



Village of Hampshire
Village Board Meeting
Thursday, September 4, 2025 – 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comments
5. A Motion to Approve the Meeting Minutes from August 21, 2025
6. Bond Information Notice Act (BINA) Hearing concerning the Village of Hampshire's intent to sell General Obligation Alternate Revenue Bonds in an amount not to exceed \$14,500,000 for the Construction and Equipping of the Public Works Facility
7. Village Manager's Report
 - a. Ordinance Establishing Special Service Area #32 for Old Dominion Project
 - b. Ordinance Establishing Special Service Area #33 for Road Ranger/McDonald's Project
 - c. Ordinance Establishing Special Service Area #34 for Arrowhead Business Park Project
 - d. Resolution Approving a Final Plat of Subdivision for Prairie Ridge North Neighborhood W
 - e. Resolution Approving a Final Plat of Subdivision for Prairie Ridge North Neighborhood X
 - f. Resolution Approving a Final Plat of Subdivision for Prairie Ridge North Neighborhood Y
 - g. Resolution Authorizing a Shooting Range Use Agreement with Brier Hill Ventures, LLC
 - h. Resolution Approving a Professional Services Agreement with Engineering Enterprises, Inc. for Sludge Management Permit Renewal in the Amount of \$9,372
8. Staff Reports
 - a. Building Report
 - b. Engineering Report
 - c. Financial Report
9. Accounts Payable
 - a. A Motion to Approve the September 4, 2025, Accounts Payable to Personnel
 - b. A Motion to Approve the September 4, 2025, Regular Accounts Payable
10. Village Board Committee Reports
 - a. Business Development Commission
 - b. Budget Committee
11. New Business

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, August 21, 2025 – 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

1. Call to Order

Village President Michael J. Reid Jr. called to order the Village Board Meeting at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Wednesday August 21, 2025.

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.

Absent: None.

A Quorum was Established.

Others Present: Village Clerk Karen Stuehler, Chief Pann, Assistant Village manager for Development Mo Khan, Village Attorney James Vasselli, Finance Director Lori Lyons. Steve Dennison from EEI joined remotely.

3. Pledge of Allegiance

Village President Michael J. Reid Jr. led the Pledge of Allegiance.

4. Public Comments

None.

5. A Motion to Approve the Meeting Minutes with corrections for August 6, 2025.

Trustee Fodor moved to approve the Meeting Minutes with corrections for August 6, 2025.

Seconded by: Trustee Jarnebro.

All Call Vote:

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

Nayes: None.

Absent: None

Abstain: None.

Motion Approved.

6. Village Manager's Report

a. **A Motion to Approve Fiscal Year 2024 Annual Audit.**

Monika Adamski from Lauterbach and Amen presented an overview of the 2024 audit to the board.

Trustee Kelly moved Approve Fiscal Year 2024 Annual Audit.

Seconded by: Trustee Robinson.

Roll Call Vote:

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

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

b. **A Motion to Approve Ordinance 25-26 Authorizing First Amendment to a Lease Agreement with Verizon Wireless for the Property at 800 Elm St. (Elm St. Elevated Water Storage Tank)**

Trustee Koth moved to Approve Ordinance 25-26 Authorizing First Amendment to a Lease Agreement with Verizon Wireless for the Property at 800 Elm St. (Elm St. Elevated Water Storage Tank)

Seconded by: Trustee Robinson.

Roll Call Vote:

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

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

c. **A Motion to Approve Resolution 25-34 Approving the Expenditure for Lead Service Line Replacement for 152 East South Avenue in the Amount of \$15,114.**

Trustee Kelly moved to Approve Resolution 25-34 Approving the Expenditure for Lead Service Line Replacement for 152 East South Avenue in the Amount of \$15,114.

Seconded by: Trustee Fodor.

Roll Call Vote:

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

Nayes: Koth.

Absent: None.

Abstain: None.

Motion Approved.

- d. **A Motion to Approve Resolution 25-35 Approving a Professional Service Agreement with Engineering Enterprises, Inc. for Well #13 Rehabilitation Design & Construction Engineering in the Amount of \$29,764.**

Trustee Koth moved to Approve Resolution 25-35 Approving a Professional Service Agreement with Engineering Enterprises, Inc. for Well #13 Rehabilitation Design & Construction Engineering in the Amount of \$29,764.

Seconded by: Trustee Jarnebro.

Roll Call Vote:

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

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

- e. **A Motion to Approve Progress Payment to Lamp Inc. in the Amount of \$1,708,769 for the Public Works Facility Project.**

Trustee Robinson moved to Approve Progress Payment to Lamp Inc. in the Amount of \$1,708,769 for the Public Works Facility Project.

Seconded by: Trustee Fodor.

Roll Call Vote:

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

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

- f. **Discussion Regarding Proposed Text Amendments to Chapter 4- Business Regulations of the Hampshire Municipal Code.**

It was advised by the board that they are in favor of changes, although would like changes made to be reviewed with legal and brought back to the board. The board was receptive to a yearly fee schedule.

7. **Staff Reports**

a. Police Report:

Chief Pann shared data from the new speed trailer. The data showed vehicle counts, traffic study, time of day for increased activity. This information will help with where officers are placed. Chief Pann also talked about the Professional Standards Overview report. This report gives a range of employee incidents such as awards, complaints, use of force etc.

Chief Pann expressed his sincere thanks for the great response from Gilberts Police Department, Pingree Grove Police Department, Kane County Sherriff' Office and Kane County Major Crime Task Force in a tragic incident within the Village. He stated that the law enforcement community came together, and it was much appreciated.

Information was given about the Accreditation Process Policy; I Leap which has 69 standards. Lieutenant Neblock has put numerous hours into this accreditation, and it is expected to be completed soon.

Trustee Kelly asked to be emailed information for classes offered for elected officials on emergency management.

Trustee Pollastrini asked if there was a study of certain blocks or neighborhoods.

b. Streets Report:

No discussion.

8. **Accounts Payable**

a. **A Motion to Indefinitely Table August 21, 2025 Accounts Payable to Personnel.**

Trustee Kelly moved Indefinitely Table August 21, 2025 Accounts Payable to Personnel.

Seconded by: Trustee Pollastrini.

All Call Vote:

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

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

- b. **A Motion to Approve August 21, 2025, Regular Accounts Payable in the amount of \$664,631.54.**

Trustee Fodor moved to Approve August 6, 2025, Regular Accounts Payable in the amount of \$664,631.54.

Seconded by: Trustee Kelly.

Roll Call Vote.

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

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

9. **Village Board Committee Reports**

- a. Business Development Commission:

Trustee Kelly reported there was a meeting held on August 13, 2025. The Chamber of Commerce attended the meeting. Sending out a survey was discussed to find the wants of the residents as well as potential new development.

The Façade Applications were tabled due to some absences.

A new comprehensive plan was discussed as well as different funding or reallocating funds. It is planned for President Reid, the Planning and Zoning Board and the BDC to meet and work together for the new comprehensive plan.

The Business Development Commission also agreed there needed to be a timeline for commercial development to build once homes start to be built in a subdivision.

- b. Budget Committee:

Trustee Kelly would like to meet with the nonprofit groups that received donations to see how the event did, what the funds were used for as well as how these funds helped the organization.

10. **New Business**

No discussion.

11. **Announcement**

Trustee Pollastrini inquired about the process of the special census.

- The census has been mailed to residents with a follow up application. Residents will receive four in total.
- Census workers will follow up going door to door for anyone that has not completed the census online.

Trustee Robinson welcomed everyone back to school and expressed his gratitude to Officer Paradies. He shared that Officer Paradies does a great job with engaging students and parents. He does an exceptional job at keeping students safe and instilling a positive reinforcement between kids and the police force. It was reported that Officer Paradies is visible, participates in classrooms activities, does checks throughout the day to ensure the safety of students and staff. Officer Paradies is consistent with being present at the beginning and end of each school day. The kids know Officer Paradies well and they show their respect, trust and love for him with their stories, smiles, waves, and hugs. Officer Paradies is a great asset to our community. Thank you, Officer Paradies for all you do!

Trustee Kelly thanked everyone involved with the community sign.

President Reid reported the new Village Manager, Mary Jo Seehausen will be starting on September 8, 2025. She will have 2-3 weeks' overlap with the previous village manager. There will be a swearing in ceremony the first meeting in October.

Jingle Fest will be held on Friday, December 12, 2025 this year. It was asked by Trustee Koth for a change in the parade route for this event, feeling that it should be longer. If you would like to be part of the parade, you can sign up on the Village website.

President Reid expressed heartfelt condolences to the Kirschke family for the tragic loss of their son.

12. **Executive Session**

No discussion.

13. **Adjournment**

Trustee Kelly moved to adjourn at 8:52 p.m.

Seconded by: Trustee Fodor.

All Call Vote.

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

Nayes: None.

Absent: None.

Abstain: None.

Motion Approved.

Meeting Video Available Online at www.hamsphireil.org

AGENDA SUPPLEMENT

TO: President Reid and Village Board

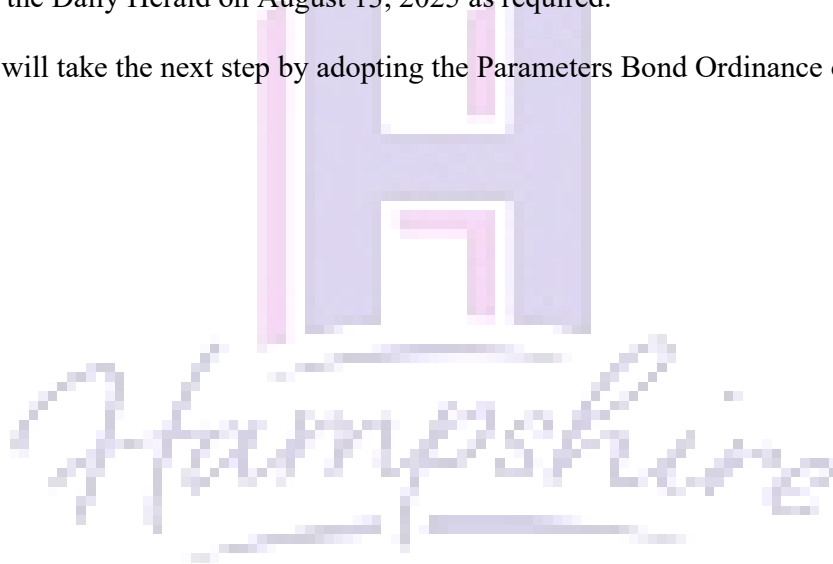
FROM: Lori Lyons, Finance Director

FOR: September 4, 2025 Village Board Meeting

RE: BINA Public Hearing

Background: The objective of today's public hearing is to receive public comments on the proposal of the Village to sell bonds in an amount not to exceed \$14,500,000 for the purpose of constructing and equipping the new Public Works Facility. Notice of this public hearing was published in the Daily Herald on August 13, 2025 as required.

The Village will take the next step by adopting the Parameters Bond Ordinance on September 18, 2025.





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 for September 4, 2025
RE:	Ordinance Establishing Special Service Areas #32, 33, 34

Background: Three commercial/industrial projects have been completed in the Village of Hampshire. Pursuant to the Kane County Stormwater Regulations (adopted by the Village in Ch. 11 of the Village Code), the owners of territory for which stormwater management facilities are required must consent to a back-up Special Service Area to assure future maintenance of the stormwater management facilities on the site.

The Village Board held public hearings for the following proposed Special Service Areas on June 26, 2025:

1. Special Service Area #32 – Old Dominion Project
2. Special Service Area #33 – Road Ranger/McDonald’s Project
3. Special Service Area #34 – Arrowhead Business Park Project

At the public hearings, no public comments were provided prior to or during the hearing.

The next and final step is for the Village Board to vote on the establishment of each of the proposed SSAs.

Recommendation: For the Village Board to vote on the establishment of the following Special Service Areas:

1. Special Service Area #32 – Old Dominion Project
2. Special Service Area #33 – Road Ranger/McDonald’s Project
3. Special Service Area #34 – Arrowhead Business Park Project

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. 25 -

AN ORDINANCE
ESTABLISHING SPECIAL SERVICE AREA #32
IN THE VILLAGE OF HAMPSHIRE,
KANE AND MCHENRY COUNTIES, ILLINOIS
(Old Dominion Property)

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

THIS ____ DAY OF _____, 2025

Published in pamphlet form by authority of the
President and the Board of Trustees of the
Village of Hampshire, Illinois this ____ day of
_____, 2025.

No. 25 -

**AN ORDINANCE
ESTABLISHING SPECIAL SERVICE AREA #32
IN THE VILLAGE OF HAMPSHIRE,
KANE AND MCHENRY COUNTIES, ILLINOIS
(Old Dominion Property)**

WHEREAS, the establishment of a Special Service Area, consisting of the property described on Exhibit “A” attached hereto and incorporated herein, has been proposed by the Corporate Authorities of the Village by its Ordinance No. 25-14 to provide the following services:

Maintenance of the stormwater management measures located on the Subject Property, consisting of a detention / retention basin (the "Facility"), including the operation, maintenance, repair, rehabilitation, replacement and reconstruction of any components of said Facility, including the costs of consulting services, surveying and permits, public liability insurance, and all administrative, legal and other costs or expenses necessarily incurred in connection with the administration of the Facility, including also but not limited to erosion control, nuisance control and sedimentation control, sediment removal, structural maintenance and replacement, removal of debris, and/or re-grading, re-seeding, or re-planting, as from time to time deemed necessary and appropriate in accordance with the requirements of the Village Code and/or the Kane County Stormwater Regulations (the “Services”).

WHEREAS, a Public Hearing considering the establishment of said Special Service Area was conducted on June 26, 2025, at the Hampshire Village Hall, 234 South State Street, Hampshire, Illinois; and

WHEREAS, due notice was published regarding said Public Hearing in the Daily Herald newspaper on May 28, 2025; a copy of said Notice is attached hereto and incorporated herein as Exhibit “C”; and

WHEREAS, notice thereof was mailed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area, at least 10 days prior to said hearing date, in accord with 35 ILCS 200/27-30; or said notice has been waived by such person(s); and

WHEREAS, no persons appeared at said public hearing to comment on the proposed special service area; and

WHEREAS, no written objection to the creation of said special service area has been filed with the Village Clerk at any time within sixty (60) days after the public hearing was finally adjourned; and

WHEREAS, it is in the public interest that a Special Service Area for the purposes set forth herein be established; and

WHEREAS, said area is compact and contiguous; and

WHEREAS, said area will benefit specially from the Services at the Facilities depicted on the map thereof; and

WHEREAS, the applicable Village Stormwater Regulations require that a special service area be established as a back-up funding mechanism for purposes of providing for the ongoing long-term maintenance and/or repair of such Facilities, for any such areas or facilities that otherwise primarily are to be maintained and/or repaired by a private property owners' association or other individual or entity, pursuant to Village Stormwater Regulations, Hampshire Municipal Code, Chapter 11: Stormwater Regulations, adopting by reference the Kane County Stormwater Ordinance, and specifically §9-131 thereof; and

WHEREAS, the proposed municipal services are in addition to municipal services provided to the Village as a whole.

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

1. Special Service Area #32 shall be and hereby is established, pursuant to the provisions of Article VII, Sections 6A and 6L of the Constitution of the State of Illinois and pursuant to the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq.

2. The Special Service Area to be known and designated as "Village of Hampshire Special Service Area #32" shall consist of the following described territory:

See attached Exhibit "A"

Legal Description of the territory included in Special Service Area #32.

3. An accurate map of Special Service Area #32 is attached hereto as Exhibit "B."

4. Village of Hampshire Special Service Area #32 is established as a back-up funding mechanism for purposes of providing for the ongoing long-term maintenance and/or repair of the such Facilities, otherwise primarily to be maintained and/or repaired by the owner of the Subject Property, and to provide special municipal services to said area, in addition to services provided to the Village generally, and specifically to provide for maintenance of stormwater management areas on the Subject Property.

5. An annual special tax shall be levied by the Village, based upon the actual estimated total expenses to be incurred in the pertinent tax year for said special services, in an amount necessary to produce revenue sufficient to provide for said maintenance and repair of said facilities and areas, in accordance with the requirements of the Village of Hampshire Municipal Code and/or Kane County Stormwater Ordinance, and for an indefinite period of time as needed, at a maximum rate

not to exceed \$1.50 per \$100 of equalized assessed valuation of each tax parcel located within the Special Service Area, and which shall be in addition to all other taxes permitted by law.

6. The Village, its employees, servants and agent, shall have a right of access to, over and across the property and to the drainage facilities described herein,

7. The Recitals set forth above are hereby incorporated herein and made a part hereof.

8. A certified copy of this Ordinance, setting out a legal description of the territory of the area, the permanent tax index numbers of the parcels located within the territory of the area, and a description of the special services to be provided, together with both an accurate map of the territory, and a copy of the notice of the public hearing, shall be filed for record in the Office of the Kane County Recorder, and in the Office of the Kane County Clerk, no later than sixty (60) days after the date of enactment set forth below.

9. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, as provided by law.

ADOPTED THIS ____ DAY OF _____, 2025, pursuant to roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ____ DAY OF _____, 2025.

Michael J. Reid, Jr.
Village President

ATTEST:

Karen Stuehler
Village Clerk

EXHIBIT “A”

LEGAL DESCRIPTION

All of Lot 1 in Hampshire Grove Business Park 2, being a Resubdivision of part of the West Half of the Northwest Quarter of Section 11, in Township 42 North, Range 6 East of the Third Principal Meridian, according to the Plat thereof recorded July 19, 2023 as Document Number 2023K024267,

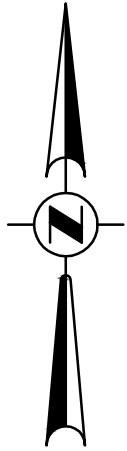
PIN: 01-11-151-004
Common Address: 200 Ryan Drive, Hampshire, IL

EXHIBIT “B”

**ACCURATE MAP OF THE TERRITORY
COMPRISING THE SUBJECT PROPERTY**

SSA MAP

SPECIAL SERVICE AREA #32



N.T.S.

HIGGINS ROAD

WIDMAYER ROAD

LOT 2

HAMPSHIRE GROVE
BUSINESS PARK 2
(2023K024267)

LOT 4

LOT 1

LOT 3

RYAN DRIVE



Engineering Enterprises, Inc.

CONSULTING ENGINEERS

52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

PROJECT NO: HA2208
FILE NO: HA2208 SSA 32

EXHIBIT C

NOTICE

NOTICE OF PUBLIC HEARING
VILLAGE OF HAMPSHIRE
SPECIAL SERVICE AREA #32
NOTICE IS HEREBY GIVEN that on June 26, 2025, commencing at 7:00 p.m. at the Village Hall, located at 234 South State Street, Hampshire, Illinois 60140, a hearing will be held by the President and Board of Trustees of the Village of Hampshire, Kane County, Illinois, to consider the establishment of Village of Hampshire Special Service Area #32, consisting of the following described territory:
All of Lot 1 in Hampshire Grove Business Park 2, being a Resubdivision of part of the West Half of the Northwest Quarter of Section 11, in Township 42 North, Range 6 East of the Third Principal Meridian, according to the Plat thereof recorded July 19, 2023 as Document Number 2023K024267,
PIN: 01-11-151-004
Common Address: 200 Ryan Drive, Hampshire, IL
An accurate map of said territory is on file in the office of the Village Clerk of said Village and is available for public inspection.
The purpose of the establishment of said Special Service Area #32 is to provide special municipal services to said Special Service Area (the "Services"), including the following:
Maintenance of the stormwater management measures located on the Subject Property, including but not limited to a stormwater management (detention/retention) area and an underground pipeline from the location of the Additional Benefited Properties to the stormwater management area on the Subject Property (the "Facility"), including the operation, maintenance, repair, rehabilitation, replacement, and reconstruction of any components of the Facility, and including the costs of consulting services, surveying and permits, public liability insurance, and all administrative, legal and other costs or expenses necessarily incurred in connection with the administration of the Facility, including also but not limited to erosion control, nuisance control and sedimentation control, sediment removal, structural maintenance and replacement, removal of debris, and/or re-grading, re-seeding, or re-planting, as from time to time deemed necessary and appropriate in accordance with the requirements of the Village Code and/or the Kane County Stormwater Regulations.
At the public hearing, there will also be considered the levy of an annual tax not to exceed the rate of \$1.50 per \$100.00 of the total equalized assessed valuation of all taxable real property within the Special Service Area, said tax to be levied in the first year after the date of the establishment of the Special Service Area and annually thereafter, as described herein and as provided in the establishing ordinance. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Illinois Special Service Area Law. Provided, however, said taxes shall be levied and extended only in the event that the person or entity designated as having primary responsibility for the performance of the Services fails to adequately carry out its duties, and then, only as necessary to produce revenue sufficient to provide for the performance of the Services in accordance with the requirements of the Hampshire Municipal Code and other applicable ordinances, statutes, and regulations. The term of the proposed Special Service Area is perpetual and said taxes could be levied whenever necessary to accomplish the Services.
All interested persons affected by the establishment of said Special Service Area #32, and by the levy of said tax, including all owners of real estate located within said Special Service Area, will be given an opportunity to be heard at said hearing regarding the establishment of said Special Service Area and the levy of said tax and an opportunity to file objections to the establishment of said Special Service Area and the levy of said tax and the amount thereof.
At said public hearing, any interested persons affected by said proposed Special Service Area may file with the Village Clerk of said Village written objections to and may be heard orally in respect to any issues embodied in this notice. The President and Board of Trustees of said Village shall hear and determine all protests and objections at said hearing, and said hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes of the meeting fixing the time and place of its adjournment.
If a petition signed by at least fifty-one percent (51%) of the electors residing within said Special Service Area and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of said Special Service Area is filed with the Village Clerk of said Village within sixty (60) days following the final adjournment of said public hearing objecting to the creation of said Special Service Area, or to the levy or imposition of a tax for the provision of special services to said Special Service Area, no such Special Service Area may be created, or tax may be levied or imposed.
By order of the President and Board of Trustees of the Village of Hampshire, Kane County, Illinois.
Dated this 24th day of May, 2025.
/s/ Karen Stuehler
Village Clerk
Village of Hampshire, Kane County, Illinois
Published in Daily Herald, May 28, 2025 (292066)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

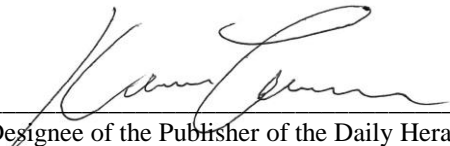
Fox Valley Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/28/2025

in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 292066



CERTIFICATE

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I, Karen Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane County, Illinois.

I further certify that on _____, 2025, the Corporate Authorities of the Village of Hampshire passed and the Village President approved Ordinance No. 25 -_____, entitled:

AN ORDINANCE
ESTABLISHING SPECIAL SERVICE AREA #32
IN THE VILLAGE OF HAMPSHIRE,
KANE AND MCHENRY COUNTIES, ILLINOIS
(Old Dominion Property)

and that the attached copy of same is a true and accurate copy of the original such Ordinance on file with the Clerk of the Village of Hampshire, Kane County, Illinois.

This Certificate dated this ____ day of _____, 2025.

Karen Stuehler
Village Clerk

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. 25 -

AN ORDINANCE
ESTABLISHING SPECIAL SERVICE AREA #33
IN THE VILLAGE OF HAMPSHIRE,
KANE AND MCHENRY COUNTIES, ILLINOIS
(Road Ranger / McDonald's Properties)

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

THIS ____ DAY OF _____, 2025

Published in pamphlet form by authority of the
President and the Board of Trustees of the
Village of Hampshire, Illinois this ____ day of
_____, 2025.

No. 25 -

**AN ORDINANCE
ESTABLISHING SPECIAL SERVICE AREA #33
IN THE VILLAGE OF HAMPSHIRE,
KANE AND MCHENRY COUNTIES, ILLINOIS
(Road Ranger/McDonald's Properties)**

WHEREAS, the establishment of a Special Service Area, consisting of the property described on Exhibit "A" attached hereto and incorporated herein, has been proposed by the Corporate Authorities of the Village by its Ordinance No. 25-15 to provide the following services:

Maintenance of the stormwater management measures located on the Subject Property, consisting of a detention / retention basin (the "Facility"), including the operation, maintenance, repair, rehabilitation, replacement and reconstruction of any components of said Facility, including the costs of consulting services, surveying and permits, public liability insurance, and all administrative, legal and other costs or expenses necessarily incurred in connection with the administration of the Facility, including also but not limited to erosion control, nuisance control and sedimentation control, sediment removal, structural maintenance and replacement, removal of debris, and/or re-grading, re-seeding, or re-planting, as from time to time deemed necessary and appropriate in accordance with the requirements of the Village Code and/or the Kane County Stormwater Regulations (the "Services").

WHEREAS, a Public Hearing considering the establishment of said Special Service Area was conducted on June 26, 2025, at the Hampshire Village Hall, 234 South State Street, Hampshire, Illinois; and

WHEREAS, due notice was published regarding said Public Hearing in the Daily Herald newspaper on May 28, 2025; a copy of said Notice is attached hereto and incorporated herein as Exhibit "C"; and

WHEREAS, notice thereof was mailed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area, at least 10 days prior to said hearing date, in accord with 35 ILCS 200/27-30; or said notice has been waived by such person(s); and

WHEREAS, no persons appeared at said public hearing to comment on the proposed special service area; and

WHEREAS, no written objection to the creation of said special service area has been filed with the Village Clerk at any time within sixty (60) days after the public hearing was finally adjourned; and

WHEREAS, it is in the public interest that a Special Service Area for the purposes set forth herein be established; and

WHEREAS, said area is compact and contiguous; and

WHEREAS, said area will benefit specially from the Services at the Facilities depicted on the map thereof; and

WHEREAS, the applicable Village Stormwater Regulations require that a special service area be established as a back-up funding mechanism for purposes of providing for the ongoing long-term maintenance and/or repair of such Facilities, for any such areas or facilities that otherwise primarily are to be maintained and/or repaired by a private property owners' association or other individual or entity, pursuant to Village Stormwater Regulations, Hampshire Municipal Code, Chapter 11: Stormwater Regulations, adopting by reference the Kane County Stormwater Ordinance, and specifically §9-131 thereof; and

WHEREAS, the proposed municipal services are in addition to municipal services provided to the Village as a whole.

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

1. Special Service Area #33 shall be and hereby is established, pursuant to the provisions of Article VII, Sections 6A and 6L of the Constitution of the State of Illinois and pursuant to the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq.

2. The Special Service Area to be known and designated as "Village of Hampshire Special Service Area #33" shall consist of the following described territory:

See attached Exhibit "A"

Legal Description of the territory included in Special Service Area #33.

3. An accurate map of Special Service Area #33 is attached hereto as Exhibit "B."

4. Village of Hampshire Special Service Area #33 is established as a back-up funding mechanism for purposes of providing for the ongoing long-term maintenance and/or repair of the Facilities, otherwise primarily to be maintained and/or repaired by a private property owners' association or other individual or entity for said subdivision, and to provide special municipal services to said area in addition to services provided to the Village generally, and specifically to provide for maintenance of stormwater management areas on the Subject Property.

5. An annual special tax shall be levied by the Village, based upon the actual estimated total expenses to be incurred in the pertinent tax year for said special services, in an amount necessary to produce revenue sufficient to provide for said maintenance and repair of said facilities and areas, in accordance with the requirements of the Village of Hampshire Municipal Code and/or Kane County Stormwater Ordinance, and for an indefinite period of time as needed, at a maximum rate

not to exceed \$1.50 per \$100 of equalized assessed valuation of each tax parcel located within the Special Service Area, and which shall be in addition to all other taxes permitted by law.

6. The Village, its employees, servants and agent, shall have a right of access to, over and across the property and to the drainage facilities described herein,

7. The Recitals set forth above are hereby incorporated herein and made a part hereof.

8. A certified copy of this Ordinance, setting out a legal description of the territory of the area, the permanent tax index numbers of the parcels located within the territory of the area, and a description of the special services to be provided, together with both an accurate map of the territory, and a copy of the notice of the public hearing, shall be filed for record in the Office of the Kane County Recorder, and in the Office of the Kane County Clerk, no later than sixty (60) days after the date of enactment set forth below.

9. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, as provided by law.

ADOPTED THIS _____ DAY OF _____, 2025, pursuant to roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS _____ DAY OF _____, 2025.

Michael J. Reid, Jr.
Village President

ATTEST:

Karen Stuehler
Village Clerk

EXHIBIT “A”

LEGAL DESCRIPTION

PARCEL 1: Lot 1 of CFM Subdivision, in the Township of Hampshire, Kane County, Illinois.

PARCEL 2: Easement for Ingress And Egress created by Grant contained in a Declaration recorded August 26, 1992 as Document 92K60328 made by NBD Trust Company of Illinois, formerly known as First National Bank of Elgin, as Trustee under Trust Number 4810, to Classic Food Management, Inc. for the benefit of Parcel 1, over driveways, walkways and sidewalks located on the following described real estate: That part of Lot 4 in CFM Subdivision, described as follows: Commencing at the point of intersection of the East line of the Southeast 1/4 of the Northeast 1/4 of Section 3 and the Northeasterly Right of Way of U.S. Route 20; Thence North 40 Degrees 31 Minutes 27 Seconds West on said right-of-way line, 440.60 Feet to the point of beginning; Thence North 49 Degrees 28 Minutes 33 Seconds East, 130.0 feet, Thence North 40 Degrees 31 Minutes 27 Seconds West, 38 feet; Thence South 49 Degrees, 28 Minutes, 33 Seconds, 130 feet; Thence South 40 Degrees, 31 Minutes 27 Seconds East, 38 feet to the point of beginning, in the Village of Hampshire, Kane County, Illinois.

PARCEL 3: Easement for the benefit of Parcel 1, created by grant contained in a Declaration recorded August 26, 1992 as Document 92K60328, made by NBD Trust Company of Illinois, formerly known as First National Bank of Elgin as Trustee under Trust Number 4810, to Classic Food Management, Inc. for the purpose of using a telephone line located on the following described real estate over those portions thereof where said line is located: Lots 2, 3, And 4 in CFM Subdivision, in the Village of Hampshire, Kane County, Illinois.

