED 08-03-23
REVISED 09-12-23\AJB PER VILLAGE COMMENTS DATED 09-07-23
REVISED 10-24-23\AJB UPDATED FLOOD STATEMENT IN SURVEYOR'S CERT.
REVISED 10-11-24\AJB UPDATED IDOT CERTIFICATE
REVISED 10-12-26\AJB UPDATED LOT CONIGURATION FOR DUPLEXES

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PLOT FILE CREATED: 10/12/2026 BY: TONY BLIS DRAWING PATH: P:\456267\DWG\SURVEY\DRAWINGS\PLATS\SUBPLAT-G.DWG

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___.

_____
COUNTY CLERK

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 SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 01 MINUTE 54 SECONDS WEST, 229.78 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, 110.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RIDGECREST DRIVE DEDICATED PER DOCUMENT 202_K_____ AND THE POINT OF BEGINNING; THE FOLLOWING FIVE COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, 12.85 FEET; THENCE NORTHEASTERLY, 158.07 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 383.00 FEET AND A CHORD BEARING NORTH 78 DEGREES 12 MINUTES 30 SECONDS EAST; THENCE NORTH 66 DEGREES 23 MINUTES 06 SECONDS EAST, 51.20 FEET; THENCE EASTERLY, 192.74 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET AND A CHORD BEARING NORTH 78 DEGREES 12 MINUTES 30 SECONDS EAST; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, 120.76 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 54 SECONDS WEST, 40.60 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, 115.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 54 SECONDS WEST, 631.96 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 53 SECONDS WEST, 686.48 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 54 SECONDS EAST, 536.85 FEET; THENCE NORTH 45 DEGREES 01 MINUTE 54 SECONDS EAST, 70.71 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 17089C0126J, DATED, JUNE 2, 2015. ALL OF THE PROPERTY IS LOCATED IN ZONE X UNSHADED.

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 _____ DAY OF _____, 20___.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT_____, 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_____, 20___.

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

_____ _____
TITLE: TITLE:

_____ _____
(PRINTED NAME) (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 _____, 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

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.

PLAN COMMISSION CERTIFICATE

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

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 THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT YORKVILLE, ILLINOIS THIS _____ DAY OF _____, 20___.

_____
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.

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 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
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456267 FILE NAME: SUBPLAT-G
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-21-23 JOB NO.: 456.267
PROJECT REFERENCE: 456.209
CHECKED BY: JRP 06-09-23
REVISED 08-14-23\AJB PER VILLAGE COMMENTS DATED 08-03-23
REVISED 09-12-23\AJB PER VILLAGE COMMENTS DATED 09-07-23
REVISED 10-24-23\AJB UPDATED FLOOD STATEMENT IN SURVEYOR'S CERT.
REVISED 10-11-24\AJB UPDATED IDOT CERTIFICATE
REVISED 10-12-26\AJB UPDATED LOT CONIGURATION FOR DUPLEXES

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PLOT FILE CREATED: 10/12/2026 BY: TONY BLUS
DRAWING PATH: P:\456267\DWG\SURVEY\DRAWINGS\PLATS\SUBPLAT-G.DWG

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS
(Oakstead Neighborhood G)

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

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

WHEREAS, Hampshire East LLC or an authorized designee or related entity (the "Owner") has submitted a request to subdivide property located in Oakstead Neighborhood G, Hampshire, Illinois (the "Property"), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Property; and

WHEREAS, the Owner is requesting to subdivide the Property in accordance with the final plat of subdivision (the "Final Plat"), attached hereto and incorporated herein as Exhibit A; and

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

WHEREAS, the planning and zoning commission (the "PZC") is authorized to approve

plats of subdivision and make recommendations to the Village Board upon proposed subdivisions; and

WHEREAS, pursuant to proper notice, hearings were held regarding the approval of the plats of subdivision; and

WHEREAS, at the hearing regarding the Final Plat, the PZC was presented with evidence, comments were solicited, and due consideration was given to the Owner's application/request to subdivide the Property in accordance with the Final Plat (the "Subdivision"); and

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

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

WHEREAS, the Village Engineer has approved the Final Plat, and pursuant to Subsection 7-1-3.F of the Village Code, the Village Board may vary and make exceptions in instances where it finds sufficient evidence of hardship caused by topographic conditions, or where any other reasonable deterrents prevail; and

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

WHEREAS, the Corporate Authorities have determined and hereby find that it is advisable, necessary and in the best interests of the Village and its residents to grant, approve and

authorize the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board;

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

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

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

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board. The officers, agents and employees of the Village shall take all action necessary or reasonably required by the Village to carry out and give effect to the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

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

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

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

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

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

VILLAGE OF HAMPSHIRE

ADOPTED THIS ___ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2026.

_____
Michael J. Reid, Jr., Village President

ATTEST:

_____
Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A
(FINAL PLAT)

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE
(RESOLUTION)

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

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS
(Oakstead Neighborhood G)

I certify that on _____, 2026, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2026.

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

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

DATED at Hampshire, Illinois, this _____day of _____, 2026.

_____
Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

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

Agenda Supplement

TO:	**President Reid; Board of Trustees**
FROM:	**Mo Khan, Assistant Village Manager for Development**
FOR:	**Village Board Meeting on November 5, 2026**
RE:	**PZC-26-11 – 190 Grove Avenue - Variance**

Background: Kathleen Herrera (Petitioner & Owner) is requesting the approval of the following to construct a 4 ft. tall open picket-style fence:

1. Request for Variance to Sec. 6-3-11-E-3 of the Hampshire Zoning Ordinance to permit a fence to be setback four (4) feet from the corner side lot line, whereas the minimum setback required is ten (10) feet.

The Petitioner requests a variance from the 10 ft. corner side lot line setback requirement to allow a fence that does not conflict with the existing retaining wall located in the corner side yard and to allow more fenced-in lot area. The proposed fence would be setback 4 ft. from the corner side lot line. The Petitioner proposes installing a 4 ft. tall, open picket-style fence.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission held a public hearing on October 26, 2026, and recommended denial of the variance by a vote of 4-0.

The Planning and Zoning Commission adopted Village staff's findings of fact as included in the Planning and Zoning Commission Agenda Supplement.

Public Comments: Two public comments were provided for the public hearing:

1. Ms. Maroder (address not provided) emailed Village staff requesting the plat of survey to see where the proposed fence is to be located. Village staff provided the plat of survey. Ms. Maroder asked whether the fence would affect access to the alleyway behind the subject property. Village staff stated that the proposed fence is entirely on private property and would not impact access to the alleyway. Ms. Maroder asked if Village staff reviewed visibility concerns for the alleyway if the proposed fence was installed. Village staff stated that the proposed fence will be a 4 ft. tall, open, picket-style fence that should not impact visibility.
2. Mr. Burt (171 Grove Ave.) spoke in support of the variance request. Stating he does not see any issue with the fence being located as proposed.

Recommendation: For the Village Board to consider the Planning & Zoning Commission denial recommendation for a variance to Sec. 6-3-11-E-3 to permit a fence setback of 4 ft. from the corner side lot line.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Plat of Survey
4. Petitioner's Findings of Fact

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

AGENDA SUPPLEMENT

TO:	**Planning & Zoning Commission**
FROM:	**Mo Khan, Assistant Village Manager for Development**
FOR:	**Planning & Zoning Commission Meeting on October 26, 2026**
RE:	**PZC-26-11 – 190 Grove Avenue - Variance**

PROPOSAL: Kathleen Herrera (Petitioner & Owner) is requesting the approval of the following to construct a 4 ft. tall open picket-style fence:

1. Request for Variance to Sec. 6-3-11-E-3 of the Hampshire Zoning Ordinance to permit a fence to be setback four (4) feet from the corner side lot line, whereas the minimum setback required is ten (10) feet.



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

BACKGROUND: The Petitioner requests a variance from the 10 ft. corner side lot line setback requirement to allow a fence that does not conflict with the existing retaining wall located in the corner side yard and to allow more fenced lot area. The proposed fence would be setback 4 ft. from the corner side lot line. The Petitioner is proposing to install a 4 ft. tall open picket style fence.

ANALYSIS: The subject property is approximately 13,068 square feet and is located at the northwest corner of Grove Avenue and Elm Street. The property is currently improved with an approximately 2,600 sq. ft. multi-story single-family residence with a 990 sq. ft. garage. The subject property is zoned R-2, Single-Family Residence.

The following are the adjacent property zoning and uses:

North: R-2, Single-Family Residence – Residential Use
South: R-2, Single-Family Residence – Residential Use
East: R-2, Single-Family Residence – Residential Use
West: R-2, Single-Family Residence – Residential Use

REQUIRED FINDINGS OF FACT: The following are the required findings of fact for a Variance per Sec. 6-14-3-F-11-a:

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

PROPOSED FINDINGS OF FACT: The proposed findings of fact shall be as follows:

1. The subject property can yield a reasonable return if permitted to be only used under the conditions allowed by the regulations. The subject property is larger than other lots in the area as it is a corner lot. If only permitted to fence in the area allowed by the fence regulations, it would have an approximately 5,500 sq. ft. fenced-in area.
2. The plight of the owner is not due to unique circumstances. The retaining wall was chosen to be constructed by the property owner at the time. As stated in the Petitioner's Findings of Fact, the retaining wall can be removed or repaired if so chosen by the property owner to meet the current 10 ft. setback requirement.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition as of October 22, 2026.

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

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

RECOMMENDED MOTION:
I move to accept and adopt Staff's Findings of Fact included in the Agenda Supplement and recommend denial of Case# PZC-26-11 for a variance to Sec. 6-3-11-E-3 to permit a fence setback of 4 feet from the corner side lot line, whereas the minimum setback required is 10 feet.

DOCUMENTS ATTACHED:
1. Land Use Application
2. Plat of Survey
3. Petitioner's Findings of Fact

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

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

RECOMMENDED MOTION:
I move to accept and adopt Staff's Findings of Fact included in the Agenda Supplement and recommend denial of Case# PZC-26-11 for a variance to Sec. 6-3-11-E-3 to permit a fence setback of 4 feet from the corner side lot line, whereas the minimum setback required is 10 feet.

DOCUMENTS ATTACHED:
1. Land Use Application
2. Plat of Survey
3. Petitioner's Findings of Fact

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

Land Use Application

Date: 9-25-2026

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: Kathleen Herrera / Benjamin D. Glesen Email: [redacted]

Address: 190 Grove Ave. Phone: [redacted]

CONTACT PERSON (if different from applicant)

Name: _____ Email: _____

Address: _____ Phone: _____

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): _____

Address: 190 Grove Ave

Parcel Number(s): 01-22-359-012

Total Area (acres): .29

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire Protection District

School District: District 300

Library District: Ella Johnson Memorial Public Library District

Park District: Hampshire township Park District

Township: Hampshire

Current Zoning District: R2 - Single Family Residence

Current Use:

Residence

Proposed Zoning/Variance/Use:

Installation of fence

Reason/Explanation for Zoning/Variance/Use:

Owners would like to place fence closer to the sidewalk / East side of property than the current zoning allows. Current zoning would cause the fence to be placed on/over a historic retaining wall which needs significant repair. Additionally, the residence is home to children and pets who would like safe access to the yard. There are many fences already on the street (Elm St.) that are placed inside the 10 foot required distance from the road at this time.

PLAT OF SURVEY

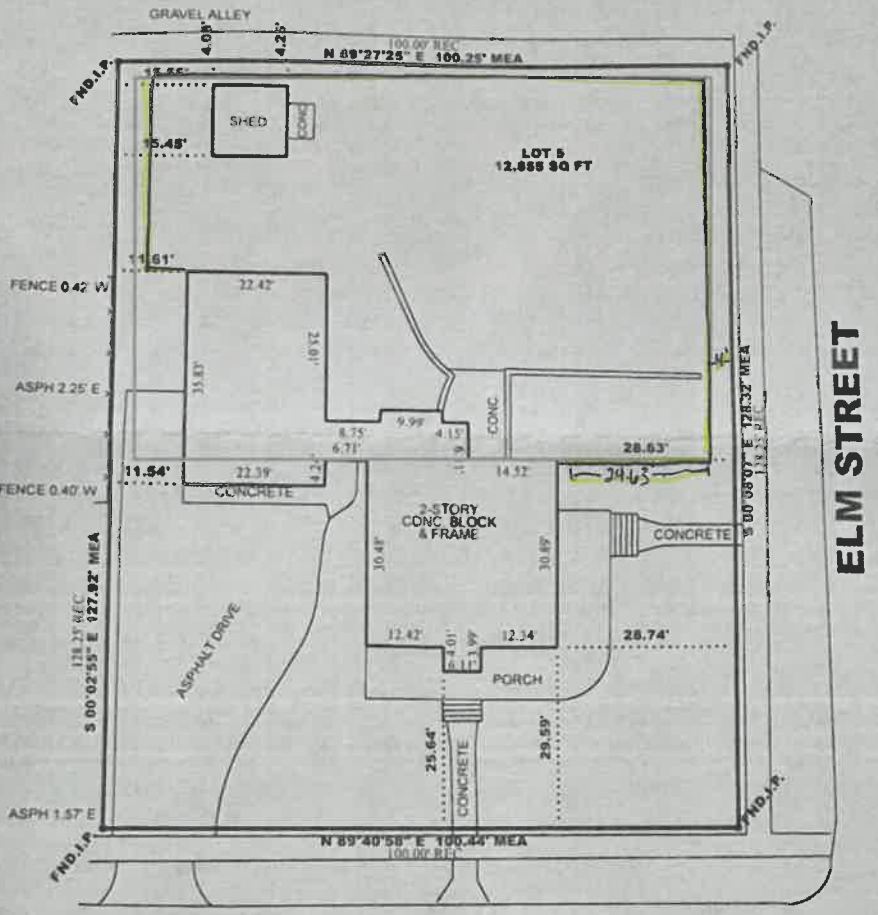
D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE 630-232-7705 FAX 630-232-7725
E-MAIL: DFLS@SBCGLOBAL.NET

SCALE: 1"=20'

LOT 5 OF A.J. WILLINGS SUBDIVISION OF BLOCK 3 OF A.J. WILLINGS ADDITION TO THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 190 GROVE AVENUE, HAMPSHIRE, ILLINOIS



LEGEND

FND.I.R.	= FOUND IRON ROD	P.U. =	PUBLIC UTILITY
FND.I.P.	= FOUND IRON PIPE	M.U. =	MUNICIPAL UTILITY
—x—	FENCE	D.E. =	DRAINAGE EASEMENT
.....	BLDG. TIE		ASPHALT
— - —	BLDG. LINE		CONCRETE
— — —	EASEMENT		BUILDING

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO. 426-50

THOMAS J. SIECK, JR. 035-003906 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ST. CHARLES, ILLINOIS

License expiration date 11-30-2026

FIELD WORK COMPLETED: 4-30-2026

PREPARED FOR: TIETZ LAW FIRM

STATE OF ILLINOIS
S.S.
COUNTY OF KANE

WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184.007094-0008 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 5-1 A.D. 2026

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003906

Village of Hampshire
Variance – Finding of Facts

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

   Response: The variation will not alter the essential characters of the locality. Numerous homes on Elm Street within walking distance from 190 Grove Avenue have a fence, enclosed or otherwise, that fails to meet the current zoning regulation.

2. That the plight of the owner is due to unique circumstances and that the variation, if granted, will not alter the essential character of the locality

   Response: The zoning requirement would place the fence on or on top of an existing historical retaining wall, so the wall would need to be removed or not repaired due to the fence placement. Additionally, the homeowners have two dogs and three children who would like to play safely in the yard, which has an alley on the north side and Elm Street to the East. Fence placement in the proposed location would allow for retaining wall repairs, as well as the safety of the homeowners' children, grandchild, and pets.

