



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, September 11, 2023 - 7:00 PM  
Hampshire Village Hall  
234 S. State Street, Hampshire, IL 60140

## AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. A Motion to Table the Meeting Minutes from August 14, 2023
5. New Business
  - a. A Motion to recommend approval of Final Development Plans for Neighborhoods A-G in the Oakstead Planned Residential Development
  - b. A Public Hearing for and consideration of a Text Amendment to the zoning regulations governing the keeping of chickens in residential areas
  - c. A Motion to Recommend a Text Amendment to the zoning regulations governing the keeping of chickens in residential areas
  - d. A Motion to authorize the Chair to report the actions of the Commission, with appropriate findings of fact and recommendation(s), to the Village Board of Trustees
6. Public Comments
7. Announcements
8. Adjournment

**Public Comments:** The Commission will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Chair 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 Commission 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 required 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  
234 S. State Street, Hampshire IL 60140  
Phone: 847-683-2181      www.hampshireil.org

## Agenda Supplement

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**TO: Chairman Mroch; Planning and Zoning Commission**  
**FROM: Josh Wray, Assistant to the Village Manager**  
**FOR: Planning & Zoning Commission Meeting, September 11, 2023**  
**RE: Final Plans for Neighborhoods A-G in Oakstead**

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**Background:** Crown Community Development has submitted for final plan review and approval for the first group of neighborhoods to be developed in Oakstead, neighborhoods A-G, which generally surround Big Timber Elementary.

**Analysis:** In conformance with the preliminary development plans, these neighborhoods will include 263 residential units as follows:

- A - 48 single-family, 70' wide lots
- B - 30 single-family, 60' wide lots
- C - 35 single-family, 60' wide lots
- D - 34 single-family, 60' wide lots
- E - 20 single-family, 70' wide lots
- F - 21 single-family, 70' wide lots and 25 single-family, 60' wide lots
- G - 25 duplex lots (50 units)

These neighborhoods will be partly serviced by a new water main Crown will construct off-site as shown in the attached plat of easement grant, which will ensure appropriate pressure for normal usage and fire flows.

The final plats attached and the associated [engineering plans \(linked here\)](#) have been reviewed by EEI, and they are in substantial compliance with the Village's requirements.

There are several outstanding comments on the most recent engineering review letter that Crown will resolve before development begins, so staff's recommendation includes a condition of such.

**Recommendation:** Staff recommends the Commission vote to recommend approval of the final development plans for Oakstead neighborhoods A-G conditional upon final engineering approval.



September 7, 2023

Michael May, P.E. (via email)  
CEMCON, Ltd.  
2280 White Oak Circle, Suite 100  
Aurora, IL 60502-9675

**Re: *Oakstead Neighborhood A-G  
Final Engineering Review – 2<sup>nd</sup> Submittal  
Village of Hampshire***

Mr. May:

We are in receipt of the following items for the above referenced project:

- Final Site Development Plans (42 Sheets) revised August 22, 2023, prepared by CEMCON.
- Storm sewer Calculations and Catchment Exhibit
- Offsite Water Main Plans
- Wetland Report and Drain Tile Survey
- Engineer's Probable Cost of Construction
- Subdivisions Plat A-G and Offsite Easement

Our review of these plans is to generally determine their compliance with local ordinances and whether the improvements will conform to existing local systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering and land surveying practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. As such, we offer the following comments:

## **General**

1. The Engineer's Opinion of Probable Construction Cost is generally acceptable and in compliance with the village ordinance. However, the EOPC should be revised as necessary as the engineering plans are completed.
2. The following permits are required prior to construction. The Village should be copied on all correspondence.
  - a. IEPA NPDES General Construction Permit
  - b. IEPA Water and Sanitary Sewer Construction permits
  - c. IDOT permit for access to Route 20
3. A landscaping plan was recently submitted and will be reviewed by the Village's landscaping consultant. Comments will be forwarded when available.

4. A Pressure Reducing Valve (PRV) is required for this development and is noted on the plans. Coordination for design and construction of the PRV needs to be coordinated with the Village and EEI.

### **Stormwater Report**

5. The Stormwater Report is being provided to the Kane County Department of Environmental and Water Resources as required by the ordinance, as they are the downstream receiving community. Comments will be forwarded when available.
6. There is floodplain shown on Lot 227 which will need to be modified to insure there is no designated floodplain on the lot prior to recording the plat. Cemcon has indicated that a Letter of Map Revision is being prepared. This should be provided to the Village when available.
7. The Wetland Report has been received. A permitting submittal will need to be provided for any proposed impacts before construction.

### **Final Engineering Plans**

#### **Engineering Plan Sheets**

8. Sheet 4 Pavement Design and Details:
  - a. The sign hardware detail is rotated incorrectly, it is backwards, and needs to be moved to an open location on the sheet to prevent overlap.
9. Sheet 9 Drainage and Grading Plan:
  - b. Swale section B-B does not match the grading plan at the same location.
10. Sheet 11 Drainage and Grading Plan:
  - a. Flared end section note near section F-F is missing a number.
11. Sheet 12 Drainage and Grading Plan:
  - a. Swale section N-N does not match the grading plan at the same location.
  - b. Swale section O-O does not match the grading plan at the same location.
12. Sheet 14 Drainage and Grading Plan:
  - a. The 10-foot VUE needs to be larger to accommodate the 54" storm sewer in lots 208-204.
13. Sheet 15 Drainage and Grading Plan:
  - a. The current location of proposed 36" storm sewer in 10-foot VUE may encroach onto lots 122-123. A larger easement needs to be provided.

14. Sheet 17 Drainage and Grading Plan:

- a. The current location of proposed 36" storm sewer in 10-foot VUE encroaches onto lot 167.
- b. The 10-foot VUE needs to be larger to accommodate location of 15" sewer in lots 163-164

15. Sheet 25 Plan & Profile Sheet:

- a. The proposed 16x16x8 tee at +/- STA 67+89 is not applicable for this location. Straight run of pipe is 16" to an 8". Need to use 16x16x16 tee and reduce to 8" or provide a different fitting configuration.

16. Sheet 30 Plan & Profile Sheet:

- a. The proposed 16x16x8 tee at +/- STA 108+57 is not applicable for this location. Straight run of pipe is 16" to an 8". Need to use 16x16x16 tee and reduce to 8" or provide a different fitting configuration.

17. Sheet 31 Plan & Profile Sheet:

- a. The proposed 16x16x8 tee at +/- STA 124+87 is not applicable for this location. Revise fitting configuration.

**Offsite Water Main**

18. Sheet 4 Plan & Profile Sheet:

- a. The casing pipe should extend 10-ft outside US20 ROW either side.
- b. Show approximate size and location of bore pits.

19. Sheet 7 Details:

- a. Include casing pipe detail.

**Plat of Subdivision Comments**

Easement Plat

20. The ownership certificate is not correct and needs to be replaced with one for an easement.

Plats of Subdivision

Neighborhood A

21. The VUE along the south line of Lot 179 needs to be labeled.
22. The easement along the south line of Lot 172 and 213 needs to be larger to accommodate the storm line.

Mr. Michael May  
September 7, 2023  
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23. The proposed utilities need to be removed from the plat.

Neighborhood G

24. A larger easement is needed along the south line of Lot 104 for the 16" WM.

The engineer should revise the plans and supporting documents and resubmit them for further review. If you have any questions or require additional information, please call our office.

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.



Timothy N. Paulson, P.E., CFM  
Senior Project Manager

TNP/VH

pc: Jay Hedges, Village Manager (Via e-mail)  
Linda Vasquez, Village Clerk (Via e-mail)  
Lori Lyons, Finance Director (Via e-mail)  
Josh Wray, Assistant to the Village Manager (Via-email)  
James Vasselli, Village Attorney (Via e-mail)  
Jason Hinkle, Crown Community Development (Via e-mail)  
BPS, EEI (Via e-mail)

**CEMCON, Ltd.**  
**ENGINEER'S PRELIMINARY OPINION OF**  
**PROBABLY CONSTRUCTION COSTS**

PROJECT: OAKSTEAD NEIGHBORHOODS A-G

DATE: August 23, 2023

JOB NO.: 456.267

REVISED:

*Per Rev 1 Final Site Development Plans Dated 8-22-23*

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>I. <u>EROSION CONTROL IMPROVEMENTS</u></b>					
1.	Silt Fence	10,484	EA.	\$ 1.50	\$ 15,726.00
2.	Construction Entrance	1	EA.	6,500.00	6,500.00
3.	Rip-Rap Ditch Check (At SWMF Outlet)	4	EA.	5,500.00	22,000.00
4.	Triangular Silt Dike	11	EA.	300.00	3,300.00
5.	Inlet Protectors	247	EA.	250.00	61,750.00
<b>Sub-Total Erosion Control Improvements</b>					<b>\$ 109,276.00</b>
<b>II. <u>MASS EARTHWORK IMPROVEMENTS</u></b>					
1.	Site Preparation, Tree Clearing	1	L.S.	\$ 15,000.00	\$ 15,000.00
2.	Topsoil Strip - Site	165,610	C.Y.	5.00	828,050.00
3.	Clay Excavation	159,680	C.Y.	5.50	878,240.00
4.	Topsoil Respread - Open Areas, 6" Depth	22,830	C.Y.	5.00	114,150.00
5.	Topsoil Respread - Stormwater Management, 1' Depth	14,650	C.Y.	5.00	73,250.00
<b>Sub-Total Mass Earthwork Improvements</b>					<b>\$ 1,908,690.00</b>

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JOB NO.: 456.267

REVISED:

Per Rev 1 Final Site Development Plans Dated 8-22-23

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>III. <u>SANITARY SEWER IMPROVEMENTS</u></b>					
1	Sanitary Sewer, 8" PVC SDR 26, 4-8' Deep	187	L.F.	\$ 42.00	\$ 7,854.00
2	Sanitary Sewer, 8" PVC SDR 26, 8 - 12' Deep	7,844	L.F.	45.00	352,980.00
3	Sanitary Sewer, 8" PVC SDR 26, 12 - 16' Deep	2,512	L.F.	48.00	120,576.00
4	Sanitary Sewer, 18" PVC SDR 26, 4-8' Deep	210	L.F.	60.00	12,600.00
5	Sanitary Sewer, 18" PVC SDR 26, 8'-12' Deep	1,425	L.F.	66.00	94,050.00
6	Sanitary Sewer, 18" PVC SDR 26, 12'-16' Deep	279	L.F.	72.00	20,088.00
7	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 4 - 8' Deep	1	E.A.	3,800.00	3,800.00
8	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 8 - 12' Deep	42	E.A.	4,000.00	168,000.00
9	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 12 -16' Deep	11	E.A.	4,500.00	49,500.00
10	Sanitary M.H. 5', Ty. A w/ Ty. 1 Fr & SS Lid, 4 - 8' Deep	2	E.A.	5,500.00	11,000.00
11	Sanitary M.H. 5', Ty. A w/ Ty. 1 Fr & SS Lid, 8 - 12' Deep	10	E.A.	6,000.00	60,000.00
12	Sanitary M.H. 5', Ty. A w/ Ty. 1 Fr & SS Lid, 12 -16' Deep	5	E.A.	6,500.00	32,500.00
13	Sanitary Service, 6" PVC SDR 26 w/ 8x6" Tee (Short)	138	E.A.	800.00	110,400.00
14	Sanitary Service, 6" PVC SDR 26 w/ 8x6" Tee (Long)	125	E.A.	2,200.00	275,000.00
15	Connect to Existing Sanitary Sewer	2	E.A.	1,000.00	2,000.00
16	Trench Backfill	1,255	L.F.	55.00	69,025.00

**Sub-Total Sanitary Sewer Improvements**

**\$ 1,389,373.00**

**IV. WATERMAIN IMPROVEMENTS**

1.	DIWM 8", Cl. 52 w/ Polyethelene Wrap	11,441	L.F.	\$ 70.00	\$ 800,870.00
2.	DIWM 12", Cl. 52 w/ Polyethelene Wrap	1,934	L.F.	\$ 80.00	154,720.00
3.	DIWM 16", Cl. 52 w/ Polyethelene Wrap	4,469	L.F.	95.00	424,555.00
4.	8" Valve in 4' Dia. Vault	27	E.A.	4,000.00	108,000.00
5.	12" Valve in 5' Dia. Vault	10	E.A.	5,500.00	55,000.00
6.	16" Valve in 5' Dia. Vault	3	E.A.	6,500.00	19,500.00
7.	Hydrant w/Aux. Valve	36	E.A.	7,000.00	252,000.00
8.	Water Service 1 1/2", Ty. K w/ Box (Short)	121	E.A.	1,800.00	217,800.00
9.	Water Service 1 1/2", Ty. K w/ Box (Long)	142	E.A.	3,500.00	497,000.00
10.	Plug and Block	3	E.A.	500.00	1,500.00
11.	Trench Backfill	1,595	L.F.	30.00	47,850.00
12.	Connect to Existing Watermain	3	E.A.	500.00	1,500.00