PARCEL 4: Easement for the benefit of Parcel 1, to use the sanitary and storm system facility, including any pipes or pipelines or related facility used in connection therewith, which are necessary to dispose of waste water and sewerage, created by grant contained in a Declaration recorded August 26, 1992 as Document 92K60328 made by NBD Trust Company of Illinois, formerly known as First National Bank of Elgin as Trustee under Trust Number 4810, to Classic Food Management, Inc., over, under, upon and across and through portions of the following described real estate: Lots 2, 3 And 4 In CFM Subdivision in the Village of Hampshire, Kane County, Illinois.

PARCEL 5: Parking and Access Easement for benefit of Parcel 1 created by Agreement recorded January 5 2000 as Document 2000K01185 on and over areas described in said Agreement.

PIN	01-03-200-015
Common Address	19N649 US Highway 20, Hampshire, Illinois

AND:

Lot 2 of the Final Plat of CFM Subdivision in part of the Southwest 1/4 of the Northwest 1/4 of Section 2 and part of the Southeast 1/4 of the Northeast 1/4 of Section 3, all in Township 42 North, Range 6, East of the Third Principal Meridian, in Kane County, Illinois.

PIN 01-02-100-009
Commonly known as: 19N681 US Highway 20, Hampshire, Illinois.

Lot 3 of the Final Plat of CFM Subdivision in part of the Southwest 1/4 of the Northwest 1/4 of Section 2 and part of the Southeast 1/4 of the Northeast 1/4 of Section 3, all in Township 42 North, Range 6, East of the Third Principal Meridian, in Kane County, Illinois.

PIN 01-03-200-016
Commonly known as: 19N681 US Highway 20, Hampshire, Illinois.

Lot 4 of the Final Plat of CFM Subdivision in part of the Southwest 1/4 of the Northwest 1/4 of Section 2 and part of the Southeast 1/4 of the Northeast 1/4 of Section 3, all in Township 42 North, Range 6 East of the Third Principal Meridian, in Kane County, Illinois.

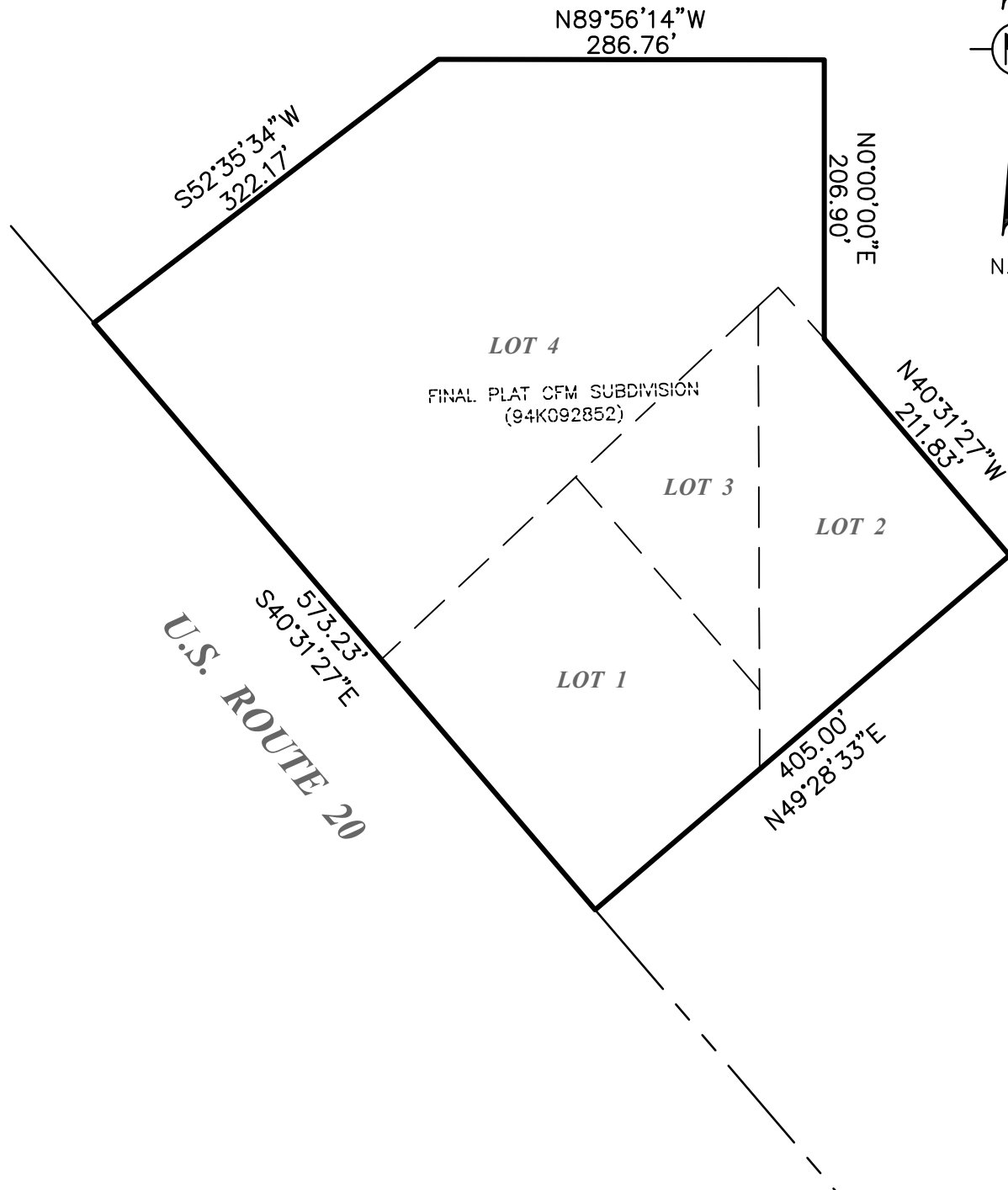
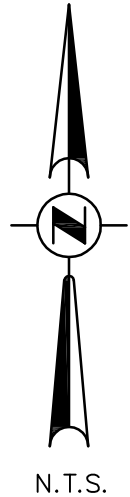
PIN: 01-03-200-014
Commonly known as: 19N681 US Highway 20, Hampshire, Illinois.

EXHIBIT “B”

**ACCURATE MAP OF THE TERRITORY
COMPRISING THE SUBJECT PROPERTY**

SSA MAP

SPECIAL SERVICE AREA #33



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

PROJECT NO: HA2500
FILE NO: HA2500 SSA 33

EXHIBIT C

NOTICE

NOTICE OF PUBLIC HEARING
VILLAGE OF HAMPSHIRE
SPECIAL SERVICE AREA #33

NOTICE IS HEREBY GIVEN that on June 26, 2025, commencing at 7:00 p.m. at the Village Hall, located at 234 South State Street, Hampshire, Illinois 60140, a hearing will be held by the President and Board of Trustees of the Village of Hampshire, Kane County, Illinois, to consider the establishment of Village of Hampshire Special Service Area #33, consisting of the following described territory:

PARCEL 1: Lot 1 of CFM Subdivision, in the Township of Hampshire, Kane County, Illinois.

PARCEL 2: Easement for Ingress And Egress created by Grant contained in a Declaration recorded August 26, 1992 as Document 92K60328 made by NBD Trust Company of Illinois, formerly known as First National Bank of Elgin, as Trustee under Trust Number 4810, to Classic Food Management, Inc. for the benefit of Parcel 1, over driveways, walkways and sidewalks located on the following described real estate: The part of Lot 4 in CFM Subdivision, described as follows: Commencing at the point of intersection of the East line of the Southeast 1/4 of the Northeast 1/4 of Section 3 and the Northeastly Right of Way of U.S. Route 20; Thence North 40 Degrees 31 Minutes 27 Seconds West on said right-of-way line, 440.60 Feet to the point of beginning; Thence North 49 Degrees 28 Minutes 33 Seconds East, 130.0 feet, Thence North 40 Degrees 31 Minutes 27 Seconds West, 38 feet; Thence South 49 Degrees, 28 Minutes, 33 Seconds, 130 feet; Thence South 40 Degrees, 31 Minutes 27 Seconds East, 38 feet to the point of beginning, in the Village of Hampshire, Kane County, Illinois.

PARCEL 3: Easement for the benefit of Parcel 1, created by grant contained in a Declaration recorded August 26, 1992 as Document 92K60328, made by NBD Trust Company of Illinois, formerly known as First National Bank of Elgin as Trustee under Trust Number 4810, to Classic Food Management, Inc. for the purpose of using a telephone line located on the following described real estate over those portions thereof where said line is located: Lots 2, 3, And 4 in CFM Subdivision, in the Village of Hampshire, Kane County, Illinois.

PARCEL 4: Easement for the benefit of Parcel 1, to use the sanitary and storm system facility, including any pipes or pipelines or related facility used in connection therewith, which are necessary to dispose of waste water and sewerage, created by grant contained in a Declaration recorded August 26, 1992 as Document 92K60328 made by NBD Trust Company of Illinois, formerly known as First National Bank of Elgin as Trustee under Trust Number 4810, to Classic Food Management, Inc., over, under, upon and across and through portions of the following described real estate: Lots 2, 3 And 4 in CFM Subdivision in the Village of Hampshire, Kane County, Illinois.

PARCEL 5: Parking and Access Easement for benefit of Parcel 1 created by Agreement recorded January 5 2000 as Document 2000K01185 on and over areas described in said Agreement.

PIN 01-03-200-015

Common Address 19N649 US Highway 20, Hampshire, Illinois

AND:

Lot 2 of the Final Plat of CFM Subdivision in part of the Southwest 1/4 of the Northwest 1/4 of Section 2 and part of the Southeast 1/4 of the Northeast 1/4 of Section 3, all in Township 42 North, Range 6, East of the Third Principal Meridian, in Kane County, Illinois.

PIN 01-02-100-009

Commonly known as: 19N681 US Highway 20, Hampshire, Illinois.

Lot 3 of the Final Plat of CFM Subdivision in part of the Southwest 1/4 of the Northwest 1/4 of Section 2 and part of the Southeast 1/4 of the Northeast 1/4 of Section 3, all in Township 42 North, Range 6, East of the Third Principal Meridian, in Kane County, Illinois.

PIN 01-03-200-016

Commonly known as: 19N681 US Highway 20, Hampshire, Illinois.

Lot 4 of the Final Plat of CFM Subdivision in part of the Southwest 1/4 of the Northwest 1/4 of Section 2 and part of the Southeast 1/4 of the Northeast 1/4 of Section 3, all in Township 42 North, Range 6 East of the Third Principal Meridian, in Kane County, Illinois.

PIN: 01-03-200-014

Commonly known as: 19N681 US Highway 20, Hampshire, Illinois.

An accurate map of said territory is on file in the office of the Village Clerk of said Village and is available for public inspection.

The purpose of the establishment of said Special Service Area #33 is to provide special municipal services to said Special Service Area (the "Services"), including the following:

Maintenance of the stormwater management measures located on the Subject Property, including but not limited to a stormwater management (detention/ retention) area and an underground pipeline from the location of the Additional Benefited Properties to the stormwater management area on the Subject Property (the "Facility"), including the operation, maintenance, repair, rehabilitation, replacement, and reconstruction of any components of the Facility, and including the costs of consulting services, surveying and permits, public liability insurance, and all administrative, legal and other costs or expenses necessarily incurred in connection with the administration of the Facility, including also but not limited to erosion control, nuisance control and sedimentation control, sediment removal, structural maintenance and replacement, removal of debris, and/or re-grading, re-seeding, or re-planting, as from time to time deemed necessary and appropriate in accordance with the requirements of the Village Code and/or the Kane County Stormwater Regulations.

At the public hearing, there will also be considered the levy of an annual tax not to exceed the rate of \$1.50 per \$100.00 of the total equalized assessed valuation of all taxable real property within the Special Service Area, said tax to be levied in the first year after the date of the establishment of the Special Service Area, and annually thereafter, as described herein and as provided in the establishing ordinance. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Illinois Special Service Area Law. Provided, however, said taxes shall be levied and extended only in the event that the person or entity designated as having primary responsibility for the performance of the Services fails to adequately carry out its duties, and then, only as necessary to produce revenue sufficient to provide for the performance of the Services in accordance with the requirements of the Hampshire Municipal Code and other applicable ordinances, statutes, and regulations. The term of the proposed Special Service Area is perpetual and said taxes could be levied whenever necessary to accomplish the Services.

All interested persons affected by the establishment of said Special Service Area #33, and by the levy of said tax, including all owners of real estate located within said Special Service Area, will be given an opportunity to be heard at said hearing regarding the establishment of said Special Service Area and the levy of said tax and an opportunity to file objections to the establishment of said Special Service Area and the levy of said tax and the amount thereof.

At said public hearing, any interested persons affected by said proposed Special Service Area may file with the Village Clerk of said Village written objections to and may be heard orally in respect to any issues embodied in this notice. The President and Board of Trustees of said Village shall hear and determine all protests and objections at said hearing, and said hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes of the meeting fixing the time and place of its adjournment.

If a petition signed by at least fifty-one percent (51%) of the electors residing within said Special Service Area and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of said Special Service Area is filed with the Village Clerk of said Village within sixty (60) days following the final adjournment of said public hearing objecting to the creation of said Special Service Area, or to the levy or imposition of a tax for the provision of special services to said Special Service Area, no such Special Service Area may be created, or tax may be levied or imposed.

By order of the President and Board of Trustees of the Village of Hampshire, Kane County, Illinois.

Dated this 24th day of May, 2025.

/s/ Karen Stuehler
Village Clerk

Village of Hampshire, Kane County, Illinois
Published in Daily Herald, May 28, 2025 (292067)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Fox Valley
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/28/2025 in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 292067



CERTIFICATE

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I, Karen Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane County, Illinois.

I further certify that on _____, 2025, the Corporate Authorities of the Village of Hampshire passed and the Village President approved Ordinance No. 25 -_____, entitled:

**AN ORDINANCE
ESTABLISHING SPECIAL SERVICE AREA #33
IN THE VILLAGE OF HAMPSHIRE,
KANE AND MCHENRY COUNTIES, ILLINOIS
(Road Ranger/McDonald’s Property)**

and that the attached copy of same is a true and accurate copy of the original such Ordinance on file with the Clerk of the Village of Hampshire, Kane County, Illinois.

This Certificate dated this ____ day of _____, 2025.

Karen Stuehler
Village Clerk

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. 25 -

AN ORDINANCE
ESTABLISHING SPECIAL SERVICE AREA #34
IN THE VILLAGE OF HAMPSHIRE,
KANE AND MCHENRY COUNTIES, ILLINOIS
(Arrowhead Business Park Property)

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

THIS ____ DAY OF _____, 2025

Published in pamphlet form by authority of the
President and the Board of Trustees of the
Village of Hampshire, Illinois this ____ day of
_____, 2025.

No. 25 -

**AN ORDINANCE
ESTABLISHING SPECIAL SERVICE AREA #34
IN THE VILLAGE OF HAMPSHIRE,
KANE AND MCHENRY COUNTIES, ILLINOIS
(Arrowhead Business Park Property)**

WHEREAS, the establishment of a Special Service Area, consisting of the property described on Exhibit "A" attached hereto and incorporated herein, has been proposed by the Corporate Authorities of the Village by its Ordinance No. 25-16 to provide the following services:

Maintenance of the stormwater management measures located on the Subject Property, consisting of a detention / retention basin (the "Facility"), including the operation, maintenance, repair, rehabilitation, replacement and reconstruction of any components of said Facility, including the costs of consulting services, surveying and permits, public liability insurance, and all administrative, legal and other costs or expenses necessarily incurred in connection with the administration of the Facility, including also but not limited to erosion control, nuisance control and sedimentation control, sediment removal, structural maintenance and replacement, removal of debris, and/or re-grading, re-seeding, or re-planting, as from time to time deemed necessary and appropriate in accordance with the requirements of the Village Code and/or the Kane County Stormwater Regulations (the "Services").

WHEREAS, a Public Hearing considering the establishment of said Special Service Area was conducted on June 26, 2025, at the Hampshire Village Hall, 234 South State Street, Hampshire, Illinois; and

WHEREAS, due notice was published regarding said Public Hearing in the Daily Herald newspaper on May 28, 2025; a copy of said Notice is attached hereto and incorporated herein as Exhibit "C"; and

WHEREAS, notice thereof was mailed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area, at least 10 days prior to said hearing date, in accord with 35 ILCS 200/27-30; or said notice has been waived by such person(s); and

WHEREAS, no persons appeared at said public hearing to comment on the proposed special service area; and

WHEREAS, no written objection to the creation of said special service area has been filed with the Village Clerk at any time within sixty (60) days after the public hearing was finally adjourned; and

WHEREAS, it is in the public interest that a Special Service Area for the purposes set forth herein be established; and

WHEREAS, said area is compact and contiguous; and

WHEREAS, said area will benefit specially from the Services at the Facilities depicted on the map thereof; and

WHEREAS, the applicable Village Stormwater Regulations require that a special service area be established as the primary funding mechanism for purposes of providing for the ongoing long-term maintenance and/or repair of such Facilities required under the Village Stormwater Regulations, Hampshire Municipal Code, Chapter 11: Stormwater Regulations, adopting by reference the Kane County Stormwater Ordinance, and specifically §9-131 thereof; and

WHEREAS, the proposed municipal services are in addition to municipal services provided to the Village as a whole.

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

1. Special Service Area #34 shall be and hereby is established, pursuant to the provisions of Article VII, Sections 6A and 6L of the Constitution of the State of Illinois and pursuant to the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq.

2. The Special Service Area to be known and designated as "Village of Hampshire Special Service Area #34" shall consist of the following described territory:

See attached Exhibit "A"

Legal Description of the territory included in Special Service Area #34.

3. An accurate map of Special Service Area #34 is attached hereto as Exhibit "B."

4. Village of Hampshire Special Service Area #34 is established as the primary funding mechanism for purposes of providing for the ongoing long-term maintenance and/or repair of the such Facilities, and of providing special municipal services to said area, in addition to services provided to the Village generally.

5. An annual special tax shall be levied by the Village, based upon the actual estimated total expenses to be incurred in the pertinent tax year for said special services, in an amount necessary to produce revenue sufficient to provide for said maintenance and repair of said facilities and areas, in accordance with the requirements of the Village of Hampshire Municipal Code and/or Kane County Stormwater Ordinance, and for an indefinite period of time as needed, at a maximum rate not to exceed \$1.50 per \$100 of equalized assessed valuation of each tax parcel located within the Special Service Area, and which shall be in addition to all other taxes permitted by law.

6. The Village, its employees, servants and agent, shall have a right of access to, over and across the property and to the drainage facilities described herein.

7. The Recitals set forth above are hereby incorporated herein and made a part hereof.

8. A certified copy of this Ordinance, setting out a legal description of the territory of the area, the permanent tax index numbers of the parcels located within the territory of the area, and a description of the special services to be provided, together with both an accurate map of the territory, and a copy of the notice of the public hearing, shall be filed for record in the Office of the Kane County Recorder, and in the Office of the Kane County Clerk, no later than sixty (60) days after the date of enactment set forth below.

9. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, as provided by law.

ADOPTED THIS ____ DAY OF _____, 2025, pursuant to roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ____ DAY OF _____, 2025.

Michael J. Reid, Jr.
Village President

ATTEST:

Karen Stuehler
Village Clerk

EXHIBIT “A”

LEGAL DESCRIPTION

Lots 1-10, and Lots 12-17 in the Arrowhead Business Park Subdivision, in part of the SW Quarter of the NW Fractional Quarter and part of the NW Quarter of the SW Quarter in Section 2, and in part of the SE Quarter of the NE Fractional Quarter of Section 3, all in Township 42 North, Range 6 East of the Third Principal Meridian, in the Village of Hampshire, Kane County, Illinois.

Common Address: Arrowhead Drive, Hampshire, IL

Common Address: Arrowhead Drive, Hampshire, IL

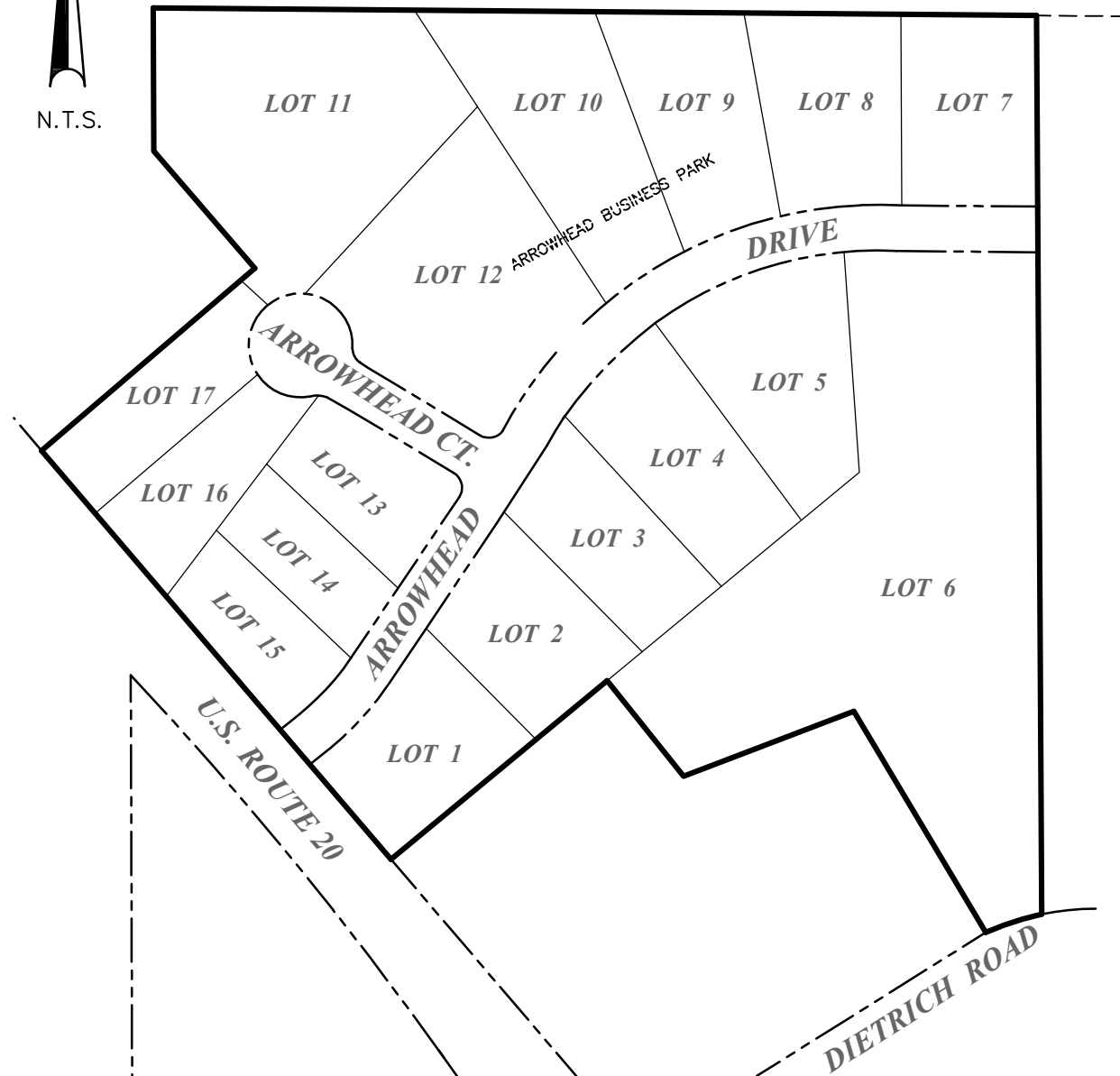
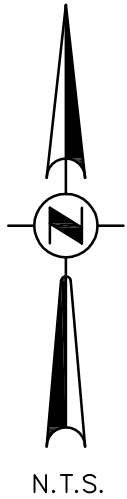
PINs:	01-02-152-002	01-02-152-003
	01-02-152-004	01-02-152-006
	01-02-152-005	
	01-02-152-012	
	01-02-153-001	01-02-153-004
	01-02-153-005	01-02-153-006
	01-02-153-007	01-02-153-009

EXHIBIT “B”

**ACCURATE MAP OF THE TERRITORY
COMPRISING THE SUBJECT PROPERTY**

SSA MAP

SPECIAL SERVICE AREA #34



Engineering Enterprises, Inc.
CONSULTING ENGINEERS
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

PROJECT NO: HA2500
FILE NO: HA2500 SSA 34

EXHIBIT C

NOTICE

NOTICE OF PUBLIC HEARING
VILLAGE OF HAMPSHIRE
SPECIAL SERVICE AREA #34

NOTICE IS HEREBY GIVEN that on June 26, 2025, commencing at 7:00 p.m. at the Village Hall, located at 234 South State Street, Hampshire, Illinois 60140, a hearing will be held by the President and Board of Trustees of the Village of Hampshire, Kane County, Illinois, to consider the establishment of Village of Hampshire Special Service Area #34, consisting of the following described territory:

Lots 1-10 and Lots 12-17 in the Arrowhead Business Park Subdivision, in part of the SW Quarter of the NW Fractional Quarter and part of the NW Quarter of the SW Quarter in Section 2, and in part of the SE Quarter of the NE Fractional Quarter of Section 3, all in Township 42 North, Range 6 East of the Third Principal Meridian, in the Village of Hampshire, Kane County, Illinois.

Common Address: Arrowhead Drive, Hampshire, IL

PINs: 01-02-152-002 01-02-152-003
01-02-152-004 01-02-152-006
01-02-152-005
01-02-152-012
01-02-153-001 01-02-153-004
01-02-153-005 01-02-153-006
01-02-153-007 01-02-153-009

An accurate map of said territory is on file in the office of the Village Clerk of said Village and is available for public inspection.

The purpose of the establishment of said Special Service Area #34 is to provide special municipal services to said Special Service Area (the "Services"), including the following:

Maintenance of the stormwater management measures located on the Subject Property, including but not limited to a stormwater management (detention/retention) area and an underground pipeline from the location of the Additional Benefited Properties to the stormwater management area on the Subject Property (the "Facility"), including the operation, maintenance, repair, rehabilitation, replacement, and reconstruction of any components of the Facility, and including the costs of consulting services, surveying and permits, public liability insurance, and all administrative, legal and other costs or expenses necessarily incurred in connection with the administration of the Facility, including also but not limited to erosion control, nuisance control and sedimentation control, sediment removal, structural maintenance and replacement, removal of debris, and/or re-grading, re-seeding, or re-planting, as from time to time deemed necessary and appropriate in accordance with the requirements of the Village Code and/or the Kane County Stormwater Regulations.

At the public hearing, there will also be considered the levy of an annual tax not to exceed the rate of \$1.50 per \$100.00 of the total equalized assessed valuation of all taxable real property within the Special Service Area, said tax to be levied in the first year after the date of the establishment of the Special Service Area, and annually thereafter, as described herein and as provided in the establishing ordinance. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Illinois Special Service Area Law.

The term of the proposed Special Service Area is perpetual and said taxes could be levied whenever necessary to accomplish the Services.

All interested persons affected by the establishment of said Special Service Area #34, and by the levy of said tax, including all owners of real estate located within said Special Service Area, will be given an opportunity to be heard at said hearing regarding the establishment of said Special Service Area and the levy of said tax and an opportunity to file objections to the establishment of said Special Service Area and the levy of said tax and the amount thereof.

At said public hearing, any interested persons affected by said proposed Special Service Area may file with the Village Clerk of said Village written objections to and may be heard orally in respect to any issues embodied in this notice. The President and Board of Trustees of said Village shall hear and determine all protests and objections at said hearing, and said hearing may be adjourned to another date without further notice other than a motion to be entered upon the minutes of the meeting fixing the time and place of its adjournment.

If a petition signed by at least fifty-one percent (51%) of the electors residing within said Special Service Area and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of said Special Service Area is filed with the Village Clerk of said Village within sixty (60) days following the final adjournment of said public hearing objecting to the creation of said Special Service Area, or to the levy or imposition of a tax for the provision of special services to said Special Service Area, no such Special Service Area may be created, or tax may be levied or imposed.

By order of the President and Board of Trustees of the Village of Hampshire, Kane County, Illinois.

Dated this 24th day of May, 2025.

/s/ Karen Stuehler
Village Clerk

Village of Hampshire, Kane County, Illinois
Published in Daily Herald, May 28, 2025 (292068)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

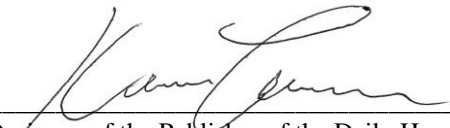
Fox Valley Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/28/2025

in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 292068



CERTIFICATE

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/

I, Karen Stuehler, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane County, Illinois.

I further certify that on _____, 2025, the Corporate Authorities of the Village of Hampshire passed and the Village President approved Ordinance No. 25 -_____, entitled:

**AN ORDINANCE
ESTABLISHING SPECIAL SERVICE AREA #34
IN THE VILLAGE OF HAMPSHIRE,
KANE AND MCHENRY COUNTIES, ILLINOIS
(Arrowhead Business Park Property)**

and that the attached copy of same is a true and accurate copy of the original such Ordinance on file with the Clerk of the Village of Hampshire, Kane County, Illinois.

This Certificate dated this ____ day of _____, 2025.

Karen Stuehler
Village Clerk



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 September 4, 2025
RE: PZC-25-08 - Prairie Ridge North Neighborhoods W, X, & Y -
Subdivision

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

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

1. Neighborhood W: 82 (Single-Family)
2. Neighborhood X: 118 (Single-Family)
3. Neighborhood Y: 244 (Townhome)
4. Total: 444

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission held a Public Meeting on the matter on August 25, 2025 and recommended approval of the Final Plat of Subdivision by a vote of 5-0.

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

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

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation for a Final Plat of Subdivision for the Prairie Ridge North Neighborhoods W, X, & Y

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Res. 23-06

4. Prairie Ridge North Preliminary Plat of Subdivision
5. Prairie Ridge North Lift Final Plat of Subdivision Neighborhood W
6. Prairie Ridge North Lift Final Plat of Subdivision Neighborhood X
7. Prairie Ridge North Lift Final Plat of Subdivision Neighborhood Y



Village of Hampshire
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AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on August 25, 2025
RE: PZC-25-08 - Prairie Ridge North Neighborhoods W, X, & Y - Final Plat of Subdivisions

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

1. Final Plat of Subdivision for Prairie Ridge North Neighborhood W in accordance with Sec. 7-2-4 of the Subdivision Ordinance
2. Final Plat of Subdivision for Prairie Ridge North Neighborhood X in accordance with Sec. 7-2-4 of the Subdivision Ordinance
3. Final Plat of Subdivision for Prairie Ridge North Neighborhood Y in accordance with Sec. 7-2-4 of the Subdivision Ordinance





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

ANALYSIS: Crown has submitted a Final Plat of Subdivision for the Prairie Ridge North Neighborhoods W, X, & Y.