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIANCE TO CERTAIN REAL PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS
(190 Grove Avenue – Fence)

ADOPTED BY
THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF HAMPSHIRE

THIS ___ DAY OF _____, 2026

Published in pamphlet form by authority
of the President and the Board of Trustees
of the Village of Hampshire, Illinois this
__ day of _____, 2026

VILLAGE OF HAMPSHIRE
ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIANCE TO CERTAIN REAL PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS
(190 Grove Avenue – Fence)

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

WHEREAS, the President of the Village (the "President") and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") are committed to furthering the growth of the Village, enabling the Village to control development in the area and promoting public health, safety, comfort, morals and welfare; and

WHEREAS, Section 11-13-5 of the Illinois Municipal Code (65 ILCS 5/11-13-5) authorizes the Corporate Authorities to approve variations to zoning regulations; and

WHEREAS, Chapter 6 of the Municipal Code of Hampshire of 1985 (the "Village Code") is known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the "Zoning Ordinance"), and sets forth the land use regulations for the Village; and

WHEREAS, there exists certain real property located at or about 190 Grove Avenue, Hampshire, Illinois 60140 (the "Property"); and

WHEREAS, Kathleen Herrera or a related entity or designee (the "Applicant") submitted an application to the Village that included exhibits containing plans and specifications for the Property (the "Application"), incorporated herein by reference; and

WHEREAS, the Applicant is requesting a variance from Subsection 6-3-11.E.3 of the Zoning Ordinance to allow a fence to be setback four feet (4') from the corner side lot line instead of the required ten feet (10') (the "Zoning Relief"); and

WHEREAS, Section 6-14-3 of the Zoning Ordinance authorizes the planning and zoning commission (the "PZC") to hold public hearings on applications for variations and thereafter to submit reports of findings and recommendations to the Village Board; and

WHEREAS, after all required notices were given and posted, the PZC held a public hearing (the "Hearing") regarding the Zoning Relief; and

WHEREAS, at the Hearing, testimony was given, evidence was presented, comments were solicited, the public was afforded opportunities to be heard regarding the Application and the proposed Zoning Relief and due consideration was given to the Application; and

WHEREAS, the PZC considered the factors set forth in Subsection 6-14-3.F.11 of the Zoning Ordinance and based on the testimony and evidence given at the Hearing, the PZC made certain findings of fact and recommended to the Corporate Authorities that the Zoning Relief be denied (the "Findings of Fact"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Corporate Authorities have duly considered the recommendation of the PZC, the Application and the evidence, including that the Applicant is requesting the Zoning Relief to allow a fence that does not conflict with the existing retaining wall located in the corner side yard of the Property; and

WHEREAS, the Corporate Authorities have also found that complying with the strict letter of the Village Code will cause the Applicant practical difficulties or a particular hardship due to the fact that there is a retaining wall located at the Property that makes it difficult to comply with

the Zoning Ordinance unless the retaining wall is removed and the Applicant is attempting to improve the Property, which is beneficial for the Property and neighboring properties; and

WHEREAS, the Zoning Relief will promote the public health, safety, comfort, morals and welfare; and

WHEREAS, after reviewing the Application, related evidence and the PZC's recommendation, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to approve the Zoning Relief, subject to any conditions set forth by the Corporate Authorities;

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

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

SECTION 2. After thoughtful consideration and based on the Application and other testimony and evidence, including that there is a retaining wall located on the Property that hinders the Applicant's ability to comply with the Zoning Ordinance and that the Applicant is seeking to improve the Property, the Corporate Authorities hereby waive any inconsistencies in the Zoning Ordinance and find that: (a) the Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district; (b) the plight of the Applicant, who is also the owner, is due to unique circumstances; (c) the Zoning Relief, if granted, will not alter the essential character of the locality; and (d) granting the Zoning Relief will not be detrimental to the public welfare or injurious to other property or improvements in the

neighborhood in which the Property is located nor will it impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood. Based on the foregoing, the Corporate Authorities hereby authorize, approve and grant the Zoning Relief, subject to any conditions specified by the Corporate Authorities. The employees and officers of the Village are authorized and directed to take any and all action necessary to carry out the intent of this Ordinance.

SECTION 3. That the officers, employees and agents of the Village shall take all action necessary or reasonably required to carry out, give effect to and consummate the Zoning Relief contemplated by this Ordinance and shall take all action necessary in conformity therewith.

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

SECTION 5. That the provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation, said provision shall be excluded and deemed inoperative and unenforceable and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. In the event of any conflict between the terms of this Ordinance and the terms of the Village Code, or any other code, ordinance or regulation of the Village, the terms of this Ordinance shall control and prevail in all instances.

SECTION 7. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 8. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 9. This Ordinance shall be in full force and effect after passage, approval and publication in pamphlet form or as otherwise provided by applicable law.

ADOPTED THIS __ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS _ DAY OF _____, 2026.

_____
Michael J. Reid, Jr., Village President

ATTEST:

_____
Karen L. Stuehler, Village Clerk

EXHIBIT A
(FINDINGS OF FACT)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE

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

AN ORDINANCE GRANTING A VARIANCE TO CERTAIN REAL PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS
(190 Grove Avenue – Fence)

I certify that on _____, 2026, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law), at a regular meeting, passed and adopted Ordinance No. _____, which was approved by the Village President on the _____ day of _____, 2026.

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

The pamphlet form of Ordinance No. _____, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on _____, 2026, and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk and online.

DATED at Hampshire, Illinois, this _____ day of _____, 2026.

_____
Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

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

Agenda Supplement

TO:	**President Reid; Board of Trustees**
FROM:	**Mo Khan, Assistant Village Manager for Development**
FOR:	**Village Board Meeting on November 5, 2026**
RE:	**An Extension of a Jurisdictional Boundary Line Agreement with the City of Genoa**

Background: The Village of Hampshire and the City of Genoa entered into a Jurisdictional Boundary Line Agreement in 2006. Per state statute, the agreement can only be for a maximum of twenty (20) years. The previous agreement expired on October 4, 2026. The City of Genoa would like to extend the Jurisdictional Boundary Line Agreement per the terms of the 2006 agreement.

Analysis: The proposed jurisdictional boundary line agreement would establish the county line as the planning boundary line for each community, except for a small area west of the county line that would remain under the Village of Hampshire's jurisdiction.

Recommendation: For the Village Board to consider an extension to the Jurisdictional Boundary Line Agreement with the City of Genoa.

Attachments:

1. 2026 Jurisdictional Boundary Line Agreement Extension
2. 2006 Jurisdictional Boundary Line Agreement
3. Jurisdictional Boundary Line Agreement Map

INTERGOVERNMENTAL BOUNDARY LINE AGREEMENT

This Agreement is made and entered into this _____ day of _____ 2026 by and between the Village of Hampshire Illinois (hereafter "Hampshire") and the City of Genoa, Illinois (hereafter "Genoa").

WHEREAS, Genoa and Hampshire previously entered into a Boundary Agreement dated October 5, 2006 (the "2006 Boundary Agreement"), attached hereto as Exhibit A and made a part hereof, which established agreed upon boundary lines to plan for both growth and for conservation of available resources in the area that lies between their existing corporate boundaries; and

WHEREAS, Genoa and Hampshire are authorized to enter into boundary agreements pursuant to the authority of 65 ILCS 5/11-12-9 and to enter into Intergovernmental Agreements pursuant to the authority granted to units of local government under Article VII, Section 10 of the Constitution of the State of Illinois and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 *et. seq.;* and

WHEREAS, the 2006 Boundary Agreement has a term of twenty (20) years so that it would, but its term, expire on October 5, 2026; and

WHEREAS, 65 ILCS 5/11-12-9 specifically contemplates that the term of boundary agreements may be extended, renewed, or revised at the end of their initial or extended term thereof by further agreement of the municipalities; and

WHEREAS, intergovernmental agreements also may be extended by agreement between municipalities; and

WHEREAS, Genoa and Hampshire both find that the findings and recitals of the 2006 Boundary Agreement as well as their existing provisions, except as provided herein, are still appropriate and accurate and that the renewal of the 2006 Boundary Agreement will continue to promote the recited interests of both parties; and

WHEREAS, Hampshire and Genoa, desire to promote the orderly growth and expansion of land area within their respective planning authorities, and more specifically within the geographic area depicted in Exhibit "B" attached hereto and made a part hereof; and

and

WHEREAS, Hampshire and Genoa have adopted official comprehensive plans pursuant to 65 ILCS 5/11-12-5 and 65 ILCS 5/11-12-6; and

NOW, THEREFORE, based upon the mutual promises and covenants set forth below, Hampshire and Genoa do hereby agree as follows:

1. The above recitals are hereby incorporated into this Agreement as if fully set forth in this Paragraph 1.

2. A boundary for the east corporate limits of Genoa is hereby established and described in Exhibit "B" attached hereto and made a part of this Agreement.

3. A boundary for the west corporate limits of Hampshire is hereby established and described in Exhibit "B" attached hereto and made a part of this Agreement.

4. The Village of Hampshire shall not annex any property west of the boundary line, as depicted in Exhibit "B".

5. The City of Genoa shall not annex any property east of the boundary line, as depicted in Exhibit "B", unless in accordance with paragraph 6.

6. The term of this Agreement shall be for a period of twenty (20) years from the effective date of this Agreement, except that this Agreement may be extended for one additional twenty-year period by any party giving written notice to the other parties within thirty (30) days of the expiration of the term of this Agreement.

7. If any provision of this Agreement shall be held to be invalid or unenforceable by reason of the operation of any applicable law, or by reason of the interpretation placed hereon by any court or other governmental body, (a) this Agreement shall be construed as not containing such provision and a substitute provision shall be inserted therefore by such court or other governmental body which effectuates to the maximum extent permitted by law the intent of this Agreement, and (b) any and all other provisions hereof which otherwise are lawful and valid shall remain in full force and effect.

8. The waiver of any term or provision of this Agreement shall not constitute a waiver of any other term or provision of this Agreement, nor shall the right to require any enforcement of any term or provision of this Agreement be permanently waived, if a continuing breach of any such term or provision arises.

9. This Agreement contains a full and complete recitation of the understanding between the parties. No other representations, warranties, promises, covenants, or undertakings have been made by one party to the others as an inducement to enter into this Agreement.

10. No covenant, promise, or undertaking shall be effective to modify or amend this Agreement or to waive or to relinquish any right provided by the terms and provisions hereof, unless said covenant, promise, or undertaking shall be reduced to writing and is duly executed by all parties.

11. This Agreement may be executed in multiple counterparts, each of which shall be deemed enforceable without the production of the others.

12. Any notice provided for under this Agreement shall be sent by registered or certified mail, postage prepaid, and shall be deemed given as of the date of the postmark.

13. This Agreement, and exhibit attached hereto, may be amended only by the mutual consent of the parties, by each party adopting an ordinance approving said amendment as provided by law and by the execution of said amendment by the parties in interest.

If to Hampshire:

The City Manager
Village of Hampshire
234 South State Street
Hampshire, Illinois 60140

With a copy to:

The Honorable Mayor
Village of Hampshire
234 South State Street
Hampshire, Illinois 60140

If to Genoa:

The Honorable Mayor
City of Genoa
333 East First Street
Genoa, Illinois 60135

With a copy to:

City Clerk
City of Genoa
333 East First Street
Genoa, Illinois 60135

WHEREFORE, the parties through their duly authorized representatives do hereby set their hands and cause

their corporate seals to be affixed hereto on the day and year first written above.

Dated the date and year first above written.

CITY OF GENOA, ILLINOIS	VILLAGE OF HAMPSHIRE, ILLINOIS
By:_____	By:_____
Jonathon Brust, Mayor	Mike Reid, Village President
ATTEST:_____	ATTEST:_____
Rebecca Deister, City Clerk	Karen Stuehler, Village Clerk

Exhibit A

INTERGOVERNMENTAL AGREEMENT FOR LOCAL LAND RESOURCE MANAGEMENT PLAN AND BOUNDARY LINE BY AND BETWEEN VILLAGE OF HAMPSHIRE AND CITY OF GENOA

THIS AGREEMENT, made and entered into this 5th day of October, 2006, by and between the VILLAGE OF HAMPSHIRE, an Illinois municipal corporation located in Kane County, Illinois ("HAMPSHIRE") and the CITY OF GENOA, an Illinois municipal corporation located in DeKalb County, Illinois ("GENOA").

WHEREAS, HAMPSHIRE and GENOA are "units of local government" as defined by Article VII, Section 1, of the Constitution of the State of Illinois of 1970; and,

WHEREAS, units of local government are enabled by Article VII, Section 10 of the Constitution of the State of Illinois of 1970 to "contract or otherwise associate among themselves . . . to obtain or share services and to exercise, combine, or transfer any power or function, in any manner not prohibited by law or by ordinance"; and,

WHEREAS, 5 ILCS 220/3 provides in applicable part:

"220/3. Intergovernmental agreements.

' 3. Intergovernmental agreements. Any power or powers, privileges or authority exercised or which may be exercised by a public agency of this State may be exercised and enjoyed jointly with any other public agency of this State and jointly with any public agency of any other state or of the United States to the extent that laws of such other state or of the United States do not prohibit joint exercise or enjoyment and except where specifically and expressly prohibited by law . . . . "; and

WHEREAS, the Local Land Resource Management Planning Act (the "Act"), (50 ILCS 805/1, et. seq. (1985)) provides for the adoption, implementation and enforcement of joint or compatible local land resource management plans by municipalities, and it is the intent of each of the parties in entering into this agreement to adopt a Land Resource Management Plan (the "Plan") which substantially conforms to each municipality=s Comprehensive Plan for the respective areas described herein on each side of the proposed boundary line between HAMPSHIRE and GENOA, and to provide means for the implementation and periodic update of said Plan; and

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-12-5 et seq., permits municipalities to adopt a Comprehensive Plan for the present and future development of the municipality and provides that a Comprehensive Plan may be made applicable, by its terms, to land situated within

the municipality's corporate limits and contiguous territory not more than one and one-half (1-1/2) miles beyond the corporate limits and not included in any other municipality; and

WHEREAS, in addition to establishing reasonable standards of design for subdivisions, such Comprehensive Plan may designate land suitable for annexation to the municipality and the recommended zoning classification for such land upon annexation; and

WHEREAS, HAMPSHIRE on July 1, 2004, adopted an official Comprehensive Plan pursuant to 65 ILCS 5/11-12-5 et seq., by Ordinance No. 04-20, with a notice of the adoption of the Comprehensive Plan recorded on September 15, 2004 as Document No. 2004K122290 in Kane County Illinois and said official Comprehensive Plan, and any amendments thereto, are incorporated herein by reference; and

WHEREAS, GENOA on November 18, 2003, adopted an official Comprehensive Plan pursuant to 65 ILCS 5/11-12-5 et seq., and said Official Comprehensive Plan, and any amendments thereto, are incorporated herein by reference; and

WHEREAS, the Comprehensive Plans of HAMPSHIRE and GENOA provide guidelines for land use, and promote the implementation of planning partnerships and good planning practices, within each municipality's jurisdiction and planning area; and

WHEREAS, 65 ILCS 5/11-12-9, provides that if unincorporated territory is within one and one-half (1-1/2) miles of two (2) or more municipalities that have adopted official Comprehensive Plans, the corporate authorities of such municipalities, having considered the natural flow of storm water drainage, and having included, when practical, all of any single tract having common ownership within the jurisdiction of one corporate authority, may agree upon a line which shall mark the boundaries of the jurisdiction of each of the municipalities that have adopted such agreement; and

WHEREAS, HAMPSHIRE and GENOA recognize that the land lying between their present municipal boundaries is an area which presents challenges related to public facilities, open space preservation and recreational areas, flood control, population density, ecological and economic impacts, and transportation facilities; and

WHEREAS, HAMPSHIRE and GENOA and their respective citizens are vitally affected by said challenges and have by this Agreement determined that by undertaking certain joint action, the public health, safety and welfare of the inhabitants of said municipalities will be benefited; and

WHEREAS, HAMPSHIRE and GENOA recognize the need and desirability to provide for logical future municipal boundaries and areas of municipal authority between their respective municipalities in order to plan effectively and efficiently for growth management and potential development between their communities and the conservation of the available resources for all of their respective citizens; and

WHEREAS, in arriving at this Agreement, HAMPSHIRE and GENOA have given consideration to the natural flow of storm water drainage and, when practical, have included all of a single tract of land having common ownership within the jurisdiction of only one municipality; and

WHEREAS, HAMPSHIRE and GENOA have authorized, by ordinance, the execution of this Agreement as an exercise of their respective intergovernmental cooperation authority under the Constitution of the State of Illinois, their authority to enter into an intergovernmental agreement for Local Land Resource Management pursuant to the Local Land Resource Management Planning Act, 50 ILCS 805/6; and their authority to enter into a jurisdictional boundary agreement pursuant to the Illinois Municipal Code, 65 ILCS 5/11-12-9.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises hereinafter contained, the adequacy and sufficiency of which the parties hereto stipulate, HAMPSHIRE and GENOA agree as follows:

SECTION ONE: INCORPORATION OF RECITALS: The recitals set forth herein above are incorporated herein by reference as substantive provisions of this Agreement.

SECTION TWO: JURISDICTIONAL BOUNDARY LINE: The boundary line between HAMPSHIRE and GENOA for the purpose of establishing their respective jurisdictions for land use planning, official map purposes, subdivision control and annexation of unincorporated territory, all as hereinafter provided, shall be the common boundary line of Community Unit School District # 300, and Genoa-Kingston Community Unit School District #424 (said line hereinafter referred to as the "Jurisdictional Boundary Line"), and said line is legally described on the attached Exhibit "A" ("Legal Description") attached hereto, and depicted on the attached map attached hereto as Exhibit B and made a part hereof (the "Jurisdictional Boundary Line Map").

A. That portion of the unincorporated territory easterly and northerly of the Jurisdictional Boundary Line and extending to the existing municipal boundaries of HAMPSHIRE and as more fully marked and depicted on the Jurisdictional Boundary Line Map as the "Hampshire Jurisdictional Area" shall be, for the purpose of this Agreement the Hampshire Jurisdictional Area.

B. That portion of the unincorporated territory westerly and southerly of the Jurisdictional Boundary Line extending to the existing municipal boundaries of GENOA as more fully marked and depicted on the Jurisdictional Boundary Line Map as the "Genoa Jurisdictional Area" shall be, for the purpose of the Agreement the Genoa Jurisdictional Area.

SECTION THREE: SUBDIVISION CONTROL: Except as otherwise provided in this Agreement,

A. HAMPSHIRE agrees that it shall not exercise or attempt to exercise or enforce any subdivision control, Comprehensive Plan or official map jurisdiction within the Genoa Jurisdictional Area.

B. GENOA agrees that it shall not exercise or attempt to exercise or enforce any subdivision control, Comprehensive Plan or official map jurisdiction within the Hampshire Jurisdictional Area.

C. In the event that either municipality is unable to exercise its subdivision control authority within its Jurisdictional Area as established by this Agreement for the reason that the

boundaries of said municipality are not located within one and one-half (1-1/2) miles of a proposed subdivision, and if the other municipality is located within one and one-half (1-1/2) miles of said proposed subdivision, then, in that event, such municipality hereby transfers its subdivision control authority to the other municipality pursuant to Section 10, Article VII of the Constitution of Illinois of 1970, in order that the other Municipality may exercise its subdivision control within the Jurisdictional Area of the Municipality otherwise designated in this Agreement. In the event that any court of law shall find that the transfer of subdivision control power between units of local government is prohibited by law, then, if either Municipality cannot exercise its subdivision control within its Jurisdictional Area because it is not located within one and one-half (1-1/2) miles of said subdivision, then the other Municipality shall exercise its own subdivision control, notwithstanding the Jurisdictional Boundary Line established by this Agreement.