**Sub-Total Watermain Improvements**

**\$ 2,580,295.00**



**CEMCON, Ltd.**  
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DATE: August 23, 2023

JOB NO.: 456.267

REVISED:

*Per Rev 1 Final Site Development Plans Dated 8-22-23*

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>V. <u>STORM SEWER IMPROVEMENTS</u></b>					
1.	Storm Sewer, RCP, Ty. 1, 12"	6,828	L.F.	\$ 40.00	\$ 273,120.00
2.	Storm Sewer, RCP w/C-361 Joints, Ty. 1, 12"	1,251	L.F.	40.00	50,040.00
3.	Storm Sewer, RCP, Ty. 1, 15"	2,916	L.F.	42.00	122,472.00
4.	Storm Sewer, RCP w/C-361 Joints, Ty. 1, 15"	429	L.F.	42.00	18,018.00
5.	Storm Sewer, RCP, Ty. 1, 18"	1,813	L.F.	48.00	87,024.00
6.	Storm Sewer, RCP w/C-361 Joints, Ty. 1, 18"	124	L.F.	48.00	5,952.00
7.	Storm Sewer, RCP, Ty. 1, 21"	1,003	L.F.	60.00	60,180.00
8.	Storm Sewer, RCP w/C-361 Joints, Ty. 1, 21"	458	L.F.	60.00	27,480.00
9.	Storm Sewer, RCP, Ty. 1, 24"	1,069	L.F.	68.00	72,692.00
10.	Storm Sewer, RCP w/C-361 Joints, Ty. 1, 24"	35	L.F.	68.00	2,380.00
11.	Storm Sewer, RCP, Ty. 1, 27"	684	L.F.	73.00	49,932.00
12.	Storm Sewer, RCP w/C-361 Joints, Ty. 1, 27"	89	L.F.	73.00	6,497.00
13.	Storm Sewer, RCP, Ty. 1, 30"	1,413	L.F.	80.00	113,040.00
14.	Storm Sewer, RCP w/C-361 Joints, Ty. 1, 30"	438	L.F.	80.00	35,040.00
15.	Storm Sewer, RCP, Ty. 1, 36"	2,008	L.F.	100.00	200,800.00
16.	Storm Sewer, RCP w/C-361 Joints, Ty. 1, 36"	155	L.F.	100.00	15,500.00
17.	Storm Sewer, RCP, Ty. 1, 42"	932	L.F.	120.00	111,840.00
18.	Storm Sewer, RCP w/C-361 Joints, Ty. 1, 42"	172	L.F.	120.00	20,640.00
19.	Storm Sewer, RCP, Ty. 1, 48"	136	L.F.	133.33	18,132.88
20.	Storm Sewer, RCP, Ty. 1, 54"	900	L.F.	146.67	132,003.00
21.	Storm Sewer, RCP w/C-361 Joints, Ty. 1, 54"	78	L.F.	146.67	11,440.26
22.	Storm Sewer, RCP, Ty. 1, 60"	43	L.F.	160.00	6,880.00
23.	Storm Sewer, P.V.C., SDR 35, 8"	2,199	L.F.	35.00	76,965.00
24.	Catch Basin Ty. C w/ R-3278-A FR. & GR., 2' Dia.	1	EA.	1,800.00	1,800.00
25.	Catch Basin Ty. A w/ R-3278-A FR. & GR., 3' Dia.	8	EA.	2,250.00	18,000.00
26.	Catch Basin Ty. A w/ R-3278-AL FR. & GR., 3' Dia.	21	EA.	2,250.00	47,250.00
27.	Catch Basin Ty. A w/ R-3278-A FR. & GR., 4' Dia.	11	EA.	2,800.00	30,800.00
28.	Catch Basin Ty. A w/ R-3278-AL FR. & GR., 4' Dia.	4	EA.	2,800.00	11,200.00
29.	Catch Basin Ty. A w/ R-3278-A FR. & GR., 5' Dia.	6	EA.	3,500.00	21,000.00
30.	Catch Basin Ty. A w/ R-3278-AL FR. & GR., 5' Dia.	3	EA.	3,500.00	10,500.00
31.	Catch Basin Ty. 1 FR. & C.L., Special 6" Restrictor, 5' Dia.	2	EA.	6,500.00	13,000.00
32.	Catch Basin Ty. A w/ R-3278-A FR. & GR., 6' Dia.	3	EA.	5,200.00	15,600.00
33.	Catch Basin Ty. A w/ R-3278-AL FR. & GR., 6' Dia.	1	EA.	5,200.00	5,200.00
34.	Inlet Ty. A w/ Ty. 1 FR. & O.L., 2' Dia.	16	EA.	1,600.00	25,600.00
35.	Inlet Ty. A w/R-3278-A FR. & GR., 2' Dia.	8	EA.	1,600.00	12,800.00
36.	Inlet Ty. A w/R-3278-AL FR. & GR., 2' Dia.	23	EA.	1,600.00	36,800.00
37.	Inlet Ty. B w/ Ty. 1 FR. & O.L., 3' Dia.	13	EA.	2,000.00	26,000.00
38.	Inlet Ty. A w/ Ty. 8 GR., 3' Dia.	1	EA.	2,000.00	2,000.00
39.	Storm M.H. Ty A w/TY. 1 FR. & C.L., 4' Dia.	15	EA.	2,800.00	42,000.00
40.	Storm M.H. Ty A w/TY. 1 FR. & O.L., 4' Dia.	60	EA.	2,800.00	168,000.00
41.	Storm M.H. Ty A w/R-3278-A FR. & GR , 4' Dia.	11	EA.	2,800.00	30,800.00
42.	Storm M.H. Ty A w/R-3278-AL FR. & GR , 4' Dia.	3	EA.	2,800.00	8,400.00
43.	Storm M.H. Ty A w/TY. 1 FR. & C.L., 5' Dia.	10	EA.	3,400.00	34,000.00

**CEMCON, Ltd.**  
**ENGINEER'S PRELIMINARY OPINION OF**  
**PROBABLY CONSTRUCTION COSTS**

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DATE: August 23, 2023

JOB NO.: 456.267

REVISED:

Per Rev 1 Final Site Development Plans Dated 8-22-23

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>V. <u>STORM SEWER IMPROVEMENTS (CONTINUED)</u></b>					
44.	Storm M.H. Ty A w/TY. 1 FR. & O.L., 5' Dia.	17	EA.	3,400.00	57,800.00
45.	Storm M.H. Ty A w/R-3278-A FR. & GR , 5' Dia.	6	EA.	3,400.00	20,400.00
46.	Storm M.H. Ty A w/R-3278-AL FR. & GR , 5' Dia.	3	EA.	3,400.00	10,200.00
47.	Storm M.H. Ty A w/TY. 1 FR. & C.L., 6' Dia.	3	EA.	4,600.00	13,800.00
48.	Storm M.H. Ty A w/TY. 1 FR. & O.L., 6' Dia.	13	EA.	4,600.00	59,800.00
49.	Storm M.H. Ty A w/R-3278-A FR. & GR , 6' Dia.	1	EA.	4,600.00	4,600.00
50.	Storm M.H. Ty A w/R-3278-AL FR. & GR , 6' Dia.	1	EA.	4,600.00	4,600.00
51.	Storm M.H. Ty A w/TY. 1 FR. & C.L., 7' Dia.	4	EA.	7,200.00	28,800.00
52.	Storm M.H. Ty A w/TY. 1 FR. & O.L., 7' Dia.	7	EA.	7,200.00	50,400.00
53.	Storm M.H. Ty A w/TY. 1 FR. & O.L., 8' Dia.	1	EA.	9,800.00	9,800.00
54.	Storm M.H. Ty A w/TY. 1 FR. & C.L., 9' Dia.	2	EA.	11,000.00	22,000.00
55.	Cleanout Structures	18	EA.	900.00	16,200.00
56.	Flared End Section, RCP w/ Grate and Rip-Rap, 12"	4	EA.	2,400.00	9,600.00
57.	Flared End Section, RCP w/ Grate and Rip-Rap, 15"	2	EA.	2,800.00	5,600.00
58.	Flared End Section, RCP w/ Grate and Rip-Rap, 24"	3	EA.	3,300.00	9,900.00
59.	Flared End Section, RCP w/ Grate and Rip-Rap, 42"	1	EA.	5,000.00	5,000.00
60.	Flared End Section, RCP w/ Grate and Rip-Rap, 48"	3	EA.	5,800.00	17,400.00
61.	Flared End Section, RCP w/ Grate and Rip-Rap, 54"	1	EA.	6,900.00	6,900.00
62.	Flared End Section, RCP w/ Grate and Rip-Rap, 60"	1	EA.	8,000.00	8,000.00
63.	Trench Backfill	1,010	L.F.	26.00	26,260.00
64.	Sump Connections	213	EA.	300.00	63,900.00
<b>Sub-Total Storm Sewer Improvements</b>					<b>\$ 2,529,778.14</b>
<b>VI. <u>PAVEMENT IMPROVEMENTS - Minor Roads</u></b>					
1.	Fine Grading	44,030	S.Y.	\$ 1.50	\$ 66,045.00
2.	Agg. Base Cse. Ty. B (CA-6) 12"	36,410	S.Y.	13.00	473,330.00
3.	Bit. Binder Cse., Superpave IL-19, N50 CL 2 1/2"	5,230	TON	90.00	470,700.00
4.	Bit. Surface Cse., Superpave, Mix C, N50, 1 1/2"	3,140	TON	95.00	298,300.00
5.	Bit Material Prime Coat @ 0.3 Gal./SY	10,920	GAL.	1.50	16,380.00
6.	Bit Material Tack Coat @ 0.1 Gal./SY	3,640	GAL.	3.50	12,740.00
7.	PCC Curb & Gutter Ty. B-6.12	22,870	L.F.	18.00	411,660.00
8.	Backfill Curb	22,870	L.F.	1.50	34,305.00
9.	Agg. Base Cse. Ty. B (CA-6) 4", Curb	3,810	S.Y.	3.50	13,335.00
10.	PCC Sidewalk 5' Wide, 5" Thick w/4" CA-6 Subbase	120,710	S.F.	8.00	965,680.00
<b>Sub-Total Pavement Improvements</b>					<b>\$ 2,762,475.00</b>

**CEMCON, Ltd.**  
**ENGINEER'S PRELIMINARY OPINION OF**  
**PROBABLY CONSTRUCTION COSTS**

PROJECT: OAKSTEAD NEIGHBORHOODS A-G

DATE: August 23, 2023

JOB NO.: 456.267

REVISED:

*Per Rev 1 Final Site Development Plans Dated 8-22-23*

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>VII. <u>PAVEMENT IMPROVEMENTS - Collector Roads</u></b>					
1.	Fine Grading	12,030	S.Y.	\$ 1.50	\$ 18,045.00
2.	Agg. Base Cse. Ty. B (CA-6) 12"	9,950	S.Y.	13.00	129,350.00
3.	Bit. Binder Cse., Superpave IL-19, N50 CL 4 1/2"	2,570	TON	90.00	231,300.00
4.	Bit. Surface Cse., Superpave, Mix C, N50, 1 1/2"	860	TON	95.00	81,700.00
5.	Bit Material Prime Coat @ 0.3 Gal./SY	2,980	GAL.	1.50	4,470.00
6.	Bit Material Tack Coat @ 0.1 Gal./SY	1,000	GAL.	3.50	3,500.00
7.	PCC Curb & Gutter Ty. B-6.12	6,250	L.F.	18.00	112,500.00
8.	Backfill Curb	6,250	L.F.	1.50	9,375.00
9.	Agg. Base Cse. Ty. B (CA-6) 4", Curb	1,040	S.Y.	3.50	3,640.00
10.	PCC Sidewalk 5' Wide, 5" Thick w/4" CA-6 Subbase	28,600	S.F.	8.00	228,800.00
<b>Sub-Total Pavement Improvements</b>					<b>\$ 822,680.00</b>

**VIII. LIGHTING AND SIGNAGE IMPROVEMENTS**

1.	64 Watt 4000K LED Luminaire	23	EA.	\$ 7,500.00	\$ 172,500.00
2.	64 Watt 4000K LED Luminaire w/ Mounted Street Sign	20	EA.	8,000.00	160,000.00
3.	80 Watt 4000K LED Luminaire	1	EA.	9,000.00	9,000.00
4.	Stop Signs	1	EA.	850.00	850.00
5.	Pavement Markings	1	L.S.	15,000.00	15,000.00
<b>Sub-Total Lighting Improvements</b>					<b>\$ 357,350.00</b>