The Final Plat of Subdivisions have been reviewed by the Village Engineer and are in general conformance with subdivision ordinance and the approved preliminary plat. There are minor comments that need to be addressed with the Final Plats, due to this Village staff will be recommending a condition of approval that the Village Engineer approve the Final Plats prior to signature by the Village and recording with the County.

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

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

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is recommending that the Final Plats of Subdivisions for Prairie Ridge North Neighborhoods W, X, & Y be approved by the Village Engineer prior to signature by the Village and recording with the County.

RECOMMENDED MOTIONS:

1. I move to recommend approval of PZC-25-08 for a Final Plat of Subdivision for Prairie Ridge North Neighborhood W
2. I move to recommend approval of PZC-25-08 for a Final Plat of Subdivision for Prairie Ridge North Neighborhood X
3. I move to recommend approval of PZC-25-08 for a Final Plat of Subdivision for Prairie Ridge North Neighborhood Y

DOCUMENTS ATTACHED:

1. Land Use Application
2. Resolution 23-06
3. Prairie Ridge North Preliminary Plat of Subdivision
4. Prairie Ridge North Neighborhood W Final Plat of Subdivision
5. Prairie Ridge North Neighborhood X Final Plat of Subdivision
6. Prairie Ridge North Neighborhood Y 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: 8/22/25

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

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

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: HAMPSHIRE WEST LLC Email: DOLSEN@CROWN-CHICAGO.COM

Address: 1751A WEST DIEHL ROAD Phone: S.A.A.
NAPERVILLE, IL 60563

CONTACT PERSON (if different from applicant)

Name: DAN OLSEN Email: S.A.A.

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): PRAIRIE RIDGE - UNITS W, X & Y

Address: BIG TIMBER ROAD, EAST OF HARMONY ROAD

Parcel Number(s): UNIT W: 39.97 AC / UNIT X: 45.18 AC / UNIT Y: 16.51 AC

Total Area (acres): 101.66 AC.

Legal Description: must be attached to this application

Fire Protection District: HAMPSHIRE FPD

School District: CUSD 300

Library District: ELLA JOHNSON L D

Park District: HAMPSHIRE TOWNSHIP P. D.

Township: HAMPS

Current Zoning District: PUD

Current Use:

AGRICULTURE : CROP FARMING.

Proposed Zoning/Variance/Use:

RESIDENTIAL

Reason/Explanation for Zoning/Variance/Use:

PLAT OF SUBDIVISIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADOPTED THIS 16th DAY OF MARCH, 2023.

AYES: Fodor, Koth, Mott, Pollastrini, Robinson

NAYS: Kelly

ABSENT: _____

ABSTAIN: _____

APPROVED THIS 16th DAY OF MARCH, 2023.


Michael J. Reid, Jr.
Village President

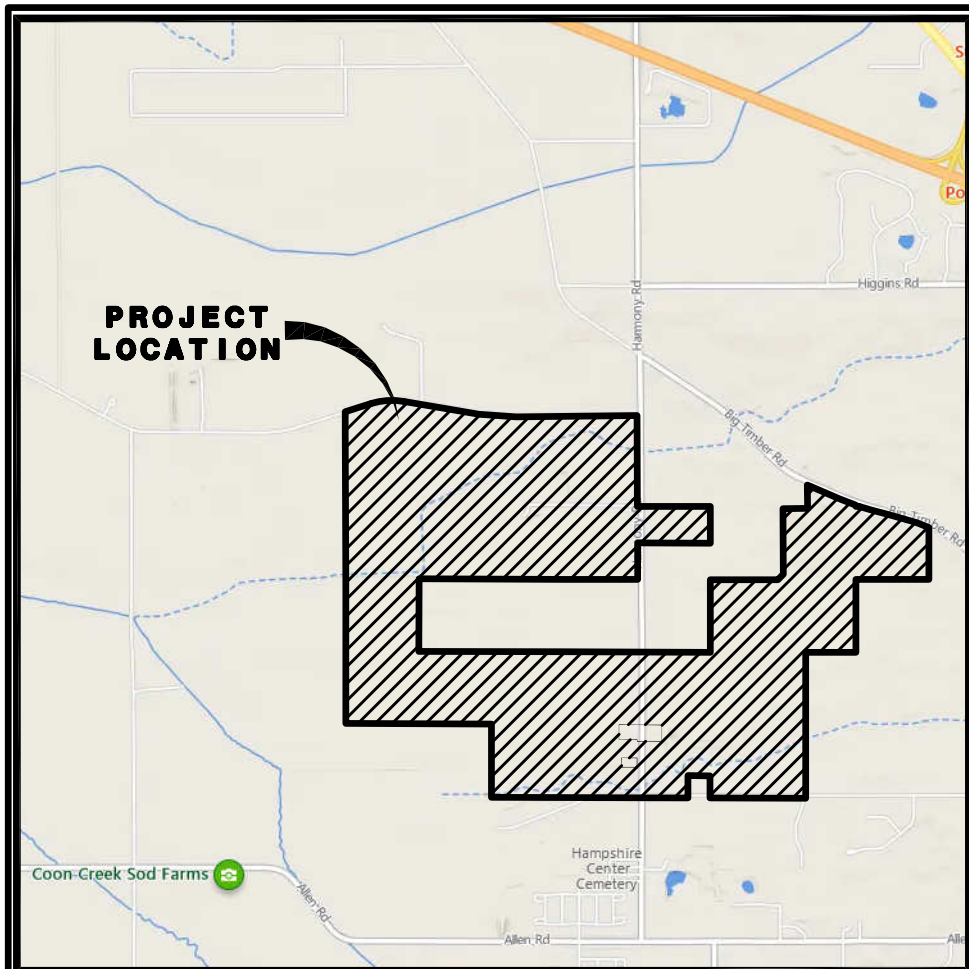
ATTEST:


Linda Vasquez
Village Clerk



PRELIMINARY PLAT OF SUBDIVISION
FOR
PRAIRIE RIDGE NORTH

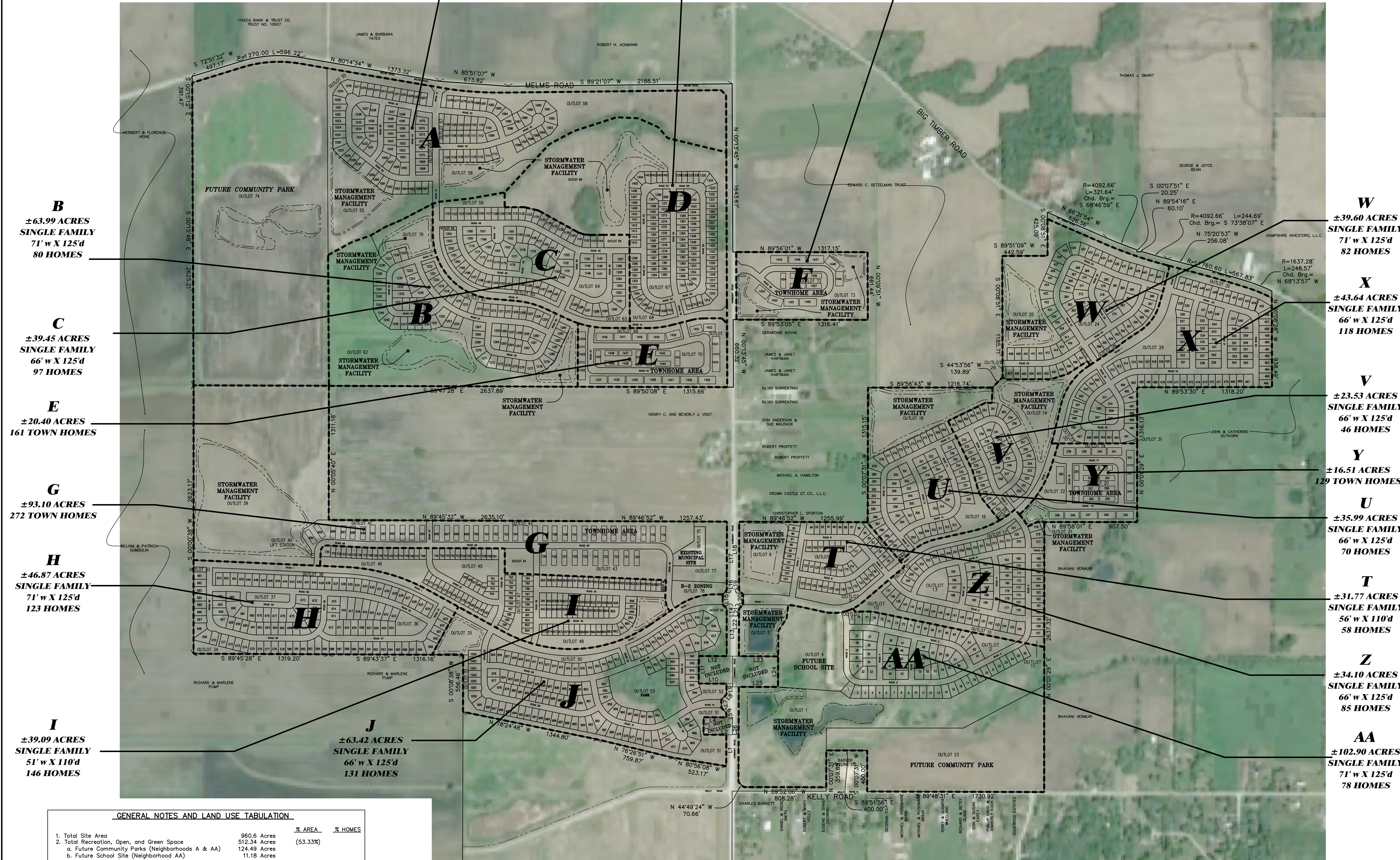
SHEET 1 OF 9



LOCATION MAP

LINE	LENGTH	BEARING
L1	256.86'	S 00°31'00" E
L2	222.04'	N 89°34'30" W
L3	170.00'	N 00°20'21" E
L4	222.14'	S 89°34'30" E
L5	43.78'	S 00°31'00" W
L6	70.71'	S 44°46'52" E
L7	80.00'	N 00°31'00" E
L8	70.71'	S 45°31'00" W
L9	105.80'	S 00°31'00" W
L10	271.39'	N 89°43'33" W
L11	889.00'	N 00°10'10" E
L12	271.83'	S 89°43'33" E
L13	463.59'	S 00°07'54" W
L14	56.57'	S 44°52'00" E
L15	100.00'	N 00°07'54" E
L16	56.57'	S 45°07'54" W
L17	870.52'	S 00°07'54" W
L18	870.44'	N 00°07'54" E
L19	56.57'	N 44°52'00" W
L20	100.00'	N 00°07'54" E
L21	56.57'	N 45°07'54" W
L22	463.59'	N 00°07'54" E
L23	383.64'	S 89°43'33" W
L24	188.56'	S 00°10'10" E
L25	383.64'	N 89°43'33" W
L26	528.52'	N 00°10'10" E

400 200 0 400
SCALE: 1 INCH = 400 FEET



GENERAL NOTES AND LAND USE TABULATION

		% AREA	% HOMES
1. Total Site Area	960.6 Acres	(53.33%)	
2. Total Recreation, Open, and Green Space	512.34 Acres		
a. Future Community Parks (Neighborhoods A & AA)	124.49 Acres		
b. Future School Site (Neighborhood AA)	11.18 Acres		
c. Municipal Site (Neighborhood G)	1.81 Acres		
d. Public Open Space (Floodplain, Buffers, Outlots, SWM)	374.86 Acres		
3. Total Residential Area	298.06 Acres	(31.03%)	
a. Single Family (71'x125')	363 Homes	(18.27%)	
b. Single Family (66'x125')	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	145.23 Acres	(0.21%)	
5. Community Wide Roadway Dedication	2.07 DU/Acre	(15.43%)	
6. Gross Density			

SINGLE FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Planned Lot Size	Average Lot Size (Sq. Ft.)	Max Lot Size (Sq. Ft.)	Min Lot Size (Sq. Ft.)	Median Lot Size (Sq. Ft.)	Total Lot Area (Ac)	Total Lot Area (Ac)	Neighborhood Area (Ac)
A	114	8,250	9,446	13,296	8,250	8,850	1,076,837	24.72	169.56
B	80	8,875	10,266	17,028	8,875	9,581	821,248	18.85	63.99
C	97	8,250	9,785	18,103	8,250	9,021	949,100	21.79	39.45
D	118	6,160	6,888	11,322	6,160	6,670	812,776	18.66	61.93
H	123	8,875	10,157	17,777	8,875	9,009	1,240,969	28.68	46.87
I	146	5,610	6,021	10,015	5,610	6,115	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	6,825	9,842	6,160	6,160	383,076	8.79	31.77
U	70	8,250	9,940	14,545	8,250	9,360	695,807	15.97	35.99
V	46	8,250	9,253	12,690	8,250	8,875	425,617	9.77	23.53
W	82	8,875	9,956	15,672	8,875	9,292	816,432	16.74	39.80
X	118	8,250	9,378	18,193	8,250	8,718	1,106,546	25.40	43.84
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	19.46
G	272	92.87
I	123	16.51
Total Multi Family Homes	641	149.26

LOT REQUIREMENTS	51' Single-Family N-I	56' Single-Family N-D N-T	66' Single-Family N-C N-J N-U N-X N-A N-V N-Z	71' Single-Family 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 Area	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 Encroachment (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'	50'
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

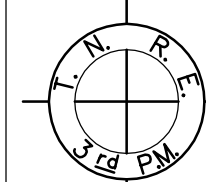
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS OF A FOOT.
DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
BUILDING LINES SETBACKS ARE 30' FRONT AND 15' CORNER SIDE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

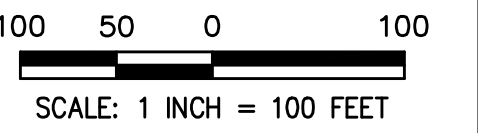
LINE LEGEND

— 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.



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 : TOPO BASE, PREOVERSCRN PROJECT MANAGER : MAM
REV: 02-01-23/LAL REV: 02-10-23/LAL

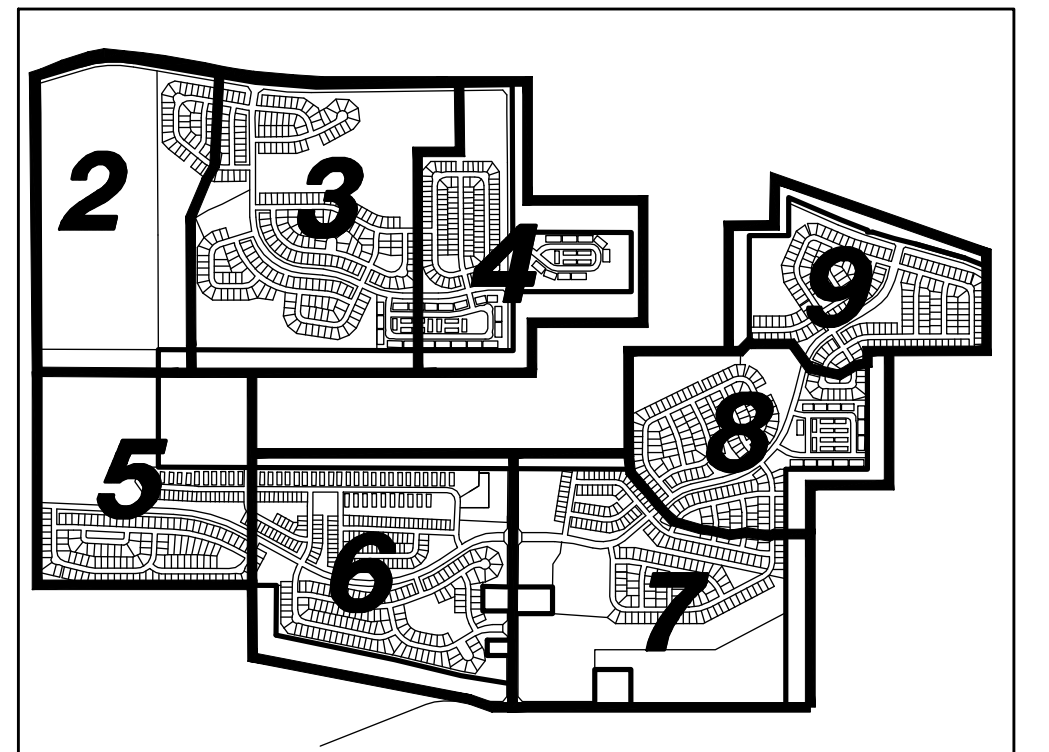


OUTLOT 74
4,095,111 S.F.
94.01 Ac.

OUTLOT 55
640,505 S.F.
14.70 Ac.

STORMWATER
MANAGEMENT
FACILITY

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



KEYMAP

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

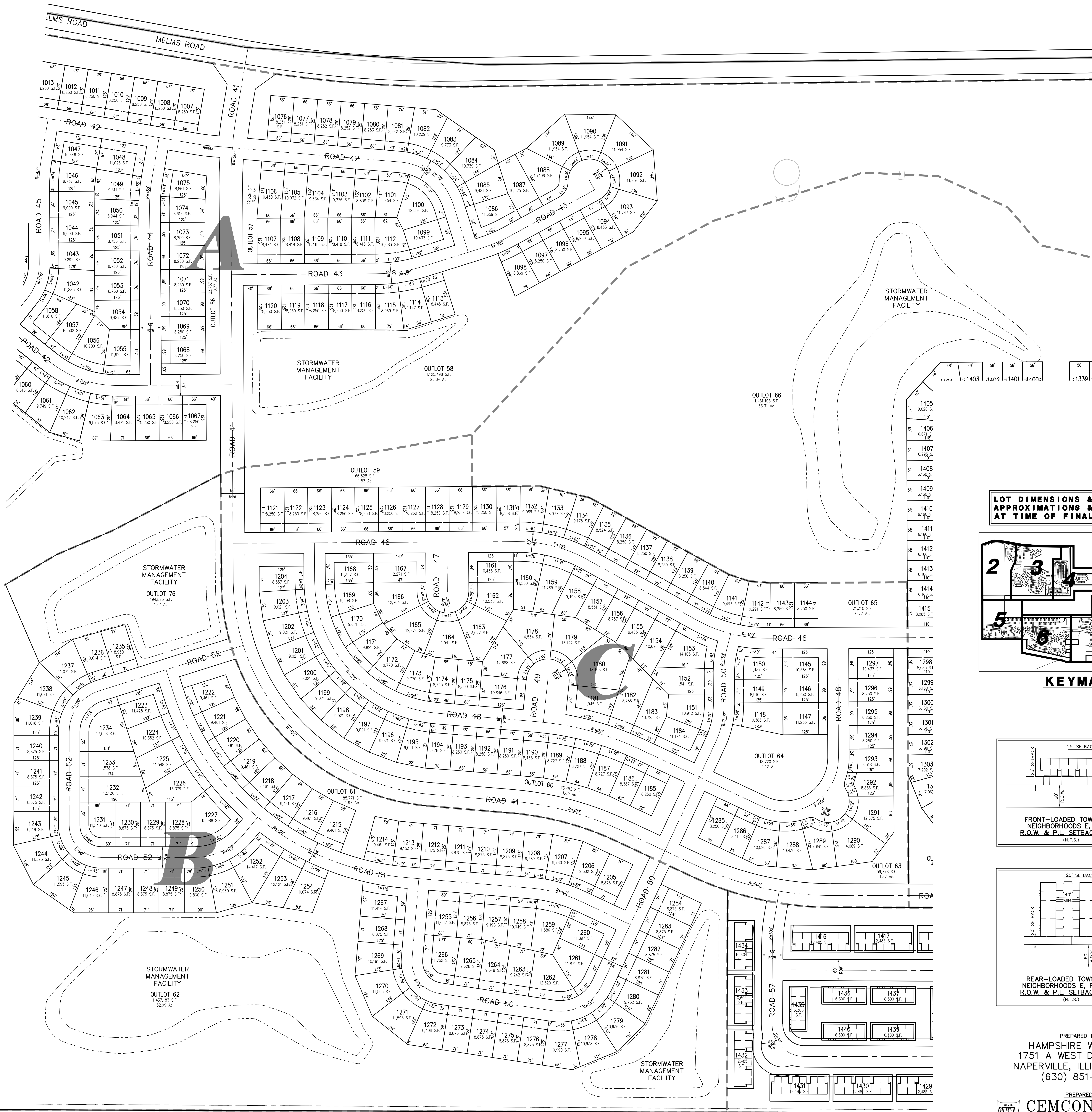


CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

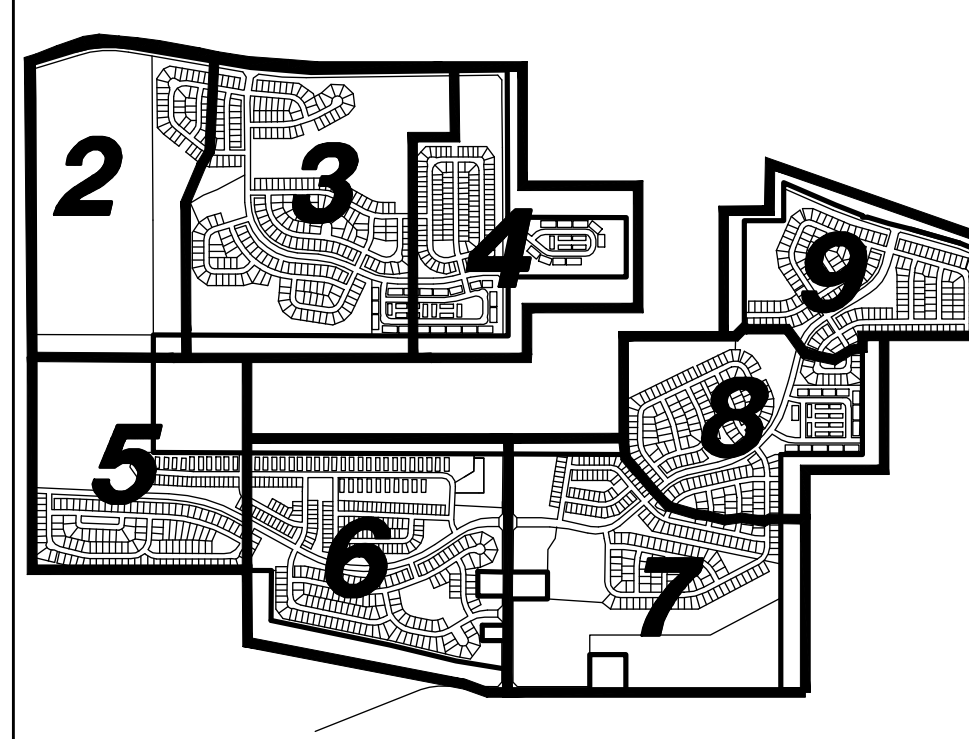
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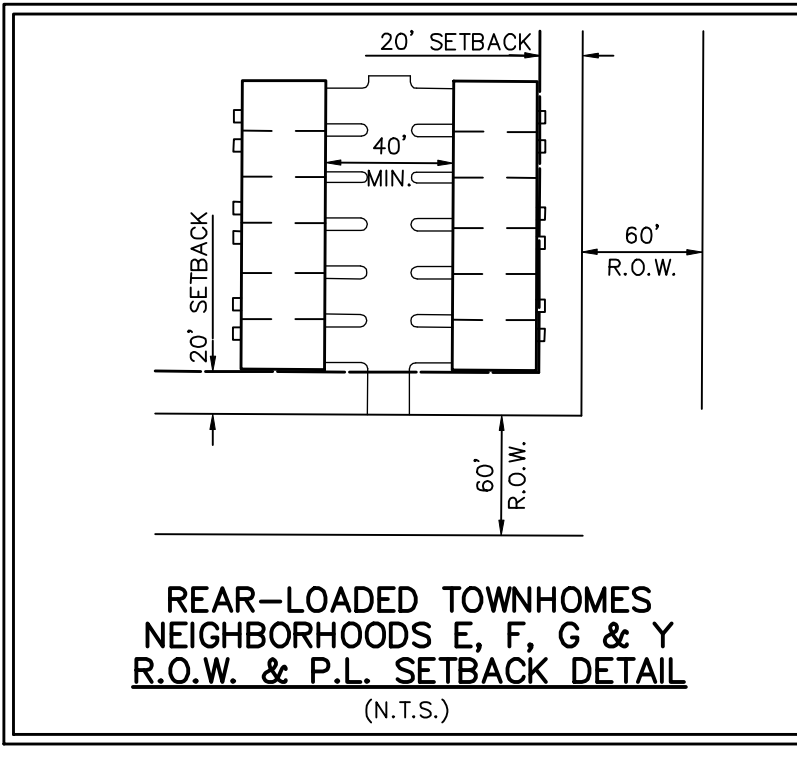
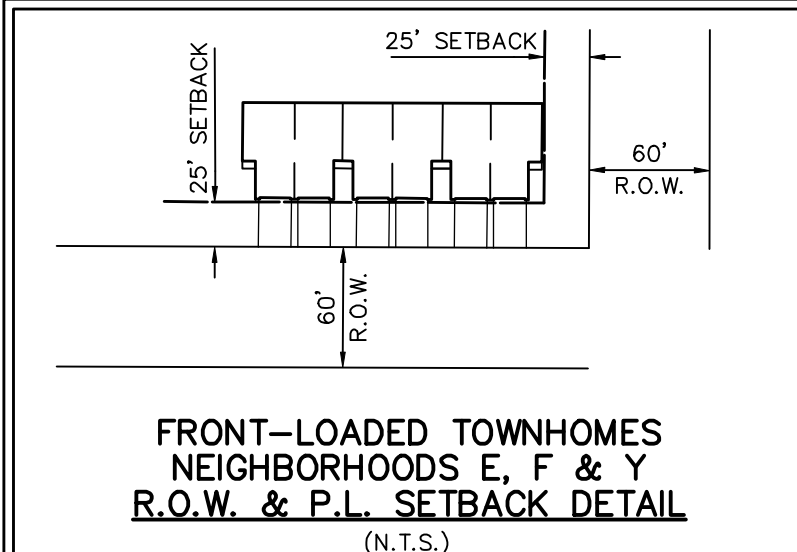
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SCALE: 1 INCH = 100 FEET



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

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
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COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF : PROJECT MANAGER : MAM
REV: 02-01-23/LAL

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 442.58 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.

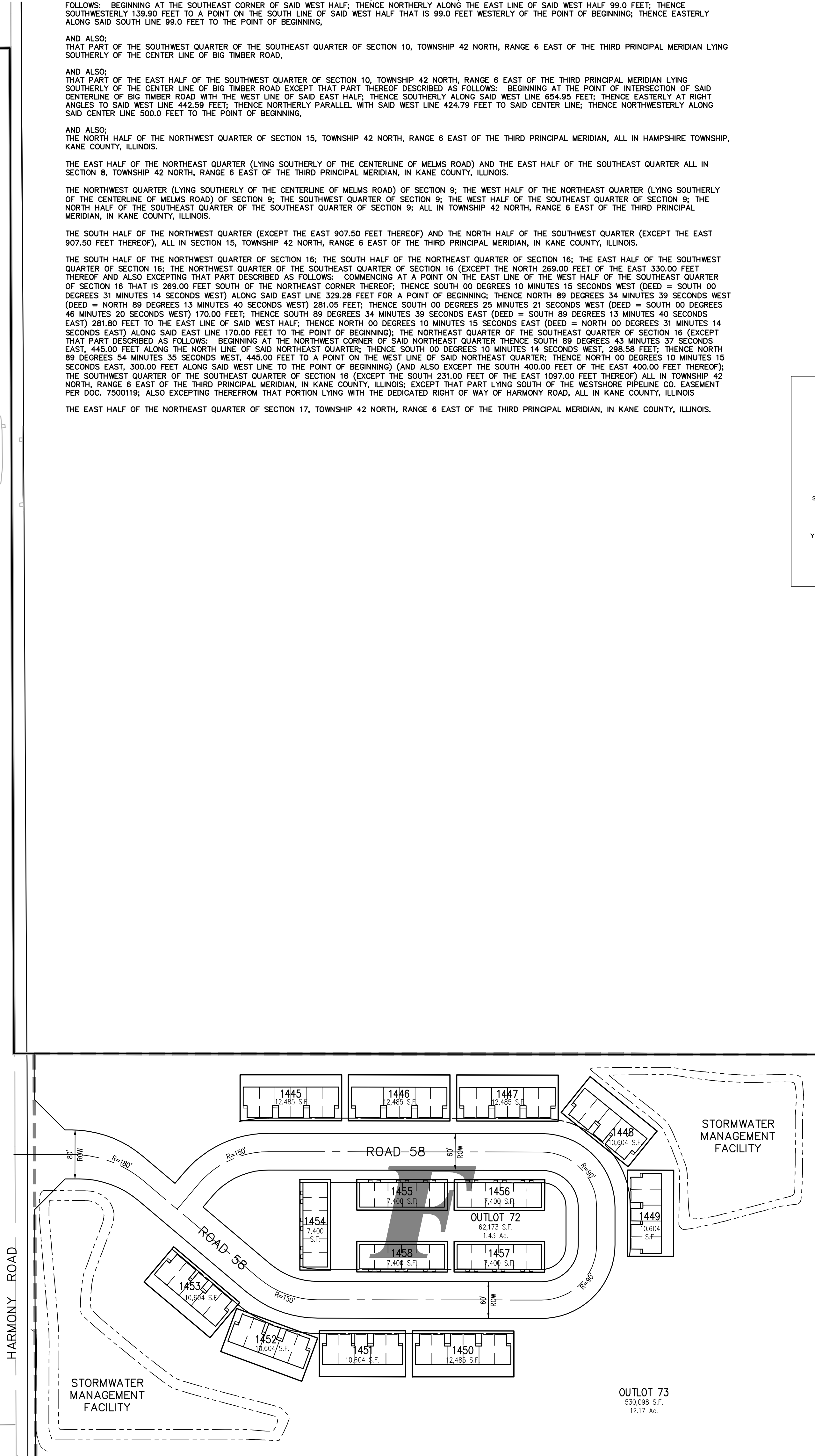
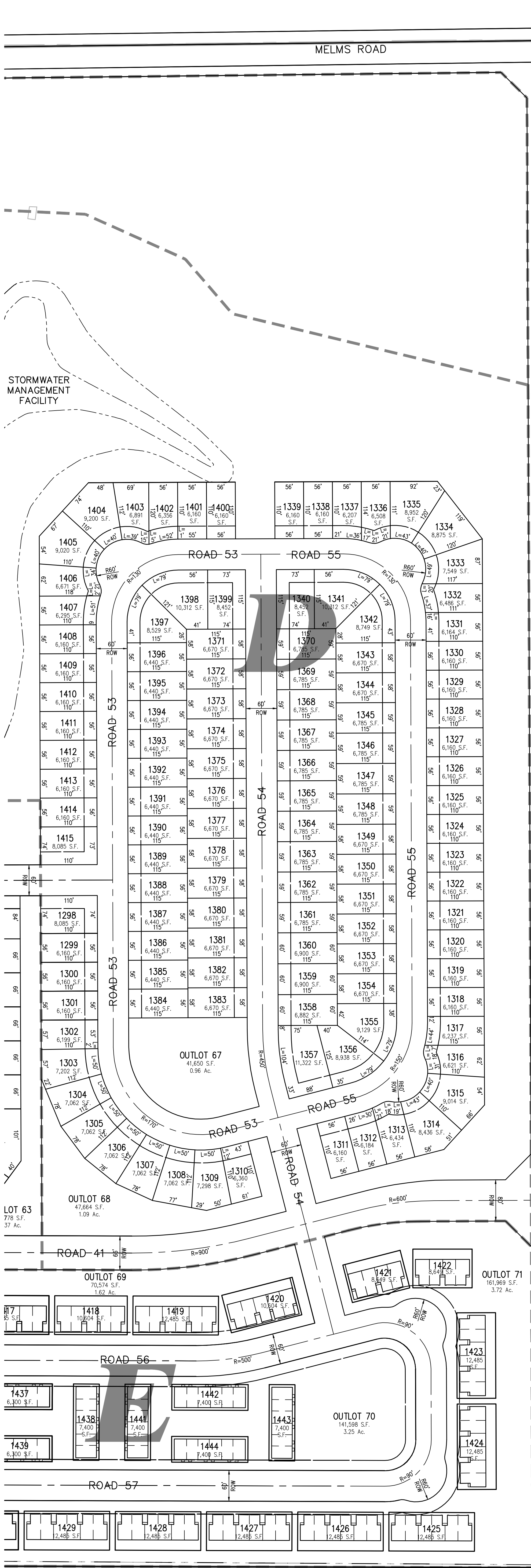
THE EAST HALF OF THE NORTHEAST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) AND THE EAST HALF OF THE SOUTHEAST QUARTER ALL IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

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 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.