SECTION FOUR: LOCAL LAND RESOURCE MANAGEMENT PLAN: HAMPSHIRE and GENOA hereby adopt as a Local Resource Management Plan (Athe Plan@) the Comprehensive Land Use Plan of each municipality as it treats any part of the area reserved for jurisdictional purposes to one or the other of the two municipalities, including the official map each Municipality has adopted for such territory, as a joint and compatible local land resource management plan pursuant to the Act.

HAMPSHIRE and GENOA agree that pursuant to Section 5 of the Act the Plan shall be updated not less often than once every ten (10) years from and after the date of the approval of this Agreement.

In addition to their other functions, the respective Plan Commission of each of Municipality shall, according to its own rules and procedures, formulate, review and recommend to its Board of Trustees or City Council any amendment(s) proposed for the Plan. No amendment to the Plan may be made by either party unless it has first been reviewed by its respective Plan Commission, and submitted to and approved by its Board or Council. The Board of Trustees and City Council of each Municipality, by appropriate ordinance or resolution may, but need not, adopt any proposed amendment to the Plan, in accordance with the requirements of the Act for a joint and compatible plan.

SECTION FIVE: ANNEXATION:

A. Each Municipality agrees not to annex any territory which is located in the other Municipality's Jurisdictional Area.

B. In addition, each Municipality agrees to take all necessary action to oppose any involuntary or court-initiated annexation proceedings which propose to annex territory to one Municipality which is within the other=s Jurisdictional Area.

C. Further each Municipality agrees to annex territory within its Jurisdictional Area only in the event that either:

(1) The Municipality and the owner of the territory to be annexed enter into an Annexation Agreement with a term of not less than ten (10) years which shall contain provisions relative to land use and shall contain development standards consistent with this Agreement; or

(2) As to improved or subdivided territory, a Municipality may involuntarily annex such territory within its Jurisdictional Area; and further provided,

(3) HAMPSHIRE and GENOA acknowledge that pursuant to the current provisions of 65 ILCS 5/7-1-1, the annexation of any territory adjacent to any road or highway not already within the corporate limits of any other municipality automatically extends the boundaries of the annexing municipality to the far side of the adjacent highway. To the extent that the provisions of 65 ILCS 5/7-1-1 would result in the automatic annexation of any portion of a highway presently lying within the other Municipality's Jurisdictional Area, the provisions of this Agreement shall not bar such highway annexation; provided, the municipality within which said highway is first located shall retain jurisdiction over said highway notwithstanding any subsequent annexation by the other municipality of land adjacent to said highway.

(4) Each Municipality hereby waives any right to challenge or otherwise contest the validity of any annexation the other Municipality has effected, is effecting, or will effect in the future so long as said annexation is consistent with the terms of this Agreement, for territory located within that other Municipality's jurisdictional area as depicted on the Jurisdictional Boundary Line Map, Exhibit A. Each Municipality further agrees not to make any requests, formal or informal, to any third party for that third party to challenge the validity of the other Municipality's past, current, or future annexations within that other municipality's jurisdictional area.

SECTION SIX: FACILITIES PLANS AND FACILITIES PLANNING AREAS.

A. HAMPSHIRE acknowledges that GENOA may choose to amend its Water Quality Management Plan, and/or to expand its Facilities Planning Area ("FPA") within the Genoa Jurisdictional Area, and HAMPSHIRE shall not make any objection to any such expansion by GENOA .

B. GENOA acknowledges that HAMPSHIRE may choose to expand its Water Quality Management Plan and/or Facilities Planning Area ("FPA") within the Hampshire Jurisdictional Area, and GENOA shall not make any objection to any such expansion by HAMPSHIRE.

C. Further, the Municipalities agree that neither Municipality shall provide sanitary sewer service to any property within its Jurisdictional Area unless and until said property has been annexed to said Municipality. Neither Municipality shall provide sanitary sewer service to any territory within the jurisdictional area of the other Municipality, unless said sanitary sewer service is requested by the other Municipality and agreed to by the providing Municipality.

SECTION SEVEN: NOTICE OF ACTIONS WITHIN JURISDICTIONAL AREAS:

With respect to any territory within their respective Jurisdictional Areas, each Municipality shall give the other Municipality thirty (30) days written notice prior to:

A. Annexation Agreement relating to territory any part of which is within thee (3) miles of the boundary line identified in Section Two above;
B. Approval of any amendment to its Official Comprehensive Plan;

C. Such other action which commits it to a land use within its Jurisdictional Area which substantially deviates from its Official Comprehensive Plan or the Plan or this Agreement;:

Upon request of the Municipality so notified, that Municipality shall be given reasonable opportunity to review any such proposal and be heard on any such proposal by the corporate authorities of the Municipality giving such notice, prior to any final action thereon.

SECTION EIGHT: AUTHORITY; FUTURE ACTIONS: The Village of Hampshire and the City of Genoa are entering into this agreement pursuant to a) the provisions of Article VII, Section 10 of the Constitution of the State of Illinois of 1970 authorizing municipalities to contract to share certain services and to exercise, combine, or transfer certain powers or functions, that are not prohibited by law or by ordinance; b) 5 ILCS 220/3 regarding Intergovernmental agreements; c) 50 ILCS 805/1, et. seq., the Local Land Resource Management Planning Act; and d) 65 ILCS 5/11-12-9, in which Hampshire and Genoa are complying with the notice and public hearing requirements under 65 ILCS 5/11-12-9; and the parties agree that Hampshire and Genoa shall each re-enact and re-record this Agreement at such time during the term of this Agreement, as any of the following shall occur:

A. if the jurisdictional boundaries (extending one and one half miles from the physical boundaries of Hampshire and Genoa, respectively) shall overlap, or,

B. if the Illinois Municipal Code is amended or such other provision is enacted in such a manner that the one and one half mile extra-territorial jurisdiction of Illinois municipalities is increased to the extent that such overlap then occurs; or

C. if such jurisdictional overlap is no longer required or recognized by state law.

SECTION NINE: BINDING EFFECT: This Agreement shall be binding upon and shall apply only to relations between HAMPSHIRE and GENOA. Nothing herein shall be used or construed to affect, support, bind or invalidate the boundary claims of either HAMPSHIRE and/or GENOA insofar as such claims shall affect any municipality which is not a party to this Agreement.

SECTION NINE: AMENDMENT: Before either party may seek any action through the court, the parties will seek to negotiate these differences with each other. This Agreement shall remain in full force and effect until amended or changed in writing by the mutual agreement of both HAMPSHIRE and GENOA or by court order.

SECTION TEN: PARTIAL INVALIDITY: If any provision of this Agreement shall be declared invalid for any reason, such invalidation shall not affect other provisions of this Agreement which can be given effect without the invalid provisions and to this end, the provisions of this Agreement are to be severable.

SECTION ELEVEN: TERM: This Agreement shall be in full force and effect for a period of twenty (20) years from the date hereof.

SECTION TWELVE: NOTICES: Except as otherwise specifically provided herein, all notices required or permitted hereunder shall be in writing and shall be served on the persons set forth below as follows:

A. By personal delivery; or

B. By mailing by certified mail, return receipt requested (in which event the notices shall be deemed served as of the first business day following such mailing); or

C. By sending a fax transmission to the fax number listed below (in which event the notice shall be deemed served as of the first business day following the date of the confirmation of receipt of such transmission on the sending fax machine); or

D. By sending by nationally recognized overnight express delivery services (such as Federal Express, UPS, U.S. Postal Service, and the like), in which event the notice shall be deemed served as of the first business day following the latest of the delivery day ranges held out by such express delivery service for the manner sent.

For the purposes of this Agreement, a "business day" is deemed to mean Monday through Friday, 9:00 AM to 4:30 PM, local time, excluding federal and state holidays.

If to GENOA:

City Clerk
333 East First Street
Genoa, IL 60135
Fax: 815-784-2988

With a copy to:

Mr. Jack Slingerland
City Attorney
Gallagher & Slingerland
114 West State Street
Sycamore, IL 60178

If to HAMPSHIRE:

Village Clerk
Village of Hampshire
234 S. State Street
PO Box 457
Hampshire, Illinois 60140-0457
Fax: 847/683-4915

With copy to:

Mark Schuster
Schnell, Bazos, Freeman, Kramer, Schuster & Vanek
1250 Larkin Ave., #100
Elgin, Illinois 60123
Fax: 847-742-9777

or such other address as any Municipality may from time to time designate in a written notice to the other Municipality, at the address or addresses listed in this Section.

SECTION THIRTEEN: SEVERABILITY: If any provision, covenant or portion of this Agreement or its application to any person, entity or property is held to be unconstitutional or invalid, such ruling shall not affect the application or validity of any other provisions, covenants or portions of this Agreement, and to that end, all provisions, covenants, agreements and portions of this Agreement are declared to be severable. If during the term of this Agreement, it is possible for the parties to take action to conform this Agreement to a decision of an Illinois Appellate Court or the Illinois Supreme Court, then both Municipalities agree that each Municipality, as soon as possible, shall take action, including the holding of public hearings and the adoption of applicable ordinances and resolutions as may be necessary to give effect to the spirit and content of this Agreement.

SECTION FOURTEEN: ILLINOIS LAW: This Agreement shall be construed in accordance with the laws of the State of Illinois and shall be filed with the respective Municipality clerks and recorded with the Recorder of Deeds of Kane County and the Recorder of DeKalb County.

IN WITNESS WHEREOF, the parties hereunto have hereunto set their hands and seals on the date first above written.

-- SIGNATURE PAGE NEXT FOLLOWS THIS PAGE --

VILLAGE OF HAMPSHIRE, an Illinois municipal corporation,

By: [redacted]

ATTEST:

By: [redacted]
Village Clerk

CITY OF GENOA, an Illinois municipal corporation,

By: [redacted]
Mayor

ATTEST:

By: [redacted]
City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Starting at the northern terminus of the DeKalb and Kane County common boundary line, and proceeding south along the center of such line, to the northerly line of Section 13, Genoa Township, DeKalb County, thence proceeding West along said line and following the common boundary line of CUSD #300 and CUSD #424 westerly, southerly and easterly back to the DeKalb County - Kane County line, and thence proceeding south to the center line of Lenschow Road.

The property lying westerly and southerly of said line shall fall under the jurisdiction of the City of Genoa, DeKalb County, Illinois.

The property lying easterly and northerly of said line shall fall under the jurisdiction of the Village of Hampshire, Kane County, Illinois.

EXHIBIT B

JURISDICTIONAL BOUNDARY LINE MAP

[See Attached Map]

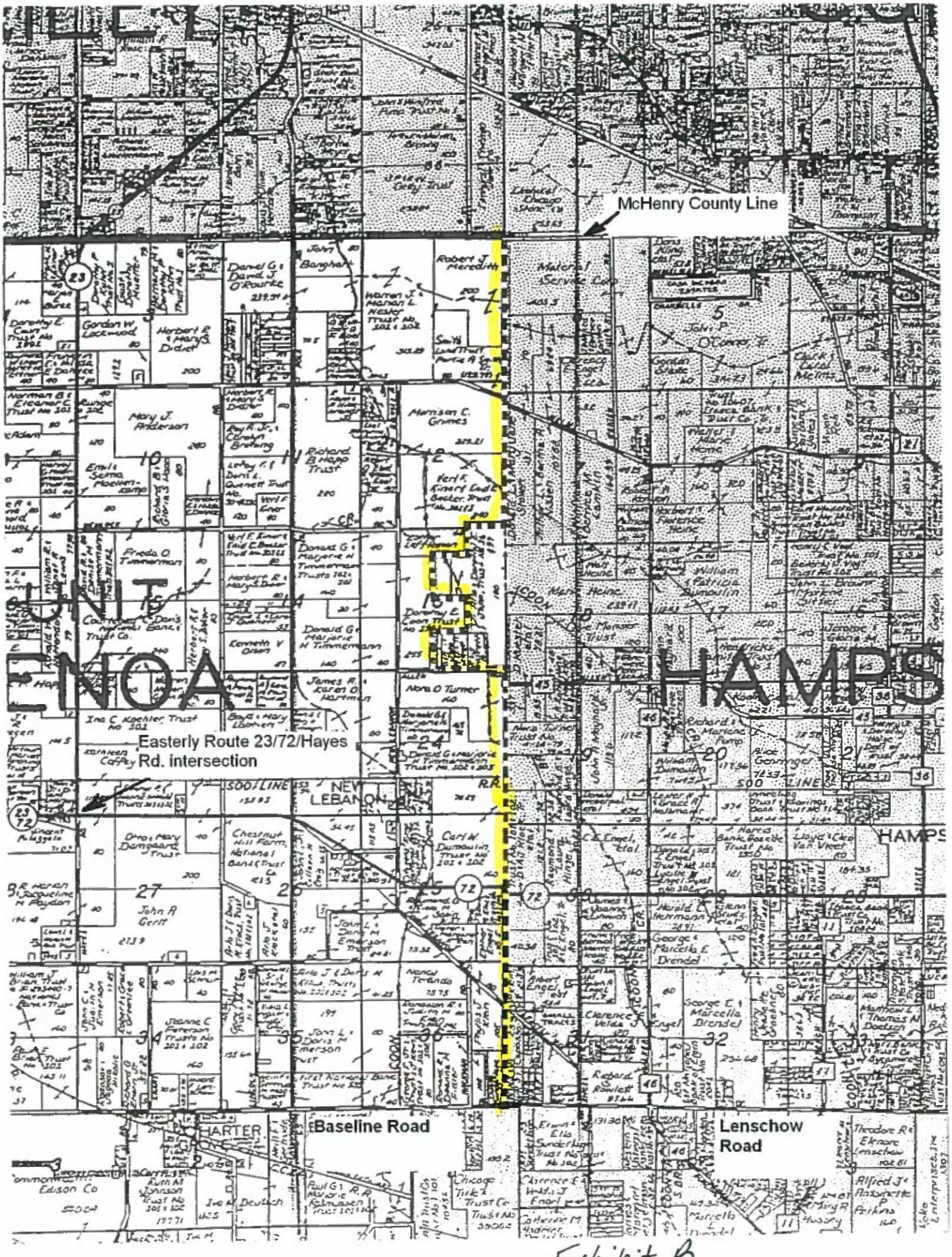

McHenry County Line
Easterly Route 23/72/Hayes Rd. intersection
Baseline Road
Lenschow Road
NEW LEBANON
HAMPS
UNIT
NOA

Exhibit B

Exhibit B

Legend

Genoa/Hampshire Boundary

MARENGO

Genoa

Hampshire

Sycamore

Burlington

Genoa/Hampshire Boundary

Engineering Enterprises	52 Wheeler Road, Sugar Grove, Illinois 60554, (630) 466-6700, www.eeiweb.com
City of Genoa	333 E 1st St, Genoa, IL 60135, (815) 784-2327, www.genoa-il.com
DATE:	DECEMBER 2024
PROJECT NO.:	GN2406
BY:	MJT
PATH:	H:\GIS\PUBLIC\Genoa\GN2406
FILE:	GN2406_Boundary Agreements
NO. / DATE / REVISIONS	
GENOA BOUNDARY AGREEMENT HAMPSHIRE	
LOCATION MAP	
N	

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL BOUNDARY LINE AGREEMENT BETWEEN THE CITY OF GENOA AND THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS

ADOPTED BY
THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF HAMPSHIRE

THIS ___ DAY OF _____, 2026

Published in pamphlet form by authority
of the President and the Board of Trustees
of the Village of Hampshire, Illinois this
_____ day of _____, 2026

VILLAGE OF HAMPSHIRE
ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL BOUNDARY LINE AGREEMENT BETWEEN THE CITY OF GENOA AND THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS

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

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

WHEREAS, Section 5 of the Intergovernmental Cooperation Act (5 ILCS 220/5) provides that public agencies, including units of local government, may contract to perform any governmental service, activity or undertaking or to combine, transfer or exercise any powers, functions, privileges or authority not prohibited by law; and

WHEREAS, pursuant to Section 11-12-9 of the Illinois Municipal Code (65 ILCS 5/11-12-9), the Corporate Authorities may enter into a boundary line agreement ("BLA") with the corporate authorities of another municipality regarding unincorporated territory that is within one and one-half (1½) miles of the boundaries of the municipalities; and

WHEREAS, the City of Genoa ("Genoa") and the Village previously entered into a BLA to designate the jurisdictional boundaries of Genoa and the Village (collectively, the "Parties"); and

WHEREAS, the BLA was effective for a term of twenty (20) years, but the BLA may be extended, renewed or revised at the end of the term by further agreement of the Parties; and

WHEREAS, to extend some of the terms of the original BLA, to avoid potential disputes and to ensure that the Parties can control development within their agreed upon areas, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to authorize and approve an Intergovernmental Boundary Line Agreement (the "Agreement"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, notice of the proposed Agreement was provided in accordance with the provisions of Section 11-12-9 of the Illinois Municipal Code (65 ILCS 5/11-12-9);

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

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

SECTION 2. The Corporate Authorities hereby approve and authorize the Agreement and authorize the President or his designee to execute and enter into the Agreement, with such insertions, omissions and changes as are authorized by the Corporate Authorities. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any documentation as may be necessary to carry out and effectuate the purpose of this Ordinance. The officers, agents and employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and effectuate the purpose of this Ordinance and shall take all action necessary in conformity therewith. The Village is authorized to allocate, spend and receive all necessary funds to fulfill the requirements of this Ordinance.

SECTION 3. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 4. That the provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative and unenforceable and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 5. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 6. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 7. This Ordinance shall be effective and in full force immediately upon passage, approval and publication in pamphlet form or as otherwise provided by applicable law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ADOPTED THIS __ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2026.