**CEMCON, Ltd.**  
**ENGINEER'S PRELIMINARY OPINION OF**  
**PROBABLY CONSTRUCTION COSTS**

PROJECT: OAKSTEAD NEIGHBORHOODS A-G

DATE: August 23, 2023  
 REVISED:

JOB NO.: 456.267

*Per Rev 1 Final Site Development Plans Dated 8-22-23*

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT
<b>SUMMARY</b>					
I.	EROSION CONTROL IMPROVEMENTS			\$	109,276.00
II.	MASS EARTHWORK IMPROVEMENTS			\$	1,908,690.00
III.	SANITARY SEWER IMPROVEMENTS			\$	1,389,373.00
IV.	WATERMAIN IMPROVEMENTS			\$	2,580,295.00
V.	STORM SEWER IMPROVEMENTS			\$	2,529,778.14
VI.	PAVEMENT IMPROVEMENTS - Minor Roads			\$	2,762,475.00
VII.	PAVEMENT IMPROVEMENTS - Collector Roads			\$	822,680.00
VIII.	LIGHTING AND SIGNAGE IMPROVEMENTS			\$	357,350.00
	<b>TOTAL IMPROVEMENTS</b>				<b>\$12,459,917.14</b>

FINAL PLAT OF SUBDIVISION  
FOR

**OAKSTEAD SUBDIVISION  
NEIGHBORHOOD A**

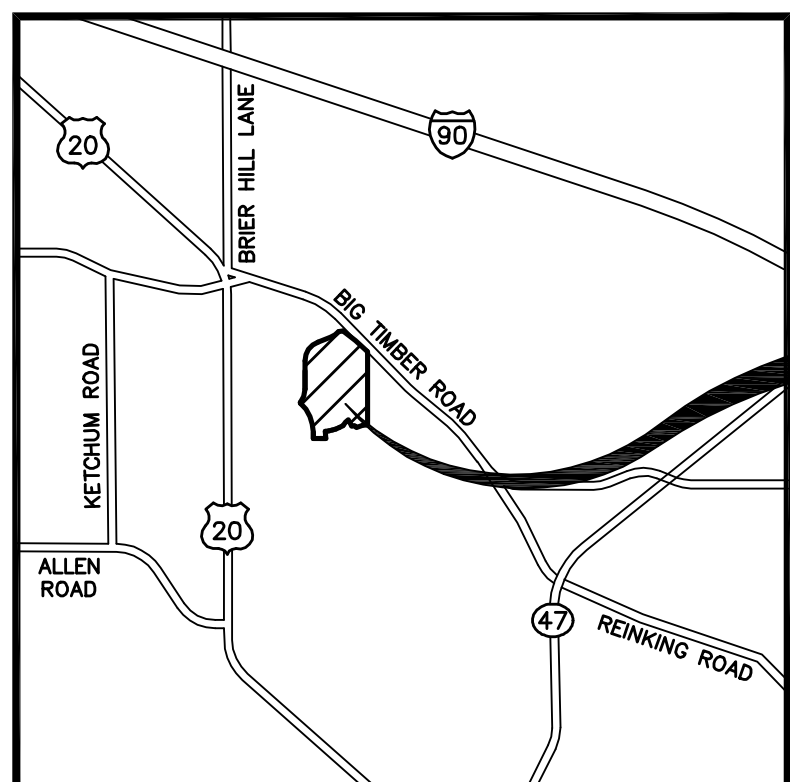
PART OF THE EAST HALF OF SECTION 13,  
TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN KANE COUNTY, ILLINOIS

NOTE:  
KEYMAP FOR BOUNDARY  
AND PAGE INDEX ONLY.  
SEE FOLLOWING SHEETS  
FOR PARTICULARS.

**TOTAL AREA OF SUBDIVISION**  
42.040 ACRES  
(MORE OR LESS)

**PARCEL INDEX NUMBER**  
PART OF 01-13-200-027  
PART OF 01-13-400-007  
HAMPSHIRE, ILLINOIS

100 50 0 100  
SCALE: 1 INCH = 100 FEET



**VICINITY MAP**

**SITE  
LOCATION**

**NOTES**

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS  
AND POINTS OF CURVATURE UNLESS OTHERWISE  
NOTED.  
ALL MEASUREMENTS ARE SHOWN IN FEET AND  
DECIMAL PARTS THEREOF.  
DIMENSIONS SHOWN ALONG CURVES ARE ARC  
DISTANCES.  
DIMENSIONS ENCLOSED WITH ( ) ARE RECORD  
DATA. ALL OTHER DIMENSIONS ARE MEASURED.  
ALL EASEMENTS ARE HEREBY GRANTED UNLESS  
OTHERWISE NOTED.  
V.U.E. - INDICATES VILLAGE UTILITY EASEMENT  
HEREBY GRANTED. SEE PROVISIONS FOR  
DETAILS.  
D.E. - INDICATES DRAINAGE EASEMENT HEREBY  
GRANTED. SEE PROVISIONS FOR DETAILS.  
P.U.E. - INDICATES PUBLIC UTILITY EASEMENT  
HEREBY GRANTED. SEE PROVISIONS FOR  
DETAILS.  
B.L. - BUILDING SETBACK LINE  
THE BEARINGS SHOWN ARE BASED UPON THE EAST  
LINE OF THE SUBJECT SITE BEING S 00°01'32" W  
(ASSUMED).  
GAP IN LOT NUMBERING DUE TO THE PREDEFINED  
LOT NUMBERING WITHIN THE ENTIRE OAKSTEAD  
DEVELOPMENT.  
F.I.P. = FOUND IRON PIPE (ø AS SHOWN)  
F.I.R. = FOUND IRON ROD (ø AS SHOWN)  
OUTLOTS 3 AND 9 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

LINE	BEARING	LENGTH
L1	S 89°52'56" W	79.23'
L2	S 69°52'56" W	130.00'
L3	N 31°42'12" W	130.00'
L4	S 54°16'26" W	62.66'
L5	S 33°37'32" W	83.22'
L6	S 66°21'39" W	70.00'
L7	S 67°40'30" W	68.17'
L8	S 72°09'45" W	67.59'
L9	S 76°46'26" W	67.59'
L10	S 81°23'06" W	67.59'
L11	S 06°18'33" E	130.00'
L12	N 89°58'06" W	123.83'
L13	N 00°01'54" E	116.53'
L14	N 46°13'07" W	17.61'
L15	N 82°05'29" E	75.59'
L16	S 43°37'59" E	19.97'

CURVE	RADIUS	LENGTH	BEARING
C1	60.00'	106.38'	N 70°54'38" W
C2	970.00'	107.35'	S 86°51'41" W
C3	433.00'	186.91'	N 56°52'30" E

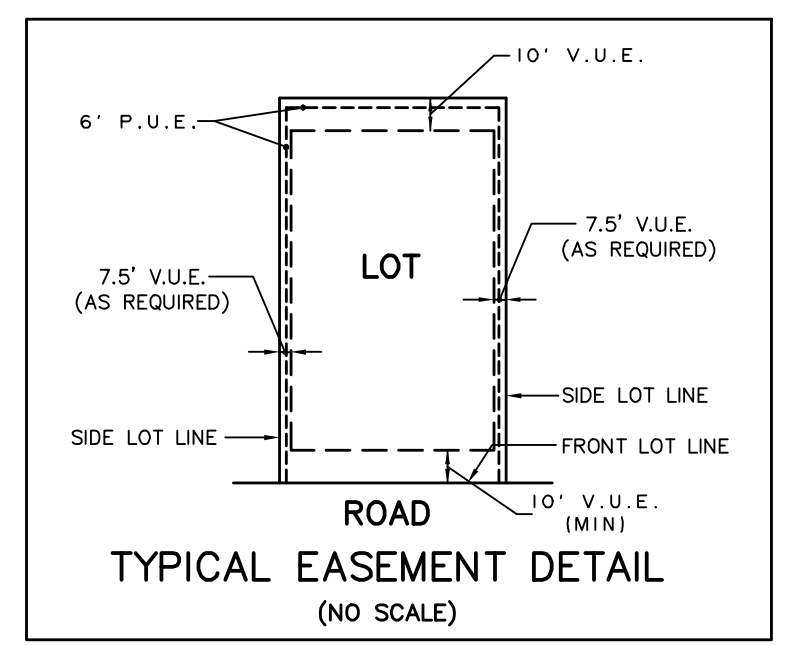
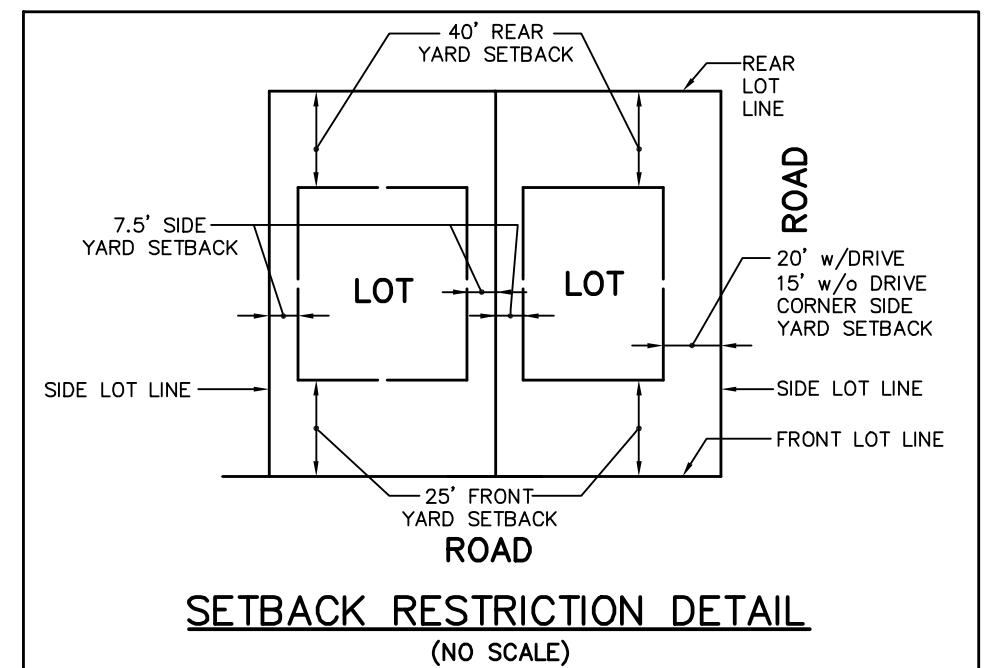
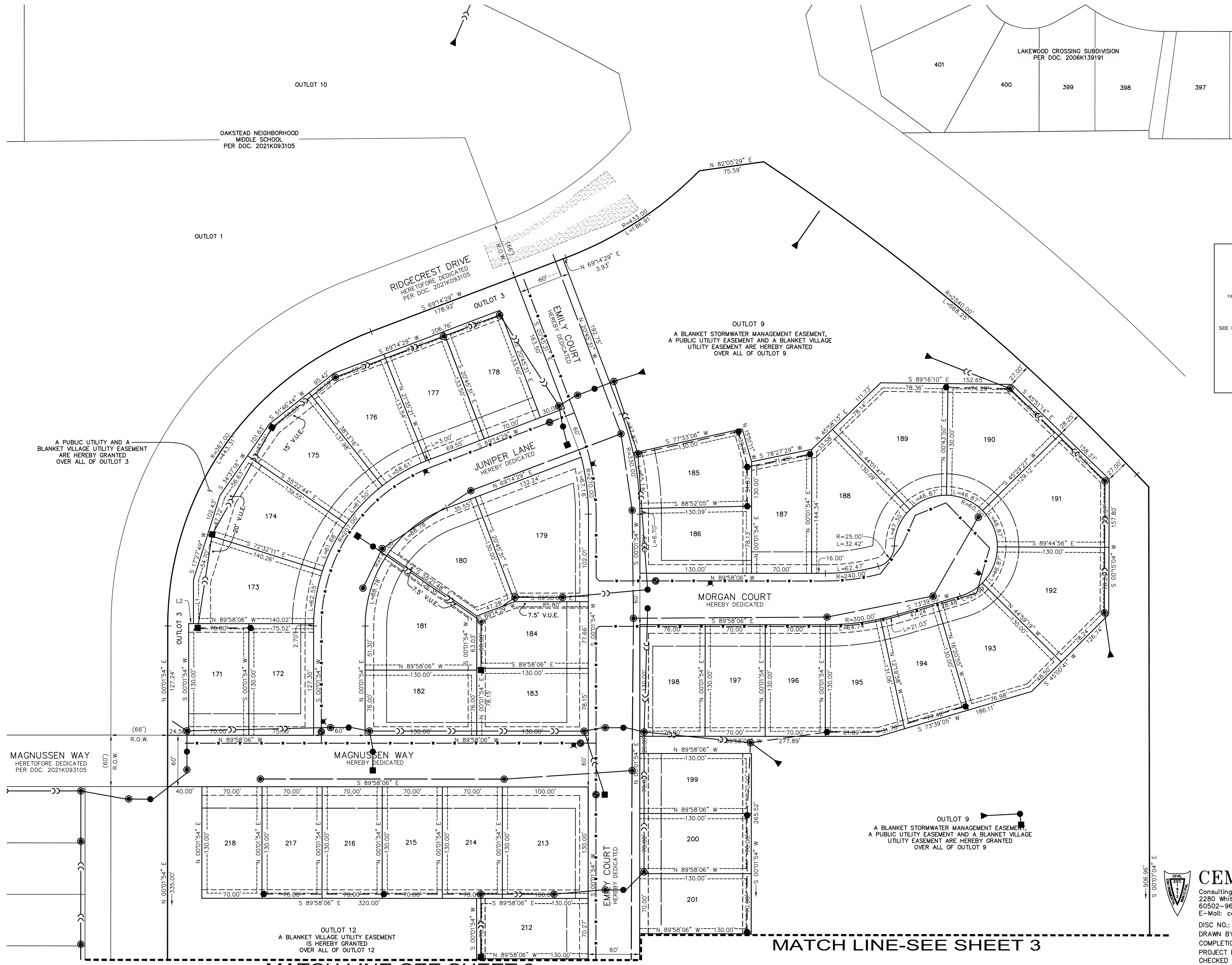
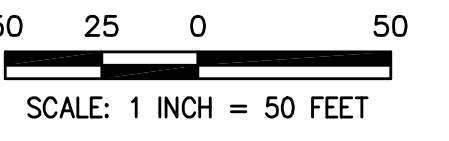
LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
171	9,100	197	9,100
172	9,815	198	9,880
173	11,895	199	9,100
174	11,692	200	9,100
175	11,545	201	9,100
176	10,745	202	9,442
177	9,815	203	9,799
178	9,345	204	9,822
179	16,340	205	9,221
180	11,048	206	14,200
181	13,094	207	14,784
182	9,880	208	14,792
183	10,160	209	14,792
184	9,725	210	12,466
185	10,292	211	10,688
186	9,366	212	9,135
187	9,602	213	13,000
188	13,164	214	9,100
189	13,465	215	9,100
190	13,314	216	9,100
191	13,461	217	9,100
192	13,459	218	9,100
193	12,018	OUTLOT 3	24,314
194	9,477	OUTLOT 9	440,147
195	10,411	OUTLOT 11	454,777
196	9,100	OUTLOT 12	223,433