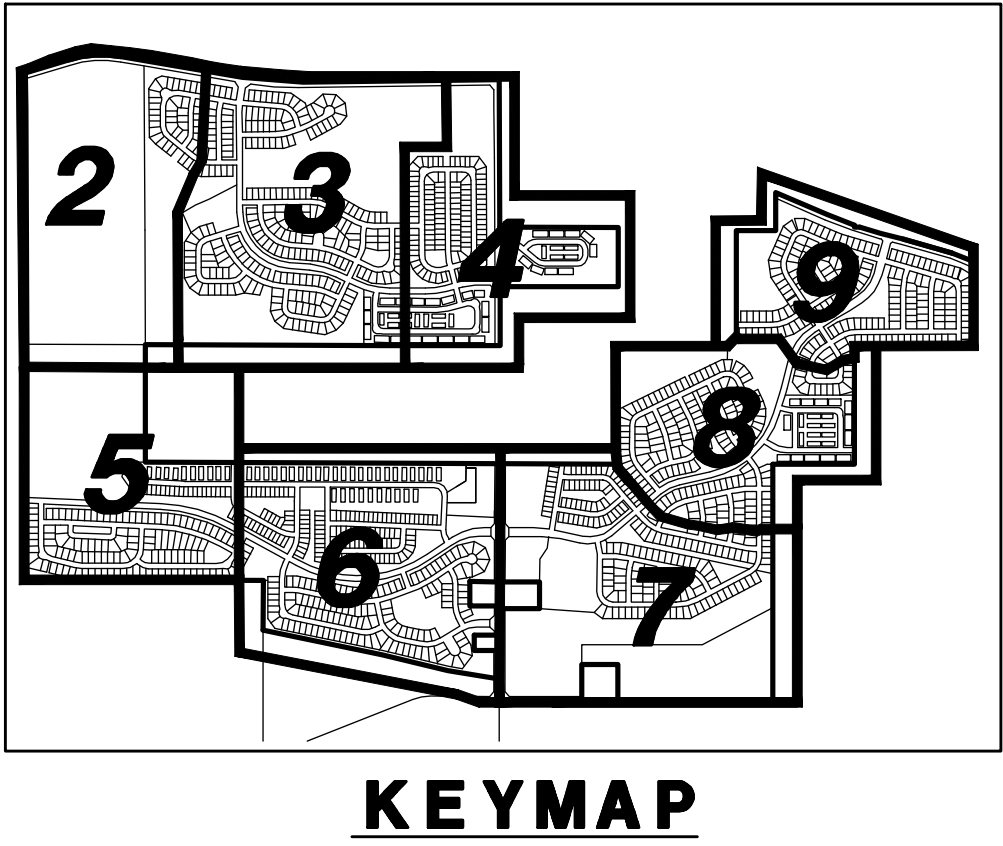
THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16; THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16; THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 (EXCEPT THE NORTH 269.00 FEET OF THE EAST 330.00 FEET THEREOF AND ALSO EXCEPTING 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. 750018; 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.



PLAT FILE CREATED: 2/10/2023 BY: LESLIE LUNDGREN
DRAWING PATH: N:\456275\456275\DWG\456275.DWG PREPARED BY: PREOVER

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



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



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





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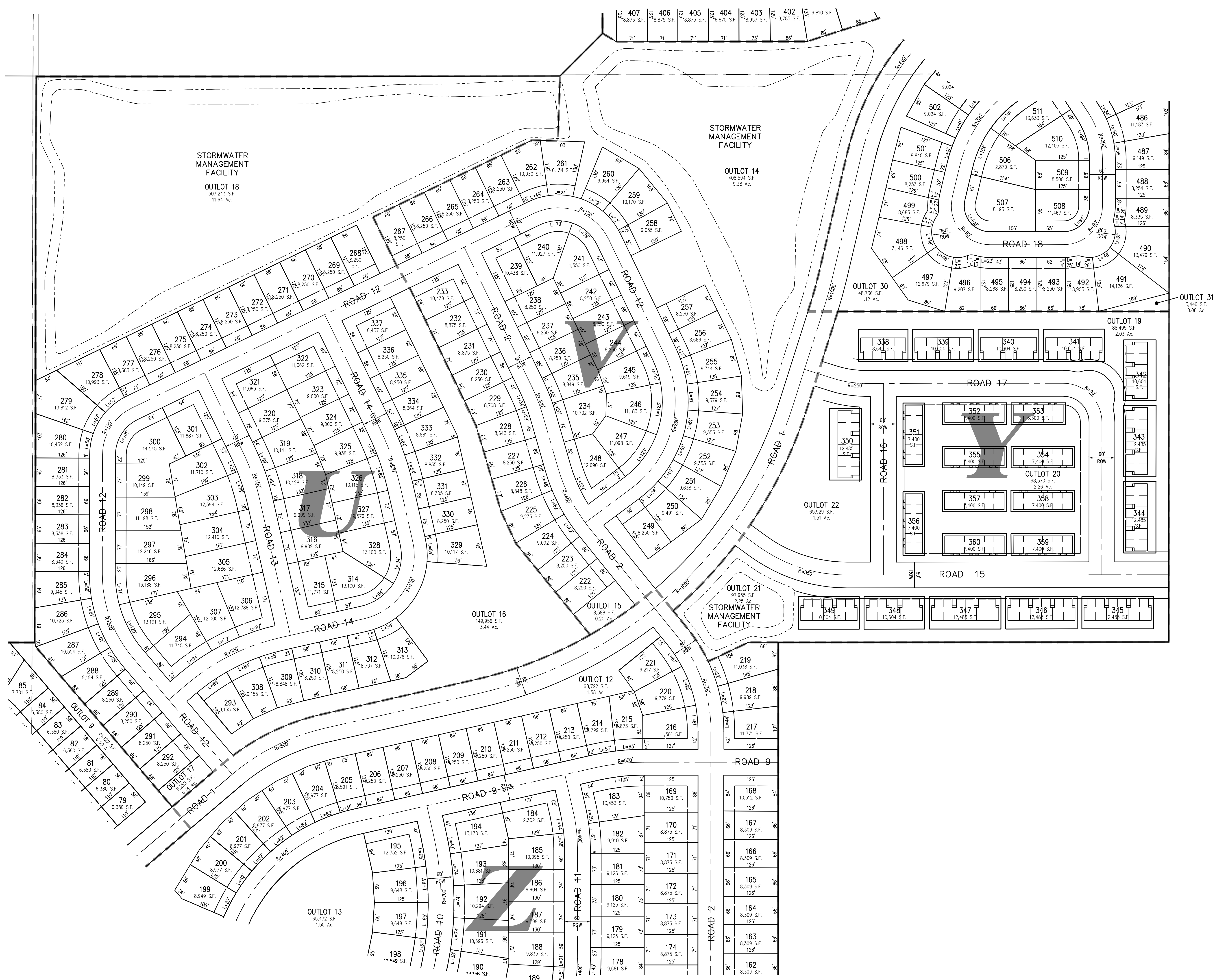


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HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
(630) 851-5490

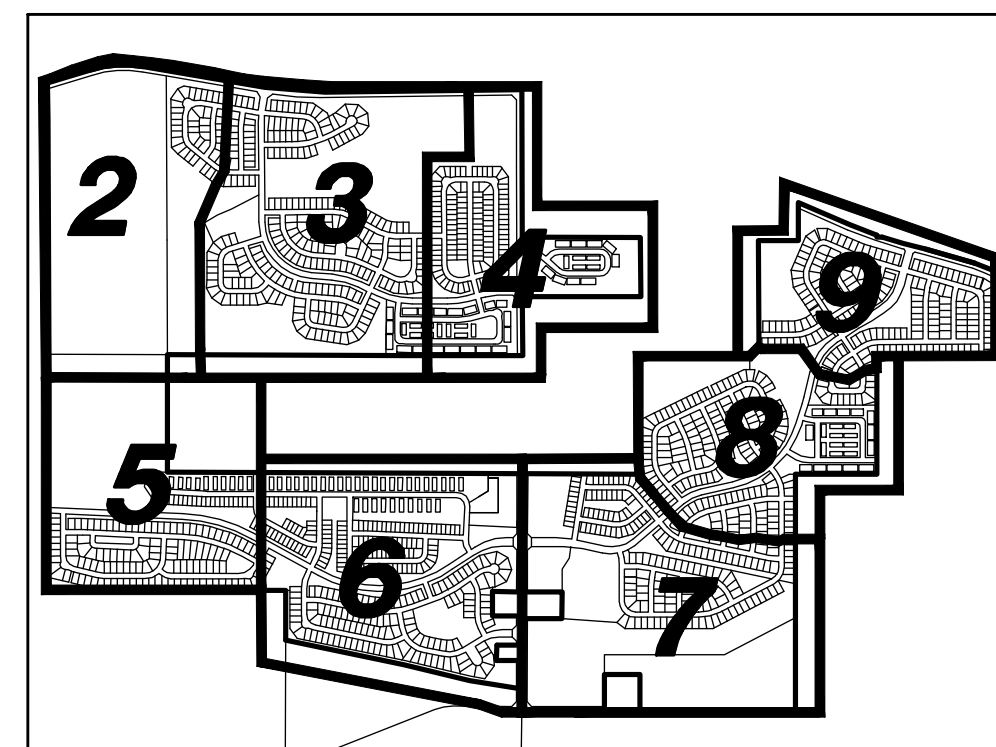




100 50 0 100
SCALE: 1 INCH = 100 FEET



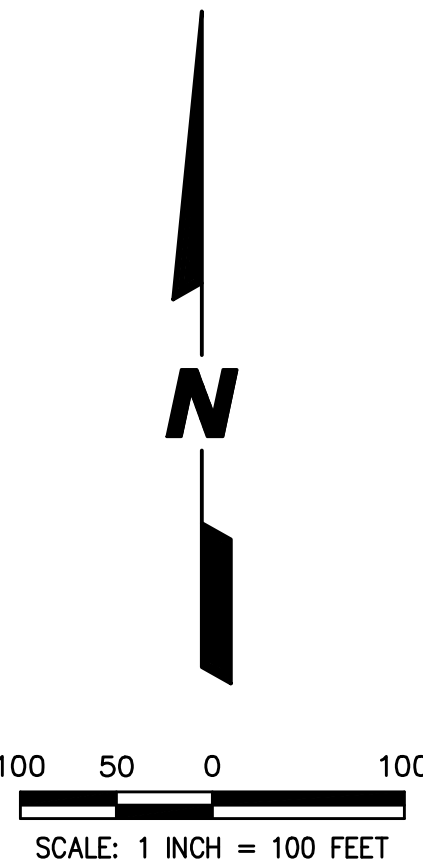
LOT DIMENSIONS & AREAS ARE
APPROXIMATIONS & WILL VARY
AT TIME OF FINAL PLATTING.



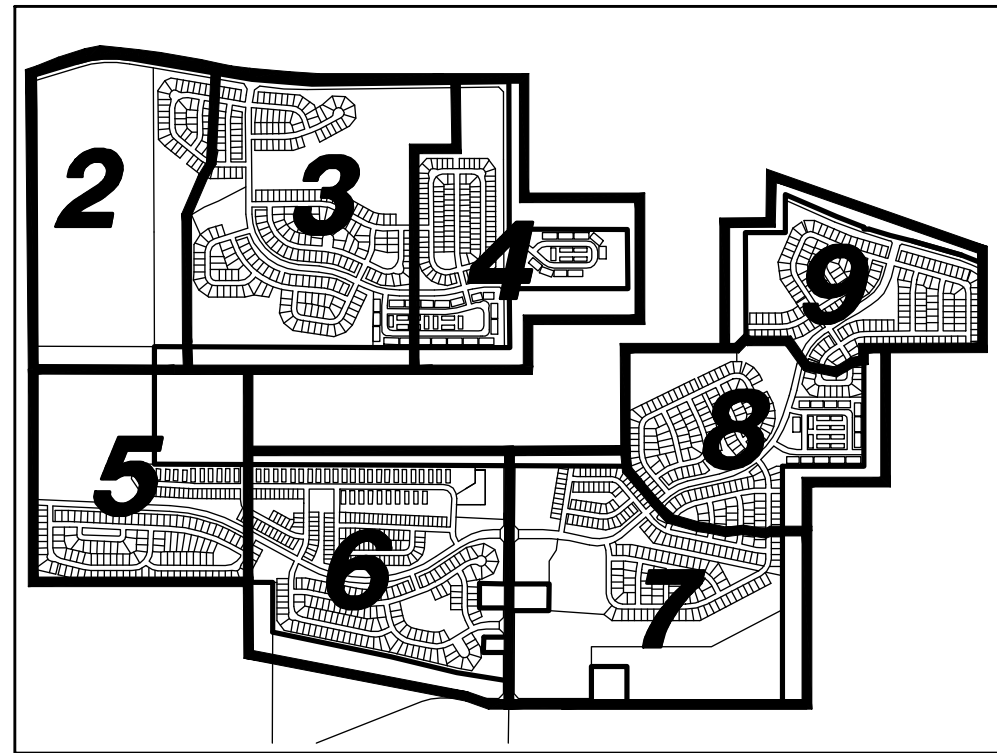
KEYMAP

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

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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



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

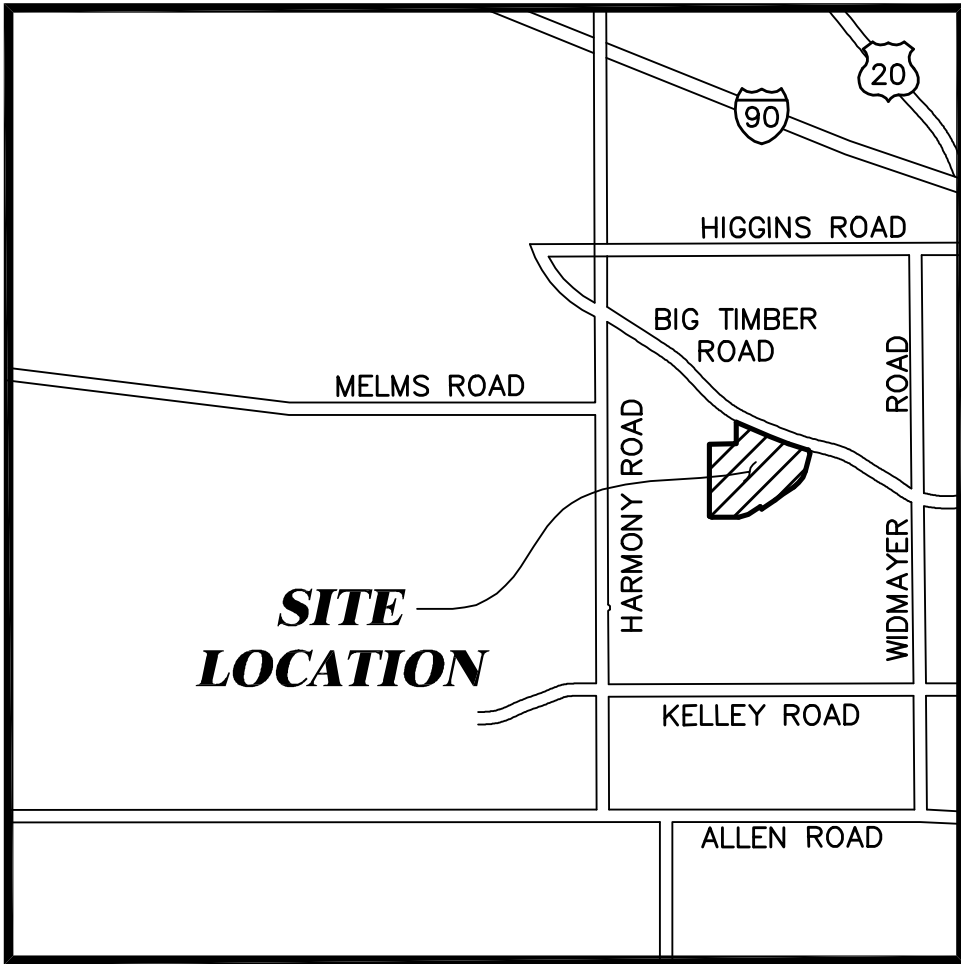


KEYMAP

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

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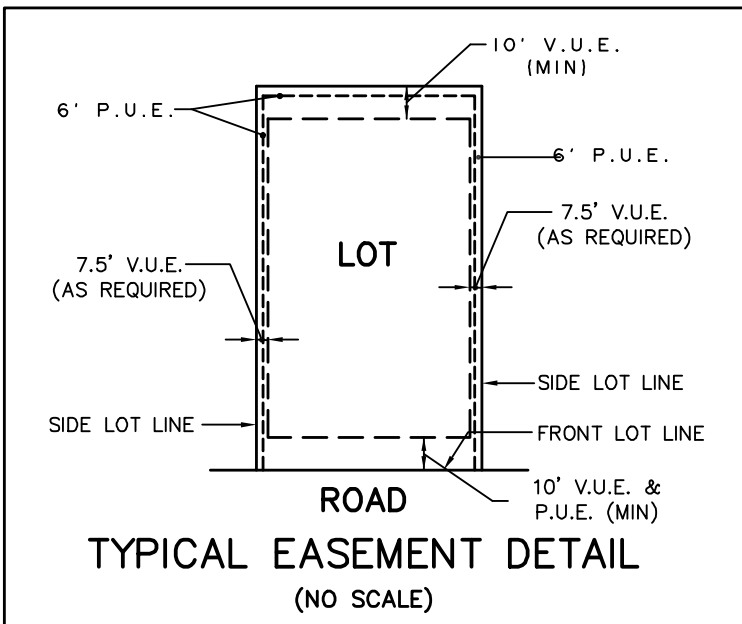
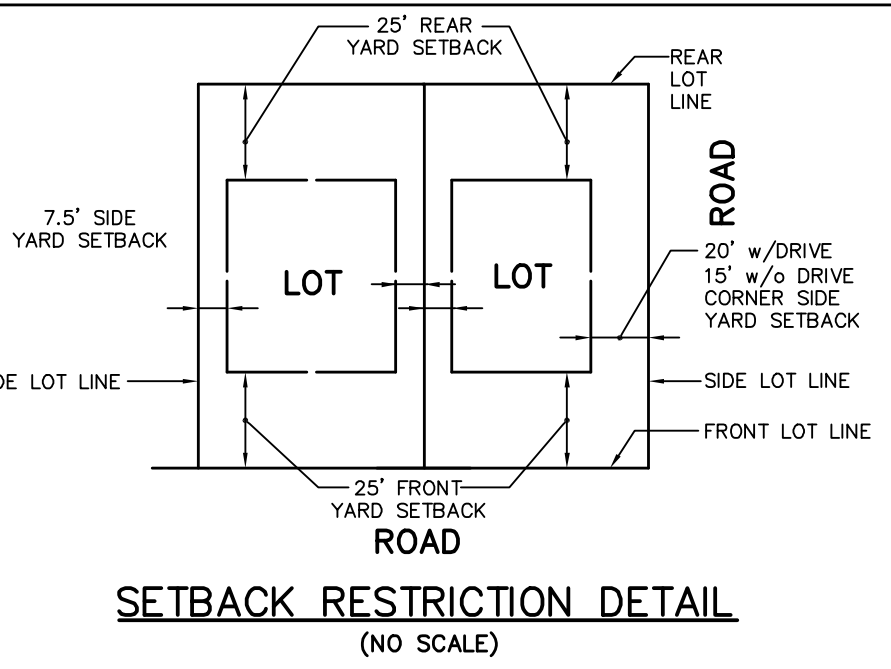
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DRAWN BY: KMS FLD. BK. / PG. NO.: -----
COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF : PROJECT MANAGER : MAM
REV: 02-01-23/LAL



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 33°14'24" W	47.00'
L2	S 56°45'36" W	227.40'
L3	S 72°07'57" W	171.59'
L4	N 59°00'54" W	38.68'
L5	S 75°20'16" E	30.88'
L6	S 30°20'16" E	56.57'
L7	S 56°45'36" W	211.58'
L8	S 52°29'12" W	161.03'
L9	S 56°45'36" W	266.58'

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
361	8,875	404	8,875
362	8,875	405	8,875
363	9,563	406	9,267
364	12,537	407	10,616
365	10,171	408	10,681
366	8,875	409	10,321
367	8,875	410	10,053
368	11,727	411	8,875
369	11,063	412	8,875
370	8,998	413	8,875
371	10,994	414	8,875
372	12,748	415	11,063
373	11,131	416	9,301
374	10,131	417	10,015
375	14,116	418	10,015
376	11,267	419	9,206
377	9,940	420	8,875
378	13,500	421	8,875
379	9,815	422	8,875
380	11,094	423	8,875
381	15,277	424	8,875
382	15,547	425	8,875
383	13,355	426	8,875
384	11,566	427	8,875
385	12,150	428	8,957
386	10,564	429	9,785
387	9,320	430	9,810
388	9,370	431	9,733
389	9,720	432	9,733
390	10,810	433	8,958
391	8,993	434	8,957
392	9,363	435	8,908
393	8,875	436	8,908
394	9,556	437	8,908
395	9,282	438	8,908
396	8,875	439	8,908
397	8,875	440	8,908
398	8,875	441	8,908
399	8,875	442	9,206
400	9,951	OUTLOT 24	47,841
401	11,244	OUTLOT 25	571,570
402	11,263	OUTLOT 26	3,808
403	10,274	OUTLOT 27	5,504
		OUTLOT 28	28,111



FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NORTH
NEIGHBORHOOD W

PART OF THE SOUTH HALF OF SECTION 10, 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 W

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
39.966 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS
01-10-300-011
01-10-400-008
HAMPSHIRE, ILLINOIS

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 WEST
LINE OF THE SUBJECT SITE BEING N 0°00'34" E
(ASSUMED).

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

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

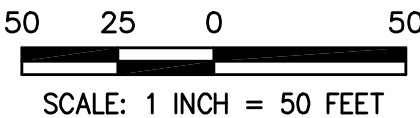
ALL OUTLOTS TO BE OWNED AND MAINTAINED BY
THE HOMEOWNERS ASSOCIATION.

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

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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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-W
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-02-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 05-28-25
REVISED 07-30-25 AJB PER VILLAGE COMMENTS DATED 07-25-25
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UNSUBDIVIDED
PER DOC. 2023K034384

OUTLOT 25
A VILLAGE UTILITY EASEMENT
AND PUBLIC UTILITY EASEMENT
ARE HEREBY GRANTED
OVER ALL OF OUTLOT 25

A STORMWATER MANAGEMENT
EASEMENT
IS HEREBY GRANTED

OUTLOT 24
A VILLAGE UTILITY EASEMENT IS
HEREBY GRANTED
OVER ALL OF OUTLOT 24

ROAD 24
(HEREBY DEDICATED)

ROAD 24
(HEREBY DEDICATED)

ROAD 23
(HEREBY DEDICATED)

PRairie Ridge
Boulevard
HEREFORE DEDICATED
PER DOC. 2025K010772

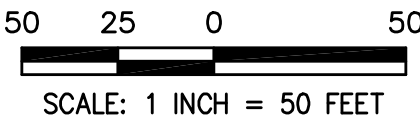


PREPARED BY:
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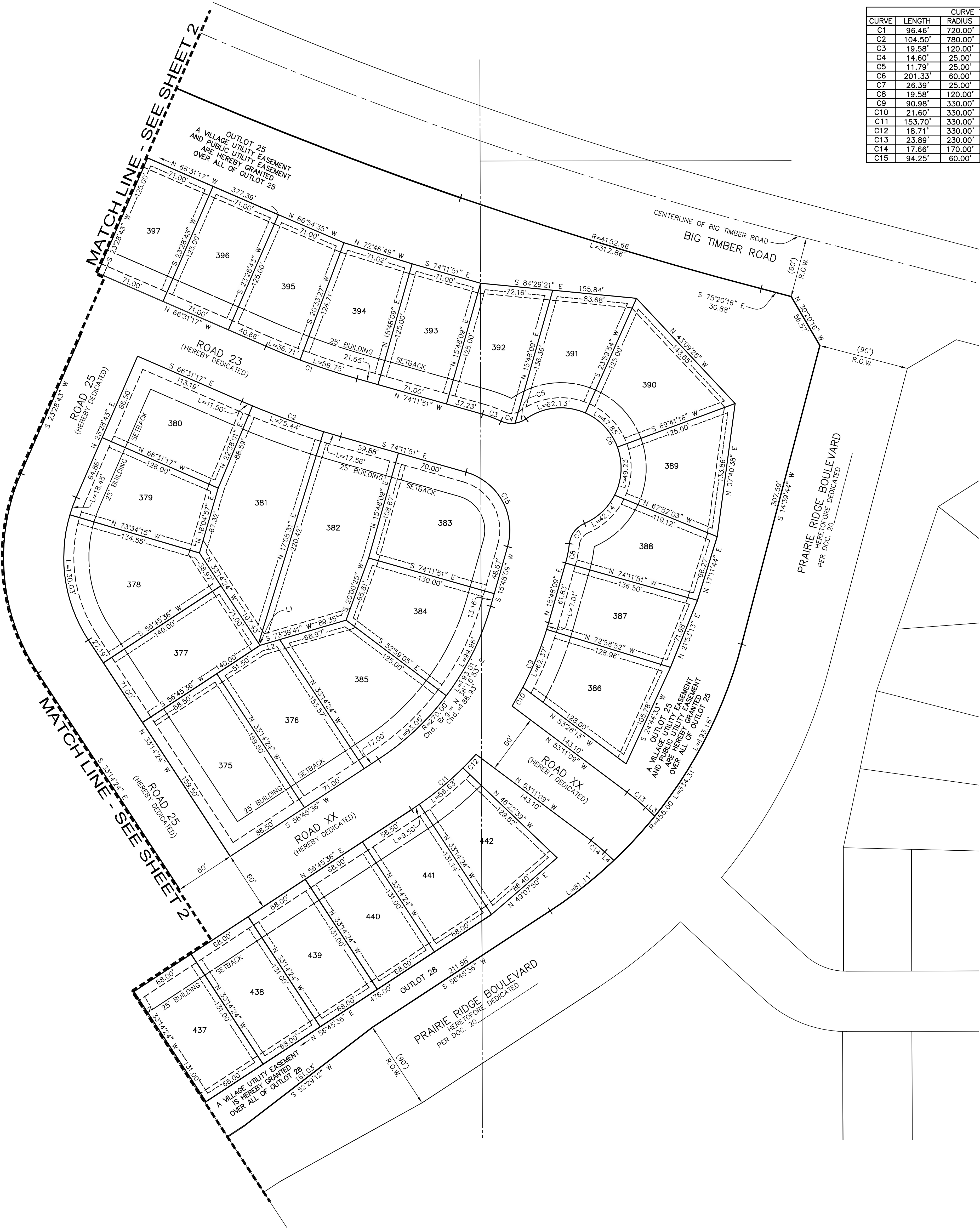
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COMPLETION DATE: 06-02-25 JOB NO.: 456.275
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CHECKED BY: JRP 05-28-25
REVISED 07-30-25\AJB PER VILLAGE COMMENTS
DATED 07-25-25


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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 33°14'24" W	2.54'
L2	N 73°39'41" E	20.38'
L3	N 47°14'01" W	12.61'
L4	S 47°14'01" E	12.61'