_____
Michael J. Reid, Jr., Village President

ATTEST:

_____
Karen L. Stuehler, Village Clerk

EXHIBIT A
(AGREEMENT)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE

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

AN ORDINANCE AUTHORIZING AND APPROVING AN INTERGOVERNMENTAL BOUNDARY LINE AGREEMENT BETWEEN THE CITY OF GENOA AND THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS

I certify that on _____, 2026, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law), at a regular meeting, passed and adopted Ordinance No. _____, which was approved by the Village President on the _____ day of _____, 2026.

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

The pamphlet form of Ordinance No. _____, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on _____, 2026, and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk and online.

DATED at Hampshire, Illinois, this _____ day of _____, 2026.

_____
Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

MEMO

To: Village of Hampshire

From: Engineering Enterprises

Date: October 26, 2026

Re: Wastewater Treatment Facility Sludge Management Modifications – Preliminary Engineering – Agenda Supplement

EEI Job #: HA2621-V

Background

The Village of Hampshire's Wastewater Treatment Facility (WWTF) was last evaluated as part of the Wastewater System Master Plan and Rate Study several years ago. As part of that study, Village staff preliminarily identified several deficiencies with the WWTF's sludge management system. The sludge management system generally consists of RAS/WAS pumping, sludge thickening with a Gravity Belt Thickener (GBT), aerobic digestion, sludge dewatering with centrifuges, and dewatered sludge storage. As conditions and regulatory requirements have changed since the previous design/expansion, Village staff has identified shortcomings with the aerobic digestion and dewatering processes. Phosphorus and barium removal requirements have resulted in increased sludge production at the WWTF. Improvements are desired to help maintain regulatory compliance and improve operational redundancy and flexibility.

The assessment will evaluate options for increasing aerobic digestion and dewatering capacity. The evaluation will include sizing, spatial, hydraulic, process, and electrical considerations. The final deliverable will include a technical memorandum outlining findings, cost estimates, and a defined scope for future design and engineering phases.

The Village has requested that EEI prepare a Professional Services Agreement (PSA) for the lift station assessment. EEI has significant experience on similar projects, including the last Wastewater System Master Plan and Rate Study, as well as design engineering for the last three WWTF expansions. EEI has prepared the attached PSA in the amount of $29,874.00 for engineering services. We anticipate completion of the assessment in February 2027.

Agreement for Professional Services
Wastewater Treatment Facility Sludge Management Modifications – Preliminary Engineering
Village of Hampshire, Kane County, IL

THIS AGREEMENT, by and between the Village of Hampshire, hereinafter referred to as the "Village" or “OWNER” and Engineering Enterprises, Inc. hereinafter referred to as the "Contractor" or “ENGINEER” agrees as follows:

A. Services:

The Engineer shall furnish the necessary personnel, materials, equipment and expertise to make the necessary investigations, analysis and calculations along with exhibits, cost estimates and narrative, to complete all necessary engineering services to the Village as indicated on the included Attachment B. Services to be provided include Preliminary Engineering Services for the Village’s Wastewater Treatment Facility (WWTF) Sludge Management Modifications.

B. Term:

Services will be provided beginning on the date of execution of this agreement and continuing, until terminated by either party upon 7 days written notice to the non-terminating party or upon completion of the Services. Upon termination the Contractor shall be compensated for all work performed for the Village prior to termination.

C. Compensation and maximum amounts due to Contractor:

Engineer shall receive as compensation for all work and services to be performed herein an amount based on the Estimate of Level of Effort and Associated Cost included in Attachment C. Engineering will be paid for monthly based on the percentage of the project that is complete, and will be paid for as a Fixed Fee (FF) in the amount of $29,874.00. The hourly rates for this project are shown in Attachment E. All payments will be made according to the Illinois State Prompt Payment Act and not less than once every thirty days.

D. Changes in Rates of Compensation:

In the event that this contract is designated in Section B hereof as an Ongoing Contract, Contractor, on or before February 1st of any given year, shall provide written notice of any change in the rates specified in Section C hereof (or on any attachments hereto) and said changes shall only be effective on and after May 1st of that same year

E. Ownership of Records and Documents:

Contractor agrees that all books and records and other recorded information developed specifically in connection with this agreement shall remain the property of the Village. Contractor agrees to keep such information confidential and not to disclose or disseminate

the information to third parties without the consent of the Village. This confidentiality shall not apply to material or information, which would otherwise be subject to public disclosure through the freedom of information act or if already previously disclosed by a third party. Upon termination of this agreement, Contractor agrees to return all such materials to the Village. The Village agrees not to modify any original documents produced by Contractor without contractors consent. Modifications of any signed duplicate original document not authorized by ENGINEER will be at OWNER's sole risk and without legal liability to the ENGINEER. Use of any incomplete, unsigned document will, likewise, be at the OWNER's sole risk and without legal liability to the ENGINEER.

F. Governing Law:

This contract shall be governed and construed in accordance with the laws of the State of Illinois. Venue shall be in Kane County, Illinois.

G. Independent Contractor:

Contractor shall have sole control over the manner and means of providing the work and services performed under this agreement. The Village's relationship to the Contractor under this agreement shall be that of an independent contractor. Contractor will not be considered an employee to the Village for any purpose.

H. Certifications:

Employment Status: The Contractor certifies that if any of its personnel are an employee of the State of Illinois, they have permission from their employer to perform the service.

Anti-Bribery: The Contractor certifies it is not barred under 30 Illinois Compiled Statutes 500/50-5(a) - (d) from contracting as a result of a conviction for or admission of bribery or attempted bribery of an officer or employee of the State of Illinois or any other state.

Loan Default: If the Contractor is an individual, the Contractor certifies that he/she is not in default for a period of six months or more in an amount of $600 or more on the repayment of any educational loan guaranteed by the Illinois State Scholarship Commission made by an Illinois institution of higher education or any other loan made from public funds for the purpose of financing higher education (5 ILCS 385/3).

Felony Certification: The Contractor certifies that it is not barred pursuant to 30 Illinois Compiled Statutes 500/50-10 from conducting business with the State of Illinois or any agency as a result of being convicted of a felony.

Barred from Contracting: The Contractor certifies that it has not been barred from contracting as a result of a conviction for bid-rigging or bid rotating under 720 Illinois Compiled Statutes 5/33E or similar law of another state.

Drug Free Workplace: The Contractor certifies that it is in compliance with the Drug Free Workplace Act (30 Illinois Compiled Statutes 580) as of the effective date of this contract. The Drug Free Workplace Act requires, in part, that Contractors, with 25 or more employees certify and agree to take steps to ensure a drug free workplace by informing employees of the dangers of drug abuse, of the availability of any treatment or assistance program, of prohibited activities and of sanctions that will be imposed for violations; and that individuals with contracts certify that they will not engage in the manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the contract.

Non-Discrimination, Certification, and Equal Employment Opportunity: The Contractor agrees to comply with applicable provisions of the Illinois Human Rights Act (775 Illinois Compiled Statutes 5), the U.S. Civil Rights Act, the Americans with Disabilities Act, Section 504 of the U.S. Rehabilitation Act and the rules applicable to each. The equal opportunity clause of Section 750.10 of the Illinois Department of Human Rights Rules is specifically incorporated herein. The Contractor shall comply with Executive Order 11246, entitled Equal Employment Opportunity, as amended by Executive Order 11375, and as supplemented by U.S. Department of Labor regulations (41 C.F.R. Chapter 60). The Contractor agrees to incorporate this clause into all subcontracts under this Contract.

International Boycott: The Contractor certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act (30 ILCS 582).

Record Retention and Audits: If 30 Illinois Compiled Statutes 500/20-65 requires the Contractor (and any subcontractors) to maintain, for a period of 3 years after the later of the date of completion of this Contract or the date of final payment under the Contract, all books and records relating to the performance of the Contract and necessary to support amounts charged to the Village under the Contract. The Contract and all books and records related to the Contract shall be available for review and audit by the Village and the Illinois Auditor General. If this Contract is funded from contract/grant funds provided by the U.S. Government, the Contract, books, and records shall be available for review and audit by the Comptroller General of the U.S. and/or the Inspector General of the federal sponsoring agency. The Contractor agrees to cooperate fully with any audit and to provide full access to all relevant materials.

United States Resident Certification: (This certification must be included in all contracts involving personal services by non-resident aliens and foreign entities in accordance with requirements imposed by the Internal Revenue Services for withholding and reporting federal income taxes.) The Contractor certifies that he/she is a: _x_ United States Citizen ___ Resident Alien ___ Non-Resident Alien The Internal Revenue Service requires that taxes be withheld on payments made to non resident aliens for the performance of personal services at the rate of 30%.

Tax Payer Certification : Under penalties of perjury, the Contractor certifies that its Federal Tax Payer Identification Number or Social Security Number is (provided separately) and is

doing business as a (check one): ___ Individual ___ Real Estate Agent ___ Sole Proprietorship ___ Government Entity ___ Partnership ___ Tax Exempt Organization (IRC 501(a) only) _x_ Corporation ___ Not for Profit Corporation ___ Trust or Estate ___ Medical and Health Care Services Provider Corp.

I. Indemnification:

Contractor shall indemnify and hold harmless the Village and Village's agents, servants, and employees against all loss, damage, and expense which it may sustain or for which it will become liable on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the performance of work under this agreement by Contractor or its Subcontractors, or due to or arising in any manner from the wrongful act or negligence of Contractor or its Subcontractors of any employee of any of them. In the event that the either party shall bring any suit, cause of action or counterclaim against the other party, the non-prevailing party shall pay to the prevailing party the cost and expenses incurred to answer and/or defend such action, including reasonable attorney fees and court costs. In no event shall the either party indemnify any other party for the consequences of that party's negligence, including failure to follow the ENGINEER's recommendations.

J. Insurance:

The contractor agrees that it has either attached a copy of all required insurance certificates or that said insurance is not required due to the nature and extent of the types of services rendered hereunder. (Not applicable as having been previously supplied).

K. Additional Terms or Modification:

The terms of this agreement shall be further modified as provided on the attached Exhibits. Except for those terms included on the Exhibits, no additional terms are included as a part of this agreement. All prior understandings and agreements between the parties are merged into this agreement, and this agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties. In the event that any provisions of this agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties. The list of Attachments are as follows:

Attachment A: Standard Terms and Conditions
Attachment B: Scope of Services
Attachment C: Estimated Level of Effort and Associated Cost
Attachment D: Anticipated Project Schedule
Attachment E: Standard Schedule of Charges

L. Notices:

All notices required to be given under the terms of this agreement shall be given mail, addressed to the parties as follows:

For the Village:

Village Manager and Village Clerk
Village of Hampshire
234 S. State Street
P.O. Box 457
Hampshire, IL 60140

For the Contractor:

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove Illinois 60554

Either of the parties may designate in writing from time to time substitute addresses or persons in connection with required notices.

Agreed to this ___day of _____, 2026.

Village of Hampshire:	Engineering Enterprises, Inc.:
_____	_____
Mary Jo Seehausen Village Manager	Stephen T. Dennison, P.E. Vice President
_____	_____
Karen Stuehler Village Clerk	Timothy N. Paulson, P.E. Senior Project Manager

SCOPE OF SERVICES



ATTACHMENT B

WASTEWATER TREATMENT FACILITY SLUDGE MANAGEMENT MODIFICTIONS

PRELIMINARY ENGINEERING

Village of Hampshire, IL

The Village of Hampshire's Wastewater Treatment Facility (WWTF) was last evaluated as part of the Wastewater System Master Plan and Rate Study several years ago. As part of that study, Village staff preliminarily identified several deficiencies with the WWTF's sludge management system. The sludge management system generally consists of RAS/WAS pumping, sludge thickening with a Gravity Belt Thickener (GBT), aerobic digestion, sludge dewatering with centrifuges, and dewatered sludge storage. As conditions and regulatory requirements have changed since the previous design/expansion, Village staff has identified shortcomings with the aerobic digestion and dewatering processes. Phosphorus and barium removal requirements have resulted in increased sludge production at the WWTF. Improvements are desired to help maintain compliance.

The assessment will evaluate options for increasing aerobic digestion and dewatering capacity. The evaluation will include sizing, spatial, hydraulic, and process reviews. Aerobic digester expansion is expected to be similar to the existing process and near the existing digesters. The dewatering options evaluated will include centrifuges and a belt filter press, and will include evaluation of building, site, and electrical improvements that would be required for the dewatering options. The final deliverable will include a technical memorandum outlining findings, cost estimates, and a defined scope for future design and engineering phases. The work items to complete the stated scope objectives are as follows:

<u>PRELIMINARY ENGINEERING</u>

- ✓ Project Management and Administration
  - Billing/Accounting/Budget-Tracking
- ✓ Progress Meeting w/ Village and Site Visit. (1 Total)
- ✓ Evaluation of expansion to Aerobic Digestion process
- ✓ Evaluation of expansion to sludge dewatering process (centrifuges and belt filter press)
- ✓ Preparation of Engineer's Opinion of Probable Cost
- ✓ Prepare Preliminary Engineering Memorandum

Electrical Engineering Services for the preliminary engineering assessment will be performed by subconsultant Archer Consult Engineering.

The stated scope of services herein includes the following assumptions and exclusions:

- Excludes Property and Easement Acquisition Coordination

52 Wheeler Road · Sugar Grove, IL 60554 · Tel: 630.466.6700 · Fax: 630.466.6701

SCOPE OF SERVICES



- Excludes Additional Progress Meetings (Beyond the One (1) Progress Meeting) and Board/Committee Presentations
- Excludes Site Improvements Other Than Those Specifically Listed Above
- Does Not Include ComEd Electrical Service Modification Application
- Excludes Wetlands/Floodplain Permitting/Coordination
- Excludes Design (Plans and Specifications) and Construction Phase Engineering
- Excludes Geotechnical Engineering/CCDD Services

The above scope summarizes the work items that will be completed for this contract. Additional work items shall be considered outside the scope of the base contract and will be billed in accordance with the current Standard Schedule of Charges at the time the work occurs.

52 Wheeler Road · Sugar Grove, IL 60554 · Tel: 630.466.6700 · Fax: 630.466.6701

ATTACHMENT C: ESTIMATE OF LEVEL OF EFFORT AND ASSOCIATED COST
PROFESSIONAL ENGINEERING SERVICES

CLIENT	PROJECT NUMBER	
Village of Hampshire	HA2621-V	
PROJECT TITLE	**DATE**	**PREPARED BY**
Wastewater Treatment Facility Sludge Management Modifications - Preliminary Engineering	10/26/26	STD

		ENTITY	ENGINEERING					SURVEYING		DRAFTING		ADMIN		
TASK NO.	TASK DESCRIPTION	ROLE	PIC	SPM	PM	SPEII	PE	PM	SPSII	CAD M	SPTII	ADMIN	HOURS	COST
		PERSON												
		RATE	$251	$243	$218	$208	$175	$218	$208	$208	$182	$75		
PRELIMINARY ENGINEERING														
1.01	Project Management and Administration		2										2	$ 502
1.02	Project Meeting and Site Visit (1 Meeting Total)		2		4		4						10	$ 2,074
1.03	Evaluation of Expansion to Aerobic Digestion Process		2		8		12				2		24	$ 4,710
1.04	Evaluation of Expansion to Sludge Dewatering Process		2		16		30				8		56	$ 10,696
1.05	Preparation of Engineer's Opinion of Probable Cost		2		4		6						12	$ 2,424
1.06	Prepare Preliminary Engineering Memorandum		2		12		16						30	$ 5,918
	Preliminary Engineering Subtotal:		**12**	**-**	**44**	**-**	**68**	**-**	**-**	**-**	**10**	**-**	134	$ 26,324
	PROJECT TOTAL:		**12**	**-**	**44**	**-**	**68**	**-**	**-**	**-**	**10**	**-**	**134**	**26,324**

Notes:
1. See Attachment B: Scope of Services for Additional Clarifications and Exclusions
2. Uses 2025 EEI Standard Schedule of Charges (Attachment E)

DIRECT EXPENSES		
Printing/Scanning =	$	50
MEP (Archer) =	$	3,500
DIRECT EXPENSES =	**$**	**3,550**

LABOR SUMMARY		
EEI Labor Expenses =	$	26,324
TOTAL LABOR EXPENSES	**$**	**26,324**

TOTAL COSTS	**$**	**29,874**

ATTACHMENT D: PROJECT SCHEDULE

CLIENT	PROJECT NUMBER	
Village of Hampshire	HA2621-V	
PROJECT TITLE	**DATE**	**PREPARED BY**
Wastewater Treatment Facility Sludge Management Modifications - Preliminary Engineering	10/26/26	STD

TASK NO.	TASK DESCRIPTION	2026			2027					
		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
PRELIMINARY ENGINEERING										
1.01	Project Management and Administration									
1.02	Project Meeting and Site Visit (1 Meeting Total)									
1.03	Evaluation of Expansion to Aerobic Digestion Process									
1.04	Evaluation of Expansion to Sludge Dewatering Process									
1.05	Preparation of Engineer's Opinion of Probable Cost									
1.06	Prepare Preliminary Engineering Memorandum									

ENGINEERING ENTERPRISES, INC.