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

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

DISC NO.: 456267 FILE NAME: SUBPLAT-A  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 06-21-23 JOB NO.: 456.267  
PROJECT REFERENCE: 456.209  
CHECKED BY: JRP 06-09-23  
REVISED 08-14-23\AJB PER VILLAGE COMMENTS DATED AUGUST 3, 2023  
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DRAWING PATH: P:\65267\UNITS\SHANEY\ADMIN\PLATS\SUBPLAT-A.DWG  
PLOT FILE CREATED: 8/22/2023 BY: TONY BLUS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°01'54" W	51.30'
L2	N 89°58'06" W	5.50'
L3	S 43°37'59" E	19.97'

A PUBLIC UTILITY AND A BLANKET VILLAGE UTILITY EASEMENT ARE HEREBY GRANTED OVER ALL OF OUTLOT 3

OUTLOT 9  
A BLANKET STORMWATER MANAGEMENT EASEMENT, A PUBLIC UTILITY EASEMENT AND A BLANKET VILLAGE UTILITY EASEMENT ARE HEREBY GRANTED OVER ALL OF OUTLOT 9

OUTLOT 9  
A BLANKET STORMWATER MANAGEMENT EASEMENT, A PUBLIC UTILITY EASEMENT AND A BLANKET VILLAGE UTILITY EASEMENT ARE HEREBY GRANTED OVER ALL OF OUTLOT 9

OUTLOT 12  
A BLANKET VILLAGE UTILITY EASEMENT IS HEREBY GRANTED OVER ALL OF OUTLOT 12

MATCH LINE-SEE SHEET 3

MATCH LINE-SEE SHEET 3

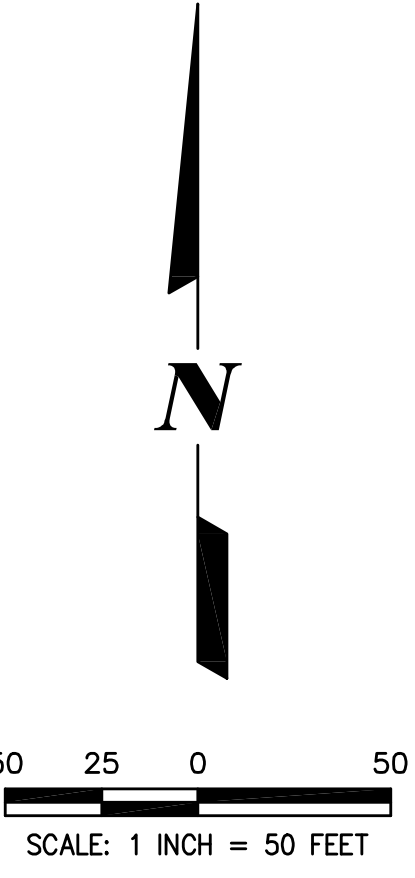
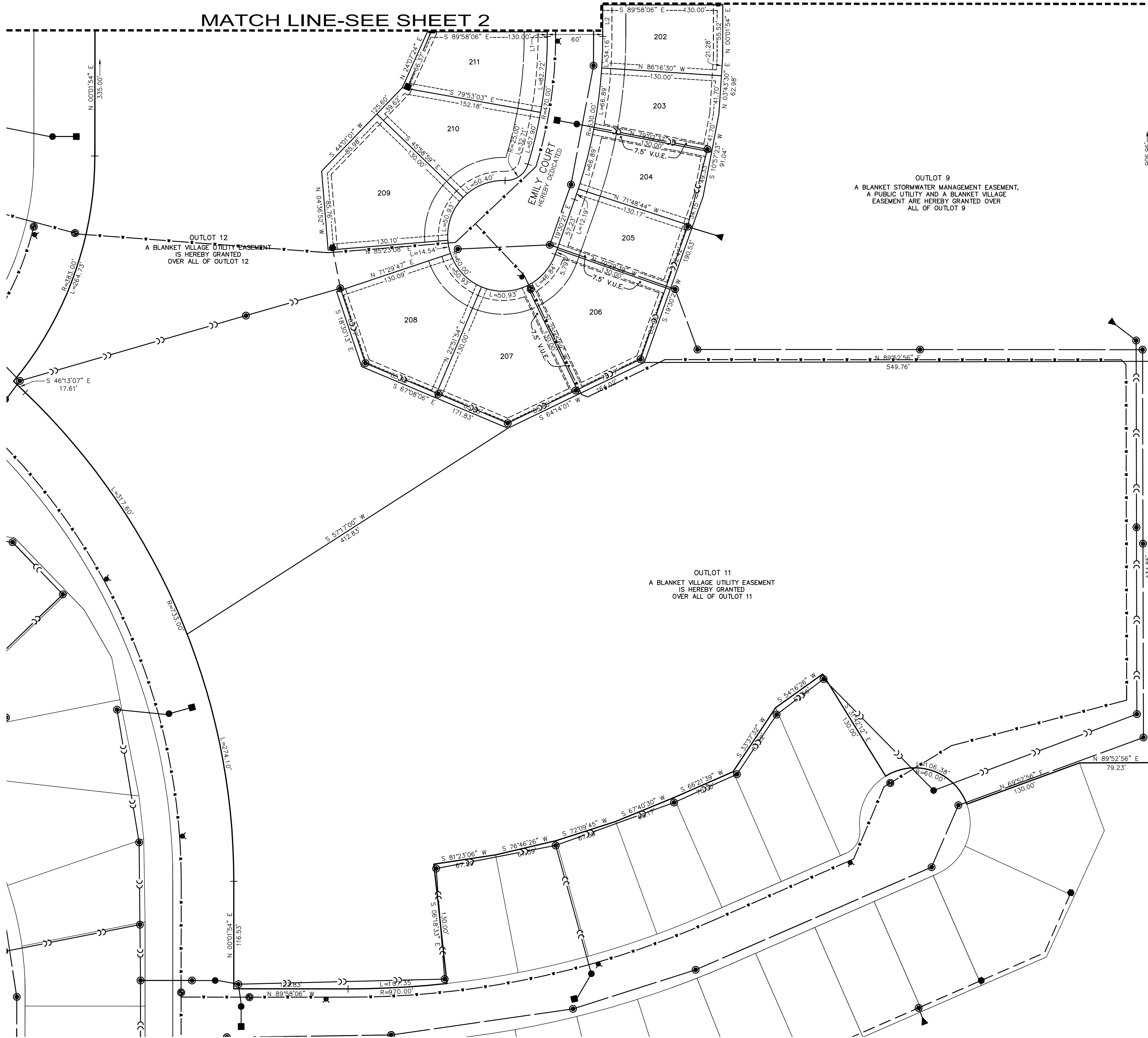
PREPARED BY:  
**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
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 60502-9675 PH: 630.862.2100 FAX: 630.862.2199  
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DISC NO.: 456267 FILE NAME: SUBPLAT-A  
 DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
 COMPLETION DATE: 06-21-23 JOB NO.: 456.267  
 PROJECT REFERENCE: 456.209  
 CHECKED BY: JRP 06-09-23  
 REVISED 08-14-23 AJB PER VILLAGE COMMENTS DATED AUGUST 3, 2023  
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PLOT FILE CREATED: 8/22/2023 BY: TONY BILUS

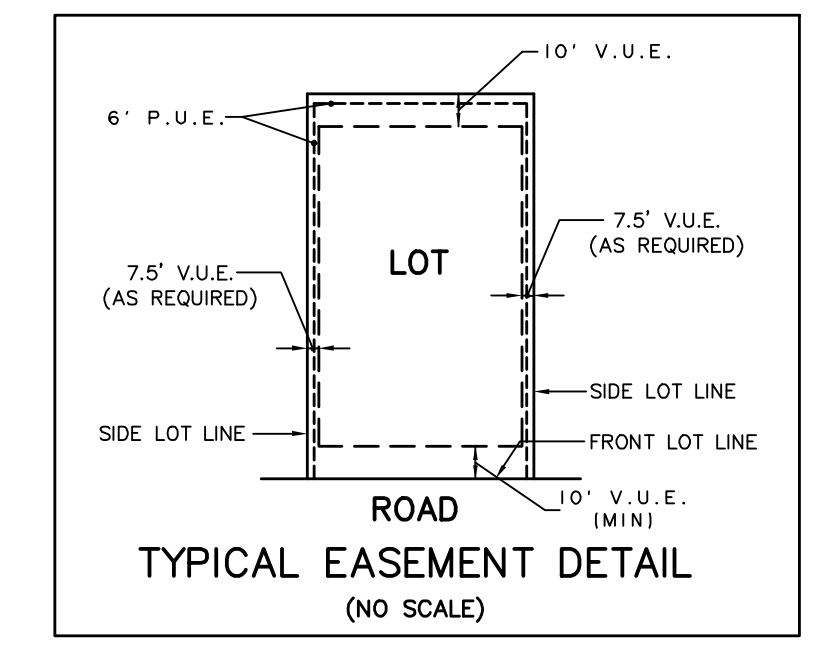
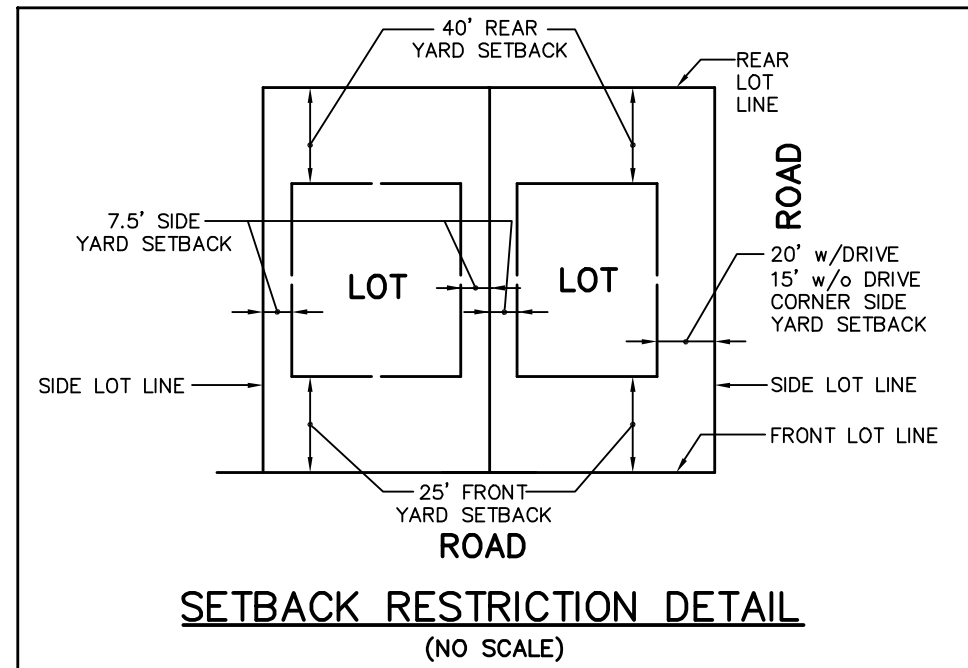