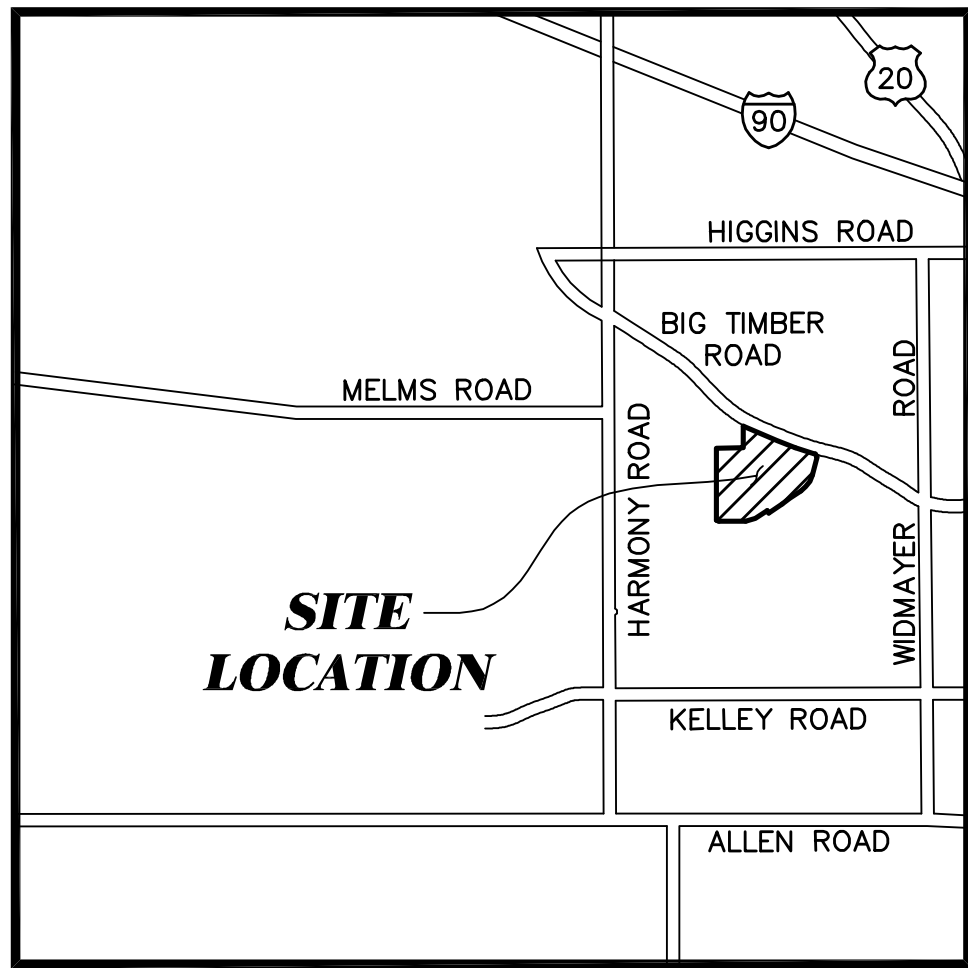
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	96.46'	720.00'	N 70°21'34" W	96.39'
C2	104.50'	780.00'	S 70°21'34" E	104.42'
C3	19.58'	120.00'	N 69°31'24" W	19.56'
C4	14.60'	25.00'	N 81°35'01" W	14.40'
C5	11.79'	25.00'	S 68°10'38" W	11.68'
C6	201.33'	60.00'	S 29°11'51" E	119.31'
C7	26.39'	25.00'	N 36°41'35" E	25.18'
C8	19.58'	120.00'	N 11°07'42" E	19.56'
C9	90.98'	330.00'	N 23°42'01" E	90.69'
C10	21.60'	330.00'	N 29°43'24" E	21.59'
C11	153.70'	330.00'	N 49°23'42" E	84.61'
C12	18.71'	330.00'	N 43°39'14" E	18.70'
C13	23.89'	230.00'	N 50°12'35" W	23.88'
C14	17.66'	170.00'	S 50°12'35" E	17.65'
C15	94.25'	60.00'	S 29°11'51" E	84.85'





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DISC NO.: 456275 FILE NAME: SUBPLAT-W
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-02-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 05-28-25
REVISED 07-30-25\AJB PER VILLAGE COMMENTS DATED 07-25-25
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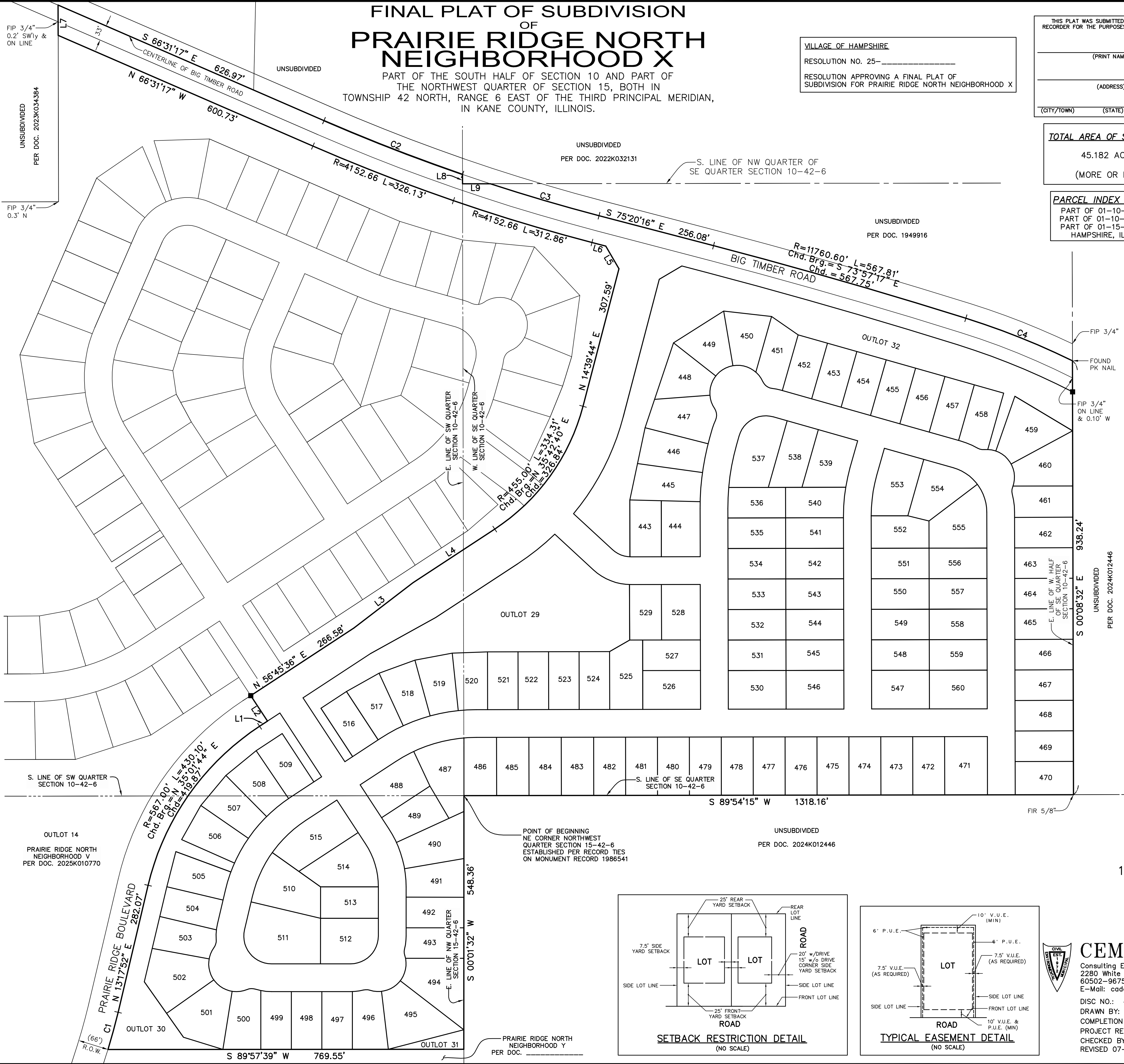


VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 56°45'36" E	20.44'
L2	N 33°14'24" W	66.00'
L3	N 52°29'12" E	161.03'
L4	N 56°45'36" E	211.58'
L5	N 30°20'16" W	56.57'
L6	N 75°20'16" W	30.88'
L7	N 00°08'48" W	65.49'
L8	S 00°07'54" E	20.25'
L9	N 89°55'54" E	60.14'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	83.54'	1233.00'	N 15°14'20" E	83.53'
C2	321.42'	4092.66'	S 68°46'17" E	321.34'
L7	244.86'	4092.66'	S 73°37'26" E	244.82'
C4	248.40'	1637.28'	S 68°13'31" E	248.16'

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
443	8,304	504	8,253
444	10,088	505	8,840
445	10,459	506	9,024
446	10,019	507	9,024
447	11,634	508	9,024
448	9,351	509	8,313
449	9,331	510	12,843
450	9,016	511	18,280
451	8,674	512	11,540
452	8,250	513	8,500
453	8,250	514	12,306
454	8,250	515	13,599
455	8,250	516	8,250
456	8,250	517	8,872
457	8,250	518	8,932
458	8,410	519	8,932
459	11,868	520	8,682
460	10,858	521	8,250
461	8,670	522	8,250
462	8,316	523	8,250
463	8,316	524	8,250
464	8,316	525	10,171
465	8,316	526	10,494
466	8,316	527	8,250
467	8,316	528	10,080
468	8,316	529	8,280
469	8,316	530	10,444
470	9,066	531	8,250
471	11,642	532	8,250
472	8,694	533	8,250
473	8,694	534	8,250
474	8,694	535	8,250
475	8,694	536	8,219
476	8,694	537	13,766
477	8,694	538	9,783
478	8,694	539	10,402
479	8,694	540	8,355
480	8,694	541	8,250
481	8,694	542	8,250
482	8,694	543	8,250
483	8,820	544	8,250
484	8,820	545	8,250
485	8,820	546	10,457
486	8,862	547	10,444
487	12,223	548	8,250
488	11,090	549	8,250
489	8,872	550	8,250
490	11,196	551	8,250
491	9,160	552	8,514
492	8,263	553	11,942
493	8,344	554	11,283
494	13,499	555	12,700
495	14,126	556	8,250
496	8,303	557	8,250
497	8,250	558	8,250
498	8,250	559	8,250
499	8,268	560	10,457
500	9,207	OUTLOT 29	89,167
501	12,679	OUTLOT 30	48,744
502	13,146	OUTLOT 31	3,452
503	8,685	OUTLOT 32	111,673



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

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
45.182 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS
PART OF 01-10-300-011
PART OF 01-10-400-008
PART OF 01-15-100-012
HAMPSHIRE, ILLINOIS

100 50 0 100
SCALE: 1 INCH = 100 FEET

NOTES

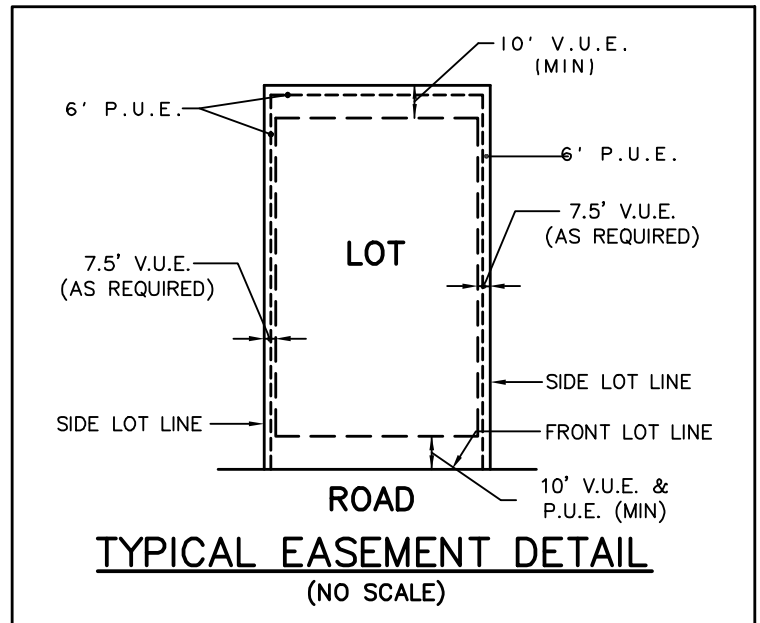
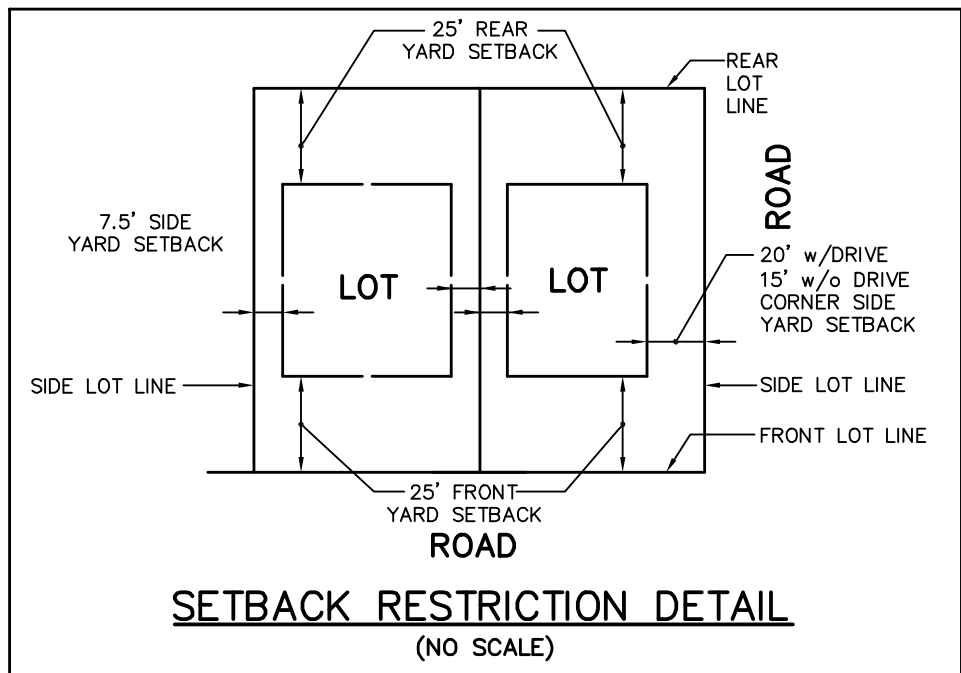
3/4" INCH IRON PIPE SET AT ALL LOT CORNERS
AND POINTS OF CURVATURE UNLESS OTHERWISE
NOTED.
ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF.
DIMENSIONS SHOWN ALONG CURVES ARE ARC
DISTANCES.
DIMENSIONS ENCLOSED WITH () ARE RECORD
DATA. ALL OTHER DIMENSIONS ARE MEASURED.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS
OTHERWISE NOTED.
V.U.E. - INDICATES VILLAGE UTILITY EASEMENT
HEREBY GRANTED. SEE PROVISIONS FOR
DETAILS.
THE BEARINGS SHOWN ARE BASED UPON THE WEST
LINE OF THE SUBJECT SITE BEING N 00°00'34" E
(ASSUMED).
GAP IN LOT NUMBERING DUE TO THE PREDEFINED
LOT NUMBERING WITHIN THE ENTIRE PRAIRIE RIDGE
DEVELOPMENT.
F.I.P. = FOUND IRON PIPE (Ø AS SHOWN)
F.I.R. = FOUND IRON ROD (Ø AS SHOWN)
ALL OUTLOTS TO BE OWNED AND MAINTAINED BY
THE HOMEOWNERS ASSOCIATION.

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

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com
DISC NO.: 456275 FILE NAME: SUBPLAT-X
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-09-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 05-28-25
REVISED 07-30-25\AJB PER VILLAGE COMMENTS DATED 07-25-25
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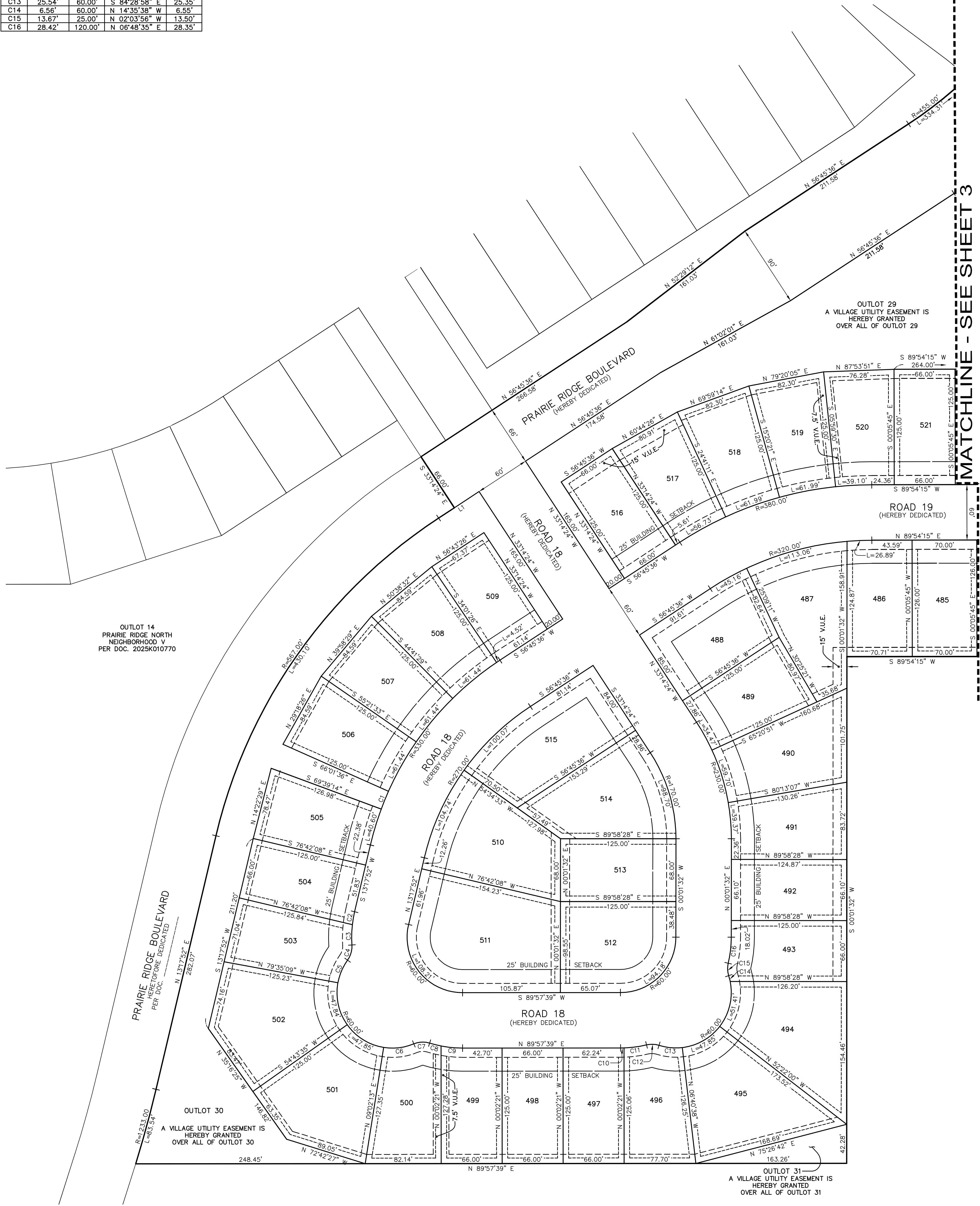
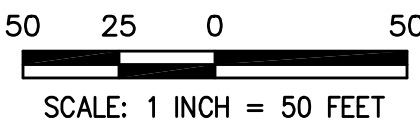


POINT OF BEGINNING
NE CORNER NORTHWEST
QUARTER SECTION 15-42-6
ESTABLISHED PER RECORD TIES
ON MONUMENT RECORD 1986541

PRAIRIE RIDGE NORTH
NEIGHBORHOOD Y
PER DOC. _____

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 56°45'36" E	52.44'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	20.89'	330.00'	S 22°09'35" W	20.89'
C2	14.20'	120.00'	S 09°54'51" W	14.19'
C3	22.05'	120.00'	S 01°15'20" W	22.02'
C4	17.44'	25.00'	S 15°58'38" W	17.09'
C5	26.75'	60.00'	S 23°11'18" W	26.53'
C6	33.24'	60.00'	N 83°09'59" E	32.82'
C7	17.44'	25.00'	N 87°16'53" E	17.09'
C8	12.80'	120.00'	S 75°47'17" E	12.79'
C9	23.45'	120.00'	S 84°26'27" E	23.41'
C10	3.76'	120.00'	N 89°03'47" E	3.76'
C11	24.66'	120.00'	N 82°16'44" E	24.61'
C12	13.67'	25.00'	S 87°56'52" E	13.50'
C13	25.54'	60.00'	S 84°28'58" E	25.35'
C14	6.56'	60.00'	N 14°35'38" W	6.55'
C15	13.67'	25.00'	N 02°03'56" W	13.50'
C16	28.42'	120.00'	N 06°48'35" E	28.35'



DRAWING PATH: P:\456275\UNO\SURVEY\DRAWINGS\PLATS-2008\SUBPLAT-X.DWG

PLOT FILE CREATED: 7/30/2025 BY: TONY BLIS

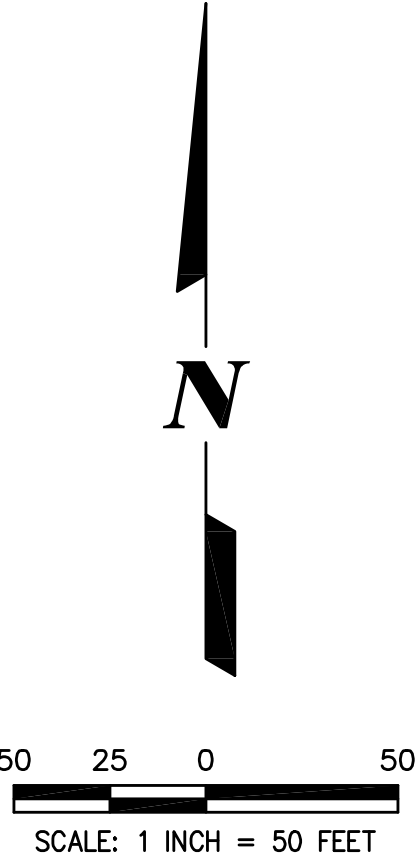
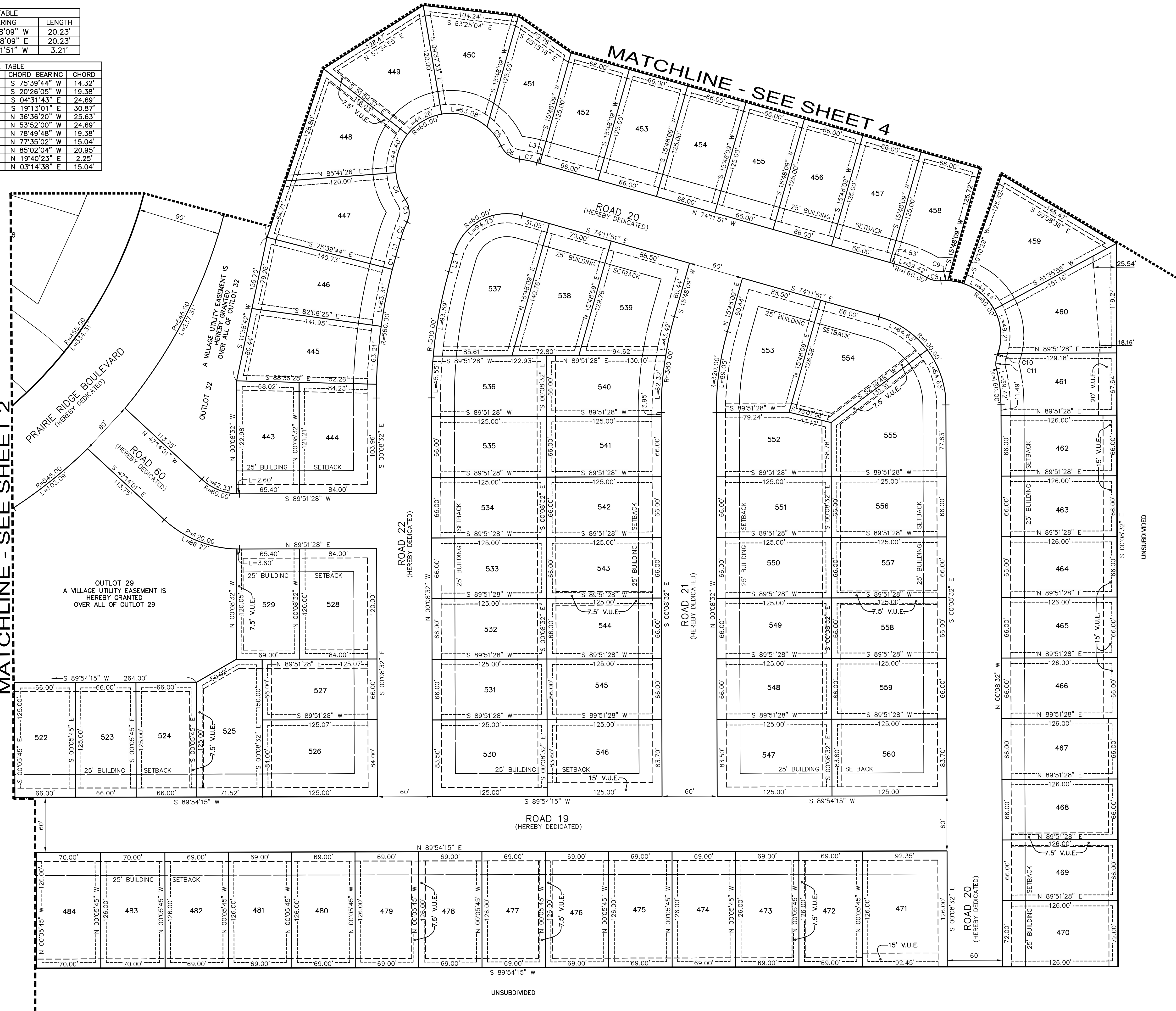


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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 15°48'09" W	20.23'
L2	N 15°48'09" E	20.23'
L3	N 74°11'51" W	3.21'

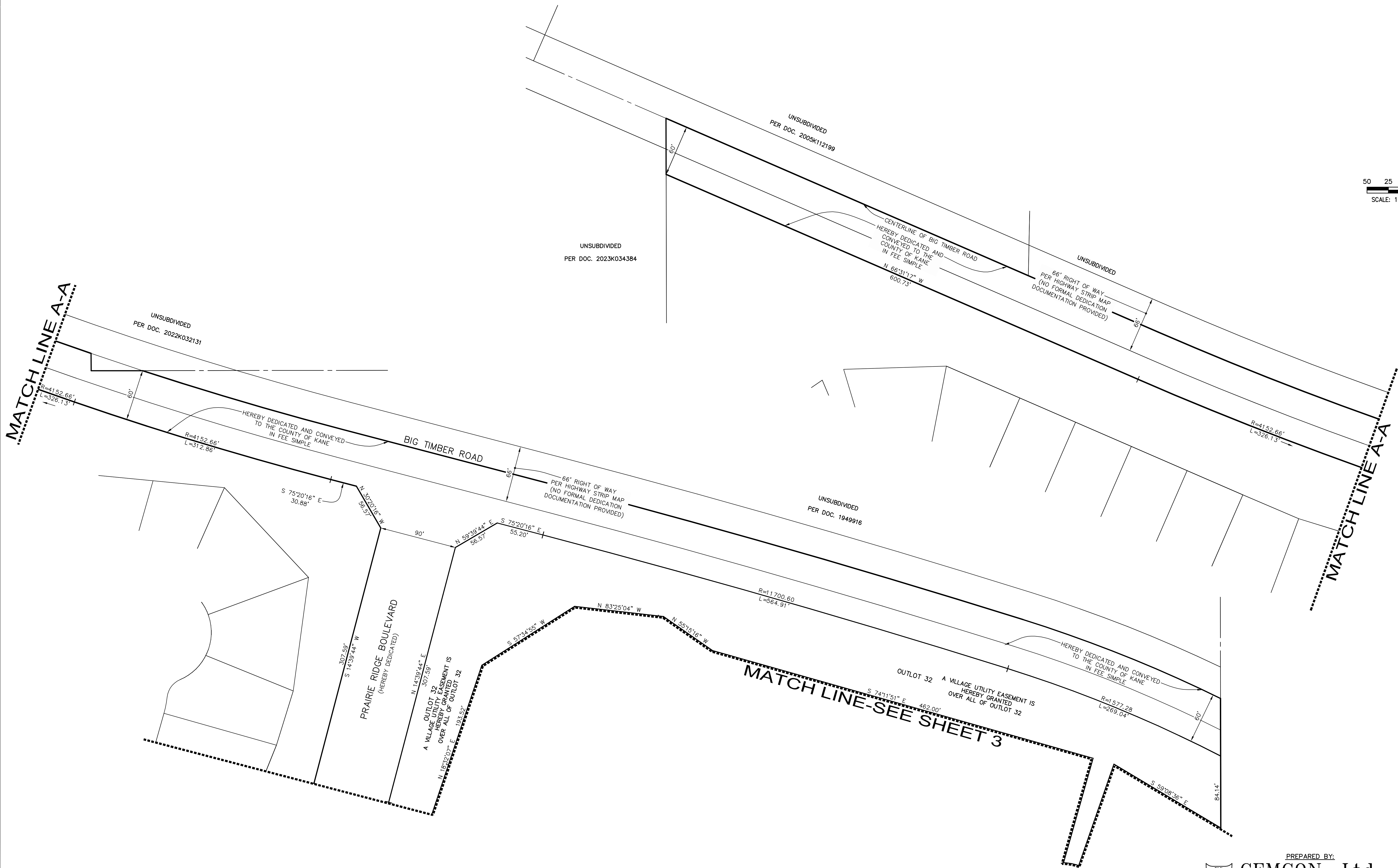
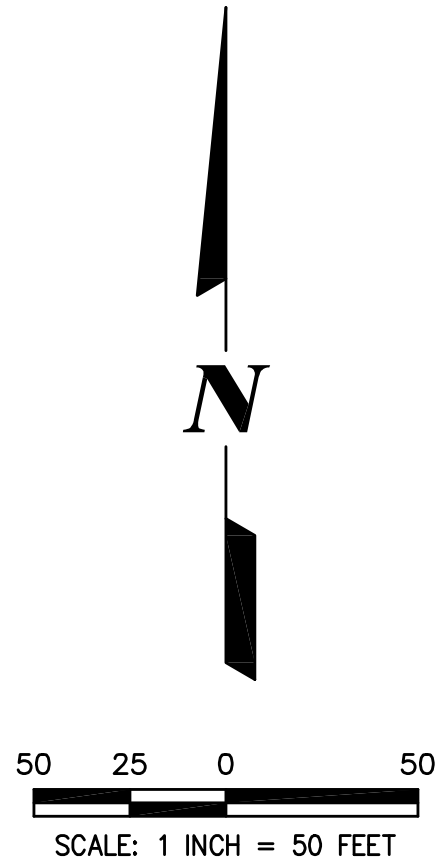
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	14.32'	560.00'	S 75°39'44" W	14.32'
C2	19.40'	120.00'	S 20°26'05" W	19.38'
C3	25.83'	25.00'	S 04°31'43" E	24.69'
C4	31.22'	60.00'	S 19°13'01" E	30.87'
C5	25.83'	60.00'	N 36°36'20" W	25.63'
C6	25.83'	25.00'	N 53°52'00" W	24.69'
C7	19.40'	120.00'	N 78°49'48" W	19.38'
C8	15.27'	25.00'	N 77°35'02" W	15.04'
C9	21.05'	60.00'	N 85°02'04" W	20.95'
C10	2.25'	60.00'	N 19°40'23" E	2.25'
C11	15.27'	25.00'	N 03°14'38" E	15.04'

MATCHLINE - SEE SHEET 2



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OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

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

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

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

THIS ____ DAY OF _____, 20____.