52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

STANDARD SCHEDULE OF CHARGES ~ JANUARY 1, 2025

EMPLOYEE DESIGNATION	CLASSIFICATION	HOURLY RATE
Senior Principal	E-4	$256.00
Principal	E-3	$251.00
Senior Project Manager	E-2	$243.00
Project Manager	E-1	$218.00
Senior Project Engineer/Surveyor II	P-6	$208.00
Senior Project Engineer/Surveyor I	P-5	$193.00
Project Engineer/Surveyor	P-4	$175.00
Senior Engineer/Surveyor	P-3	$161.00
Engineer/Surveyor	P-2	$146.00
Associate Engineer/Surveyor	P-1	$132.00
Senior Project Technician II	T-6	$182.00
Senior Project Technician I	T-5	$171.00
Project Technician	T-4	$159.00
Senior Technician	T-3	$146.00
Technician	T-2	$132.00
Associate Technician	T-1	$115.00
Engineering/Land Surveying Intern	I-1	$ 85.00
Director of Marketing and Business Development	M-4	$135.00
Marketing Coordinator	M-2	$100.00
Executive Administrative Assistant	A-4	$ 80.00
Administrative Assistant	A-3	$ 75.00

VEHICLES. DRONE, EXPERT TESTIMONY, REPROGRAPHICS AND DIRECT COSTS*

Vehicle for Construction Observation		$ 20.00
Unmanned Aircraft System / Unmanned Aerial Vehicle / Drone		$235.00
Expert Testimony		$290.00
In-House Scanning and Reproduction	$0.25/Sq. Ft. (Black & White) $1.00/Sq. Ft. (Color)	
Reimbursable Expenses (Direct Costs)	Cost	
Services by Others (Direct Costs)	Cost + 10%	

* unless specified otherwise in agreement

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT FOR PROFESSIONAL SERVICES WITH ENGINEERING ENTERPRISES, INC. FOR THE VILLAGE OF HAMPSHIRE, COUNTIES OF KANE AND MCHENRY, STATE OF ILLINOIS
(*Sludge Management Modifications)*

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

WHEREAS, the President of the Village (the "President") and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") are committed to furthering the growth of the Village and protecting the health, safety and welfare of the residents of the Village; and

WHEREAS, pursuant to Section 2-3-8 of the Illinois Municipal Code (65 ILCS 5/2-3-8), the Village may contract and be contracted with; and

WHEREAS, the Village's wastewater treatment facility (the "Facility") was evaluated as part of the Wastewater System Master Plan and Rate Study and, as a result, Village staff identified several deficiencies with the Facility's sludge management system; and

WHEREAS, to help maintain regulatory compliance and to improve operational redundancy and flexibility, the Village has requested Engineering Enterprises, Inc. ("EEI") to provide engineering services for the Facility's sludge management modifications (the "Services"), which will include evaluating options for increasing aerobic digestion and dewatering capacity; and

WHEREAS, EEI will provide the Services to the Village in accordance with the terms of an agreement for professional services (the "Agreement"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Local Government Professional Services Selection Act (the "Act") (50 ILCS 510/0.01, *et seq*.) allows the Village to negotiate and enter into contracts for engineering services on the basis of demonstrated competence and qualifications for the type of services required and at fair and reasonable compensation; and

WHEREAS, the Village and EEI have a satisfactory relationship for engineering services and the Village therefore waives the notice, evaluation and selection procedures in accordance with the Act; and

WHEREAS, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to authorize and approve an agreement with terms substantially the same as the Agreement;

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

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

SECTION 2. The Corporate Authorities hereby approve of and authorize the Agreement with EEI and authorize the President or his designee to execute and enter into the Agreement, with such insertions, omissions and changes as shall be approved by the Corporate Authorities. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The Village is authorized to allocate, spend and receive all necessary funds to fulfill the requirements of the Agreement and this Resolution.

SECTION 3. The officers, agents and employees of the Village shall take all action necessary or reasonably required to carry out, give effect to and effectuate the purpose of this Resolution.

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

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

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

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

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

[REMAINDER OF PAGE LEFT BLANK]

VILLAGE OF HAMPSHIRE

ADOPTED THIS __ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2026.

_____
Michael J. Reid, Jr., Village President

ATTEST:

_____
Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

Exhibit A
(Agreement)

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE
(RESOLUTION)

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

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT FOR PROFESSIONAL SERVICES WITH ENGINEERING ENTERPRISES, INC. FOR THE VILLAGE OF HAMPSHIRE, COUNTIES OF KANE AND MCHENRY, STATE OF ILLINOIS
(*Sludge Management Modifications)*

I certify that on _____, 2026, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2026.

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

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

DATED at Hampshire, Illinois, this _____day of _____, 2026.

_____
Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

AGENDA SUPPLEMENT

TO: **President Reid and Village Board**

FROM: **Lori Lyons, Finance Director**

FOR: **November 5, 2026 Village Board Meeting**

RE: **Audit Services**

Background. In October 2025, the Village Board authorized engaging Lauterbach & Amen LLP (L&A) to complete the Village's annual audit for Fiscal Year 2025 through Fiscal Year 2027. This was prior to changing the fiscal year and the decision to operate under a stub-year transition reporting period and audit cycle.

Analysis. Due to the changes made, Lauterbach & Amen has presented an updated engagement letter to reflect the eight month audit period May 1 2026 through December 31, 2026. The fee proposed for FY26.2 is the same as offered for the FY27 period at $34,300.00.

Recommendation. Staff recommends approval of resolution that follows this agenda supplement accepting the engagement letter presented by Lauterbach and Amen, LLP for auditing services FY26.2 in the amount of $34,300.00.

Lauterbach & Amen
668 N. River Road
Naperville, IL 60563
630.393.1483
lauterbachamen.com

October 15, 2026

The Honorable Village President
Members of the Board of Trustees
Village of Hampshire, Illinois

We are pleased to confirm our understanding of the services we are to provide the Village of Hampshire, Illinois for the eight months ended December 31, 2026.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, business-type activities, each major fund and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the Village as of and for the eight months ended December 31, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Village's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Village's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited: management's discussion and analysis, the budgetary comparison schedules and GASB-required pension reporting.

We have also been engaged to report on supplementary information other than RSI that accompanies the Village's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditor's report on the financial statements: combining fund statements, individual fund statements, budgetary comparison schedules and other information as supplemental schedules.

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report: introductory information.

Audit Scope and Objectives - Continued

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Village or to acts by management or employees acting on behalf of the Village.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, if applicable, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures – Internal Control

Our audit will include obtaining an understanding of the Village and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

We have identified the following significant risks of material misstatement as part of our audit planning: management override of controls, improper revenue recognition, and general or local economic challenges. Planning for this engagement has not concluded and is subject to change.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Village's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also assist in preparing the financial statements and required audit adjustments, if any, for the Village in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform these services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services, and required audit adjustments, if any, and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Responsibilities of Management for the Financial Statements - Continued

Management is responsible for making drafts of financial statements, all financial records and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Village involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on the supplementary information. You also agree to make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

Our fees for the eight months ended December 31, 2026 audit will be:

Services Provided	Calendar Year 12/31/2026
• AFR (Audit Report)	$34,300 Annual
Annual Total Costs of Services	**$34,300**

In accordance with our firm policies, work may be suspended if your account becomes 90 days or more overdue and may not be resumed until your account is paid in full. Please be advised that we will charge interest on late invoices over sixty days.

Lauterbach & Amen's client portal is used solely as a method of exchanging information and is not intended to store the Village's information. At the end of the engagement, we will provide the Village with a copy (in an agreed-upon format) of deliverables and data related to the engagement from the portal.

Upon completion of the engagement, data and other content will either be removed from the portal or become unavailable to Lauterbach & Amen, LLP within twelve months.

The Village agrees that during the term of this agreement and for a period of twelve months thereafter, the Village shall not solicit, or arrange an employment contract with personnel of Lauterbach & Amen, LLP. Violation of this provision shall, in addition to other relief, require the Village to compensate Lauterbach & Amen, LLP with one hundred percent of the solicited person's annual compensation.

Reporting

We will issue a written report upon completion of our audit of the Village's financial statements. Our report will be addressed to the Board of Trustees of the Village. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to the Village of Hampshire, Illinois and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below and return it to us.

Cordially,

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

RESPONSE:

This letter correctly sets forth the understanding of the Village of Hampshire, Illinois.

By: _____

Title: _____

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH LAUTERBACH & AMEN, LLP TO PROVIDE AUDIT SERVICES TO THE VILLAGE OF HAMPSHIRE, COUNTIES OF KANE AND MCHENRY, STATE OF ILLINOIS

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

WHEREAS, the President of the Village (the "President") and the Board of Trustees of the Village (and with the President, the "Corporate Authorities") are committed to ensuring that the Village operates in a proper, safe, economical and efficient manner; and

WHEREAS, pursuant to Section 2-3-8 of the Illinois Municipal Code (65 ILCS 5/2-3-8), the Village may contract and be contracted with; and

WHEREAS, Section 8-8-3 of the Illinois Municipal Code (65 ILCS 5/8-8-3) requires the Corporate Authorities to cause an audit of the funds and accounts of the Village to be made and filed with the Comptroller of the State of Illinois on an annual basis; and

WHEREAS, in connection with the foregoing, the Village contracts with a third party to provide accounting and auditing services to the Village; and

WHEREAS, the Village previously entered into an agreement with Lauterbach & Amen, LLP or a related entity ("Lauterbach") to complete the Village's annual audit for fiscal year 2025 through fiscal year 2027; and

WHEREAS, since that time, the Village changed its fiscal year to a calendar year, which will require conducting an additional audit; and

WHEREAS, based on the foregoing, the Village is requesting Lauterbach to provide auditing services in connection with the eight months ending on December 31, 2026 (the "Services"); and

WHEREAS, Lauterbach has provided the Village with an agreement (the "Agreement"), attached hereto and incorporated herein as Exhibit A, which sets forth the terms under which Lauterbach will provide the Services to the Village; and

WHEREAS, Lauterbach has provided the Services to the Village in the past, Lauterbach has institutional knowledge about Village finances and practices, and the Village has a satisfactory relationship with Lauterbach; therefore, to the extent that any bidding requirements would apply to the Agreement, the Corporate Authorities hereby waive the same and find that approving the Agreement is in the best interest of the public;

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

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

SECTION 2. The purchase of the Services is in the best interests of the public and, therefore, the Corporate Authorities hereby waive any bidding requirements in connection with the same. The Corporate Authorities hereby approve of and authorize the Agreement and authorize the President or his designee to execute and enter into the Agreement, with such insertions, omissions and changes as are authorized by the Corporate Authorities. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The officers, agents and employees of the Village shall take all action necessary or reasonably required to carry out and effectuate the purpose of this Resolution and shall take all action necessary in

conformity therewith. The Village is authorized to allocate, spend and receive all necessary funds to fulfill the requirements of the said Agreement and this Resolution.

SECTION 3. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 4. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 5. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 6. If required by law, a full, true and complete copy of this Resolution shall be published in book or pamphlet form or in a newspaper published and of general circulation within the Village.

SECTION 7. This Resolution shall be effective and in full force immediately upon passage and approval or as otherwise provided by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

VILLAGE OF HAMPSHIRE

ADOPTED THIS __ DAY OF _____ 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____ 2026.

_____
Michael J. Reid, Jr., Village President

ATTEST:

_____
Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

Exhibit A
(Agreement)

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE
(RESOLUTION)

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

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH LAUTERBACH & AMEN, LLP TO PROVIDE AUDIT SERVICES TO THE VILLAGE OF HAMPSHIRE, COUNTIES OF KANE AND MCHENRY, STATE OF ILLINOIS

I certify that on _____, 2026, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Resolution No. _____, which was approved by the Village President on the _____ day of _____, 2026.

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

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

DATED at Hampshire, Illinois, this _____ day of _____, 2026.

_____
Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

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

Agenda Supplement

TO:	**President Reid; Board of Trustees**
FROM:	**David Starrett, Street Supervisor**
FOR:	**Village Board Meeting on November 5, 2026**
RE:	**Commitment to purchase a new Freightliner Cab and Chassis**

Background: The Street Department is requesting pre-approval to purchase a new Freightliner cab and chassis as an addition to the department's current fleet. The additional Truck will provide the department with increased capacity to perform snow removal operations and routine street maintenance.

Analysis: Village staff is requesting pre-approval to agree to purchase a new Freightliner Cab and Chassis for $130,058 in Budget Year 2027. This would require a signature to place a hold for the vehicle before the approved 2027 budget. Cab and Chassis are increasingly getting longer return times from the date of a signed proposal to actual delivery date.

Recommendation: Village staff recommends that the Village Board approves the pre-approved agreement to purchase a new Freightliner Cab and Chassis from TransChicago Truck Group. This proposal and pre-approval are for the Village of Hampshire using a State of Illinois Contract.

Attachments: Proposal provided by TransChicago Truck Group through the State of Illinois contract.

Prepared for:
HAMPSHIRE VILLAGE OF
234S STATE ST
PO BOX 457
HAMPSHIRE, IL 60140
Phone: 847-683-9489

Prepared by:
Duane Schaefer
TRANSCHICAGO TRUCK GROUP
776 N. YORK STREET
ELMHURST, IL 60126
Phone: 815-509-9079
E-Mail:
dschaefer@transchicago.com

A proposal for
HAMPSHIRE VILLAGE OF
Using State of Illinois Contract – CMS – Tandem Axle
JPMC Dump Trucks Patson – 24-416CMS-BOSS4-P-75584
CY2026 MY2027
if ordered before 6-20-26 or build slots are gone, whichever comes 1st.
Customer Draft #3

Prepared by
TRANSCHICAGO TRUCK GROUP
Duane Schaefer

May 08, 2026

Freightliner 108SD Plus



Components shown may not reflect all spec'd options and are not to scale

Prepared for:
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S P E C I F I C A T I O N P R O P O S A L

	Description	Weight Front	Weight Rear
Price Level			
	SD PRL-30D (EFF:MY27 ORDERS)		
Data Version			
	SPECPRO21 DATA RELEASE VER 036		
Vehicle Configuration			
	108SD PLUS CONVENTIONAL CHASSIS	6,829	3,748
	2027 MODEL YEAR SPECIFIED		
	SET BACK AXLE - TRUCK		
	TOWING PROVISION AT END OF FRAME WITH SAE J560, WITHOUT END OF FRAME AIR CONNECTIONS	15	15
	LH PRIMARY STEERING LOCATION		
General Service			
	TRUCK/TRAILER CONFIGURATION		
	DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES)		
	EPA CLEAN IDLE LABEL - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)		
	UTILITY/REPAIR/MAINTENANCE SERVICE		
	GOVERNMENT BUSINESS SEGMENT		
	DIRT/SAND/ROCK COMMODITY		
	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS		
	MAXIMUM 8% EXPECTED GRADE		
	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE		
	FREIGHTLINER LEVEL III WARRANTY		
	EXPECTED FRONT AXLE(S) LOAD : 20000.0 lbs		

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	Description	Weight Front	Weight Rear
	EXPECTED REAR DRIVE AXLE(S) LOAD : 40000.0 lbs		
	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 60000.0 lbs		
	EXPECTED GROSS COMBINATION WEIGHT : 80000.0 lbs		
Truck Service			
	FRONT PLOW/END DUMP BODY		
	EXPECTED TRUCK BODY LENGTH : 14.0 ft		
	MONROE TRUCK EQUIPMENT		
Engine			
	CUM L9 360 HP @ 2200 RPM; 2200 GOV RPM, 1150 LB-FT @ 1200 RPM		
Electronic Parameters			
	65 MPH ROAD SPEED LIMIT		
	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT		
	PTO MODE ENGINE RPM LIMIT - 1100 RPM		
	PTO ENGINE SPEED CONTROL DEACTIVATED BY SERVICE BRAKE LIGHTLY APPLIED (STATIONARY APPLICATIONS)		
	PTO RPM WITH CRUISE SET SWITCH - 1000 RPM		
	PTO RPM WITH CRUISE RESUME SWITCH - 1050 RPM		
	PTO GOVERNOR RAMP RATE - 25 RPM PER SECOND		
	FUEL DOSING OF AFTERTREATMENT ENABLED IN PTO MODE-CLEANS HYDROCARBONS AT HIGH TEMPERATURES ONLY		
	CRUISE CONTROL BUTTON PTO CONTROL		
	PTO SPEED 1 SETTING - 950 RPM		
*	NO FLEET SPEC FOR PARAMETERIZATION		
	PTO MINIMUM RPM - 900		
	REGEN INHIBIT SPEED THRESHOLD - 5 MPH		
	PTO 1, DASH SWITCH, ENGAGE WHILE DRIVING		
	ENGINE MOUNT PTO, DASH SWITCH ENGAGES PTO MODE, DRIVING OPERATION		
Engine Equipment			
	EPA 2010/GHG 2024 CONFIGURATION		

Prepared for:
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	Description	Weight Front	Weight Rear
	STANDARD OIL PAN		
	OIL FILL AND DIPSTICK LOCATED FOR ENHANCED SERVICEABILITY		
	SIDE OF HOOD AIR INTAKE WITH FIREWALL MOUNTED DONALDSON AIR CLEANER WITH SAFETY ELEMENT AND INSIDE/OUTSIDE AIR WITH SNOW DOOR	10	
	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE		
	(2) DTNA GENUINE, FLOODED STARTING, MIN 2000CCA, 370RC, THREADED STUD BATTERIES		
	BATTERY BOX FRAME MOUNTED		
	STANDARD BATTERY JUMPERS		
	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE UNDER CAB		
	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN		
	NON-POLISHED BATTERY BOX COVER		
	NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER SEAT	2	
	POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER	2	
	PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS	2	
	CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE		
	ELECTRONIC ENGINE INTEGRAL WARNING AND DERATE PROTECTION SYSTEM		
	CUMMINS ENGINE INTEGRAL BRAKE WITH VARIABLE GEOMETRY TURBO ON/OFF	20	
	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE	30	25
	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD ACTIVE REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER AND DASH MOUNTED INHIBIT SWITCH		
	10 FOOT 06 INCH (126 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT		
	STANDARD CURVE BRIGHT UPPER STACK(S)		