MATCH LINE-SEE SHEET 2



LINE TABLE

LINE	BEARING	LENGTH
L1	S 00°01'54" W	4.94'
L2	N 00°01'54" E	34.24'



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DISC NO.: 456267 FILE NAME: SUBPLAT-A  
 DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
 COMPLETION DATE: 06-21-23 JOB NO.: 456.267  
 PROJECT REFERENCE: 456.209  
 CHECKED BY: JRP 06-09-23  
 REVISED 08-14-23\AJB PER VILLAGE COMMENTS DATED AUGUST 3, 2023  
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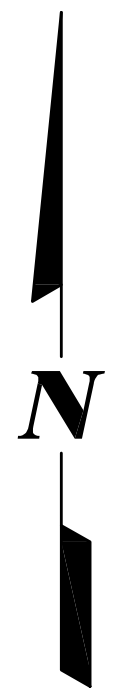
# FINAL PLAT OF SUBDIVISION FOR OAKSTEAD SUBDIVISION NEIGHBORHOODS B, C & D

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

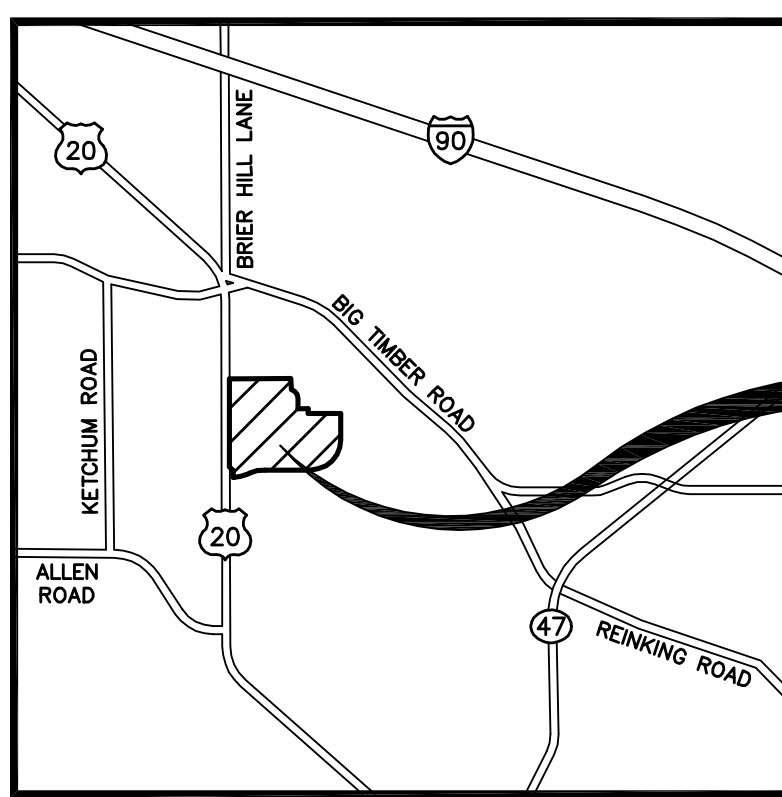
NOTE:  
KEYMAP FOR BOUNDARY  
AND PAGE INDEX ONLY.  
SEE FOLLOWING SHEETS  
FOR PARTICULARS.

**TOTAL AREA OF SUBDIVISION**  
31.691 ACRES  
(MORE OR LESS)

**PARCEL INDEX NUMBER**  
PART OF 01-13-200-027  
PART OF 01-13-400-007  
HAMPSHIRE, ILLINOIS



100 50 0 100  
SCALE: 1 INCH = 100 FEET



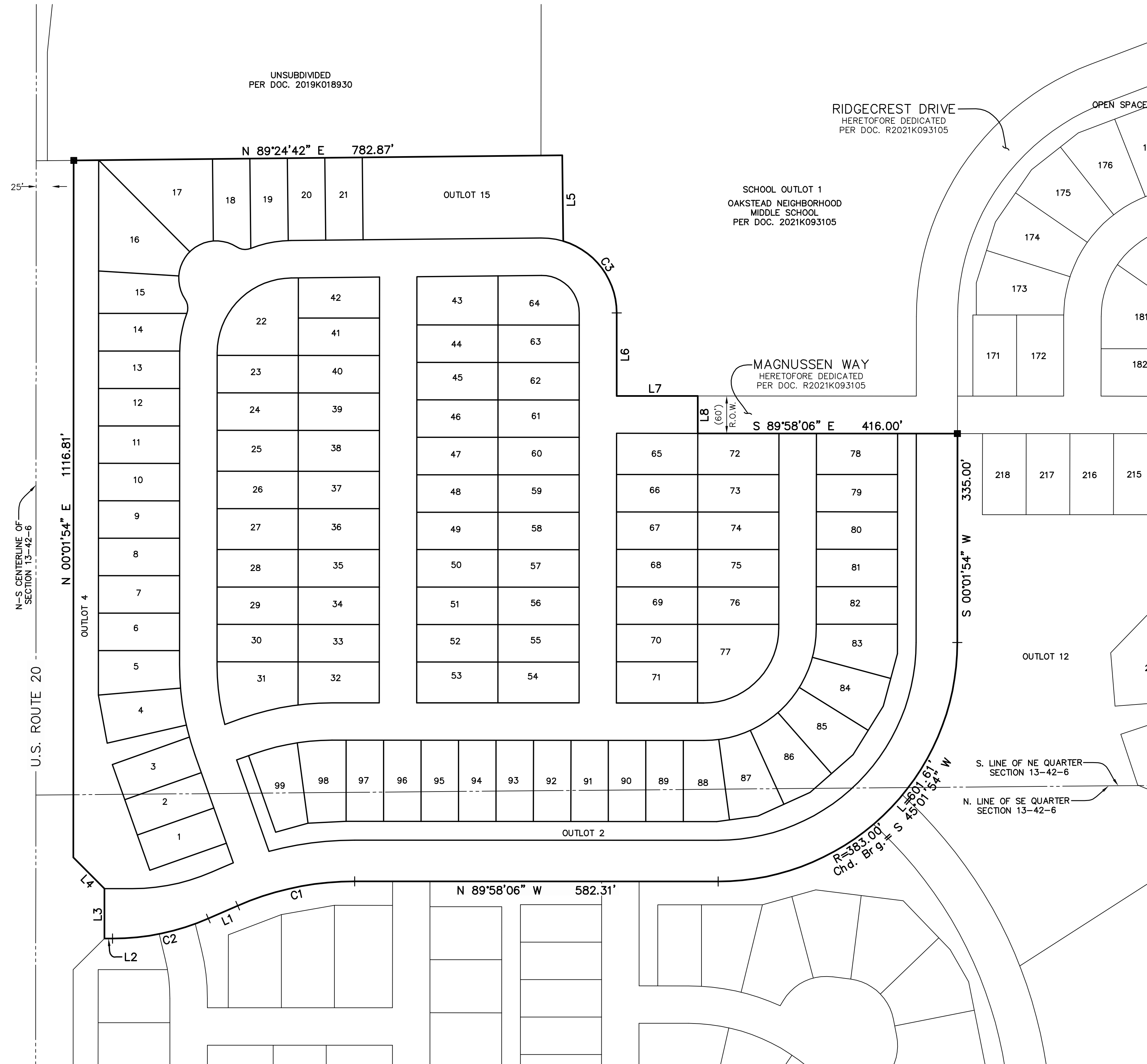
**SITE  
LOCATION**

**VICINITY MAP**

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 66°23'06" W	51.20'
L2	N 89°58'06" W	12.85'
L3	N 00°01'54" E	80.00'
L4	N 44°58'06" W	70.71'
L5	S 00°35'18" E	137.39'
L6	S 00°01'54" W	133.00'
L7	S 89°58'06" E	130.00'
L8	S 00°01'54" W	60.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	192.74'	467.00'	S 78°12'30" W
C2	158.07'	383.00'	S 78°12'30" W
C3	153.70'	120.00'	S 36°39'43" E

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
1	7,800	52	7,800
2	7,800	53	8,515
3	7,810	54	8,515
4	8,997	55	7,800
5	8,568	56	7,800
6	7,800	57	7,800
7	7,800	58	7,800
8	7,800	59	7,800
9	7,800	60	7,800
10	7,800	61	7,800
11	7,800	62	7,800
12	7,800	63	7,800
13	7,800	64	9,537
14	8,072	65	8,580
15	8,641	66	7,800
16	15,429	67	7,800
17	15,910	68	7,800
18	8,287	69	7,800
19	8,171	70	7,800
20	7,920	71	8,580
21	7,920	72	8,580
22	13,053	73	7,800
23	7,800	74	7,800
24	7,800	75	7,800
25	8,515	76	7,800
26	7,800	77	13,290
27	8,515	78	8,528
28	7,800	79	7,800
29	7,800	80	7,800
30	7,800	81	7,800
31	10,497	82	7,800
32	8,577	83	9,274
33	7,800	84	9,461
34	7,800	85	9,461
35	7,800	86	9,460
36	8,515	87	9,459
37	7,800	88	8,521
38	8,515	89	7,800
39	7,800	90	7,800
40	7,800	91	7,800
41	7,800	92	7,800
42	8,449	93	7,800
43	10,146	94	7,800
44	7,800	95	7,800
45	7,800	96	7,800
46	7,800	97	7,800
47	7,800	98	9,132
48	7,800	99	8,812
49	7,800	OUTLOT 2	51,068
50	7,800	OUTLOT 4	66,145
51	7,800	OUTLOT 15	42,371



**NOTES**

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

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

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

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

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

B.L. - BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED ON THE WEST LINE OF THE SUBJECT SITE BEING N 00°01'54" E (ASSUMED).