BY: _____ SECRETARY

TITLE

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 SOUTH HALF OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 01 MINUTE 32 SECONDS WEST, 548.36 FEET TO THE NORTH LINE OF PRAIRIE RIDGE NORTH NEIGHBORHOOD V RECORDED AS DOCUMENT 2025K010770; THE FOLLOWING SIX COURSE ARE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID SUBDIVISION; 1) THENCE SOUTH 89 DEGREES 57 MINUTES 39 SECONDS WEST, 769.55'; 2) THENCE NORTHERLY, 83.54 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1233.00 FEET AND A CHORD BEARING NORTH 15 DEGREES 14 MINUTES 20 SECONDS EAST; 3) THENCE NORTH 13 DEGREES 17 MINUTES 52 SECONDS EAST, 282.07 FEET; 4) THENCE NORTHERLY, 430.10 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 567.00 FEET AND A CHORD BEARING NORTH 35 DEGREES 01 MINUTE 44 SECONDS EAST; 5) THENCE NORTH 56 DEGREES 45 MINUTES 36 SECONDS EAST, 20.44 FEET; 6) THENCE NORTH 33 DEGREES 14 MINUTES 24 SECONDS WEST, 66.00 FEET; THENCE NORTH 56 DEGREES 45 MINUTES 36 SECONDS EAST, 266.58 FEET; THENCE 52 DEGREES 29 MINUTES 12 SECONDS EAST, 161.03 FEET; THENCE NORTH 56 DEGREES 45 MINUTES 36 SECONDS EAST, 211.58 FEET; THENCE NORTHEASTERLY, 334.31 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 455.00 FEET AND A CHORD BEARING NORTH 35 DEGREES 42 MINUTES 40 SECONDS EAST; THENCE NORTH 14 DEGREES 39 MINUTES 44 SECOND EAST, 307.59 FEET; THENCE NORTH 30 DEGREES 20 MINUTES 16 SECONDS WEST, 56.57 FEET; THENCE NORTH 75 DEGREES 20 MINUTES 16 SECONDS WEST, 30.88 FEET; THENCE NORTHWESTERLY, 312.86 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 452.66 FEET AND A CHORD BEARING NORTH 73 DEGREES 10 MINUTES 46 SECONDS WEST; THENCE CONTINUING NORTHWESTERLY 326.13 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 4152.66 FEET AND A CHORD BEARING NORTH 68 DEGREES 46 MINUTES 17 SECONDS WEST; THENCE NORTH 66 DEGREES 31 MINUTES 17 SECONDS WEST, 600.73 FEET TO THE EAST LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 2023K034384; THENCE NORTH 00 DEGREES 08 MINUTES 48 SECONDS WEST, 65.49 FEET ALONG SAID EAST LINE TO THE CENTERLINE OF BIG TIMBER ROAD; THE FOLLOWING TWO COURSES ARE ALONG SAID CENTERLINE; 1) THENCE SOUTH 66 DEGREES 31 MINUTES 17 SECONDS EAST, 626.97 FEET; THENCE EASTERLY, 321.42 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 4092.66 FEET AND A CHORD BEARING SOUTH 68 DEGREES 46 MINUTES 17 SECONDS EAST TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 07 MINUTES 54 SECONDS EAST, 20.25 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE NORTH 89 DEGREES 55 MINUTES 54 SECONDS EAST, 60.14 FEET TO THE CENTERLINE OF SAID BIG TIMBER ROAD; THE FOLLOWING FOUR COURSES ARE ALONG SAID CENTERLINE; THENCE SOUTHEASTERLY, 244.86 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 4092.66 FEET AND A CHORD BEARING SOUTH 73 DEGREES 37 MINUTES 26 SECONDS EAST; 2) THENCE SOUTH 75 DEGREES 20 MINUTES 16 SECONDS EAST, 256.08 FEET; 3) THENCE SOUTHEASTERLY 567.81 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11760.60 FEET AND A CHORD BEARING SOUTH 73 DEGREES 57 MINUTES 17 SECONDS EAST; 4) THENCE SOUTHEASTERLY, 248.40 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1637.28 FEET AND A CHORD BEARING SOUTH 68 DEGREES 13 MINUTES 31 SECONDS EAST TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 08 MINUTES 32 SECONDS EAST, 938.24 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, 1318.16 FEET ALONG SAID SOUTH 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.

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 17089C0106, DATED JUNE 2, 2015. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING.

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

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

THIS ____ 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

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

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 YORKVILLE, ILLINOIS THIS ____ DAY OF _____, 20____.

VILLAGE ENGINEER

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

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

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

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

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

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

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

PUBLIC UTILITY EASEMENT PROVISIONS
(ELECTRIC AND COMMUNICATION)

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 SAPPLINGS 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 ERRECTED WITHIN A VILLAGE UTILITY EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

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

PREPARED BY:



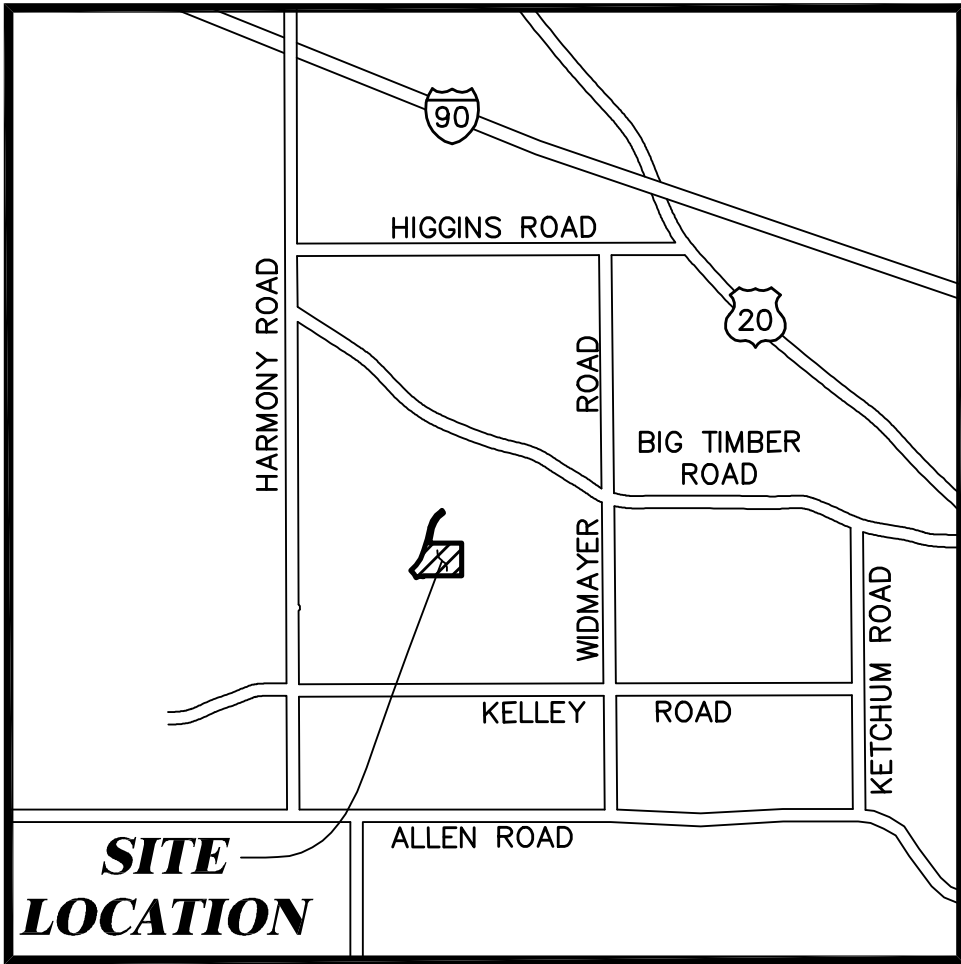
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
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-X
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-09-25 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 05-28-25
REVISED 07-30-25/AJB PER VILLAGE COMMENTS DATED 07-25-25

FINAL PLAT OF SUBDIVISION
OF
PRAIRIE RIDGE NEIGHBORHOOD Y

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



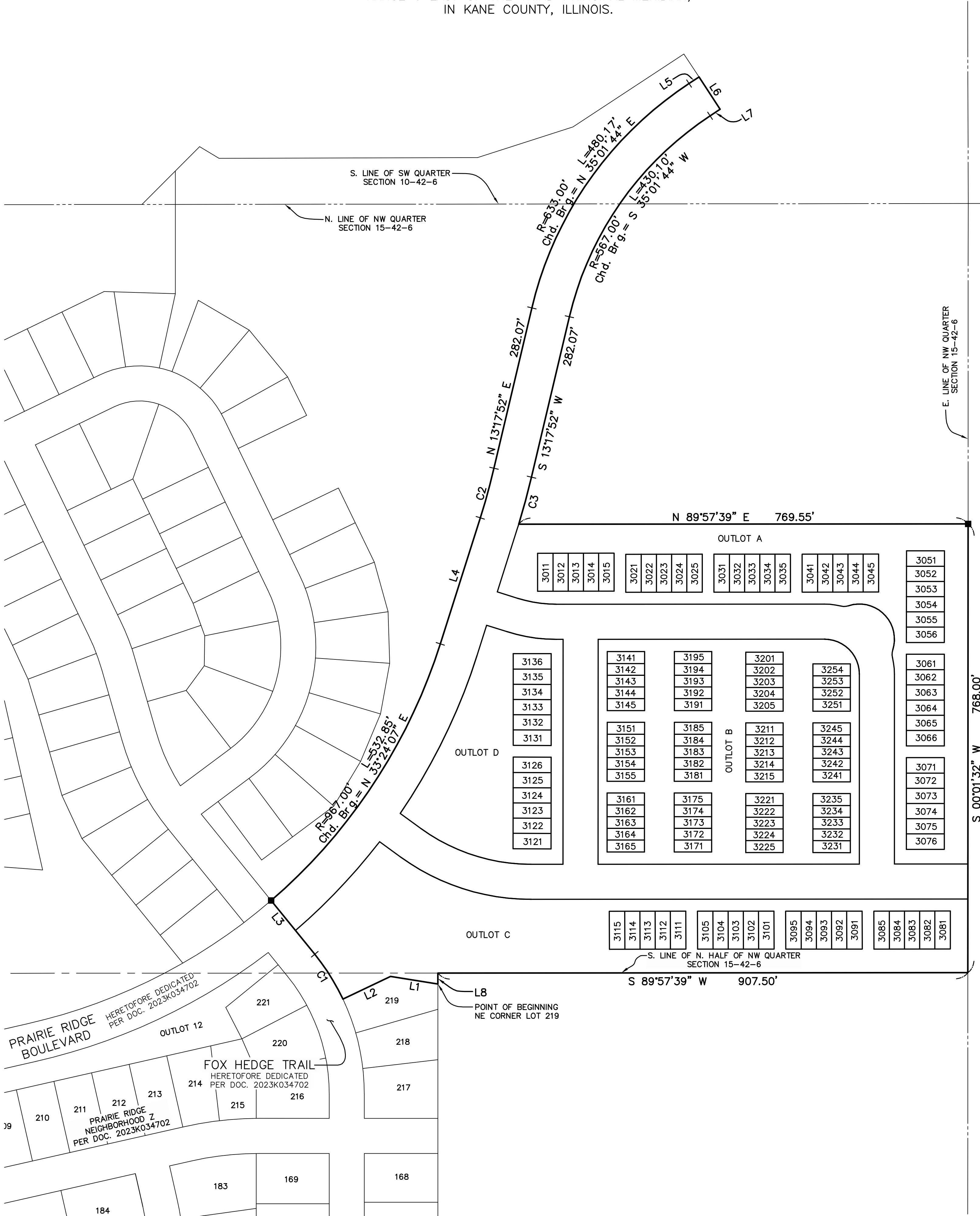
VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 80°55'19" W	82.07'
L2	S 64°39'01" W	90.33'
L3	N 39°02'03" W	118.52'
L4	N 17°36'58" E	226.34'
L5	N 56°45'36" E	20.44'
L6	S 33°14'24" E	66.00'
L7	S 56°45'36" W	20.44'
L8	S 00°01'32" W	18.81'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	
C1	90.76'	380.00'	N 32°11'31" W	
C2	87.96'	1167.00'	N 15°27'25" E	
C3	83.54'	1233.00'	S 15°14'20" W	

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
3011	1,722.5	3131	1,722.5
3012	1,690	3132	1,690
3013	1,690	3133	1,690
3014	1,690	3134	1,690
3015	1,722.5	3135	1,690
3021	1,722.5	3136	1,722.5
3022	1,690	3141	1,312
3023	1,690	3142	1,280
3024	1,690	3143	1,280
3025	1,722.5	3144	1,280
3031	1,722.5	3145	1,312
3032	1,690	3151	1,312
3033	1,690	3152	1,280
3034	1,690	3153	1,280
3035	1,722.5	3154	1,280
3041	1,722.5	3155	1,312
3042	1,690	3161	1,312
3043	1,690	3162	1,280
3044	1,690	3163	1,280
3045	1,722.5	3164	1,280
3051	1,722.5	3165	1,312
3052	1,690	3171	1,312
3053	1,690	3172	1,280
3054	1,690	3173	1,280
3055	1,690	3174	1,280
3056	1,722.5	3175	1,312
3061	1,722.5	3181	1,312
3062	1,690	3182	1,280
3063	1,690	3183	1,280
3064	1,690	3184	1,280
3065	1,690	3185	1,312
3066	1,722.5	3191	1,312
3071	1,722.5	3192	1,280
3072	1,690	3193	1,280
3073	1,690	3194	1,280
3074	1,690	3195	1,312
3075	1,690	3201	1,312
3076	1,722.5	3202	1,280
3081	1,722.5	3203	1,280
3082	1,690	3204	1,280
3083	1,690	3205	1,312
3084	1,690	3211	1,312
3085	1,722.5	3212	1,280
3091	1,722.5	3213	1,280
3092	1,690	3214	1,280
3093	1,690	3215	1,312
3094	1,690	3221	1,312
3095	1,722.5	3222	1,280
3101	1,722.5	3223	1,280
3102	1,690	3224	1,280
3103	1,690	3225	1,312
3104	1,690	3231	1,312
3105	1,722.5	3232	1,280
3111	1,722.5	3233	1,280
3112	1,690	3234	1,280
3113	1,690	3235	1,312
3114	1,690	3241	1,312
3115	1,722.5	3242	1,280
3121	1,722.5	3243	1,280
3122	1,690	3244	1,280
3123	1,690	3245	1,312
3124	1,690	3251	1,312
3125	1,690	3252	1,280
3126	1,722.5	3253	1,280
		3254	1,312

OUTLOT A	99,328
OUTLOT B	95,182
OUTLOT C	123,296
OUTLOT D	78,414



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

XX.XXX ACRES

(MORE OR LESS)

PARCEL INDEX NUMBER

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

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.

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

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

THE BEARINGS SHOWN ARE BASED UPON THE EAST
LINE OF THE SUBJECT SITE BEING S 00°01'32" 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



PREPARED FOR:

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

PREPARED BY:



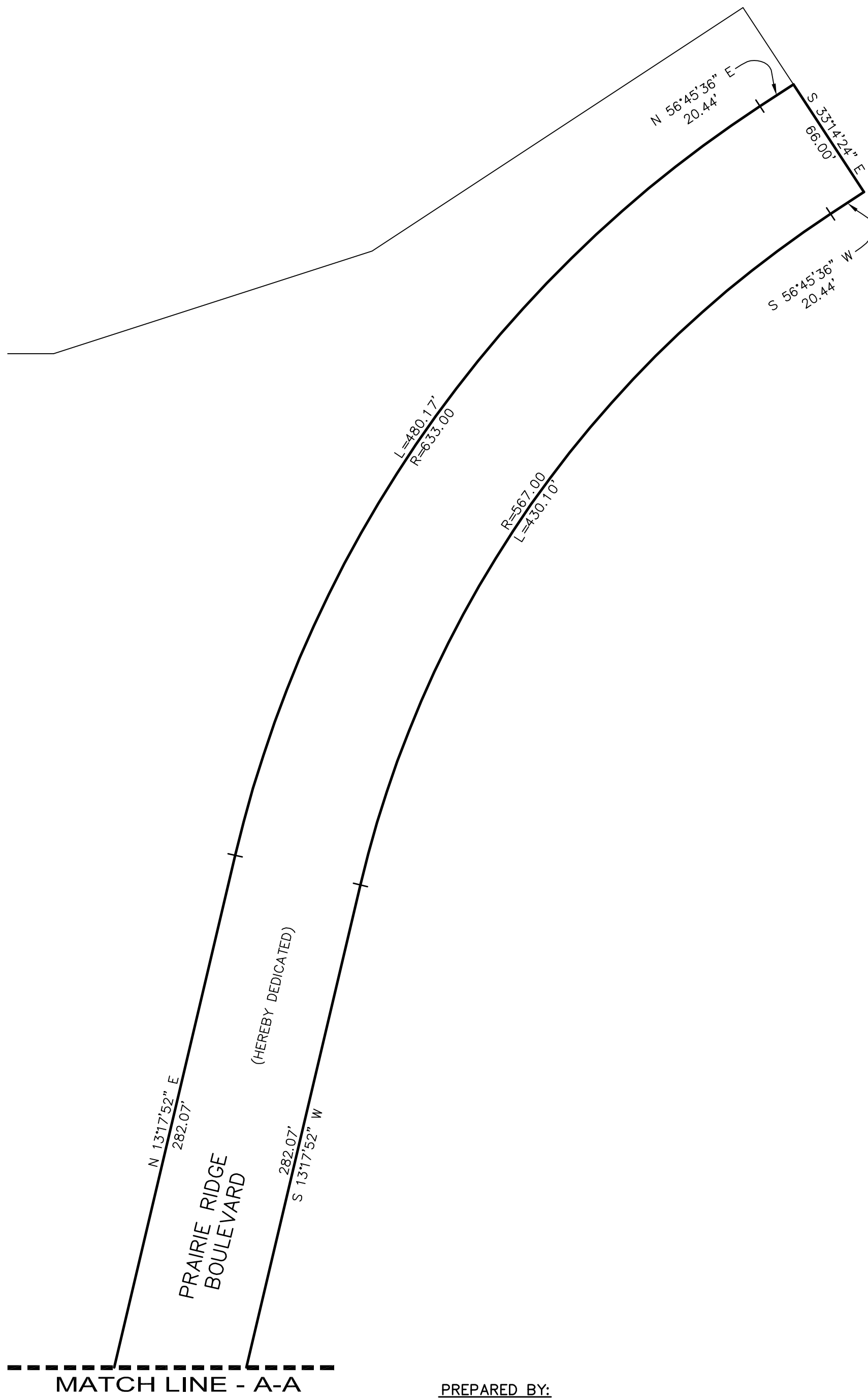
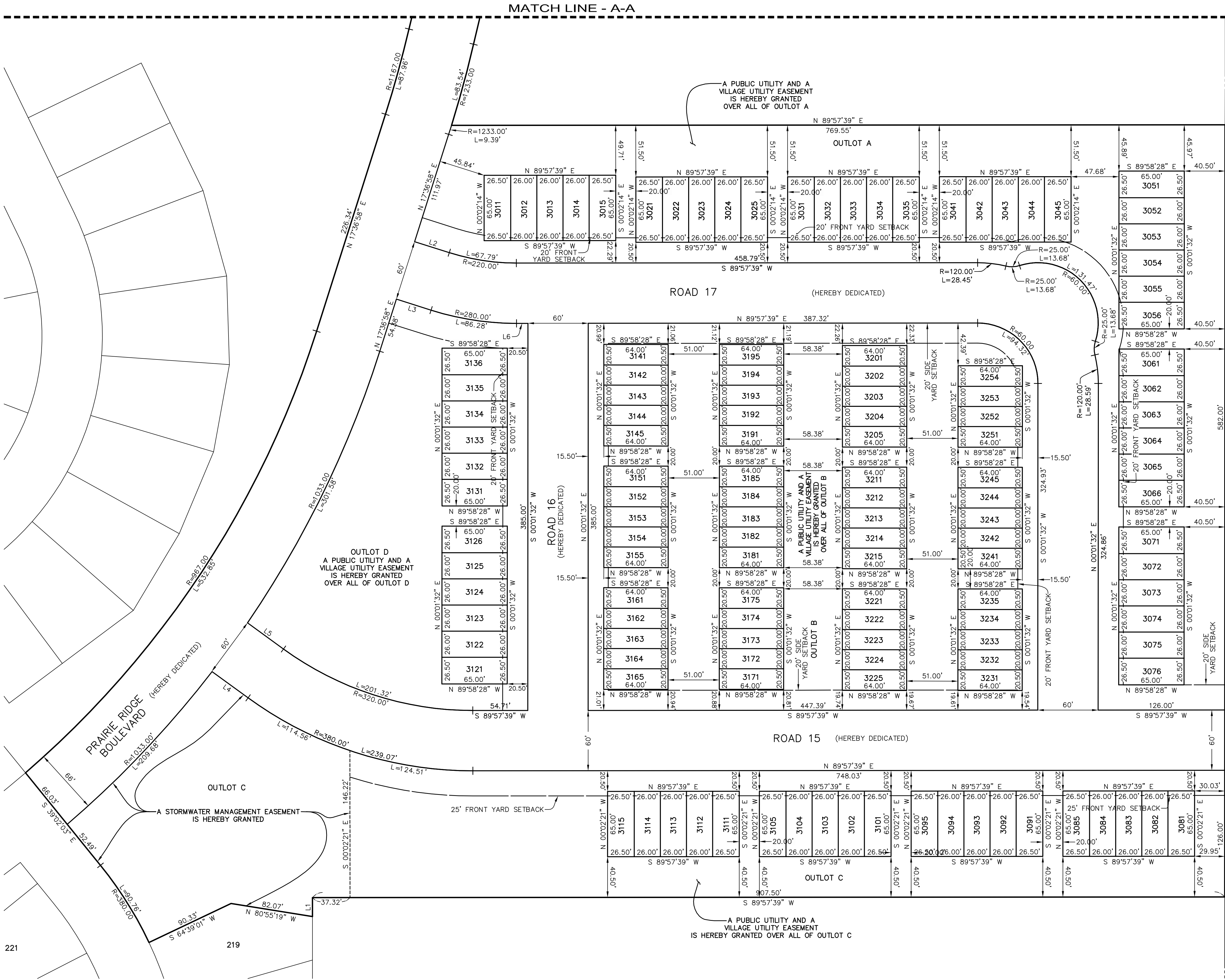
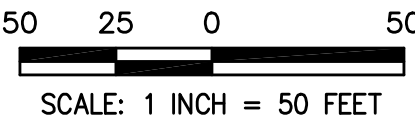
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DISC NO.: 456275 FILE NAME: SUBPLAT-U
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 04-04-24 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY: JRP 04-04-24
REVISED: 07-22-24/SMR PER VILLAGE REVIEW LETTER DATED 7-9-24
REVISED: 12-13-24/SMR PER VILLAGE REVIEW LETTER DATED 11-25-24
REVISED: 06-19-25/AJB PER REVISED LAND PLAN
REVISED: 08-14-25/AJB SPLIT AND RENUMBERED LOTS

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°01'32" W	18.81'
L2	N 72°23'02" W	36.22'
L3	S 72°23'02" E	36.22'
L4	S 53°59'33" E	44.25'
L5	N 53°59'33" W	44.25'
L6	N 89°57'39" E	11.47'



PREPARED BY:
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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," "P.U.E." AND "EASEMENTS DESIGNATED "PUBLIC UTILITY EASEMENT" IN HAMPSHIRE 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 CURE THE NECESSARY IMPROVEMENTS OF EACH LOT, THE RIGHT TO SURVEY AND REMOVE OR TRIM TREES ASSUMED TO BE 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 GARAGES, SHEDS, LAUNDRYING AND OTHER PURPOSES PROVIDED THEY DO NOT THREATEN OR SERIOUSLY INTERFERE WITH THE FORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

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

VILLAGE UTILITY EASEMENT PROVISIONS

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:

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

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

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

THIS _____ DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

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

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
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DISC NO.: 456275 FILE NAME: SUBPLAT-U

DRAWN BY: AJB FLD. BK. / PG. NO.: N/A

COMPLETION DATE: 04-04-24 JOB NO.: 456.27

PROJECT REFERENCE: 456.216
CHECKED BY: JBB 01 01 01

REVISD: 07-22-24/SMB PER VILLAGE REVIEW LETTER DATED 7-9-24

REVISED: 12-13-24/SMR PER VILLAGE REVIEW LE

REVISED: 06-19-25/AJB PER REVISED LAND PLAN

REVISÉD: 08-14-25/AJB SPLIT AND RENUMBERED LOTS

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VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

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

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 dba Crown Community Development or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located in the Prairie Ridge North Neighborhood - W, 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, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, 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

VILLAGE OF HAMPSHIRE

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

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

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

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

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat subject to the Village engineer approving the same prior to the execution and recording of the Final Plat (the "Condition"); and

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

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 the Condition;

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

VILLAGE OF HAMPSHIRE

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

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

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

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

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed

VILLAGE OF HAMPSHIRE

inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

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

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

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

ADOPTED THIS ____ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(FINAL PLAT)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE (RESOLUTION)

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

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

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

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

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 dba Crown Community Development or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located in the Prairie Ridge North Neighborhood - X, 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, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, 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

VILLAGE OF HAMPSHIRE

subdivisions; and

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

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

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

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat subject to the Village engineer approving the same prior to the execution and recording of the Final Plat (the "Condition"); and

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

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 the Condition;

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

VILLAGE OF HAMPSHIRE

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

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

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

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

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed

VILLAGE OF HAMPSHIRE

inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

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

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

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

ADOPTED THIS ____ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ____ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(FINAL PLAT)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE
(RESOLUTION)

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

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

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

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

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 dba Crown Community Development or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located in the Prairie Ridge North Neighborhood - Y, 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, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, 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

VILLAGE OF HAMPSHIRE

subdivisions; and

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

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

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

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat subject to the Village engineer approving the same prior to the execution and recording of the Final Plat (the "Condition"); and

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

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 the Condition;

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

VILLAGE OF HAMPSHIRE

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

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

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

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

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed

VILLAGE OF HAMPSHIRE

inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

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

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

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

ADOPTED THIS ____ DAY OF _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(FINAL PLAT)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE (RESOLUTION)

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

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

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

Agenda Supplement

TO: President Reid; Board of Trustees
FROM: Douglas Pann, Chief of Police
FOR: Village Board Meeting on September 4, 2025
RE: Shooting Range Use Agreement with Brier Hill Ventures, LLC

Background: The Hampshire Police Department requires access to a safe and reliable firearms training facility to support officer readiness, ensure public safety, and meet law enforcement training standards. Firearms proficiency and scenario-based training are essential for preparing officers to respond to real-life incidents.

Brier Hill Ventures, LLC owns property at 370 S. Brier Hill Road, Hampshire, Illinois, which includes a shooting range suitable for law enforcement training. The Village has negotiated a Shooting Range Use Agreement with the property owner to establish terms for officer access and training.

Agreement Summary:

- **Term:** One-year initial term beginning on the effective date, automatically renewing for successive one-year terms unless terminated by either party with 60 days' notice.
- **Access & Use:** Hampshire Police Department officers may use the range for firearms training with prior approval from the owner's designee. Officers must comply with all safety rules and sign waivers prior to use.
- **Responsibilities:** The Village must leave the range in a clean, safe condition after each use. The Village will indemnify and hold harmless the property owner, except in cases caused by the owner's own negligence.
- **Insurance:** Both parties will maintain appropriate liability and workers' compensation insurance. The Village will name the property owner as an additional insured.
- **Termination:** The owner may revoke the agreement with 10 days' notice in the event of non-compliance, violation of use conditions, or emergencies.

Analysis: The Shooting Range Use Agreement provides the Police Department with dependable access to a professional training facility without requiring the Village to invest in constructing or maintaining its own shooting range. The agreement balances training needs with liability protections for both the Village and the property owner.

Recommendation: Staff recommends that the Village Board approve the Shooting Range Use Agreement between the Village of Hampshire and Brier Hill Ventures, LLC, authorizing the Police Department to utilize the facility for firearms training.

USE AGREEMENT

THIS USE AGREEMENT (this “*Agreement*”) is made, entered into and effective as of _____, 2025 (the “*Effective Date*”) by and between the Village of Hampshire, Kane and McHenry Counties, Illinois, an Illinois municipal corporation (the “*Village*”) and Brier Hill Ventures, LLC, an Illinois limited liability company (the “*Owner*” and together with the Village, the “*Parties*” or individually, a “*Party*”).