Prepared for:
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	Description	Weight Front	Weight Rear
	RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP		
	6 GALLON DIESEL EXHAUST FLUID TANK	-35	-10
	100 PERCENT DIESEL EXHAUST FLUID FILL		
	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING		
	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION		
	STANDARD DIESEL EXHAUST FLUID TANK CAP		
	STAINLESS STEEL AFTERTREATMENT DEVICE/MUFFLER/TAILPIPE SHIELD		
	AIR POWERED ON/OFF ENGINE FAN CLUTCH		
	AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED		
	CUMMINS SPIN ON FUEL FILTER		
	COMBINATION FULL FLOW/BYPASS OIL FILTER		
	1115 SQUARE INCH ALUMINUM RADIATOR		
	ANTIFREEZE TO -60F, OAT (NITRITE AND SILCATE FREE) EXTENDED LIFE COOLANT		
	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT		
	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES		
	RADIATOR DRAIN VALVE		
	1350 ADAPTER FLANGE FOR FRONT PTO PROVISION	20	
	ELECTRIC GRID AIR INTAKE WARMER		
	DELCO 12V 38MT HD STARTER WITH INTEGRATED MAGNETIC SWITCH		
Transmission			
	ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION		
Transmission Equipment			
	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV		
	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES		

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Description	Weight Front	Weight Rear
PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
S5 PERFORMANCE LIMITING PRIMARY SHIFT SCHEDULE, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
S5 PERFORMANCE LIMITING SECONDARY SHIFT SCHEDULE, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY		
2200 RPM PRIMARY MODE SHIFT SPEED		
2200 RPM SECONDARY MODE SHIFT SPEED		
ENGINE BRAKE RANGE PRESELECT RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE		
2ND GEAR ENGINE BRAKE ALTERNATE PRESELECT WITH MODERATE DOWNSHIFT STRATEGY		
NEUTRAL AT STOP ENABLED		
DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES		
DIRECTION CHANGE ENABLED WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS		
MAXIMUM ENGINE SPEED FOR PTO ENGAGEMENT 1000 RPM		
MAXIMUM ENGINE SPEED FOR PTO OPERATION 2700 RPM		
MAXIMUM OUTPUT SPEED FOR PTO ENGAGEMENT 250 RPM		
MAXIMUM OUTPUT SPEED FOR PTO OPERATION 4000 RPM - ALLISON 5TH GEN TRANSMISSIONS		
QUICKFIT BODY LIGHTING CONNECTOR UNDER CAB, WITH CAP		
ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR		
CUSTOMER INSTALLED CHELSEA 871 SERIES PTO		
PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON & ZF		

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	Description	Weight Front	Weight Rear
	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN		
	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED		
	TRANSMISSION PROGNOSTICS - ENABLED 2013		
	WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK	15	
	TRANSMISSION OIL CHECK AND FILL WITH CROSSOVER TO CLEAR LH PTO AND DIRECT MOUNT PUMP		
	ATF-SYNTHETIC AUTOMATIC TRANSMISSION FLUID		
Front Axle and Equipment			
	DETROIT DA-F-20.0-5 20,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE	190	
	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES	10	
	NON-ASBESTOS FRONT BRAKE LINING		
	CAST IRON OUTBOARD FRONT BRAKE DRUMS		
	FRONT BRAKE DUST SHIELDS	5	
	FRONT OIL SEALS		
	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL		
	STANDARD SPINDLE NUTS FOR ALL AXLES		
	HALDEX AUTOMATIC FRONT SLACK ADJUSTERS		
	STANDARD KING PIN BUSHINGS		
	TRW THP-60 POWER STEERING WITH RCH45 AUXILIARY GEAR	130	
	POWER STEERING PUMP		
	4 QUART POWER STEERING RESERVOIR		
	OIL/AIR POWER STEERING COOLER		
	CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE		
Front Suspension			
	20,000# FLAT LEAF FRONT SUSPENSION	310	
	GRAPHITE BRONZE BUSHINGS WITH SEALS - FRONT SUSPENSION		

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	Description	Weight Front	Weight Rear
	FRONT SUSPENSION WITH LEFT HAND OFFSET SHACKLE BRACKET	4	
	FRONT SHOCK ABSORBERS		
Rear Axle and Equipment			
	MERITOR MT-40-14XP 40,000# R-SERIES TANDEM REAR AXLE WITH PUMP		2,530
	5.86 REAR AXLE RATIO		
	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING		
	SPL140HD DANA SPICER MAIN DRIVELINE WITH HALF ROUND YOKES	25	25
	SPL170 XL DANA SPICER INTERAXLE DRIVELINE WITH HALF ROUND YOKES		10
	DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES		30
	(1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD-REAR AXLE VALVE AND (1) REAR-REAR AXLE VALVE		
	INDICATOR LIGHT FOR EACH INTERAXLE LOCKOUT SWITCH, DISENGAGE INTERAXLE LOCK WITH IGNITION OFF OR VEHICLE SPEED EXCEEDING 25MPH		
	INDICATOR LIGHT AND BUZZER FOR EACH DIFFERENTIAL LOCKOUT SWITCH, ENGAGE AT SPEEDS 5 MPH PR LESS, DISENGAGE W/IGN OFF OR SPEEDS EXCEEDING 25 MPH		
	MERITOR 16.5X7 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES		
	NON-ASBESTOS REAR BRAKE LINING		
	BRAKE CAMS AND CHAMBERS ON FORWARD SIDE OF DRIVE AXLE(S) WITH AUXILIARY SUPPORT BRACKETS		
	CAST IRON OUTBOARD REAR BRAKE DRUMS		-20
	REAR BRAKE DUST SHIELDS		10
	REAR OIL SEALS		
	BENDIX EVERSURE LONGSTROKE 2-DRIVE AXLES SPRING PARKING CHAMBERS		20
	HALDEX AUTOMATIC REAR SLACK ADJUSTERS		
	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE		
	STANDARD REAR AXLE BREATHER(S)		

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	Description	Weight Front	Weight Rear
Rear Suspension			
	AIRLINER 40,000# EXTRA DUTY REAR SUSPENSION		180
	AIRLINER HIGH POSITION RIDE HEIGHT		
	RESTRAINED AXLE SEATS IN AXLE CLAMP GROUP		
	51 INCH AXLE SPACING		
	IGNITION CONTROLLED ELECTRIC DUMP SWITCH FOR AIR SUSPENSION WITH STATE RETENTION AND GAUGE		
	REAR AIR SUSPENSION DUMP VALVE AUTOFILL >5 MPH WITH INDICATOR LIGHT		
	DUAL AIR REAR SUSPENSION LEVELING VALVES		
	TRANSVERSE CONTROL RODS		
	REAR SHOCK ABSORBERS - TWO AXLES (TANDEM) (AIR RIDE SUSPENSION)		
Pusher / Tag Equipment			
	NO PUSHER/TAG BRAKE DUST SHIELDS		
Brake System			
	WABCO 4S/4M ABS WITH TRACTION CONTROL WITH ATC SHUT OFF SWITCH		
	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES		
	STANDARD AIR MANAGEMENT UNIT		
	FIBER BRAID PARKING BRAKE HOSE		
	STANDARD BRAKE SYSTEM VALVES		
	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM		
	STD U.S. FRONT BRAKE VALVE		
	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE		
	BW AD-9 BRAKE LINE AIR DRYER WITH HEATER	20	
	AIR DRYER MOUNTED INBOARD ON RH RAIL		
	STEEL AIR TANKS MOUNTED AFT INSIDE AND/OR BELOW FRAME JUST FORWARD OF REAR SUSPENSION, NO TRIPLE OR TORPEDO TANKS		
	BW DV-2 AUTO DRAIN VALVE WITH HEATER - WET TANK, PETCOCKS ALL OTHERS		

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	Description	Weight Front	Weight Rear
Trailer Connections			
	NO AIR HOSE HANGER		
	(2) QUICKFIT PROGRAMMABLE SOLENOIDS W/STATE RETENTION PLUMBED TO BACK OF CAB		
	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, CENTER PIN POWERED THROUGH IGNITION WITH STOP SIGNAL PREWIRE PACKAGE		
	PDI INSTALLED ELECTRIC BRAKE CONTROLLER		
	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME		
	NO TRAILER RECEPTACLE BRACKET		
Wheelbase & Frame			
	4425MM (174 INCH) WHEELBASE		
	7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI	240	130
	TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT		
	2025MM (80 INCH) REAR FRAME OVERHANG		
	FRAME OVERHANG RANGE: 71 INCH TO 80 INCH	-20	100
	24 INCH INTEGRAL FRONT FRAME EXTENSION	140	-20
	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 108.66 in		
	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 105.66 in		
	CALC'D FRAME LENGTH - OVERALL : 319.07 in		
	CALCULATED FRAME SPACE LH SIDE : 49.79 in		
	CALCULATED FRAME SPACE RH SIDE : 52.47 in		
	CALC'D SPACE AVAILABLE FOR DECKPLATE : 0.0 in		
	SQUARE END OF FRAME		
	FRONT CLOSING CROSSMEMBER		
	LIGHTWEIGHT HEAVY DUTY ALUMINUM ENGINE CROSSMEMBER	-12	
	STANDARD MIDSHIP #1 CROSSMEMBER(S)		
	STANDARD REARMOST CROSSMEMBER		
	HEAVY DUTY SUSPENSION CROSSMEMBER		30

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	Description	Weight Front	Weight Rear
Chassis Equipment			
	14 INCH PAINTED STEEL BUMPER		
	BUMPER MOUNTING FOR SINGLE LICENSE PLATE		
	NO MUDFLAP BRACKETS		
	NO REAR MUDFLAPS		
	GRADE 8 THREADED HEX HEADED FRAME FASTENERS		
	EXTERIOR HARNESSES WRAPPED IN ABRASION TAPE, SECONDARY COVERING, & CONNECTOR PROTECTION		
	D15-16004-000 CENTER PUNCH TO MARK CENTERLINE OF REAR SUSPENSION ON FRAME WEB		
	CLEAR FRAME RAILS FROM BACK OF CAB TO FRONT REAR SUSPENSION BRACKET, BOTH RAILS OUTBOARD		
Fifth Wheel			
	NO FIFTH WHEEL		
Fuel Tanks			
	50 GALLON/189 LITER SHORT RECTANGULAR ALUMINUM FUEL TANK - LH	-10	
	RECTANGULAR FUEL TANK(S)		
	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS		
	FUEL TANK(S) FORWARD		
	POLISHED STEP FINISH		
	FUEL TANK CAP(S)		
	DAVCO 245 FUEL/WATER SEPARATOR WITH 12 VOLT HEAT AND WATER IN FUEL SENSOR	5	
	EQUIFLO INBOARD FUEL SYSTEM		
	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE		
Tires			
	CONTINENTAL HAU 3 WT 315/80R22.5 20 PLY RADIAL FRONT TIRES	100	
	CONTINENTAL HDR2+ 11R22.5 14 PLY RADIAL REAR TIRES		184
Hubs			

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	Description	Weight Front	Weight Rear
	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS		
	CONMET PRESET PLUS PREMIUM IRON REAR HUBS		
Wheels			
	MAXION WHEELS 10041 22.5X9.00 10-HUB PILOT 5.25 INSET 5-HAND STEEL DISC FRONT WHEELS	66	
	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS		160
	FRONT WHEEL MOUNTING NUTS		
	REAR WHEEL MOUNTING NUTS		
	WHEEL STUDS FOR CUSTOMER INSTALLED HUB PILOTED DUALED ALUMINUM WHEELS, ALL		
Cab Exterior			
	108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB		
	AIR CAB MOUNTING		
	CAB ROOF REINFORCEMENTS FOR ROOF MOUNTED COMPONENTS	2	
	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE		
	SHORT FENDER WITH MUDFLAP		
	BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS	10	
	SAFETY YELLOW LH AND RH INTERIOR GRAB HANDLES AND LH AND RH EXTERIOR GRAB HANDLES WITH SINGLE RUBBER INSERT		
	STATIONARY BLACK GRILLE		
	BLACK HOOD MOUNTED AIR INTAKE GRILLE		
	FIBERGLASS HOOD WITH ACCESS HATCHES	10	
	FREIGHTLINER NAME PLATES		
	CAB FLOOR, TOE BOARD AND FIREWALL HEAT SHIELD	5	
	SINGLE 14 INCH ROUND HADLEY AIR HORN UNDER LH DECK		
	SINGLE ELECTRIC HORN		
	REAR LICENSE PLATE MOUNT END OF FRAME		
	HALOGEN COMPOSITE HEADLAMPS WITH BLACK BEZELS		

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	Description	Weight Front	Weight Rear
	LED AERODYNAMIC MARKER LIGHTS		
	WIRING AND SWITCH FOR CUSTOMER FURNISHED SNOW PLOW LAMPS WITH SINGLE CONNECTION AT LH FORWARD		
	HEADLIGHTS OFF WITH IGNITION OFF, WITH DAYTIME RUNNING LIGHTS		
	INTEGRAL STOP/TAIL/BACKUP LIGHTS		
	STANDARD FRONT TURN SIGNAL LAMPS		
	DUAL WEST COAST MOLDED-IN COLOR HEATED MIRRORS WITH LH AND RH REMOTE		
	DOOR MOUNTED MIRRORS		
	102 INCH EQUIPMENT WIDTH		
	LH AND RH 8 INCH MOLDED-IN COLOR CONVEX MIRRORS M0UNTED UNDER PRIMARY MIRRORS		
	RH AND LH 8 INCH HEATED STAINLESS STEEL FENDER MOUNTED CONVEX MIRRORS WITH TRIPOD BRACKETS	12	
	STANDARD SIDE/REAR REFLECTORS		
	RH AFTERTREATMENT SYSTEM CAB ACCESS WITH POLISHED DIAMOND PLATE COVER		
	2-STAGE ELECTRIC HORN AND HAZARD LAMP ALERT CONTROLLED BY PARTICULATE FILTER REGENERATION REQUIRED STATUS		
	63X14 INCH TINTED REAR WINDOW		
	TINTED DOOR GLASS LH AND RH WITH TINTED NON-OPERATING WING WINDOWS		
	RH AND LH ELECTRIC POWERED WINDOWS		
	1-PIECE BONDED HEATED WIPER PARK SOLAR GREEN GLASS WINDSHIELD		
	8 LITER (2 GAL) WINDSHIELD WASHER RESERVOIR, CAB MOUNTED, WITH FLUID LEVEL INDICATOR		
Cab Interior			
	RUGGED TRIM PACKAGE		
	GRAY & CARBON VINYL INTERIOR "RUGGED"		
	CARBON WITH PREMIUM GUNMETAL ACCENT (RUGGED)		
	MOLDED DOOR PANEL		
	MOLDED PLASTIC DOOR PANEL		
	BLACK MATS WITH SINGLE INSULATION		

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	Description	Weight Front	Weight Rear
	(1)DASH MOUNTED 12V POWER OUTLET, (1)DASH MOUNTED DUAL USB-C OUTLET		
	FORWARD ROOF MOUNTED CONSOLE		
	CENTER STORAGE CONSOLE MOUNTED ON BACKWALL	20	
	LH AND RH KICKPLATES		
	DIGITAL ALARM CLOCK IN DRIVER DISPLAY		
	(2) CUP HOLDERS LH AND RH DASH		
	M2/SD DASH		
	HEATER, DEFROSTER AND AIR CONDITIONER		
	STANDARD HVAC DUCTING WITH SNOW SHIELD FOR FRESH AIR INTAKE		
	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH		
	STANDARD HEATER PLUMBING WITH BALL SHUTOFF VALVES AT SUPPLY LINES ONLY		
	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR		
	BINARY CONTROL, R-134A		
	PREMIUM INSULATION		
	SOLID-STATE CIRCUIT PROTECTION AND FUSES		
	12V NEGATIVE GROUND ELECTRICAL SYSTEM		
	PREMIUM LED CAB LIGHTING		
	NO SECURITY DEVICE		
	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME		
	KEY QUANTITY OF 4		
	LH AND RH ELECTRIC DOOR LOCKS WITH AUTO UNLOCK FEATURE WHEN DOOR IS SET FROM OPEN TO CLOSED POSITION		
	NO MATTRESS	-20	-15
	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WTIH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION	30	
	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION PASSENGER SEAT WTIH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION	25	10
	DUAL DRIVER AND PASSENGER SEAT ARMRESTS	8	

	Description	Weight Front	Weight Rear
	LH AND RH INTEGRAL DOOR PANEL ARMRESTS		
	BLACK CORDURA PLUS CLOTH DRIVER SEAT COVER		
	BLACK CORDURA PLUS CLOTH PASSENGER SEAT COVER		
	HIGH VISIBILITY ORANGE SEAT BELTS		
	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN		
	4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES		
	DRIVER AND PASSENGER INTERIOR SUN VISORS		
Instruments & Controls			
*	4 EXTRA PROGRAMMABLE SWITCHES/INDICATORS		
	$C1B0082ZZ,C1C0083ZZ,C1D0084ZZ,C1E0085ZZ		
	ELECTRONIC ACCELERATOR CONTROL		
	NO INSTRUMENT PANEL-DRIVER		
	FULLY CONFIGURABLE CENTER INSTRUMENT PANELS		
	ENGINE PTO SPEED CONTROL WITHOUT INTERLOCKS		
	BRIGHT ARGENT FINISH GAUGE BEZELS		
	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM		
	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE		
	NO AIR CLEANER RESTRICTION GAUGE		
	97 DB BACKUP ALARM MOUNTED INBOARD OF RAIL		3
	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES		
	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY		
	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY		
	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY		
	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH		