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

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

OUTLOTS 2 AND 4 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**LEGEND**

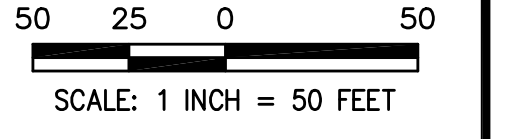
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed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

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

**CEMCON, Ltd.**  
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E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456267 FILE NAME: SUBPLAT-BOD  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 06-21-23 JOB NO.: 456.267  
PROJECT REFERENCE: 456.209  
CHECKED BY: JRP 06-09-23  
REVISED 08-14-23 A/JB PER VILLAGE COMMENTS DATED AUGUST 3, 2023  
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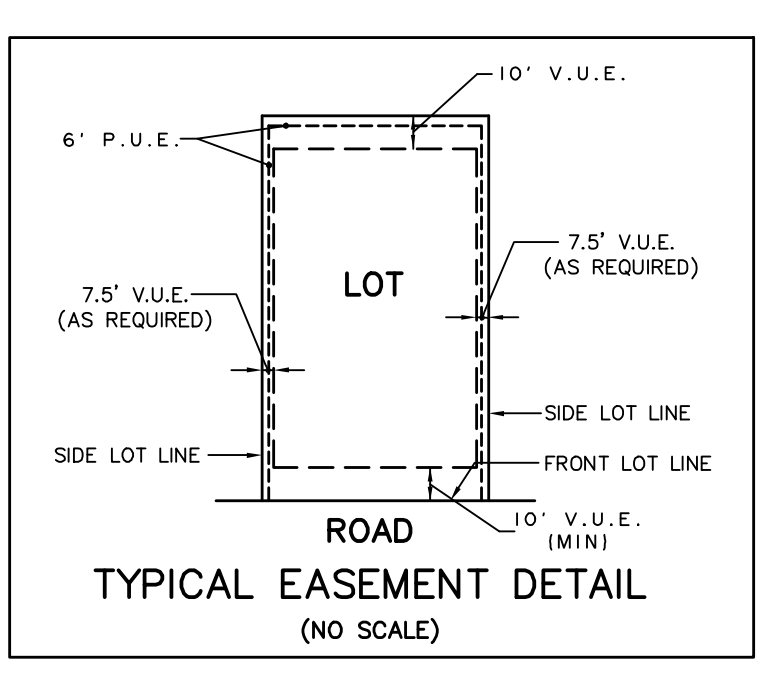
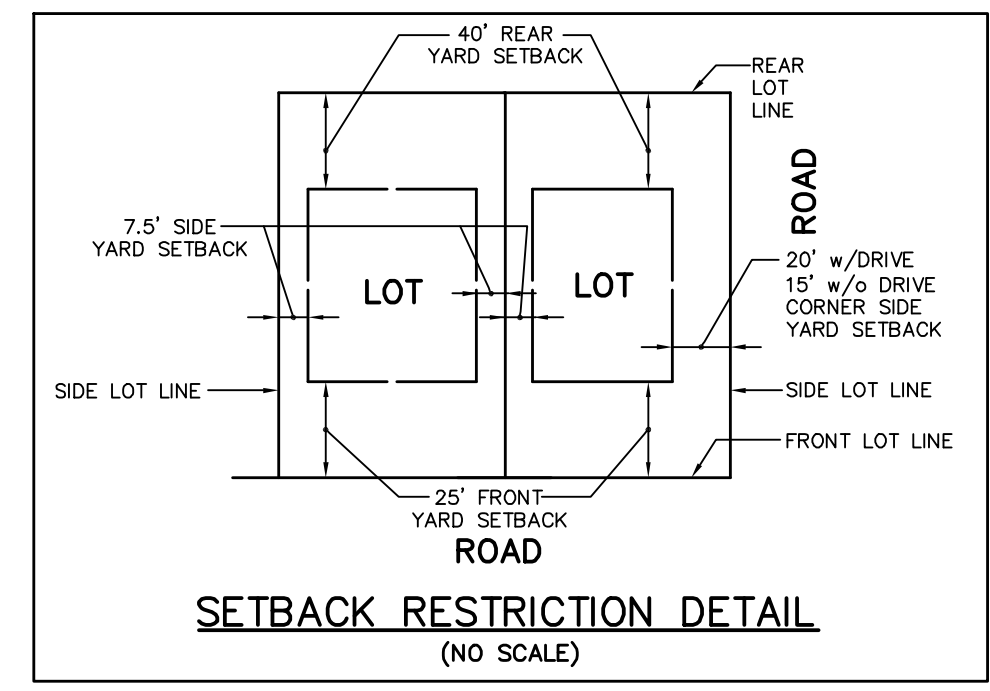
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PLOT FILE CREATED: 8/22/2023 BY: TONY BILUS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°58'06" W	44.83'
L2	N 89°58'06" W	12.85'
L3	S 66°23'06" W	16.30'
L4	N 70°26'33" E	20.34'
L5	N 70°26'33" E	10.20'
L6	S 70°26'33" W	29.32'
L7	S 00°01'54" W	22.82'

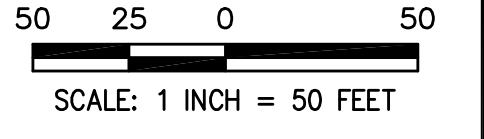
CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	23.78'	25.00'	S 06°42'03" E
C2	39.32'	60.00'	S 15°10'26" E
C3	43.52'	60.00'	S 24°22'44" W
C4	42.26'	60.00'	S 65°20'18" W
C5	39.23'	60.00'	N 75°45'07" W
C6	23.78'	25.00'	N 84°16'06" W

MATCH LINE-SEE SHEET 3



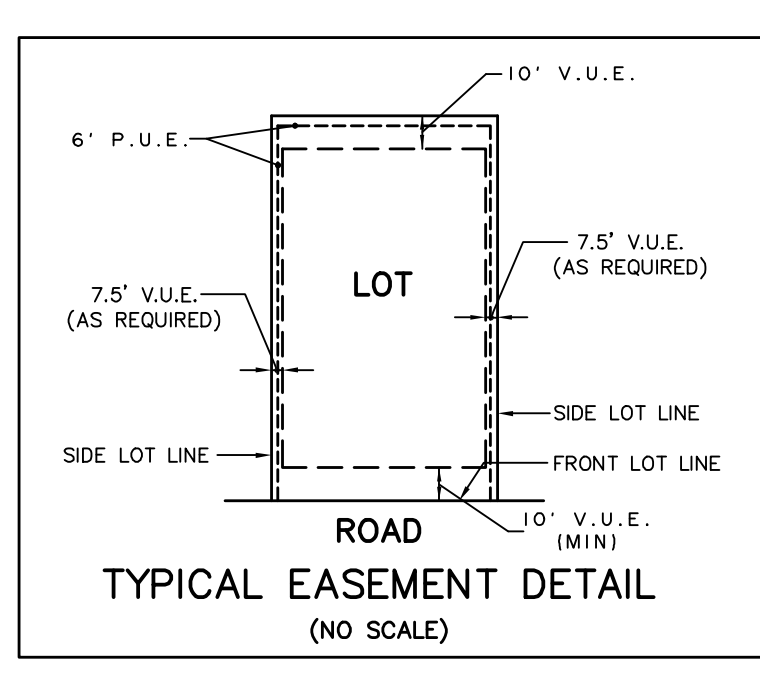
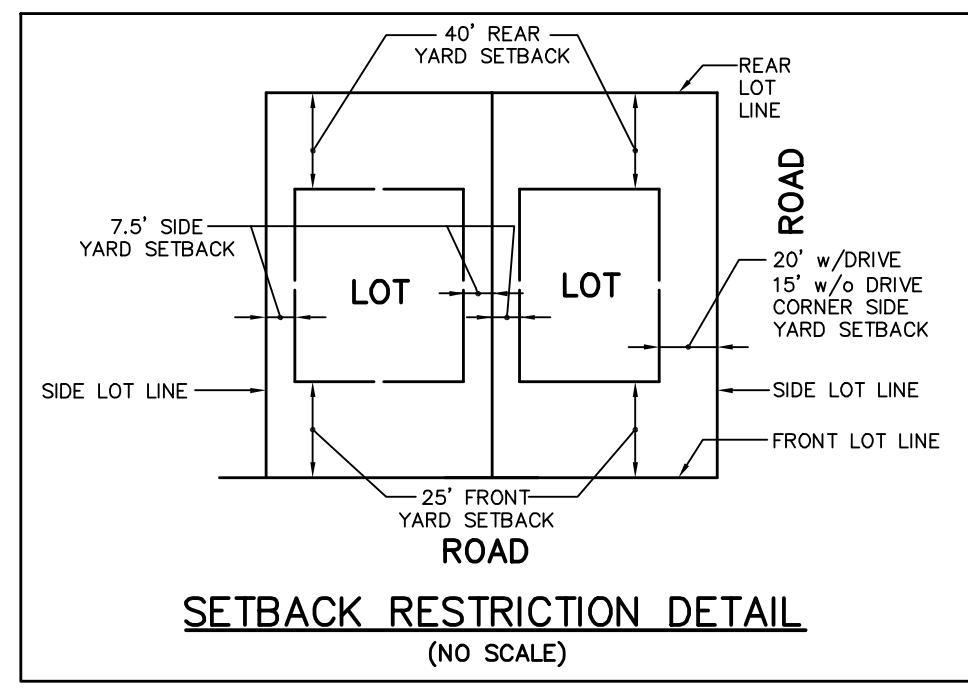
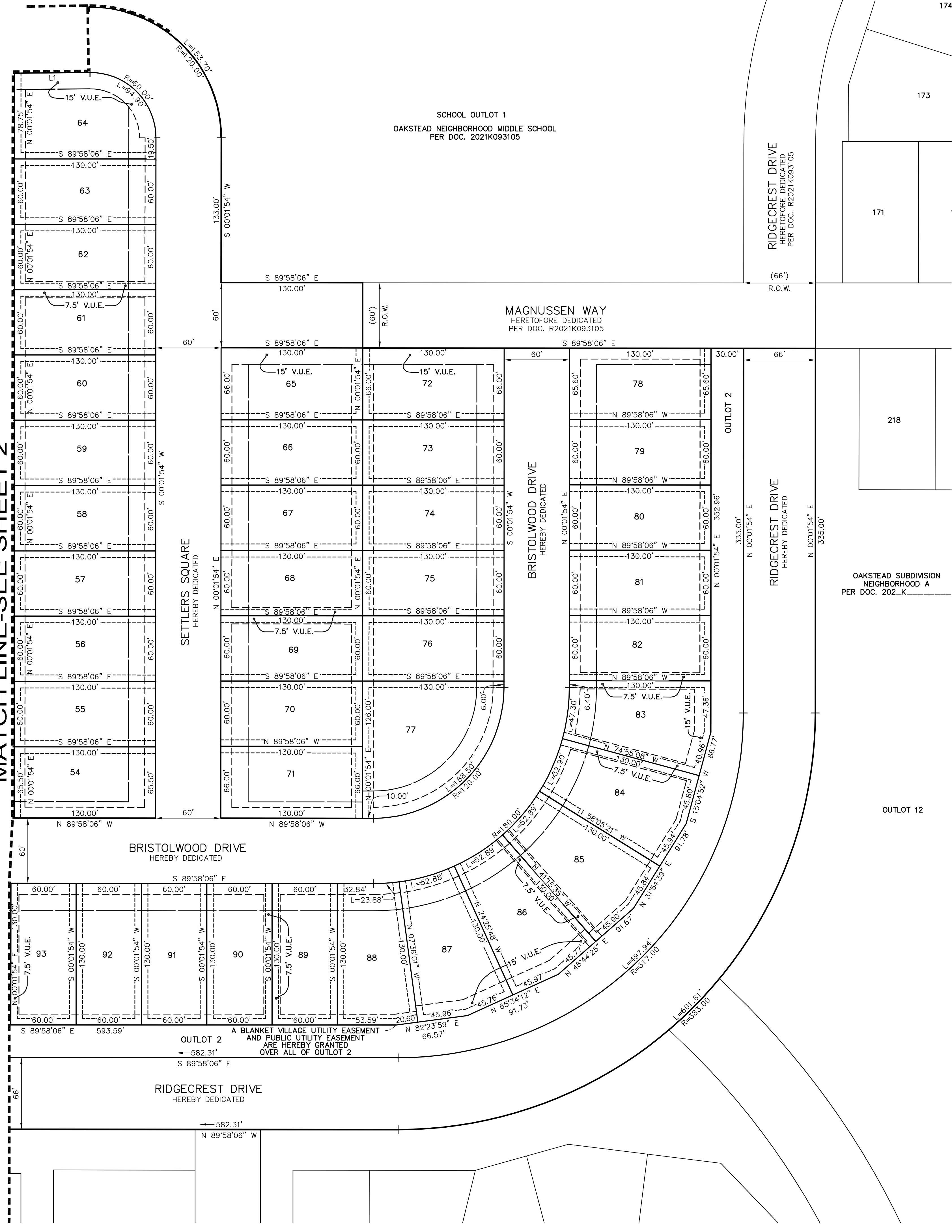
PREPARED BY:  
**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100 Aurora, Illinois  
 60502-9675 PH: 630.862.2100 FAX: 630.862.2199  
 E-Mail: cadd@cemcon.com Website: www.cemcon.com  
 DISC NO.: 456267 FILE NAME: SUBPLAT-BCD  
 DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
 COMPLETION DATE: 06-21-23 JOB NO.: 456.267  
 PROJECT REFERENCE: 456.209  
 CHECKED BY: JRP 06-09-23  
 REVISED 08-14-23\AJB PER VILLAGE COMMENTS DATED AUGUST 3, 2023  
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 59°24'42" E	69.35'

MATCH LINE-SEE SHEET 2



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

DISC NO.: 456267 FILE NAME: SUBPLAT-BCD  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 06-21-23 JOB NO.: 456.267  
PROJECT REFERENCE: 456.209  
CHECKED BY: JRP 06-09-23  
REVISED 08-14-23\AJB PER VILLAGE COMMENTS DATED AUGUST 3, 2023  
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# FINAL PLAT OF SUBDIVISION FOR OAKSTEAD SUBDIVISION NEIGHBORHOOD E