RECITALS

WHEREAS, the Owner is the owner or authorized user of the real property located at the address commonly known as 370 S. Brier Hill Rd, Hampshire, Illinois (the “*Property*”); and

WHEREAS, there is a shooting range located at the Property (the “*Shooting Range*”); and

WHEREAS, the Hampshire Police Department is committed to protecting and serving the general public, enforcing applicable laws and reducing crime within the Village; and

WHEREAS, using the Shooting Range helps prepare law enforcement officers for real-life incidents so both officers and members of the community can remain safe; and

WHEREAS, the Parties desire to enter into this Agreement to set forth the terms under which Hampshire Police Department law enforcement personnel (the “*Officer(s)*”) can use the Shooting Range;

NOW, THEREFORE, in consideration of the mutual promises of the Parties hereinafter contained and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Recitals**. The foregoing recitals are hereby incorporated and made part of this Agreement.
2. **Term**. This Agreement shall commence on the Effective Date and shall be in full force and effect for one (1) calendar year or until one of the Parties terminates the Agreement (“*Term*”). After the initial Term, this Agreement will automatically renew for an additional one (1) year term. Either Party may terminate this Agreement at any time during the Term by providing the other Party not less than sixty (60) calendar days written notice of such termination. In addition, the Parties may terminate this Agreement in writing by mutual consent at any time. The Owner may revoke this Agreement effective upon ten (10) calendar days’ notice for the Village’s failure to timely comply with any requirement set forth herein, for any violation of use conditions or regulations required by applicable laws, rules or regulations or in the event of an emergency.
3. **General Use**. Unless otherwise mutually agreed to in writing by the Parties, the Owner will allow Officers to use the Shooting Range, including to park vehicles at the Property and use all rights reasonably necessary to access the Property and provide ingress and egress to and from the Shooting Range, on the following terms:

A. The Officers will only use the Shooting Range for target practice and/or training in connection with their law enforcement duties and for no other purposes, unless agreed to in writing by Veronica Berglund or her designee (the “**Owner’s Designee**”).

B. The Owner and its employees, contractors, guests, invitees, friends, family members and other members of the public (“**Owner’s Invitees**”) may be at the Property or the Shooting Range while the Officers are using the same. The Owner reserves the right to enter any part of the Property at any time.

C. Each Officer will be allowed to access and use the Shooting Range upon approval by the Owner’s Designee. In the event an Officer attempts to access the Shooting Range without the prior approval of the Owner’s Designee, the Officer will be asked to leave and will immediately exit the Property. In the event the Shooting Range is not available when requested by an Officer, the Parties agree to work together to find other dates and times that would be reasonably acceptable to the Officer. Requests for the use of the Facility and the Simulator should be made via telephone to the Owner’s Designee by contacting 847-415-7700 at least twenty-four (24) hours in advance of the requested time.

D. The Owner does not insure the personal property of the Village or the Officers against damage or loss by any means. Each Officer will sign a release and waiver and will agree to comply with the rules and policies of the Shooting Range, or the Officer will be asked to leave and will not be allowed to use the Shooting Range.

4. **Compliance with Laws.** The Village shall take all reasonable actions to assure the safety of the Owner’s Invitees and to prevent damage to Property and the Shooting Range. The Village agrees, for itself and the Officers, to abide by all applicable federal, state and local laws, ordinances, policies, procedures, rules and regulations while using the Shooting Range and shall conform to the applicable policies, practices, procedures, rules and regulations set forth by the Shooting Range when using the same.

5. **Maintenance and Care.** The Village shall not make any alterations to the Property. At the end of each use of the Shooting Range, the Shooting Range shall be left in a clean, safe condition and free of waste, debris and all personal property of the Officers. If any portion of the Property is damaged by the negligent act or omission of an Officer, the Village shall notify the Owner as soon as practicable and shall reasonably cooperate with the Owner so that the Village, the Owner (if the Owner elects) or the applicable insurance company may repair and restore the Property. The Village shall exercise care while using the Property and the Shooting Range.

6. **Indemnification.** To the fullest extent permitted by law, the Village agrees to defend, indemnify and hold the Owner, its officials, directors, managers, officers, employees and agents, harmless from and against any and all liabilities, losses, damages, injuries (including death), claims, demands, judgements, causes of action, costs and/or expenses, including reasonable attorneys’ fees, arising from, by reason of or relating to the Officers use of the Shooting Range or the Property; but only in proportion to and to the extent such are not caused by acts or omissions of the Owner or the Owner’s Invitees. The foregoing indemnification does not and will not act as a waiver of any immunities or defenses afforded to Village or municipalities by statutory law, common law or otherwise, including those provided by the Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/1-101, *et seq.*). Nothing

contained herein prohibits either Party from selecting and using of its own attorneys and experts to defend against claims, actions or suits brought against them. Each Party shall bear its own costs for workers' compensation, not otherwise addressed herein.

7. **Insurance.** Each Party acknowledges that it has and shall keep in force at all times during the term of this Agreement, Workers' Compensation Insurance in required statutory limits and Commercial General Liability Insurance (or the functional equivalent thereof available to units of local government in Illinois) specifically including fire, legal liability, bodily injury, personal injury and property damage. The Village's Commercial General Liability Insurance (or the functional equivalent thereof available to units of local government in Illinois) shall name the Owner as an additional insured. The Village shall consider its own insurance primary and shall not seek contribution from similar insurance being maintained by the Owner, unless and except as attributable to the Owner's negligent, reckless or willful misconduct.

8. **Miscellaneous.**

A. **Notices.** Any notices required under this Agreement shall be in writing and shall be deemed effective when personally delivered, when postmarked if mailed by certified or registered mail with return receipt requested and postage prepaid, or when actually received if sent via email, when sent to the addresses below. Either Party may make changes to their addresses by providing written notice to the other Party in the manner set forth herein.

To Hampshire:

Hampshire Police Department
215 Industrial Drive
Hampshire, IL 60140
Attn: Douglas Pann, Chief of Police
Email: dpann@hampshireil.org

To the Owner:

Brier Hill Ventures, LLC
PO Box 729
Hampshire, IL 60140
Attn: Veronica Berglund
Email: veronica@mwcompanies.com

B. **Assignment.** Neither Party may assign this Agreement without the prior written consent of the other Party.

C. **Complete Understanding.** This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof and supersedes all prior or contemporaneous agreements and understandings whether oral or written of the Parties in connection therewith. No modification of this Agreement shall be effective unless made in writing, signed by both Parties, and dated after the Effective Date.

D. Binding Effect; Right to Counsel. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and assigns. Both Parties have had the opportunity to seek the advice of counsel.

E. Governing Law. This Agreement shall be governed by the laws of the State of Illinois. Jurisdiction and venue for any litigation arising in connection with this Agreement shall be exclusively in Kane County, Illinois or the United States District Court for the Northern District of Illinois.

F. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be considered an original, and all of which taken together shall be considered one and the same instrument.

G. Severability. If any provision, word or part of this Agreement is held to be void, invalid or contrary to law by a court of competent jurisdiction, it will be deemed removed from this Agreement, and the remainder of this Agreement will continue to have its intended full force and effect.

H. Waiver. If any Party waives a breach of any provisions of this Agreement by any other Party, that waiver will not operate or be construed as a waiver of any subsequent breach by any other Party or prevent any other Party from enforcing such provisions.

I. No Employment Relationship. Nothing contained in this Agreement, nor any act of the Village, the Owner or an Officer, shall be deemed or construed by either of the Parties or by third persons to create any employment relationship or relationship of a third-party beneficiary, principal, agent, limited or general partnership, joint venture, or any association or relationship involving the Village or the Owner respectively.

J. No Personal Liability. No covenant or provision contained in this Agreement shall be deemed to be the agreement of any official, officer, director, agent, employee, consultant or attorney of the Village of the Owner in his or her individual capacity and no official, officer, director, agent, employee, consultant or attorney of the Village or the Owner shall be personally liable under this Agreement or be subject to any personal liability or accountability by reason for or in connection with or arising out of the execution, delivery and performance of this Agreement or any failure in connection.

K. Headings. The headings contained in this Agreement are for convenience of reference only and shall not affect or alter the meaning or effect of any provision.

L. Amendment and Modification. This Agreement may be amended, modified, or supplemented only by a written agreement signed by all Parties hereto.

IN WITNESS WHEREOF, each Party represents and warrants that it has authority to enter into this Agreement and the Parties have each caused this Agreement to be executed by duly authorized officers thereof.

[SIGNATURE PAGE TO FOLLOW]

BRIER HILL VENTURES, LLC,
an Illinois limited liability company

Name: Veronica Berglund
Title: Owner

VILLAGE OF HAMPSHIRE,
an Illinois municipal corporation

Name: Michael J. Reid, Jr.,
Title: President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

A RESOLUTION AUTHORIZING A SHOOTING RANGE USE AGREEMENT WITH BRIER HILL VENTURES, LLC AND THE VILLAGE OF HAMPSHIRE, COUNTIES OF KANE AND MCHENRY, STATE OF ILLINOIS (For Police Training Purposes)

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 ensuring that the Village operates in a safe, efficient, economical and proper 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, the Village is committed to ensuring that its police department personnel receive proper training to protect the health, safety, and welfare of the community; and

WHEREAS, firearms proficiency and scenario-based training are essential for preparing officers to respond effectively to real-life incidents and maintaining community safety; and

WHEREAS, Brier Hill Ventures, LLC (“Brier Hill”) owns property located at the address commonly known as 370 S. Brier Hill Road, Hampshire, Illinois (the “Property”), which includes a shooting range suitable for law enforcement training; and

WHEREAS, the Village has negotiated a shooting range use agreement with Brier Hill (the “Agreement”), attached hereto and incorporated herein as Exhibit A; and

VILLAGE OF HAMPSHIRE

WHEREAS, the Agreement provides the Hampshire Police Department with access to the shooting range for training, subject to compliance with applicable laws, safety protocols, insurance, and indemnification provisions; and

WHEREAS, based on the foregoing, 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 the Agreement to provide the Hampshire Police Department with reliable access to the firearms training facility;

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 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/or receive all necessary funds to fulfill the requirements of the Agreement and this Resolution.

SECTION 3. The officers, agents, and/or 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.

VILLAGE OF HAMPSHIRE

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 _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ____ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

Group 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 A SHOOTING RANGE USE AGREEMENT WITH
BRIER HILL VENTURES, LLC AND THE VILLAGE OF HAMPSHIRE, COUNTIES
OF KANE AND MCHENRY, STATE OF ILLINOIS**
(For Police Training Purposes)

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



To: Village of Hampshire

From: Engineering Enterprises, Inc.

Date: August 27, 2025

Re: Sludge Management Permit Renewal - Agenda Supplement

EEI Job #: HA2517-V

Background

Persons applying sludge on land are required to be permitted through the United States Environmental Protection Agency. The Illinois Environmental Protection Agency (IEPA) manages and enforces this program. The Village's Wastewater Treatment Facility (WWTF) has a Sludge Management Permit, and this is required to be renewed every five (5) years. The current permit expires on September 30, 2025. Therefore, the application must be submitted to the IEPA in September 2025. There are several application forms and schedules that must be completed and submitted to the IEPA, which includes performance data since the previous renewal.

The Village has asked EEI to assist with the permit renewal process and we have begun work on the project due to the time sensitivity of the requirements. The PSA for this work is enclosed. The Sludge Management Permit Renewal is unbudgeted but is required to be completed. If not completed by the due date, the IEPA could restrict continued land application including potentially issuing a violation notice and prohibiting issuance of subsequent sanitary sewer permits.

**Agreement for Professional Services
Sludge Management Permit Renewal
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 Engineering Services for the Village's Sludge Management Permit Renewal.

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 Estimated 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 \$9,372. 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) ☒ 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: 2025 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:

For the Contractor:



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

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 _____, 2025.

Village of Hampshire:

Engineering Enterprises, Inc.:

Jay Hedges
Village Manager

Stephen T. Dennison, P.E.
Vice President

Karen Stuehler
Village Clerk

Christopher R. Walton, P.E.
Project Manager



STANDARD TERMS AND CONDITIONS

Agreement: These Standard Terms and Conditions, together with the Professional Services Agreement, constitute the entire integrated agreement between the OWNER and Engineering Enterprises, Inc. (EEI) (hereinafter "Agreement"), and take precedence over any other provisions between the Parties. These terms may be amended, but only if both parties consent in writing. However, to the extent that the Scope of Work differs from the Standard Terms and Conditions, the Scope of Work document controls.

Standard of Care: In providing services under this Agreement, the ENGINEER will endeavor to perform in a matter consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under same circumstances in the same locality. ENGINEER makes no other warranties, express or implied, written or oral under this Agreement or otherwise, in connection with ENGINEER'S service.

Construction Engineering and Inspection: The ENGINEER shall not supervise, direct, control, or have authority over any contractor work, nor have authority over or be responsible for the means, methods, techniques sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety of the site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

The ENGINEER neither guarantees the performance of any contractor nor assumes responsibility for contractor's failure to furnish and perform the work in accordance with the contract documents.

The ENGINEER is not responsible for the acts or omissions of any contractor, subcontractor, or supplies, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work.

Shop drawing and submittal review by the ENGINEER shall apply to only the items in the submissions and only for the purpose of assessing if upon installation or incorporation in the project work they are generally consistent with the construction documents. OWNER agrees that the contractor is solely responsible for the submissions and for compliance with the construction documents. OWNER further agrees that the ENGINEER'S review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend or safety programs or precautions. The ENGINEER'S consideration of a component does not constitute acceptance of the assembled items.

The ENGINEER'S site observation during construction shall be at the times agreed upon in the Project Scope. Through standard, reasonable means the ENGINEER will become generally familiar with observable completed work. If the ENGINEER observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and OWNER for them to address.

Opinion of Probable Construction Costs: ENGINEER'S opinion of probable construction costs represents ENGINEER'S best and reasonable judgment as a professional engineer. OWNER acknowledges that ENGINEER has no control over construction costs of contractor's methods of determining pricing, or over competitive bidding by contractors, or of market conditions or changes thereto. ENGINEER cannot and does not guarantee that proposals, bids or actual construction costs will not vary from ENGINEER'S opinion of probable construction costs.

Copies of Documents & Electronic Compatibility: Copies of Documents that may be relied upon by OWNER are limited to the printed copies (also known as hard copies) that are signed or sealed by the ENGINEER. Files in electronic media format of text, data, graphics, or of other types that are furnished by ENGINEER to OWNER are only for convenience of OWNER. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, ENGINEER makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by ENGINEER at the beginning of the project.

Changed Conditions: If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to the ENGINEER are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks, or other material terms of this Agreement, the ENGINEER may call for renegotiation of appropriate portions of this Agreement. The ENGINEER shall notify the OWNER of the changed conditions necessitating renegotiation, and the ENGINEER and the OWNER shall promptly and in good faith enter into renegotiation of this Agreement to address the changed conditions. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement, in accordance with the termination provision hereof.

Hazardous Conditions: OWNER represents to ENGINEER that to the best of its knowledge no Hazardous Conditions (environmental or otherwise) exist on the project site. If a Hazardous Condition is encountered or alleged, ENGINEER shall have the obligation to notify OWNER and, to the extent of applicable Laws and Regulations, appropriate governmental officials. It is acknowledged by both parties that ENGINEER's scope of services does not include any services related to a Hazardous Condition. In the event ENGINEER or any other party encounters a Hazardous Condition, ENGINEER may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the project affected thereby until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the Hazardous Condition; and (ii) warrants that the project site is in full compliance with applicable Laws and Regulations. ENGINEER agrees to cooperate with the OWNER, as necessary, to remediate a Hazardous Condition, but same may result in additional costs to the OWNER.



Consequential Damages: Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the OWNER nor the ENGINEER, their respective officers, directors, partners, employees, contractors, or subcontractors shall be liable to the other or shall make any claim for any incidental, indirect, or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation, or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract, and breach of strict or implied warranty. Both the OWNER and the ENGINEER shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

Termination: This Agreement may be terminated for convenience, without cause, upon fourteen (14) days written notice of either party. In the event of termination, the ENGINEER shall prepare a final invoice and be due compensation as set forth in the Professional Services Agreement for all costs incurred through the date of termination.

Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for the following reasons:

- (a) Substantial failure by the other party to comply with or perform in accordance with the terms of the Agreement and through no fault of the terminating party;
- (b) Assignment of the Agreement or transfer of the project without the prior written consent of the other party;
- (c) Suspension of the project or the ENGINEER'S services by the OWNER for a period of greater than ninety (90) calendar days, consecutive or in the aggregate.
- (d) Material changes in the conditions under which this Agreement was entered into, the scope of services or the nature of the project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

Payment of Invoices: Invoices are due and payable within 30 days of receipt unless otherwise agreed to in writing.

Third Party Beneficiaries: Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the OWNER or the ENGINEER. The ENGINEER'S services under this Agreement are being performed solely and exclusively for the OWNER'S benefit, and no other party or entity shall have any claim against the ENGINEER because of this Agreement or the performance or nonperformance of services hereunder. The OWNER and ENGINEER agree to require a similar provision in all contracts with contractors, subcontractors, vendors and other entities involved in this Project to carry out the intent of this provision.

Force Majeure: Each Party shall be excused from the performance of its obligations under this Agreement to the extent that such performance is prevented by force majeure (defined below) and the nonperforming party promptly provides notice of such prevention to the other party. Such excuse shall be continued so long as the condition constituting force majeure continues. The party affected by such force majeure also shall notify the other party of the anticipated duration of such force majeure, any actions being taken to avoid or minimize its effect after such occurrence, and shall take reasonable efforts to remove the condition constituting such force majeure. For purposes of this Agreement, "force majeure" shall include conditions beyond the control of the parties, including an act of God, acts of terrorism, voluntary or involuntary compliance with any regulation, law or order of any government, war, acts of war (whether war be declared or not), labor strike or lock-out, civil commotion, epidemic, failure or default of public utilities or common carriers, destruction of production facilities or materials by fire, earthquake, storm or like catastrophe. The payment of invoices due and owing hereunder shall in no event be delayed by the payer because of a force majeure affecting the payer.

Additional Terms or Modification: 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.

Assignment: Neither party to this Agreement shall transfer or assign any rights or duties under or interest in this Agreement without the prior written consent of the other party. Subcontracting normally contemplated by the ENGINEER shall not be considered an assignment for purposes of this Agreement.

Waiver: A party's waiver of, or the failure or delay in enforcing any provision of this Agreement shall not constitute a waiver of the provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

Attorney's Fees: In the event of any action or proceeding brought by either party against the other under this Agreement, the prevailing party shall be entitled to recover from the other all costs and expenses including without limitation the reasonable fees of its attorneys in such action or proceeding, including costs of appeal, if any, in such amount as the Court may adjudge reasonable.

Fiduciary Duty: Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed to either party to the other party. EEI makes no warranty, express or implied, as to its professional services rendered.

Headings: The headings used in this Agreement are inserted only as a matter of convenience only, and in no way define, limit, enlarge, modify, explain or define the text thereof nor affect the construction or interpretation of this Agreement.



**WASTEWATER TREATMENT FACILITY (WWTF)
SLUDGE MANAGEMENT PERMIT RENEWAL
Village of Hampshire, IL**

Attachment B – Scope of Services

0.0 Project Management and Administration

- Budget Tracking
- Management of Personnel and the Engineering Contract
- Coordination with the Village and Other Regulatory Agencies (IEPA)
- Project Updates to the Village

1.0 Sludge Management Permit Renewal Application

- Prepare and Coordinate Requests for Information (RFIs) with the Village and IEPA related to previous Sludge Management Permit Renewal Applications, existing WWTF design and operating data, sludge disposal data, acute toxicity testing results and influent and effluent sampling data as required
- Complete all necessary IEPA Sludge Management Permit Renewal Application Forms and Schedules and Prepare All Necessary Exhibits and Attachments, including:
 - WPC-PS-1
 - Schedules J, N, and G
 - Topographic Map
 - Exhibits if required depicting Existing WWTF Process Flow Schematic, Unit Process Summary and Site Plan
- Compile and submit Sludge Management Permit Renewal Application to the Village for review. Edit application based on Village feedback.

2.0 Sludge Management Permit Renewal IEPA Review and Response

- Review the IEPA submitted Draft Sludge Management Permit and summarize any new or changing permit conditions that may require the Village to change WWTF operations, modify or construct new WWTF facilities, or any other requirements.
- Submit findings of the Draft Sludge Management Permit Reviewing to the Village in an email summary, which generally outlines any potential changes and impacts to the Village. Discuss the findings with the Village and recommend a potential response to the Draft Sludge Management Permit.
- Provide a written response to the Draft Sludge Management permit based on aforementioned review.

EXCLUSIONS

- Excludes any sampling or testing
- Excludes meetings with the Village and any 3rd parties, such as IEPA or Environmental Groups
- Excludes design engineering or preparation of detailed opinions of construction cost estimates
- Excludes any Village Board Meeting attendance or presentations.

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.



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

CLIENT			PROJECT NUMBER		
Village of Hampshire			HA2517-V		
PROJECT TITLE			DATE		PREPARED BY
Sludge Management Permit Renewal			8/4/25		ZAS, CRW

TASK NO.	TASK DESCRIPTION	ROLE	P	SPM	PM	PE	SPT2	ST	ADMIN	HOURS	COST
		PERSON									
		RATE	\$241	\$234	\$210	\$168	\$175	\$140	\$72		
PROJECT FACILITATION											
1.1	Project Management and Administration		-	1	1	-	-	-	-	2	\$ 444
Project Facilitation Subtotal:			-	1	1	-	-	-	-	2	\$ 444

SLUDGE MANAGEMENT PERMIT RENEWAL APPLICATION											
2.1	Data Gathering and Organization		-	-	2	4	-	-	-	6	\$ 1,092
2.2	Review Documents		-	-	1	4	-	-	-	5	\$ 882
2.3	Prepare Sludge Management Permit Application		-	-	-	12	-	-	-	12	\$ 2,016
2.4	Compiling Sludge Management Permit Application and Submit to Village for Review		-	-	2	8	-	-	-	10	\$ 1,764
2.5	Review Sludge Management Permit Application with Village (Virtual/Conference Call)		-	-	1	2	-	-	-	3	\$ 546
2.6	Submit Sludge Management Permit Application to IEPA		-	-	-	2	-	-	-	2	\$ 336
Sludge Management Permit Renewal Application Subtotal:			-	-	6	32	-	-	-	38	\$ 6,636

SLUDGE MANAGEMENT PERMIT RENEWAL IEPA REVIEW AND RESPONSE											
3.1	Prepare Response to IEPA Sludge Management Permit Renewal Review		-	1	2	2	-	-	-	5	\$ 990
3.2	Discuss Response with Village (one Project Meeting - assumes virtual/by conference call)		-	-	1	1	-	-	-	2	\$ 378
3.3	Submit IEPA Response		-	-	1	2	-	-	-	3	\$ 546
3.4	Review Final Sludge Management Permit		-	-	1	1	-	-	-	2	\$ 378
Sludge Management Permit Review IEPA Review and Response Subtotal:			-	1	5	6	-	-	-	12	\$ 2,292

PROJECT TOTAL:			-	2	12	38	-	-	-	52	9,372
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EEI STAFF

P Principal
 SPM Senior Project Manager
 PM Project Manager
 SPE 2 Senior Project Engineer II
 PE Project Engineer
 SPT2 Senior Project Technician II
 ST Senior Technician
 ADMIN Administrative Assistant

LABOR SUMMARY	
EEI Labor Expenses =	\$ 9,372
TOTAL LABOR EXPENSES	\$ 9,372
TOTAL COSTS	\$ 9,372



ATTACHMENT D: ESTIMATED SCHEDULE

CLIENT								PROJECT NUMBER					
Village of Hampshire								HA2517-V					
PROJECT TITLE								DATE		PREPARED BY			
Sludge Management Permit Renewal								8/4/25		ZAS, CRW			
TASK NO.	TASK DESCRIPTION												
		2025							2026				
		MAY	JUNE	JULY	AUG	SEPT	NOV	DEC	JAN	FEB	MAR	APR	
DESIGN ENGINEERING													
1	Project Management and Administration												
2	Gather RFI Information and Prepare Application												
3	Application Finalization and Submittal to IEPA												
4	Sludge Management Renewal IEPA Review and Response												

52 Wheeler Road, Sugar Grove, IL 60554 Tel: 630.466.6700 Fax: 630.466.6701 www.eeiweb.com



Engineering Enterprises, Inc.

ATTACHMENT E - STANDARD SCHEDULE OF CHARGES ~ JANUARY 1, 2024

EMPLOYEE DESIGNATION	CLASSIFICATION	HOURLY RATE
Senior Principal	E-4	\$246.00
Principal	E-3	\$241.00
Senior Project Manager	E-2	\$234.00
Project Manager	E-1	\$210.00
Senior Project Engineer/Surveyor II	P-6	\$200.00
Senior Project Engineer/Surveyor I	P-5	\$186.00
Project Engineer/Surveyor	P-4	\$168.00
Senior Engineer/Surveyor	P-3	\$155.00
Engineer/Surveyor	P-2	\$140.00
Associate Engineer/Surveyor	P-1	\$127.00
Senior Project Technician II	T-6	\$175.00
Senior Project Technician I	T-5	\$164.00
Project Technician	T-4	\$153.00
Senior Technician	T-3	\$140.00
Technician	T-2	\$127.00
Associate Technician	T-1	\$111.00
GIS Technician II	G-2	\$125.00
GIS Technician I	G-1	\$114.00
Engineering/Land Surveying Intern	I-1	\$ 82.00
Executive Administrative Assistant	A-4	\$ 77.00
Administrative Assistant	A-3	\$ 72.00

VEHICLES. REPROGRAPHICS, DIRECT COSTS, DRONE AND EXPERT TESTIMONY

Vehicle for Construction Observation		\$ 20.00
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%	
Unmanned Aircraft System / Unmanned Aerial Vehicle / Drone		\$ 225.00
Expert Testimony		\$ 275.00

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

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

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 has a sludge management permit (the “Permit”) that is set to expire in 2025, therefore, it is necessary to take steps to renew the Permit with the Illinois Environmental Protection Agency; and

WHEREAS, the Village has requested Engineering Enterprises, Inc. to assist with the renewal of the Permit (the “Services”) in accordance with the terms of a professional services agreement (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

VILLAGE OF HAMPSHIRE

WHEREAS, the Village and Engineering Enterprises, Inc. have a satisfactory relationship for engineering services; and

WHEREAS, to the extent applicable, the Village may and does waive Sections 4, 5, and 6 of the Act as the cost of the Services is expected to be less than forty thousand dollars (\$40,000); 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 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/or receive all necessary funds to fulfill the requirements of the Agreement and this Resolution.

SECTION 3. The officers, agents, and/or 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.

VILLAGE OF HAMPSHIRE

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 _____, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2025.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

Exhibit A (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 A PROFESSIONAL SERVICES AGREEMENT WITH ENGINEERING ENTERPRISES, INC. FOR THE VILLAGE OF HAMPSHIRE, COUNTIES OF KANE AND MCHENRY, STATE OF ILLINOIS
(Sludge Management Permit Renewal Services)

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

Monthly Report

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on September 4, 2025
RE: Building Report - August 2025

Building Performance Metrics	<u>August</u>	<u>Monthly Avg.</u>	<u>CY25 TTD</u>
• Total permits issued	65	71	567
○ New single-family homes	17	20.38	163
○ Townhome/duplex units	6	3	24
• Avg. plan review time	5.46	4.80	n/a
• Inspections	939	882	7,056
• Permit fees collected	\$59,577	\$69,327	\$554,619
• Other Village fees collected	\$32,103	\$52,749	\$421,993
Code Enforcement Performance Metrics	<u>August</u>	<u>Monthly Avg.</u>	<u>CY25 TTD</u>
• No. of complaints	0	0.75	6
• No. of new cases	0	0.75	6
• No. of active cases	1	n/a	n/a

New Single-Family Detached Home

Permits Issued

■ CY24 ■ CY25

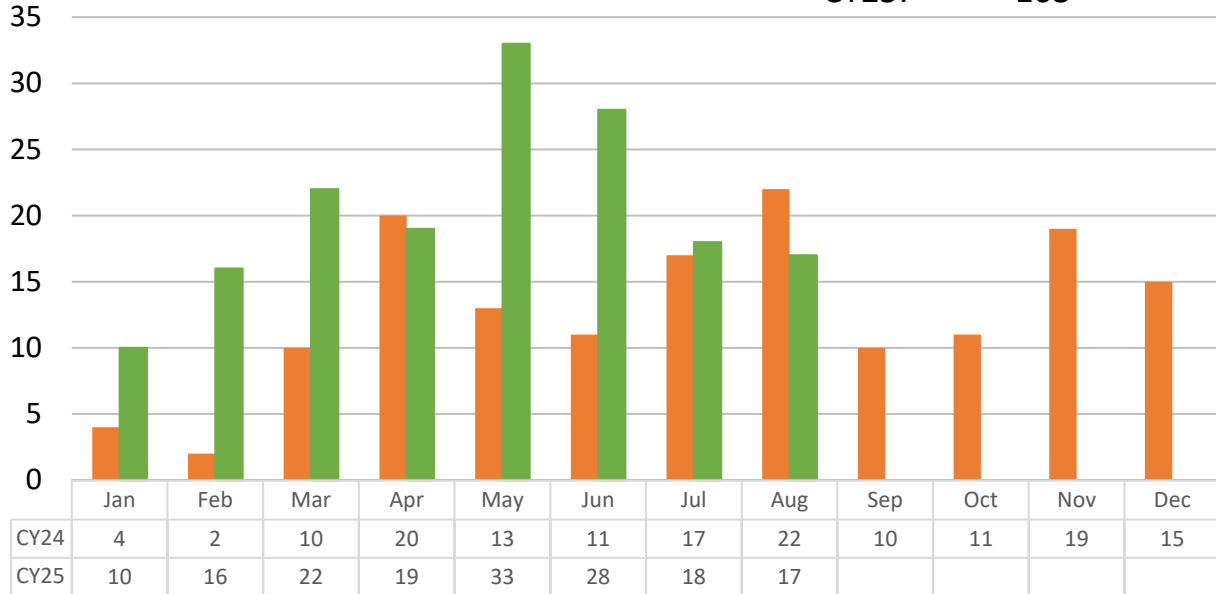
CY24:

CY TTD

CY25:

154

163



New Duplex/Townhome Units

Permits Issued

■ CY24 ■ CY25

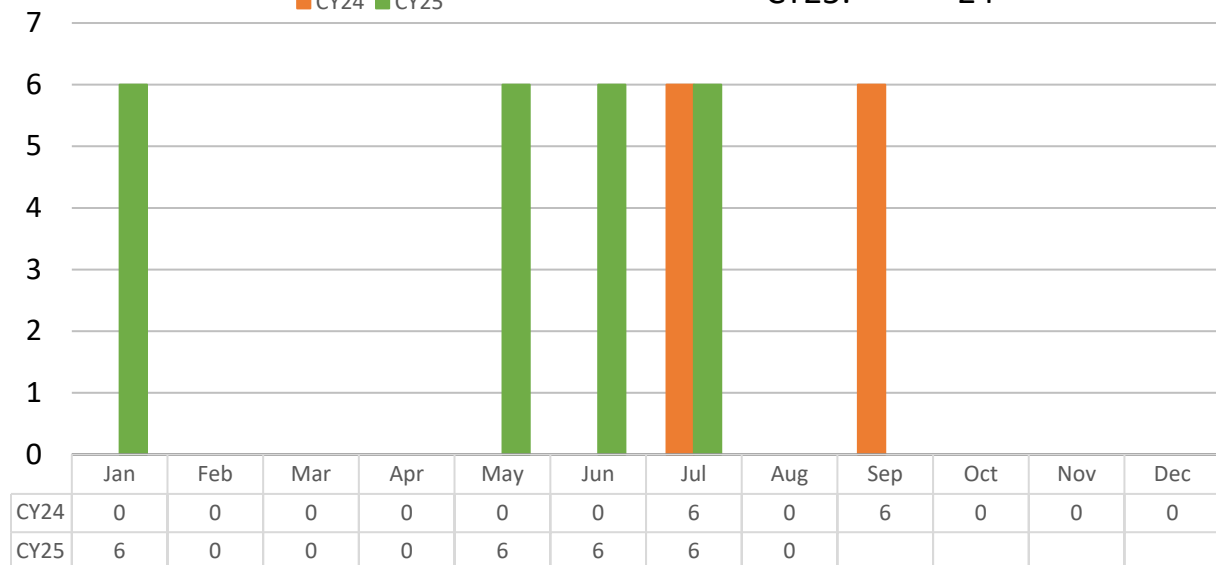
CY24:

CY TTD

CY25:

12

24





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: August 27, 2025

Re: Monthly Engineering Report

EEI Job #: HA2500-V

All:

Please find below a brief status report of current Village and development projects.