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	Description	Weight Front	Weight Rear
	2 INCH ELECTRIC FUEL GAUGE		
	ENGINE REMOTE INTERFACE FOR REMOTE THROTTLE		
	QUICKFIT POWERTRAIN INTERFACE CONNECTOR UNDER CAB WITH CAPS		
	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR 1 UNDER CAB, CONNECTOR 2 BETWEEN SEATS, BOTH W/CAPS		
	ENGINE REMOTE INTERFACE CONNECTOR AT POWERTRAIN INTERFACE CONNECTOR		
	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE		
	ELECTRIC ENGINE OIL PRESSURE GAUGE		
	DIGITAL TRANSMISSION OIL TEMPERATURE IN DRIVER DISPLAY		
	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER		
	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY		
	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE		
	NO OBSTACLE DETECTION SYSTEM		
	NOT APPLICABLE - UNIT NOT SPEC'D WITH DETROIT ASSURANCE		
	NO DR ASSIST SYSTEM		
	ELECTRONIC STABILITY CONTROL		
	NO LANE DEPARTURE WARNING SYSTEM		
	NO OVERHEAD INSTRUMENT PANEL		
	1 QUIKFIT PROGRAMABLE MODULE (QPMXMC) W/ (8) 20AMP FUSED RELAYS		
	GENERIC TELEMATICS PREWIRE (CONSTANT BATTERY POWER/IGNITION/GROUND/J1939); RP1226 TYPE CONNECTOR AT PASSENGER SIDE OF DASH END		
	7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE		
	DASH MOUNTED RADIO		
	(2) RADIO SPEAKERS IN CAB		
	NO AM/FM RADIO ANTENNA		
	NO CB RADIO MOUNTING PROVISION		

	Description	Weight Front	Weight Rear
	SHARKFIN MULTI-BAND ANTENNA, CENTRAL ROOF MOUNTING LOCATION: AM/FM/WEATHERBAND, WIFI/BLUETOOTH, SDAR/SIRIUSXM, GNSS/GPS		
	INTEROPERABLE SDAR ANTENNA		
	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER		
	STANDARD VEHICLE SPEED SENSOR		
	ELECTRONIC 3000 RPM TACHOMETER		
	DETROIT CONNECT PLATFORM HARDWARE		
	5 YEARS DAIMLER CONNECTIVITY BASE PACKAGE (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES		
	TMC RP1226 ACCESSORY CONNECTOR LOCATED BEHIND PASSENGER SIDE REMOVEABLE DASH PANEL		
	IGNITION SWITCH CONTROLLED ENGINE STOP		
	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS AND SERVICE BRAKES		
	(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN		
	NO TRAILER HAND CONTROL BRAKE VALVE		
	DIGITAL TURBO AIR PRESSURE IN DRIVER DISPLAY		
	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY		
	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY		
	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS		
	ONE VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR		
	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT		
	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY		
	NO WRG/SW-OPTL #2,CHAS,AIR		
Design			
	PAINT: ONE SOLID COLOR		

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	Description	Weight Front	Weight Rear
Color			
	CAB COLOR A: L0006EY WHITE ELITE EY		
	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT		
	POWDER BLACK (N0001EA) FRONT WHEELS/RIMS (PKBLK21, BK, PB1)		
	POWDER BLACK (N0001EA) REAR WHEELS/RIMS (PKBLK21, BK, PB1)		
	STANDARD BLACK BUMPER PAINT		
	STANDARD E COAT/UNDERCOATING		
Certification / Compliance			
	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS		
Secondary Factory Options			
	CORPORATE PDI CENTER OPTION INSTALLATION/MODIFICATION ONLY		

T O T A L V E H I C L E S U M M A R Y

Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight+	8215 lbs	7145 lbs	15360 lbs
Total Weight+	8215 lbs	7145 lbs	15360 lbs

Other Factory Charges

GHG24 SURCHARGE - CUMMINS

5 YR DAIMLER CONNECTIVITY CORE PACKAGE -POWERED BY DETROIT CONNECT ON CUMMINSENGINES

NO SAFETY EVENT VIEWER

CUMMINS TARIFF CHARGE - $205

STEEL, ALUMINUM, AND CHINA TARIFF IMPACT FEE 108/114 SD AND M2 106/112

Prepared for:
HAMPSHIRE VILLAGE OF
234S STATE ST
PO BOX 457
HAMPSHIRE, IL 60140
Phone: 847-683-9489

Prepared by:
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MY27 ESCALATOR

STANDARD DESTINATION CHARGE

Extended Warranty

CUM 2017 L9: HD1 MD DTY 6 YEARS / 150,000 MILES / 241,500 KM EXTENDED WARRANTY FEX APPLIES

CUM 2017 L9: AT3 MD DTY 6 YEARS / 150,000 MILES / 241,500 KM AFTERTREATMENT. FEX APPLIES

ALLISON 3000 RDS SERIES TRANSMISSION EXTEND WARRANTY, 5 YEARS/UNLIMITED MILES FEX

TOWING: 6 MONTHS/UNLIMITED MILES/KM EXTENDED TOWING COVERAGE $750 CAP FEX APPLIES

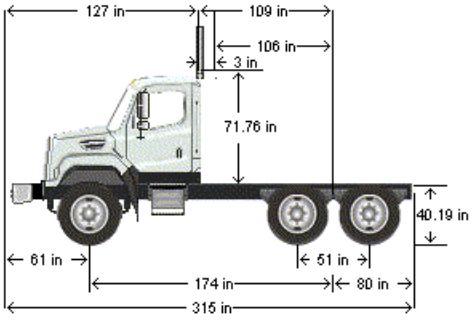
(+) Weights shown are estimates only.
If weight is critical, contact Customer Application Engineering.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

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D I M E N S I O N S



VEHICLE SPECIFICATIONS SUMMARY - DIMENSIONS

Wheelbase (545) ..... 4425MM (174 INCH) WHEELBASE
Rear Frame Overhang (552) ..... 2025MM (80 INCH) REAR FRAME OVERHANG
Fifth Wheel (578) ..... NO FIFTH WHEEL
- Mounting Location (577) ..... NO FIFTH WHEEL LOCATION
- Maximum Forward Position (in) 0
- Maximum Rearward Position (in) 0
- Amount of Slide Travel (in) 0
- Slide Increment (in) 0
- Desired Slide Position (in) 0.0

Cab Size (829) ..... 108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
Sleeper (682) ..... NO SLEEPER BOX/SLEEPERCAB
Exhaust System (016) ..... RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE
Cab to Body Clearance (in) 3.0

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TABLE SUMMARY - DIMENSIONS

Dimensions	Inches
Bumper to Back of Cab (BBC)	127.0
Bumper to Centerline of Front Axle (BA)	61.4
Front Axle to Back of Cab (AC)	65.6
Min. Cab to Body Clearance (CB)	3.0
Back of Cab to Centerline of Rear Axle(s) (CA)	108.7
Effective Back of Cab to Centerline of Rear Axle(s) (Effective CA)	105.7
Back of Cab Protrusions (Exhaust/Intake) (CP)	2.0
Back of Cab Protrusions (Side Extenders/Trim Tab) (CP)	0.0
Back of Cab Protrusions (CNG Tank)	0.0
Back of Cab Clearance (CL)	3.0
Back of Cab to End of Frame	188.4
Cab Height (CH)	71.8
Wheelbase (WB)	174.2
Frame Overhang (OH)	79.7
Overall Frame Length	319.1
Overall Length (OAL)	315.3
Rear Axle Spacing	51.0
Unladen Frame Height at Centerline of Rear Axle	40.2

Performance calculations are estimates only. If performance calculations are critical, please contact Customer Application Engineering.

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G V W R

VEHICLE SPECIFICATIONS SUMMARY - GVWR

Cab Size (829)	108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
Expected Front Axle(s) Load (lbs)	20000.0
Expected Pusher Axle(s) Load (lbs)	0.0
Expected Rear Axle(s) Load (lbs)	40000.0
Expected Tag Axle(s) Load (lbs)	0.0
Expected GVW (lbs)	60000
Expected GCW (lbs)	80000.0
Front Axle (400)	DETROIT DA-F-20.0-5 20,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE
Front Suspension (620)	20,000# FLAT LEAF FRONT SUSPENSION
Front Hubs (418)	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS
Front Disc Wheels (502)	MAXION WHEELS 10041 22.5X9.00 10-HUB PILOT 5.25 INSET 5-HAND STEEL DISC FRONT WHEELS
Front Tires (093)	CONTINENTAL HAU 3 WT 315/80R22.5 20 PLY RADIAL FRONT TIRES
Front Brakes (402)	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
Steering Gear (536)	TRW THP-60 POWER STEERING WITH RCH45 AUXILIARY GEAR
Rear Axle (420)	MERITOR MT-40-14XP 40,000# R-SERIES TANDEM REAR AXLE WITH PUMP
Rear Suspension (622)	AIRLINER 40,000# EXTRA DUTY REAR SUSPENSION
Rear Hubs (450)	CONMET PRESET PLUS PREMIUM IRON REAR HUBS
Rear Disc Wheels (505)	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS
Rear Tires (094)	CONTINENTAL HDR2+ 11R22.5 14 PLY RADIAL REAR TIRES
Rear Brakes (423)	MERITOR 16.5X7 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES
Pusher / Tag Axle (443)	NO PUSHER OR TAG AXLE
Pusher / Tag Suspension (626)	NO PUSHER OR TAG SUSPENSION
Pusher / Tag Hubs (449)	NO PUSHER OR TAG HUBS
Dead/Pusher/Tag Disc Wheels (509)	NO PUSHER/TAG DISC WHEELS
Pusher / Tag Tires (095)	NO PUSHER/TAG TIRES
Pusher / Tag Brakes (456)	NO PUSHER/TAG BRAKES

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TABLE SUMMARY - GVWR

	Front	Rear 1	Rear 2
Axle Component Weight Ratings			
Axles	20000	20000	20000
Suspension	20000	20000	20000
Hubs	23000	26000	26000
Brakes	20000	21000	21000
Wheels	20000	31200	31200
Tires	20000	23360	23360
Power Steering	22000	N/A	N/A
GAWR (per axle)	20000	20000	20000
GAWR (per axle system)	20000		40000
Expected Load (per axle system)	20000		40000
GVWR due to Frame	90000		
GVWR due to Transmission	80000		
Vehicle GVWR Summary			
Calculated GVWR	60000		
Expected GVWR	60000		
All weights displayed in pounds			

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F R A M E R B M

VEHICLE SPECIFICATIONS SUMMARY - FRAME RBM

Wheelbase (545) ..... 4425MM (174 INCH) WHEELBASE
Frame Rails (546) ..... 7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI(546)
Yield Strength (psi) 120000
Section Modulus (per rail) (cu in) 21.6
RBM (per rail) (lbf-in) 2592000
Inner Frame Reinforcement (547) ..... NO INNER FRAME REINFORCEMENT
Outer Frame Reinforcement (548) ..... TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT

TABLE SUMMARY - FRAME RBM

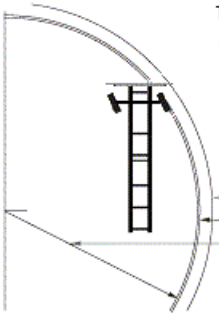
Item	Description / Value
Wheelbase	4425MM (174 INCH) WHEELBASE
Frame	7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI
Inner Frame Reinforcement	NO INNER FRAME REINFORCEMENT
Outer Frame Reninforcement	TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT
Yield Strength (psi)	120000
Section Modulus - per rail (cu. in.)	21.60
Frame RBM - per rail (lbf-in)	2592000

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T U R N I N G R A D I U S



Turning radius graphic and data provided strictly for comparisons between model configurations. Weather, road surfaces, and tire treads affect the results. It is strongly suggested that actual vehicles be measured before constructing any roads/driveways using this information. For specific figures regarding your configuration, please contact your CAE representative.

	Dimensions	Tolerance
Wall to Wall Diameter (ft)	62.1	+/- 3.0
Curb to Curb Diameter (ft)	55.6	+/- 3.0
Turning Radius (ft)	27.3	+/- 1.5

VEHICLE SPECIFICATIONS SUMMARY - TURNING RADIUS

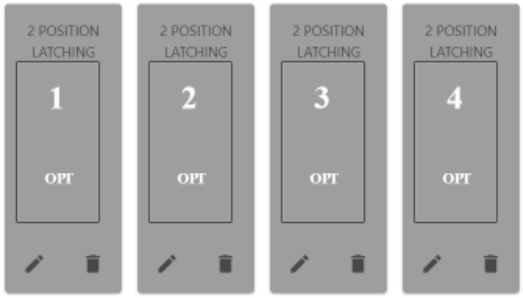
Cab Size (829)..... 108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
Wheelbase (545) .....4425MM (174 INCH) WHEELBASE
Front Tires (093).....CONTINENTAL HAU 3 WT 315/80R22.5 20 PLY RADIAL FRONT TIRES
Width (in) 12.4
Front Axle (400)..... DETROIT DA-F-20.0-5 20,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE
Kingpin Intersection (in) 71
Bumper (556) ..... 14 INCH PAINTED STEEL BUMPER
Width (in) 97.6
Bumper Miter to Front Axle (in) 66.112
Primary Steering Location (003) ..... LH PRIMARY STEERING LOCATION
Steering Gear (536).....TRW THP-60 POWER STEERING WITH RCH45 AUXILIARY GEAR
Dual Steering Gear RCH45
Ram.....NONE
Rear Axle (420) .....MERITOR MT-40-14XP 40,000# R-SERIES TANDEM REAR AXLE WITH PUMP
Axle Spacing (624) .....51 INCH AXLE SPACING

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S W I T C H S E L E C T O R - 4 C H - D A S H P A N E L



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SWITCH SELECTOR - 4Cx - HARDWIRED SWITCHES

switch #1 switch #2 switch #3 switch #4

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SWITCH SELECTOR - 4CG - AUXILIARY PANEL

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Q U O T A T I O N

108SD PLUS CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK
CUM L9 360 HP @ 2200 RPM; 2200 GOV RPM, 1150 LB-FT @ 1200 RPM
ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
MERITOR MT-40-14XP 40,000# R-SERIES TANDEM REAR AXLE WITH PUMP
AIRLINER 40,000# EXTRA DUTY REAR SUSPENSION
DETROIT DA-F-20.0-5 20,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE
20,000# FLAT LEAF FRONT SUSPENSION
108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
4425MM (174 INCH) WHEELBASE
NO FIFTH WHEEL
7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI
2025MM (80 INCH) REAR FRAME OVERHANG
TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT

BALANCE DUE – bare chassis only	**(LOCAL CURRENCY)**	**$**	**130,058**	**$**	**130,058**

ADDITIONAL TERMS AND CONDITIONS

1. As used in this Sales Order the terms (a) “Dealer” shall mean the authorized Dealer to whom this Sales Order is addressed and who shall become a party hereto by its acceptance hereof, (b) “Purchaser” shall mean the party executing this Sales Order as such on the face hereof, and (c) “Manufacturer” shall mean the Corporation that manufactured the vehicle or chassis, it being understood by Purchaser and Dealer that Dealer is not the agent of Manufacturer, that Dealer and Purchaser are the sole parties to this Sales Order and that reference to Manufacturer herein is for the purpose of explaining generally certain contractual relationships existing between Dealer and Manufacturer with respect to new motor vehicles.

2. Manufacturer has reserved the right to change the price the Dealer charges for new motor vehicles without notice. In the event the price to Dealer of a new motor vehicle of the series and body type ordered hereunder is changed by Manufacturer prior to delivery of the new motor vehicle ordered hereunder to Purchaser, Dealer reserves the right to change the cash delivered price of such motor vehicle to Purchaser accordingly.

3. Notwithstanding any terms and conditions contained in Purchaser’s Purchase Order, Purchaser agrees that Dealer’s terms and conditions set forth in this Sales Order shall be the only terms and conditions regarding any purchase by Purchaser from Dealer. Purchaser expressly waives the provisions of Purchaser’s terms and conditions and agrees to be bound exclusively by Dealer’s terms and conditions as set forth herein. If Purchaser is an entity, the undersigned represents and warrants to Dealer that the undersigned has authority to bind Purchaser to the terms and conditions outlined herein, and the terms and conditions as outlined herein are enforceable against Purchaser in accordance with their terms.

4. All used motor vehicles which are to be traded in as part of the consideration for the motor vehicle ordered hereunder are subject to Dealer’s Trade Terms and Conditions which are incorporated herein by reference. Although Dealer may provide Purchaser with an initial appraisal(s) of the value of and allowance for any used motor vehicle, such initial appraisal and allowance are not binding. Each used motor vehicle shall be reappraised at that time of actual delivery to Dealer for acquisition, and such reappraisal value shall determine the actual allowance made for such motor vehicle. If such reappraised value is lower than the original appraised value and allowance therefor shown on the front of this Sales Order, Purchaser may, if dissatisfied herewith, cancel this Sales Order, provided, however, that such right to cancel must be exercised prior to the delivery of the motor vehicle ordered hereunder to the Purchaser.

5. Purchaser agrees to deliver to Dealer satisfactory evidence of title to any used motor vehicle traded in as part of the consideration for the motor vehicle ordered hereunder at the time of delivery of such used motor vehicle to Dealer. Purchaser warrants any such used motor vehicle to be his or its property free and clear of all liens and encumbrances except as otherwise noted within.

6. Dealer shall have the right, upon failure or refusal of Purchaser to accept delivery of the motor vehicle ordered hereunder or to comply with any of the other terms of this Sales Order, to retain any cash deposit made by Purchaser without the waiver of any other right or remedy available to Dealer.

7. Manufacturer has reserved the right to change the design of any new motor vehicle, chassis, accessories or parts thereof at any time without notice and without obligation to make the same or any similar change upon any motor vehicle, chassis, accessories or parts thereof previously purchased by or shipped to Dealer or being manufactured or sold in accordance with Dealer’s orders. Correspondingly, in the event of any such change by Manufacturer, Dealer shall have no obligation to Purchaser to make the same or any similar change in any motor vehicle, chassis, accessories or parts thereof covered by this Sales Order either before or subsequent to delivery thereof to Purchaser.