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

TOTAL AREA OF SUBDIVISION

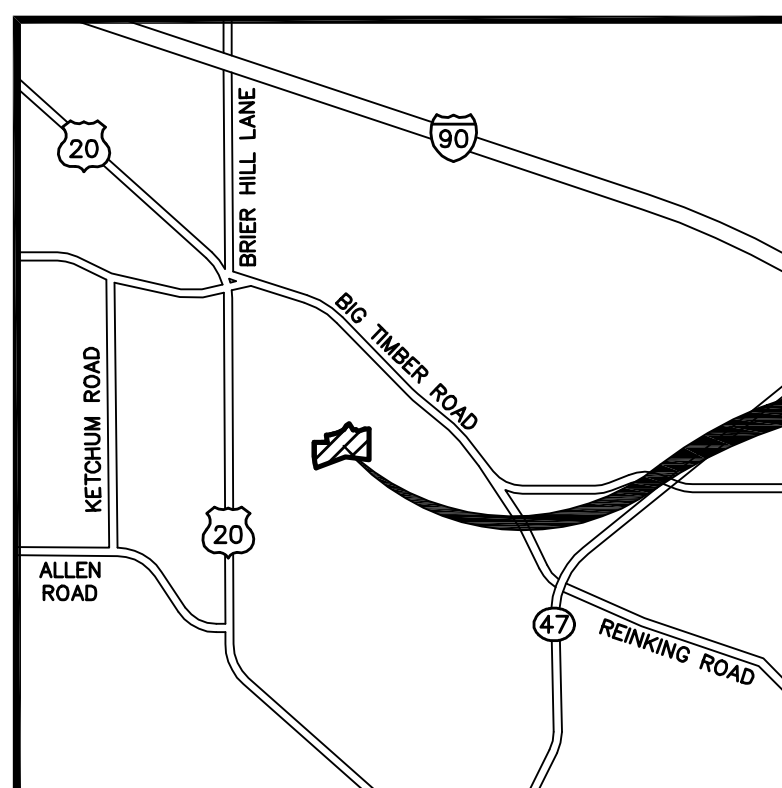
11.522 ACRES  
(MORE OR LESS)

PARCEL INDEX NUMBER

PART OF 01-13-400-006  
PART OF 01-13-400-007  
PART OF 01-13-400-008  
HAMPSHIRE, ILLINOIS



50 25 0 50  
SCALE: 1 INCH = 50 FEET



VICINITY MAP

SITE  
LOCATION

LINE	BEARING	LENGTH
L1	N 81°23'06" E	67.59'
L2	N 76°46'26" E	67.59'
L3	N 72°09'45" E	67.59'
L4	N 67°40'30" E	68.17'
L5	N 66°21'39" E	70.00'
L6	N 33°37'32" E	83.22'
L7	N 54°16'26" E	62.66'
L8	N 89°52'56" E	79.23'

CURVE	RADIUS	LENGTH	BEARING
C1	970.00'	107.35'	N 86°51'41" E
C2	60.00'	106.38'	S 70°54'38" E
C3	25.00'	31.81'	S 29°54'47" W

LOT NUMBER	SQ. FT.
219	9,499
220	9,499
221	9,499
222	9,406
223	9,100
224	10,675
225	10,977
226	13,459
227	13,026
228	9,100
229	9,100
230	9,099
231	9,308
232	9,498
233	9,463
234	9,463
235	9,463
236	9,463
237	9,333
238	9,100
OUTLOT 14	248,902

**LEGEND**

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

**NOTES**

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

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

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

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

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

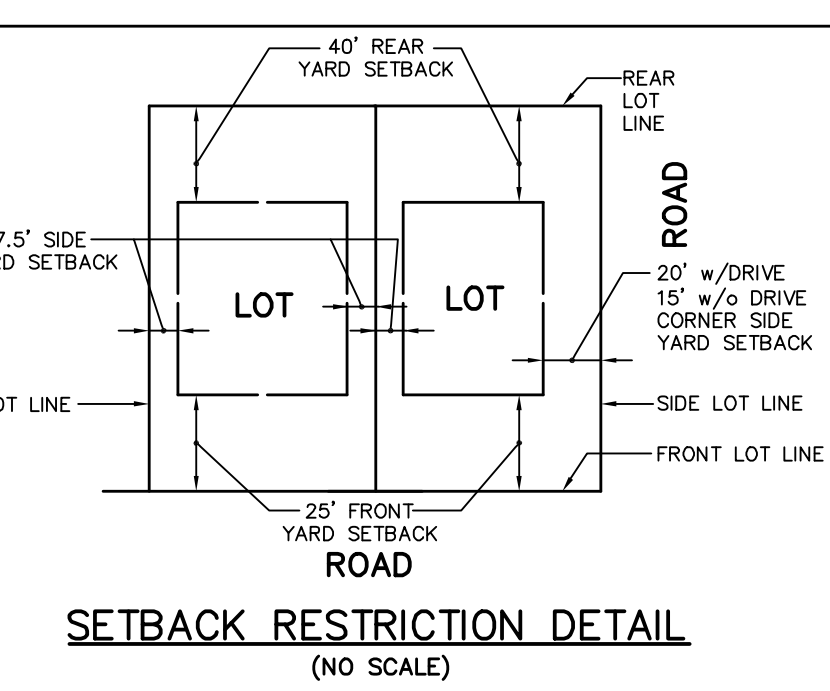
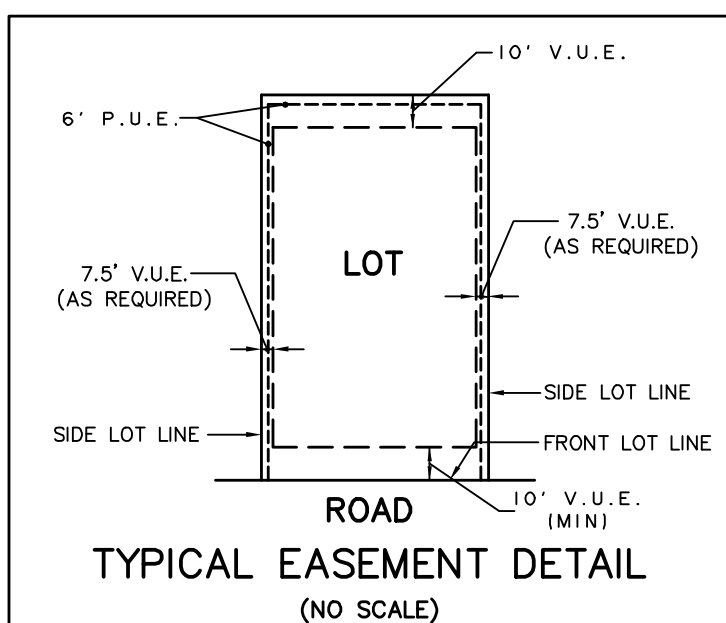
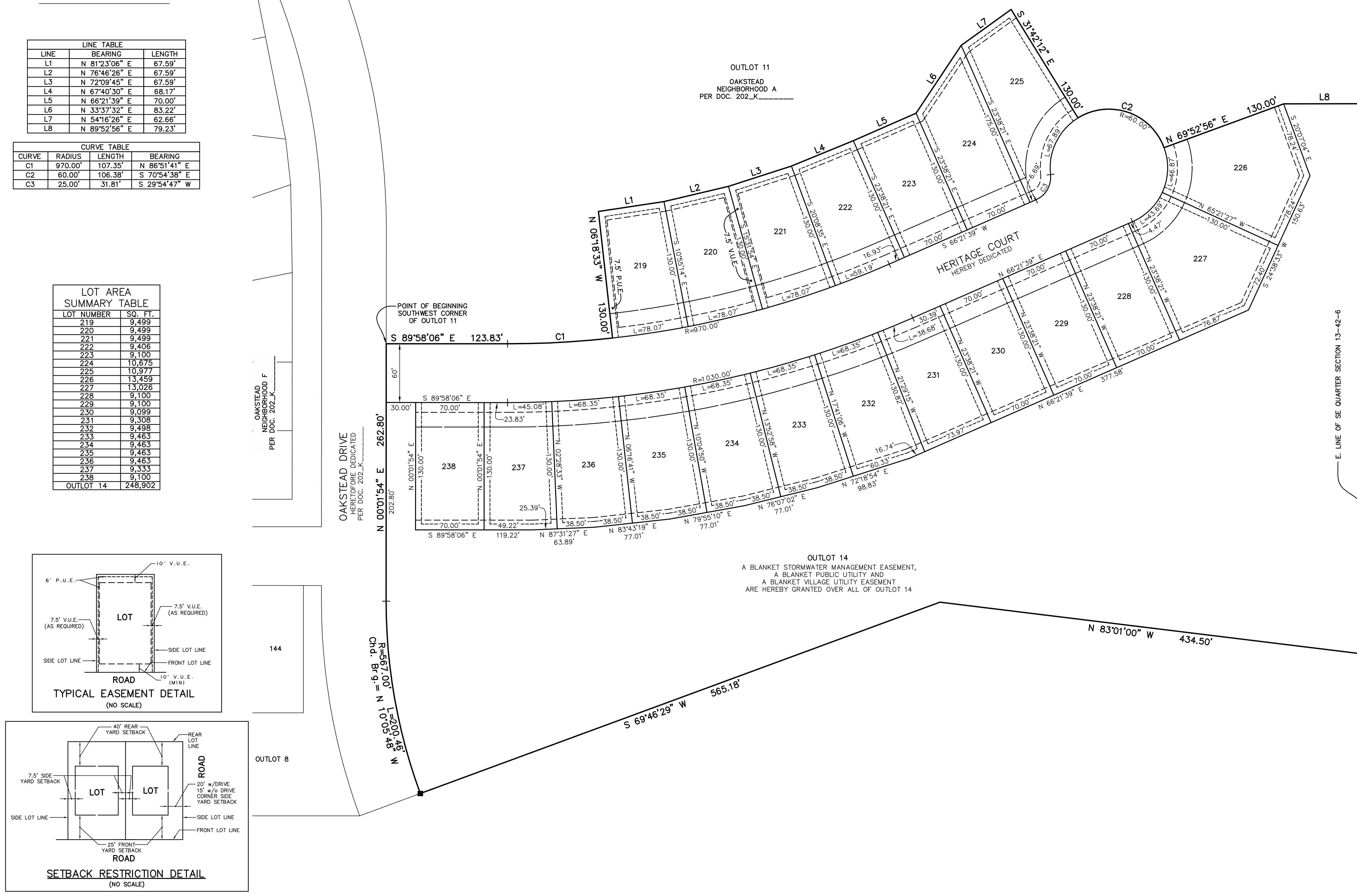
B.L. - BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBJECT SITE BEING S 00°07'04" E (ASSUMED).