Village Projects

- Safe Routes to School
 - ✓ Preliminary Design Report (PDR) – Approved
 - ✓ Phase II Engineering Design – Approved
 - ✓ Phase III Engineering Agreement and Local Agency Funding Agreement submitted to IDOT
 - ✓ Scheduled for September Letting
- Park and Rinn Storm Sewer Improvements
 - ✓ Waiting on Final Grant Documentation
 - ✓ Then Move into Design
- N. State Street
 - ✓ Construction Underway and Ongoing
- Lead Service Line Removal
 - ✓ Working on Planning and Estimates with Public Works
- IEPA Sludge Management Permit Renewal
 - ✓ Working on Submittals and Application for Permit Renewal
- Well No. 13 Rehabilitation
 - ✓ Working on Project Manual for Bidding

Development Projects

- Prairie Ridge K & L, M, and R
 - ✓ Home Construction Ongoing in K & L and M
 - ✓ Neighborhood R in One Year Maintenance Period
- Prairie Ridge – North of Kelley Road
 - ✓ Home Construction Ongoing
 - ✓ Construction for Prairie Ridge North Lift Station Nearing Completion
 - ✓ Plats for Neighborhoods U, V & J2 Approved in February
 - J2 Underground Infrastructure Construction Completed
 - ✓ Neighborhoods G, H, & I Engineering Approved
 - Mass Grading Completed and Underground Infrastructure Construction Underway for Neighborhoods G and H
 - ✓ Neighborhoods W and X Engineering and Plats Reviewed
- Tamms Farm
 - ✓ Punchlist Inspections Ongoing
 - ✓ Anticipate Request for Acceptance of Public Improvements in 2025
- ~~Stanley North~~ — ~~TRZ Self Storage~~ American General Storage Development
 - ✓ Easement Documents – Waiting for Resubmittal
- Hampshire 90 Logistics Park
 - ✓ Route 20 Improvements Accepted by IDOT
 - ✓ Restoration and Basin Plantings in 2025
- Hampshire Grove (Old Dominion)
 - ✓ Improvements in One Year Maintenance Period
- Tinajero Property
 - ✓ Construction Nearing Completion
- Oakstead
 - ✓ Engineering and Plats Approved for Neighborhoods A thru G
 - ✓ Neighborhood A Mass Grading Underway
 - ✓ PRV Station Design – Wrapping Up
- Minerallac
 - ✓ Parking Lot Expansion

If you have any questions, please contact me at tpaulson@eeiweb.com or (630) 466-6727.

Pc: Jay Hedges, Village Manager

Village of Hampshire
Budget Versus Actual Report Overview
Three Months Ended July 31, 2025

General Fund						% of Budget
3 MONTHS ENDED					2025-2026	
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	
Revenue	3,038,701	3,249,276	210,575	7%	10,631,197	31%
Expenditures/Expense	2,650,874	1,981,335	(669,539)	-25%	10,603,486	19%
YTD Surplus/(Deficit)	387,827	1,267,941	880,114		27,711	
Special Revenue Funds						
Revenue	368,484	453,881	85,397	23%	966,361	47%
Expenditures/Expense	175,602	78,987	(96,615)	-55%	702,409	11%
YTD Surplus/(Deficit)	192,882	374,894	182,012		263,952	
Capital Project Funds						
Revenue	5,186,161	1,516,246	(3,669,915)	-71%	20,744,640	7%
Expenditures/Expense	4,769,967	1,254,563	(3,515,404)	-74%	19,079,862	7%
YTD Surplus/(Deficit)	416,194	261,683	(154,511)		1,664,778	
Enterprise Funds						
Revenue	1,458,811	1,308,480	(150,331)	-10%	5,835,241	22%
Expenditures/Expense	1,366,535	681,597	(684,938)	-50%	5,466,136	12%
YTD Surplus/(Deficit)	92,276	626,883	534,607		369,105	
Total Village						
Revenue	10,052,157	6,527,883	(3,524,274)	-35%	38,177,439	17%
Expenditures/Expense	8,962,978	3,996,482	(4,966,496)	-55%	35,851,893	11%
YTD Surplus/(Deficit)	1,089,179	2,531,401	1,442,222		2,325,546	



Agency Funds						
3 MONTHS ENDED					2025-2026	
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	
Revenue	615,243	638,280	23,037	4%	1,262,986	51%
Expenditures/Expense	314,301	16,000	(298,301)	-95%	1,257,200	1%
YTD Surplus/(Deficit)	300,942	622,280	321,338		5,786	
Pension Trust Fund						
3 MONTHS ENDED					2025-2026	
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	
Revenue	303,169	466,884	163,715	54%	1,212,675	39%
Expenditures/Expense	138,659	49,764	(88,895)	-64%	554,636	9%
YTD Surplus/(Deficit)	164,510	417,120	252,610		658,039	

Village of Hampshire
Budget Versus Actual Report - General Fund Summary
Three Months Ended July 31, 2025

	General Fund Revenues (01)				
	3 MONTHS ENDED				2025-2026
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
GENERAL FUND REVENUE					
Property Tax	761,800	828,105	66,305	9%	1,523,600
Intergovernmental	1,162,518	1,237,478	74,960	6%	4,650,072
Service Fees	27,450	26,950	(500)	-2%	109,800
Investment Income	31,692	34,384	2,692	8%	126,770
Reimbursable	65,639	138,253	72,614	111%	262,554
Licenses, Fines, Permits, Fees	190,609	348,907	158,298	83%	762,436
Grant Income	285,083	10,000	(275,083)	-96%	1,140,332
Other Income	91,725	87,255	(4,470)	-5%	366,900
Debt Issuance	146,043	-	(146,043)	-100%	584,170
Transfers In	62,500	-	(62,500)	-100%	250,000
TOTAL GENERAL FUND REVENUE	2,825,059	2,711,332	(113,727)	-4%	9,776,634

	General Fund Expenses (01)				
	3 MONTHS ENDED				2025-2026
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
GENERAL FUND EXPENSE					
ADMINISTRATION					
Personal Services	206,980	199,198	(7,782)	-4%	827,920
Contractual Services	196,753	251,563	54,810	28%	787,010
Commodities	9,056	4,263	(4,793)	-53%	36,225
Other Expenses	24,897	79	(24,818)	-100%	99,589
Capital Outlay	9,819	36,055	26,236	267%	39,275
Transfers	-	-	-	0%	-
TOTAL ADMINISTRATION	447,505	491,158	43,653	10%	1,790,019

POLICE					
Personal Services	729,461	586,598	(142,863)	-20%	2,917,841
Contractual Services	131,407	57,054	(74,353)	-57%	525,629
Commodities	44,445	18,663	(25,782)	-58%	177,780
Capital Outlay	72,152	46,159	(25,993)	-36%	288,609
TOTAL POLICE	977,465	708,474	(268,991)	-28%	3,909,859

STREET DEPARTMENT					
Personal Services	194,290	181,039	(13,251)	-7%	777,159
Contractual Services	116,695	86,511	(30,184)	-26%	466,780
Commodities	22,066	14,379	(7,687)	-35%	88,265
Other Expenses	29,721	2,198	(27,523)	-93%	118,882
Capital Outlay	376,339	31,266	(345,073)	-92%	1,505,356
Transfers	265,700	-	(265,700)	-100%	1,062,800
TOTAL STREET DEPARTMENT	1,004,811	315,393	(689,418)	-69%	4,019,242

PLANNING AND ZONING DEPARTMENT					
Personal Services	646	-	(646)	-100%	2,584
Contractual Services	275	-	(275)	-100%	1,100
TOTAL PLANNING AND ZONING DEPT.	921	-	(921)	-100%	3,684

POLICE COMMISSION					
Personal Services	242	969	727	300%	969
Contractual Services	675	-	(675)	-100%	2,700
Other Expenses	-	-	-	0%	-
Commodities	13	-	(13)	-100%	50
TOTAL POLICE COMMISSION	930	969	39	4%	3,719

PROMOTIONS COMMITTEE					
Contractual Services	4,075	4,480	405	10%	16,300
Commodities	1,525	1,000	(525)	-34%	6,100
TOTAL PROMOTIONS COMMITTEE	5,600	5,480	(120)	-2%	22,400

SUB TOTAL GENERAL FUND EXPENSE	2,437,232	1,521,474	(915,758)	-38%	9,748,923
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SUB TOTAL YEAR-TO-DATE SURPLUS/(DEFICIT)	387,827	1,189,858	802,031	207%	27,711
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GENERAL FUND SUBFUNDS	-	78,083	78,083	100%	-
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TOTAL YEAR-TO-DATE SURPLUS/(DEFICIT)	387,827	1,267,941	880,114	227%	27,711
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Village of Hampshire
Budget Versus Actual Report - General Fund Subfunds
Three Months Ended July 31, 2025

	School Impact Fees (60)					Library Impact Fees (61)				
	3 MONTHS ENDED		2025-2026			3 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Investment Income	63	92	29	46%	250	150	175	25	17%	600
Licenses, Fines, Permits, Fees	143,527	360,378	216,851	151%	574,111	10,999	25,301	14,302	130%	43,996
TOTAL REVENUE	143,590	360,470	216,880	151%	574,361	11,149	25,476	14,327	129%	44,596
EXPENSE										
Other Expenses	143,590	338,709	195,119	136%	574,361	11,149	10,470	(679)	-6%	44,596
TOTAL EXPENSE	143,590	338,709	195,119	136%	574,361	11,149	10,470	(679)	-6%	44,596
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	21,761	21,761	100%	-	-	15,006	15,006	100%	-

	Parks Impact Fees (62)					Fire Impact Fees (63)				
	3 MONTHS ENDED		2025-2026			3 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Investment Income	7	12	5	71%	25	25	32	7	28%	100
Licenses, Fines, Permits, Fees	12,830	36,272	23,442	183%	51,321	39,621	99,600	59,979	151%	158,482
TOTAL REVENUE	12,837	36,284	23,447	183%	51,346	39,646	99,632	59,986	151%	158,582
EXPENSE										
Other Expenses	12,837	30,792	17,955	140%	51,346	39,646	69,188	29,542	75%	158,582
TOTAL EXPENSE	12,837	30,792	17,955	140%	51,346	39,646	69,188	29,542	75%	158,582
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	5,492	5,492	100%	-	-	30,444	30,444	100%	-

	Cemetery Impact Fees (66)					Township Impact Fees (67)				
	3 MONTHS ENDED		2025-2026			3 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Investment Income	9	3	(6)	-67%	35	1	2	1	100%	3
Licenses, Fines, Permits, Fees	1,875	4,780	2,905	155%	7,500	4,535	11,297	6,762	149%	18,140
TOTAL REVENUE	1,884	4,783	2,899	154%	7,535	4,536	11,299	6,763	149%	18,143
EXPENSE										
Other Expenses	1,884	-	(1,884)	-100%	7,535	4,536	10,702	6,166	136%	18,143
TOTAL EXPENSE	1,884	-	(1,884)	-100%	7,535	4,536	10,702	6,166	136%	18,143
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	4,783	4,783	100%	-	-	597	597	100%	-

	Total General Fund Subfunds				
	3 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE					
Investment Income	255	316	61	24%	1,013
Licenses, Fines, Permits, Fees	213,387	537,628	324,241	152%	853,550
TOTAL REVENUE	213,642	537,944	324,302	152%	854,563
EXPENSE					
Other Expenses	213,642	459,861	246,219	115%	854,563
TOTAL EXPENSE	213,642	459,861	246,219	115%	854,563
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	78,083	78,083	100%	-

Village of Hampshire
Budget Versus Actual Report - Special Revenue Fund Summary
Three Months Ended July 31, 2025

	Tax Increment Financing (05)					Hotel/Motel Tax (07)				
	3 MONTHS ENDED		2025-2026			3 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	160,376	181,274	20,898	13%	320,753	-	-	-	0%	-
Intergovernmental	-	-	-	0%	-	-	-	-	0%	-
Investment Income	300	249	(51)	-17%	1,200	1	23	22	2200%	5
Licenses, Fines, Permits, Fees	-	-	-	0%	-	5,400	-	(5,400)	-100%	21,600
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	160,676	181,523	20,847	13%	321,953	5,401	23	(5,378)	-100%	21,605
EXPENSE										
Contractual Services	625	162	(463)	-74%	2,500	4,750	19,000	14,250	300%	19,000
Commodities	-	-	-	0%	-	-	-	-	0%	-
Other Expenses	47,601	13,502	(34,099)	-72%	190,404	1,500	6,000	4,500	300%	6,000
Transfers	25,000	-	(25,000)	-100%	100,000	-	-	-	0%	-
TOTAL EXPENSE	73,226	13,664	(59,562)	-81%	292,904	6,250	25,000	18,750	300%	25,000
YEAR-TO-DATE SURPLUS/(DEFICIT)	87,450	167,859	80,409	92%	29,049	(849)	(24,977)	(24,128)	2842%	(3,395)

	Road and Bridge (10)					Motor Fuel Tax (15)				
	3 MONTHS ENDED		2025-2026			3 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	66,331	72,225	5,894	9%	132,663	-	-	-	0%	-
Intergovernmental	435	-	(435)	-100%	1,740	95,910	84,112	(11,798)	-12%	383,640
Investment Income	24	61	37	154%	96	12,500	20,650	8,150	65%	50,000
Licenses, Fines, Permits, Fees	-	-	-	0%	-	-	-	-	0%	-
Grant Income	-	-	-	0%	-	-	65,806	65,806	100%	-
TOTAL REVENUE	66,790	72,286	5,496	8%	134,499	108,410	170,568	62,158	57%	433,640
EXPENSE										
Contractual Services	32,500	-	(32,500)	-100%	130,000	-	-	-	0%	-
Commodities	-	-	-	0%	-	50,000	32,229	(17,771)	-36%	200,000
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
TOTAL EXPENSE	32,500	-	(32,500)	-100%	130,000	50,000	32,229	(17,771)	-36%	200,000
YEAR-TO-DATE SURPLUS/(DEFICIT)	34,290	72,286	37,996	111%	4,499	58,410	138,339	79,929	137%	233,640

	SSA #2-26 (52)					Total Special Revenue Funds				
	3 MONTHS ENDED		2025-2026			3 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	27,082	29,261	2,179	8%	54,164	253,789	282,760	28,971	11%	507,580
Intergovernmental	-	-	-	0%	-	96,345	84,112	(12,233)	-13%	385,380
Investment Income	125	220	95	76%	500	12,950	21,203	8,253	64%	51,801
Licenses, Fines, Permits, Fees	-	-	-	0%	-	5,400	-	(5,400)	-100%	21,600
Grant Income	-	-	-	0%	-	-	65,806	65,806	100%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	27,207	29,481	2,274	8%	54,664	368,484	453,881	85,397	23%	966,361
EXPENSE										
Personal Services	5,828	6,777	949	16%	23,311	5,828	6,777	949	16%	23,311
Contractual Services	-	-	-	0%	-	37,875	19,162	(18,713)	-49%	151,500
Commodities	-	-	-	0%	-	50,000	32,229	(17,771)	-36%	200,000
Other Expenses	7,798	1,317	(6,481)	-83%	31,194	56,899	20,819	(36,080)	-63%	227,598
Transfers	-	-	-	0%	-	25,000	-	(25,000)	-100%	100,000
TOTAL EXPENSE	13,626	8,094	(5,532)	-41%	54,505	175,602	78,987	(96,615)	-55%	702,409
YEAR-TO-DATE SURPLUS/(DEFICIT)	13,581	21,387	7,806	57%	159	192,882	374,894	182,012	94%	263,952

Village of Hampshire
Budget Versus Actual Report - Capital Project Fund Summary
Three Months Ended July 31, 2025

	Equipment Replacement (03)					Capital Improvement (04)				
	3 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET	3 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	13	26	13	100%	50	35	76	41	117%	140
Licenses, Fines, Permits, Fees	-	-	-	0%	-	-	-	-	0%	-
Grant Income	-	-	-	0%	-	-	-	-	0%	-
Debt Issuance	-	-	-	0%	-	4,785,000	1,244,331	(3,540,669)	-74%	19,140,000
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	265,500	-	(265,500)	-100%	1,062,000
TOTAL REVENUE	13	26	13	100%	50	5,050,535	1,244,407	(3,806,128)	-75%	20,202,140
EXPENSE										
Contractual Services	-	-	-	0%	-	37,500	873	(36,627)	-98%	150,000
Other Expenses	-	-	-	0%	-	1,277,750	-	(1,277,750)	-100%	5,111,000
Capital Outlay	-	-	-	0%	-	3,335,596	1,253,690	(2,081,906)	-62%	13,342,384
Transfer to General Fund	-	-	-	0%	-	-	-	-	0%	-
TOTAL EXPENSE	-	-	-	0%	-	4,650,846	1,254,563	(3,396,283)	-73%	18,603,384
YEAR-TO-DATE SURPLUS/(DEFICIT)	13	26	13	100%	50	399,689	(10,156)	(409,845)	-103%	1,598,756
	Public Use Fees (06)					Capital Projects/Debt Service (33)				
	3 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET	3 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	1,250	1,877	627	50%	5,000	225	610	385	171%	900
Licenses, Fines, Permits, Fees	61,350	110,265	48,915	80%	245,400	-	-	-	0%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	62,600	112,142	49,542	79%	250,400	225	610	385	171%	900
EXPENSE										
Contractual Services	-	-	-	0%	-	-	-	-	0%	-
Other Expenses	-	-	-	0%	-	7,704	-	(7,704)	-100%	30,814
Capital Outlay	-	-	-	0%	-	-	-	-	0%	-
Transfers Out	10,000	-	(10,000)	-100%	40,000	-	-	-	0%	-
TOTAL EXPENSE	10,000	-	(10,000)	-100%	40,000	7,704	-	(7,704)	-100%	30,814
YEAR-TO-DATE SURPLUS/(DEFICIT)	52,600	112,142	59,542	113%	210,400	(7,479)	610	8,089	-108%	(29,914)
	Transportation Impact Fees (64)					Early Warning (65)				
	3 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET	3 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	-	-	-	0%	-	-	-	-	0%	-
Licenses, Fines, Permits, Fees	61,350	155,420	94,070	153%	245,400	1,438	3,641	2,203	153%	5,750
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	10,000	-	(10,000)	-100%	40,000
TOTAL REVENUE	61,350	155,420	94,070	153%	245,400	11,438	3,641	(7,797)	-68%	45,750
EXPENSE										
Contractual Services	12,483	-	(12,483)	-100%	49,930	-	-	-	0%	-
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
Capital Outlay	65,027	-	(65,027)	-100%	260,110	8,679	-	(8,679)	-100%	34,714
Transfer to General	-	-	-	0%	-	-	-	-	0%	-
TOTAL EXPENSE	77,510	-	(77,510)	-100%	310,040	8,679	-	(8,679)	-100%	34,714
YEAR-TO-DATE SURPLUS/(DEFICIT)	(16,160)	155,420	171,580	-1062%	(64,640)	2,759	3,641	882	32%	11,036
	Capital Improvement (70)					Total Capital Project Funds				
	3 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET	3 MONTHS ENDED		DELTA \$	DELTA %	2025-2026 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	-	-	-	0%	-	1,523	2,589	1,066	70%	6,090
Licenses, Fines, Permits, Fees	-	-	-	0%	-	124,138	269,326	145,188	117%	496,550
Grant Income	-	-	-	0%	-	-	-	-	0%	-
Debt Issuance	-	-	-	0%	-	4,785,000	1,244,331	(3,540,669)	-74%	19,140,000
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	275,500	-	(275,500)	-100%	1,102,000
TOTAL REVENUE	-	-	-	0%	-	5,186,161	1,516,246	(3,669,915)	-71%	20,744,640
EXPENSE										
Contractual Services	-	-	-	0%	-	49,983	873	(49,110)	-98%	199,930
Other Expenses	-	-	-	0%	-	1,285,454	-	(1,285,454)	-100%	5,141,814
Capital Outlay	15,228	-	(15,228)	-100%	60,910	3,424,530	1,253,690	(2,170,840)	-63%	13,698,118
Transfers	-	-	-	0%	-	10,000	-	(10,000)	-100%	40,000
TOTAL EXPENSE	15,228	-	(15,228)	-100%	60,910	4,769,967	1,254,563	(3,515,404)	-74%	19,079,862
YEAR-TO-DATE SURPLUS/(DEFICIT)	(15,228)	-	15,228	-100%	(60,910)	416,194	261,683	(154,511)	-37%	1,664,778

Village of Hampshire
Budget Versus Actual Report - Enterprise Fund Summary
Three Months Ended July 31, 2025

	ARRA Loan Debt Serv Fund (28)					Garbage (29)				
	3 MONTHS ENDED			2025-2026		3 MONTHS ENDED			2025-2026	
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Service Fees	253,425	251,229	(2,196)	-1%	1,013,700	220,784	193,338	(27,446)	-12%	883,137
Investment Income	-	-	-	0%	-	-	-	-	0%	-
Licenses, Fines, Permits, Fees	1,901	2,523	622	33%	7,603	2,098	2,101	3	0%	8,390
Other Income	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	255,326	253,752	(1,574)	-1%	1,021,303	222,882	195,439	(27,443)	-12%	891,527
EXPENSE										
Personal Services	-	-	-	0%	-	-	-	-	0%	-
Contractual Services	-	-	-	0%	-	213,769	204,827	(8,942)	-4%	855,076
Commodities	-	-	-	0%	-	-	-	-	0%	-
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
Capital Outlay	-	-	-	0%	-	-	-	-	0%	-
Transfers	170,000	-	(170,000)	-100%	680,000	2,950	2,950	-	0%	11,800
TOTAL EXPENSE	170,000	-	(170,000)	-100%	680,000	216,719	207,777	(8,942)	-4%	866,876
YEAR-TO-DATE SURPLUS/(DEFICIT)	85,326	253,752	168,426	197%	341,303	6,163	(12,338)	(18,501)	-300%	24,651
	Water (30)					Sewer (31)				
	3 MONTHS ENDED			2025-2026		3 MONTHS ENDED			2025-2026	
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Service Fees	373,997	365,002	(8,995)	-2%	1,495,986	401,912	426,585	24,673	6%	1,607,647
Investment Income	-	-	-	0%	-	-	-	-	0%	-
Licenses, Fines, Permits, Fees	29,910	52,561	22,651	76%	119,640	4,484	3,295	(1,189)	-27%	17,938
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	150,000	-	(150,000)	-100%	600,000	20,000	-	(20,000)	-100%	80,000
TOTAL REVENUE	553,907	417,563	(136,344)	-25%	2,215,626	426,396	429,880	3,484	1%	1,705,585
EXPENSE										
Personal Services	85,578	76,824	(8,754)	-10%	342,310	85,578	77,491	(8,087)	-9%	342,310
Contractual Services	292,269	90,934	(201,335)	-69%	1,169,075	229,944	99,727	(130,217)	-57%	919,774
Commodities	42,220	27,618	(14,602)	-35%	168,881	27,162	27,689	527	2%	108,650
Other Expenses	26,250	-	(26,250)	-100%	105,000	47,375	17,500	(29,875)	-63%	189,500
Capital Outlay	95,225	32,037	(63,188)	-66%	380,900	24,215	-	(24,215)	-100%	96,860
Transfers	12,000	12,000	-	0%	48,000	12,000	12,000	-	0%	48,000
TOTAL EXPENSE	553,542	239,413	(314,129)	-57%	2,214,166	426,274	234,407	(191,867)	-45%	1,705,094
YEAR-TO-DATE SURPLUS/(DEFICIT)	365	178,150	177,785	48708%	1,460	122	195,473	195,351	160124%	491
	Water Construction (34)					Sewer Construction (40)				
	3 MONTHS ENDED			2025-2026		3 MONTHS ENDED			2025-2026	
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Service Fees	-	-	-	0%	-	-	-	-	0%	-
Investment Income	300	381	81	27%	1,200	-	-	-	0%	-
Licenses, Fines, Permits, Fees	-	5,200	5,200	100%	-	-	6,265	6,265	100%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	300	5,581	5,281	1760%	1,200	-	6,265	6,265	100%	-
EXPENSE										
Personal Services	-	-	-	0%	-	-	-	-	0%	-
Contractual Services	-	-	-	0%	-	-	-	-	0%	-
Commodities	-	-	-	0%	-	-	-	-	0%	-
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
Capital Outlay	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL EXPENSE	-	-	-	0%	-	-	-	-	0%	-
YEAR-TO-DATE SURPLUS/(DEFICIT)	300	5,581	5,281	1760%	1,200	-	6,265	6,265	100%	-
	Total Enterprise Funds									
	3 MONTHS ENDED			2025-2026						
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Service Fees	1,250,118	1,236,154	(13,964)	-1%	5,000,470					
Investment Income	300	381	81	27%	1,200					
Licenses, Fines, Permits, Fees	38,393	71,945	33,552	87%	153,571					
Other Income	-	-	-	0%	-					
Transfers	170,000	-	(170,000)	-100%	680,000					
TOTAL REVENUE	1,458,811	1,308,480	(150,331)	-10%	5,835,241					
EXPENSE										
Personal Services	171,156	154,315	(16,841)	-10%	684,620					
Contractual Services	735,982	395,488	(340,494)	-46%	2,943,925					
Commodities	69,382	55,307	(14,075)	-20%	277,531					
Other Expenses	73,625	17,500	(56,125)	-76%	294,500					
Capital Outlay	119,440	32,037	(87,403)	-73%	477,760					
Transfers	196,950	26,950	(170,000)	-86%	787,800					
TOTAL EXPENSE	1,366,535	681,597	(684,938)	-50%	5,466,136					
YEAR-TO-DATE SURPLUS/(DEFICIT)	92,276	626,883	534,607	579%	369,105					

Village of Hampshire
Budget Versus Actual Report - Agency Fund Summary
Three Months Ended July 31, 2025

	SSA#14 B&I (43)					SSA#13 B&I (45)				
	3 MONTHS ENDED		2025-2026			3 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	416,393	430,448	14,055	3%	832,786	182,600	189,597	6,997	4%	365,200
Investment Income	7,500	11,885	4,385	58%	30,000	8,750	6,350	(2,400)	-27%	35,000
Licenses, Fines, Permits, Fees	-	-	-	0%	-	-	-	-	0%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	423,893	442,333	18,440	4%	862,786	191,350	195,947	4,597	2%	400,200
EXPENSE										
Other Expenses	214,570	7,000	(207,570)	-97%	858,278	99,731	9,000	(90,731)	-91%	398,922
TOTAL EXPENSE	214,570	7,000	(207,570)	-97%	858,278	99,731	9,000	(90,731)	-91%	398,922
YEAR-TO-DATE SURPLUS/(DEFICIT)	209,323	435,333	226,010	108%	4,508	91,619	186,947	95,328	104%	1,278

	Total Agency Funds				
	3 MONTHS ENDED		2025-2026		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE					
Property Tax	598,993	620,045	21,052	4%	1,197,986
Investment Income	16,250	18,235	1,985	12%	65,000
Licenses, Fines, Permits, Fees	-	-	-	0%	-
TOTAL REVENUE	615,243	638,280	23,037	4%	1,262,986
EXPENSE					
Other Expenses	314,301	16,000	(298,301)	-95%	1,257,200
TOTAL EXPENSE	314,301	16,000	(298,301)	-95%	1,257,200
YEAR-TO-DATE SURPLUS/(DEFICIT)	300,942	622,280	321,338	107%	5,786

Village of Hampshire
 Budget Versus Actual Report - Pension Trust Summary
 Three Months Ended July 31, 2025

	Pension Trust Fund Revenues (90)				
	3 MONTHS ENDED				2025-2026
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE					
Investment Income	125,000	7,515	(117,485)	-94%	500,000
Realized and Unrealized Gain/(Loss)	-	404,317	404,317	100%	-
Less: Investment Fees	-	(2,276)	(2,276)	-100%	-
Member Contributions	34,419	32,328	(2,091)	-6%	137,675
Employer Contributions	143,750	25,000	(118,750)	-83%	575,000
Creditable Service Transfer In	-	-	-	0%	-
Miscellaneous Income	-	-	-	0%	-
TOTAL REVENUE	303,169	466,884	163,715	54%	1,212,675

	Pension Trust Fund Expenses (90)				
	3 MONTHS ENDED				2025-2026
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
EXPENSE					
Pension Payments	50,261	49,764	(497)	-1%	201,045
Refund of Contributions	75,148	-	(75,148)	-100%	300,591
Transfer to Other Pension Funds	-	-	-	0%	-
Contractual Services	12,875	-	(12,875)	-100%	51,500
Other Expenses	375	-	(375)	-100%	1,500
TOTAL EXPENSE	138,659	49,764	(88,895)	-64%	554,636
YEAR-TO-DATE SURPLUS/(DEFICIT)	164,510	417,120	252,610	154%	658,039