8. Dealer shall not be liable for failure to deliver or delay in delivering the motor vehicle covered by this Sales Order where such failure or delay is due, in whole or in part, to any cause beyond the control or without the fault or negligence of Dealer.

9. The price for the motor vehicle specified on the face of this Sales Order includes reimbursement for Federal Excise taxes, but does not include sales taxes, use taxes or occupational taxes based on sales volume, (Federal, State or Local) unless expressly so stated. Purchaser assumes and agrees to pay, unless prohibited by law, any such sales, use or occupational taxes imposed on or applicable to the transaction covered by this Sales Order, regardless of which party may have primary tax liability therefor.

10. There are no warranties, whether expressed or implied, made by the Dealer herein, or the Manufacturer, on the vehicle or chassis described on the face hereof except in the case of a new vehicle or chassis for which the warranty shall be limited to such warranty as provided for in writing on the face of this Sales Order or in a separate writing furnished to and signed by Purchaser and Dealer. The printed new vehicle warranty delivered to Purchaser with such vehicle or chassis is made a part hereof as though fully set forth herein, and it is the only warranty applicable to such new vehicle or chassis and is expressly in lieu of all other warranties, whether expressed or implied, including any implied warranty of merchantability or fitness for a particular purpose.

11. Any used motor vehicle sold to Purchaser by Dealer under this Sales Order is sold at the time of delivery by Dealer without any guarantee or warranty, whether expressed or implied, including without limitation, any implied warranty of merchantability or fitness for a particular purpose, as to its condition or the condition of any part thereof except as may be otherwise specifically provided in writing on the face of this Sales Order or in a separate writing furnished to and signed by Purchaser by Dealer.

12. The Purchaser, before or at the time of delivery of the motor vehicle covered by this Sales Order will execute such forms of agreement or documents as may be required by the terms and conditions of payment indicated on the front of this Sales Order.

13. In the event Purchaser desires to modify or otherwise change the equipment content of a vehicle specifically ordered for him from the Manufacturer, the change will be made only if the Manufacturer has sufficient time to accommodate the request. Moreover, any service charge or fee made by the Manufacturer as a result of such request will be borne by the purchaser.

14. The parties agree that they will comply with all Federal, State, and local laws and regulations, including those governing and/or restricting export of products or any technical data relating thereto outside of the United States. In carrying on Purchaser’s business, each of Purchaser, its officers, directors, employees or agents (collectively and individually in this clause “Purchaser”) must comply with its obligations under the law including without limitation, the following: (a) not violate any anti-bribery or anti-corruption law of any jurisdiction applicable to this Order, including those of the United States of America’s Foreign Corrupt Practices Act (“FCPA”), and any similar anti-corruption or anti-bribery laws and regulations applicable to the

Purchaser or related to this Order: (b) not pay, offer or promise to pay, or authorize the payment of, any monies or anything of value, directly or indirectly, to any government official or employee, any official or employee of a state-run or state-owned or controlled enterprise or entity, any official or employee of a public international organization, any candidate for political or public office, any official or employee of any political party, or any family member or relative of such persons or any political party for the purpose of influencing any act or decision of any such official, employee, candidate, political party, enterprise or entity, public organization, or government to obtain or retain business, or direct business to any person or entity, or for any other improper advantage or purpose; (c) warrants that as at the date of this Order, none of its owners, officers, directors, employees or agents or any immediate family member of such persons, is presently (or has been recently) an official or employee of any government, state-run or state-owned or controlled enterprise or entity, or political party, or a candidate for political or public office. Purchaser must provide written notification to Dealer within ten (10) days of any of the above persons becoming such official, employee or candidate; (d) comply with all applicable export and import laws and regulations, including associated embargo and sanction regulations; and (e) certifies that no vehicle or chassis subject to this Order, nor any direct products thereof, will be made available or re-exported, directly or indirectly, by Purchaser (or by any employee or contractor of Purchaser) to any prohibited person, entity or country (including to nationals of any prohibited country, wherever they may be located) unless such prior written authorization as may be required is obtained by Purchaser from the appropriate U.S. government agency(ies), including, as applicable, the U.S. Office of Export Licensing of the U.S. Department of Commerce, in accordance with the U.S. Export Administration Regulations (15 CFR, Parts 779 et seq. or any similar regulation) issued by the Department of Commerce of the United States in the administration of the Export Administration Act of 1979, as amended from time to time, or any subsequently issued similar rule, law or regulation. Purchaser will designate an officer to be responsible for compliance with all such legislation and upon the request of Dealer will certify compliance with such legislation. In the event Purchaser breaches its obligations under this paragraph, or Dealer learns of or has a reasonable suspicion that Purchaser has breached this paragraph, notwithstanding any other provision hereunder to the contrary, Dealer may immediately terminate this Order and Purchaser hereby waives any and all claims against Dealer for any loss, cost or expense, including, but not limited to, loss or profits, incidental or consequential damages, that Purchaser may incur by virtue of such termination.

15. Purchaser shall, from the execution of this Order and for a period of one (1) year after the completion of this Order maintain all records, together with such supporting or underlying documents and materials, related to the motor vehicle ordered hereunder, including but not limited to all records related to the use, the location(s) of such use, the repair and the sale, lease or other transfer of such motor vehicle or any interest therein, as well as Purchaser’s compliance with the FCPA and any other applicable anti-corruption or anti-bribery laws or regulations. Purchaser shall at any time requested by Dealer whether during or after completion of this Order, with five (5) days’ notice and at Purchaser’s own expense make such records available for inspection and audit (including copies and extracts of records as required) by Dealer. Such records shall be made available to Dealer during normal business hours at a time and location that is convenient for Dealer.

16. Documentary Fee. Documentary fee is not an official fee. A documentary fee is not required by law, but may be charged to buyers for handling documents and performing services related to closing of a sale. The base documentary fee beginning 1/1/20 was $300. The maximum amount that may be charged for a documentary fee is the base documentary fee of $300, which shall be subject to an annual rate adjustment equal to the percentage of change in the Bureau of Labor Statistics Consumer Price Index. This notice is required by law.

17. Purchaser shall pay on demand all of Dealer’s cost and expenses, including its attorney’s fees incurred in enforcing the terms of this Sales Order, including but not limited to defending any claims by Purchaser, collecting any payments due hereunder or repossessing the vehicle.

18. The remedies herein reserved shall be cumulative and in addition to any further remedies provided to Dealer whether at law or in equity. No delay or failure by the Dealer to exercise or enforce at any time, any right or provision in this Sales Order, will be considered a waiver thereof or of Dealer’s right thereafter to exercise or enforce each and every right and provision of this Sales Order. To be valid, any waiver shall be in writing, but need not be supported by consideration. No single waiver shall constitute a continuing or subsequent waiver.

19. This Sales Order has been negotiated, executed and delivered in Illinois, and shall be construed and enforced in accordance with the laws of the State of Illinois, without reference to the choice of law or conflicts of law principles of any other state.

20. Purchaser hereby consents to the exclusive jurisdiction of any state or federal court located in DuPage County, Illinois regarding any disputes regarding this matter. Purchaser waives any trial by jury and waives any objection based on improper venue or forum non conveniens in any action or proceeding to which Purchaser and Dealer may be parties arising out of, or in connection with, or in any way pertaining to this Sales Order. It is agreed and understood by Purchaser that this waiver constitutes a waiver of trial by jury of all claims by Purchaser against the Dealer. This waiver is knowingly, willingly and voluntarily made by Purchaser and Purchaser hereby represents that no representations of fact or opinion have been made by any individual to induce this waiver of trial by jury or to, in any way, modify or nullify its effect. Purchaser further represents and warrants that it either has been represented in the signing of this Sales Order and the making of this Sales Order by the attorney of its choosing , or it has had time to seek independent counsel selected of Purchaser’s own free will, and to discuss the terms and conditions of this Sales Order with such counsel.

21. In the event that any provision of this Sales Order shall be deemed to be invalid by reason of the operation of any law or by reason of the interpretation placed on this Sales Order by any court, this Sales Order shall be construed as not containing such provision to the extent of the invalidity and the invalidity of such provision shall not affect the validity of any and all provisions hereby which are otherwise lawful and valid, and such other provisions shall remain in full force and effect.

22. All notices and other communications required hereunder shall be in writing and delivered by personal delivery, overnight delivery service, or certified or registered mail, postage prepaid, return receipt requested. Any such notice shall be deemed to have been given on the date it is received during regular office hours at the address listed on the applicable order or at such other address as the affected party may have previously designated for notices.

23. To the full extent permitted by laws, Purchaser waives all rights against Dealer for any damage to its property or that of third parties, or for injury to any person, however caused. In no event shall Dealer’s total liability exceed Dealer’s anticipated net profit on the specified purchase price of the vehicles covered by this Sales Order.

24. This Sales Order constitutes the entire agreement between the parties hereto relating to the subject matter hereof and supersedes all prior oral and written and all contemporaneously oral negotiations, commitments and understandings of the parties, except as otherwise expressly set forth in this Sales Order. This Sales Order may not be changed or amended except by writing and executed by both Purchaser and Dealer.

25. Customer must hold title for a minimum of 12 months from retail sale date. Selling trucks earlier will result in volume reduction and a $ 15,000 per unit penalty. Initial Here_____

26. units need to be funded in January 2027. Initial Here_____

IN WITNESS WHEREOF, the Purchaser has executed these terms and conditions as of the date herein written below.

_____ _____ _____

Purchaser Title Date

V2020.1

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

Monthly Report

TO: **President Reid; Board of Trustees**
FROM: **Mo Khan, Assistant Village Manager for Development**
FOR: **Village Board Meeting on November 5, 2026**
RE: **Building Report – October 2026**

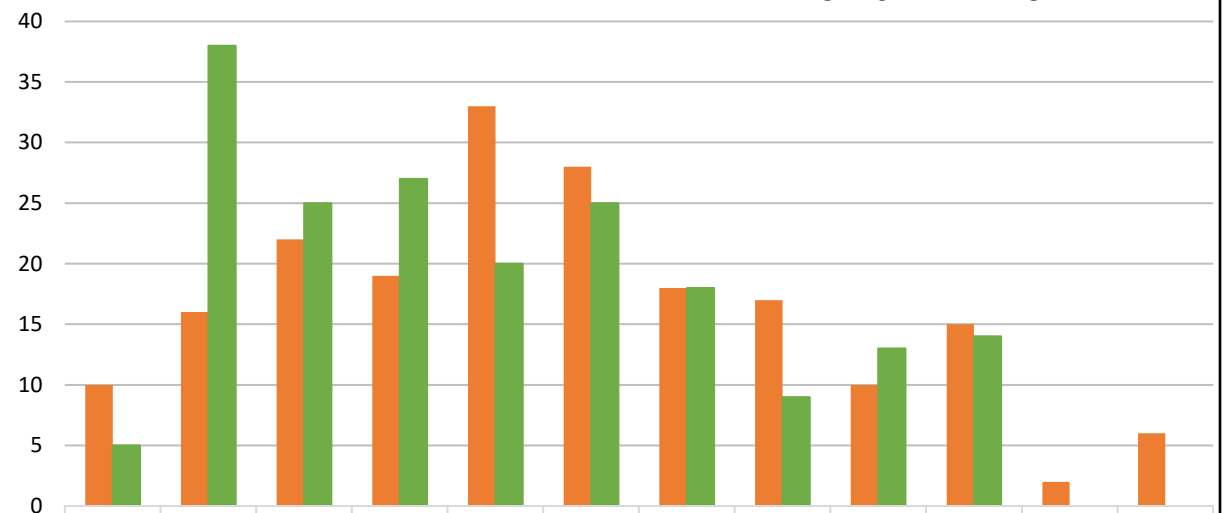
Building Performance Metrics	October	Monthly Avg.	CY26 TTD
• Total permits issued	78	77	732
○ New single-family homes	14	19.4	194
○ Townhome/duplex units	0	0	0
• Avg. plan review time	3.04	5.22	n/a
• Inspections	732	849	8,490
• Permit fees collected	$61,513	$60,899	$608,988
• Other Village fees collected	$67,860	$67,998	$679,979
Code Enforcement Performance Metrics	October	Monthly Avg.	CY26 TTD
• No. of complaints	0	0.8	8
• No. of new cases	0	0.8	8
• No. of active cases	0	n/a	n/a

New Single-Family Detached Home Permits Issued

CY TTD

CY25: 196

CY26: 194



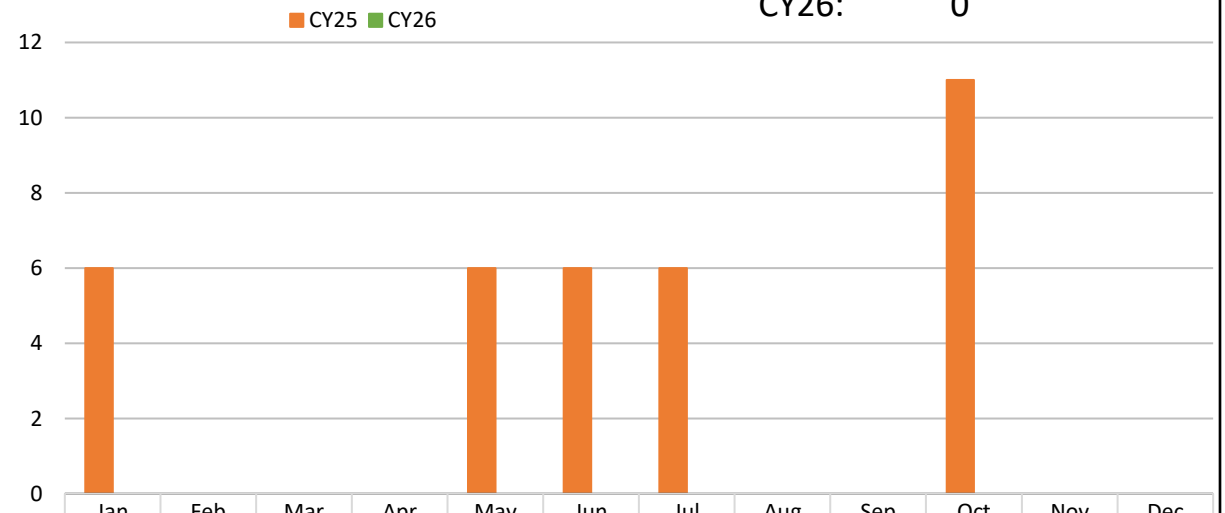
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
CY25	10	16	22	19	33	28	18	17	10	15	2	6
CY26	5	38	25	27	20	25	18	9	13	14		

New Duplex/Townhome Units Permits Issued

CY TTD

CY25: 35

CY26: 0



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
CY25	6	0	0	0	6	6	6	0	0	11	0	0
CY26	0	0	0	0	0	0	0	0	0	0		

ENGINEERING ENTERPRISES, INC.
52 Wheeler Road, Sugar Grove, IL 60554
Ph: 630.466.6700 • Fx: 630.466.6701
www.eeiweb.com

To: Village President and Board of Trustees

From: Timothy N. Paulson, P.E., CFM

Date: October 29, 2026

Re: Monthly Engineering Report

EEI Job #: HA2600-V

All:

Please find below a brief status report of current Village and development projects.

Village Projects

- Whitetail Circle and Prairie Street Resurfacing
  - ✓ Surface Scheduled for Week of 11/2
- Safe Routes to School
  - ✓ Restoration Repairs Completed
- Park and Rinn Storm Sewer Improvements
  - ✓ Waiting on Final Grant Documentation
- Lead Service Line Removal
  - ✓ Alternatives and Estimates Completed
- Well No. 13 Rehabilitation
  - ✓ Pump and Motor Installation Scheduled for Week of 11/2
- RRA/ERP Update
  - ✓ ERP Due on 12/31/26
- IEPA SRF Project Plan
  - ✓ Working on Plan Submittal to IEPA
- Oakstead Lift Station Investigation
  - ✓ Inspections Underway/Ongoing

Development Projects

- Prairie Ridge K & L, M
  - ✓ Working on Acceptance Request and Documentation

- Prairie Ridge – North of Kelley Road
  - ✓ Home Construction Ongoing
  - ✓ Neighborhoods T, Z, AA, and J
    - Punchlist Inspections Wrapping up
    - Working on Acceptance Request and Documentation
  - ✓ Neighborhoods U, V & Y
    - Underground Construction this Fall
  - ✓ Neighborhoods G, H, & I
    - Home Construction
    - Plat Revision for Neighborhood G1
  - ✓ Neighborhoods W and X Engineering and Plats Approved

- Tamms Farm
  - ✓ Developer Working on Punch List Items for Acceptance

- ~~Stanley North – TRZ Self Storage~~ American General Storage Development
  - ✓ Easement Documents – Waiting for Resubmittal

- Hampshire 90 Logistics Park
  - ✓ Working on LOC Reduction Request

- Tinajero Property
  - ✓ Working on Scheduling Site Punch List with Contractor

- Oakstead
  - ✓ Engineering and Plats Approved for Neighborhoods A thru G
  - ✓ Plat Revision for Neighborhood G
  - ✓ Neighborhood A – Improvements Installed
    - Working on Acceptance Request and Documentation
  - ✓ Engineering Plans Under Review for Neighborhoods KRS & HIJ

- Hidden Creek
  - ✓ Preliminary Engineering Plan Resubmittal Under Review

- Arrowhead Lot 6
  - ✓ Preconstruction Meeting held on 10/22

If you have any questions, please contact me at tpaulson@eeiweb.com or (630) 466-6727.

Pc: Mary Jo Seehausen, Village Manager