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

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

OUTLOT 14 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



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

PREPARED BY:  
**CEMCON, Ltd.**

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

DISC NO.: 456267 FILE NAME: SUBPLAT-E  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 06-21-23 JOB NO.: 456.267  
PROJECT REFERENCE: 456.209  
CHECKED BY: JRP 06-09-23  
REVISED 08-14-23\AJB PER VILLAGE COMMENTS DATED AUGUST 3, 2023  
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DRAWING PATH: P:\AS087\DWG\DRAWINGS\PLATS\SUBPLAT-EDWG  
PLOT FILE CREATED: 8/22/2023 BY: TONY BILIS



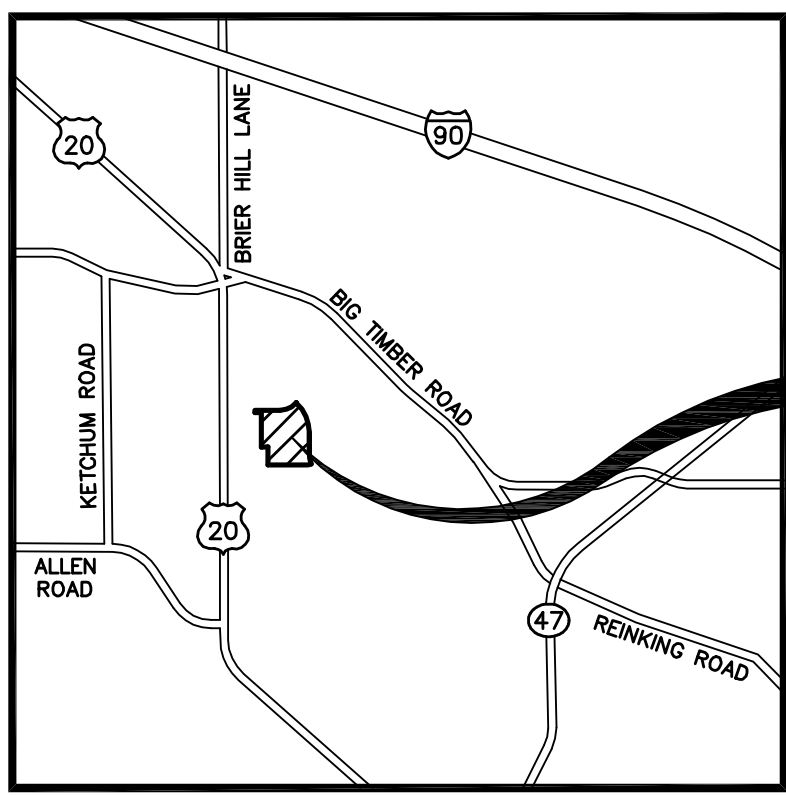


# FINAL PLAT OF SUBDIVISION FOR OAKSTEAD SUBDIVISION NEIGHBORHOOD F

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

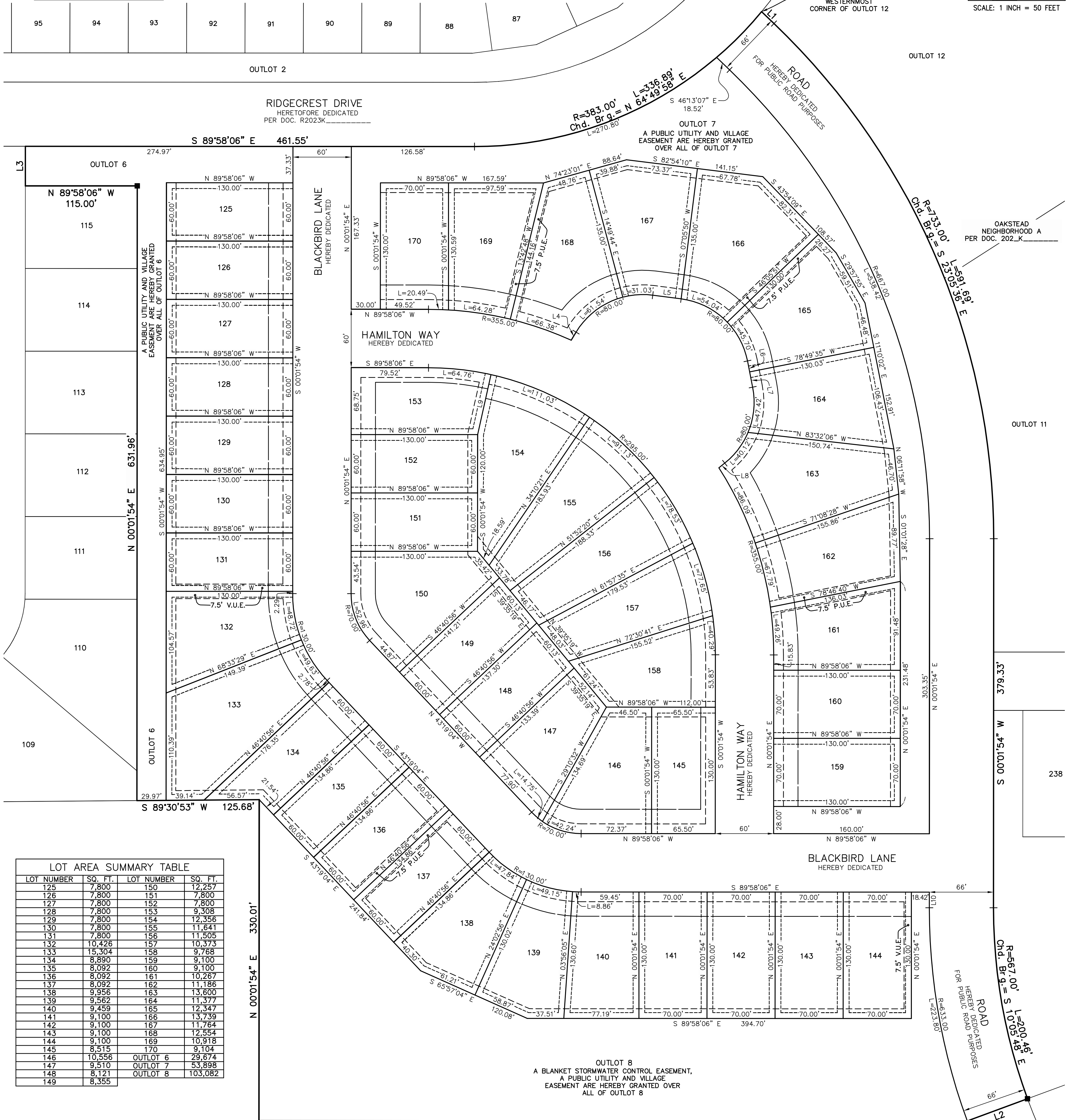
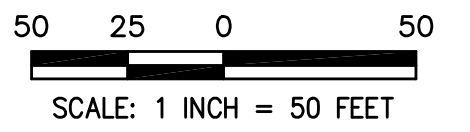
**TOTAL AREA OF SUBDIVISION**  
19.584 ACRES  
(MORE OR LESS)

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



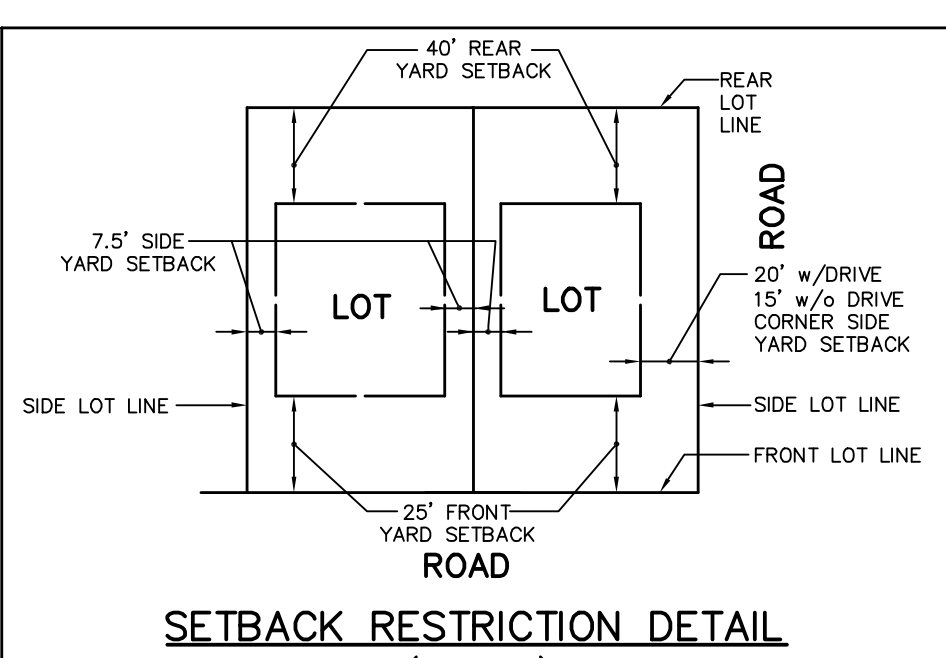
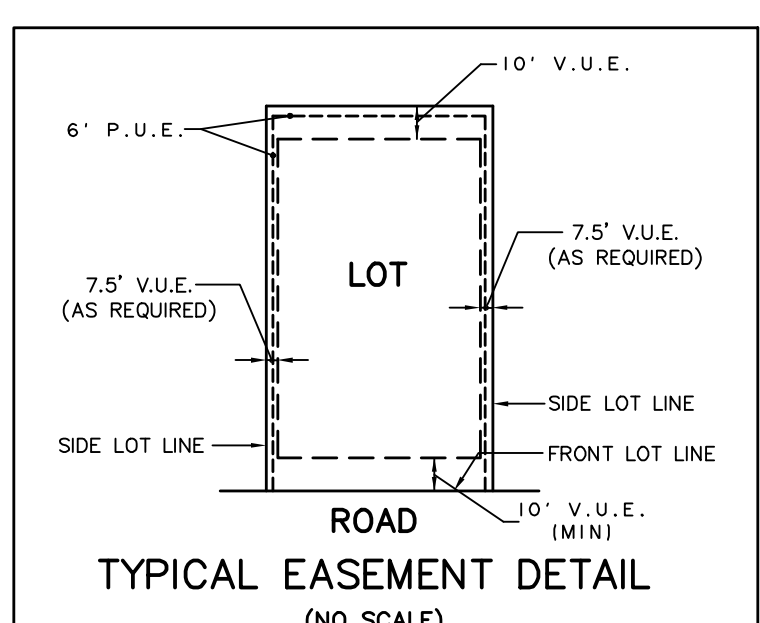
**VICINITY MAP**

**SITE LOCATION**



**LOT AREA SUMMARY TABLE**

LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
125	7,800	150	12,257
126	7,800	151	7,800
127	7,800	152	7,800
128	7,800	153	9,308
129	7,800	154	12,356
130	7,800	155	11,641
131	7,800	156	11,505
132	10,426	157	10,373
133	15,304	158	9,768
134	8,890	159	9,100
135	8,092	160	9,100
136	8,092	161	10,267
137	8,092	162	11,186
138	9,956	163	13,600
139	9,956	164	11,377
140	9,459	165	12,347
141	9,100	166	13,739
142	9,100	167	11,764
143	9,100	168	12,554
144	9,100	169	10,918
145	8,515	170	9,104
146	10,556	OUTLOT 6	29,674
147	9,510	OUTLOT 7	53,898
148	8,121	OUTLOT 8	103,082
149	8,355		



**LEGEND**

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

**NOTES**

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

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

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

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

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

B.L. — BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED UPON THE SOUTH LINE OF THE SUBJECT SITE BEING N 89°58'41" W (ASSUMED).

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

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

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

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 46°13'07" E	17.61'
L2	S 69°46'29" W	66.00'
L3	N 00°01'54" E	40.60'
L4	S 31°05'37" W	9.71'
L5	N 82°36'32" W	29.46'
L6	N 11°10'25" W	11.37'
L7	N 11°10'25" W	16.07'
L8	N 51°30'56" E	7.76'
L9	N 12°36'31" E	63.19'
L10	S 00°01'54" W	15.98'

PREPARED FOR:  
**HAMPSHIRE EAST, LLC**  
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

PREPARED BY:  
**CEMCON, Ltd.**  
Civil Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
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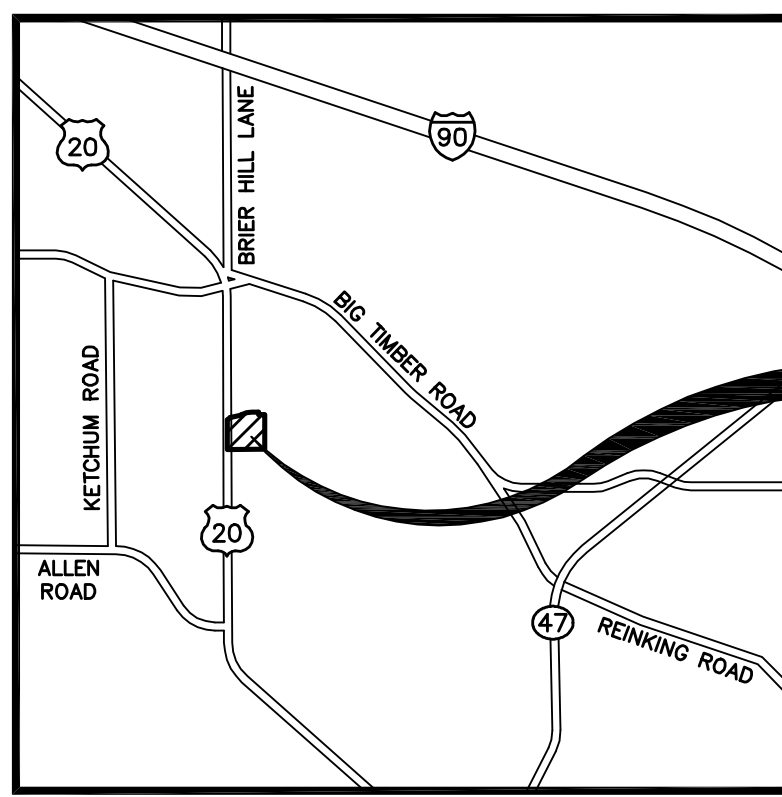
DISC NO.: 456267 FILE NAME: SUBPLAT-F  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 06-21-23 JOB NO.: 456.267  
PROJECT REFERENCE: 456.209  
CHECKED BY: JRP 06-09-23  
REVISED 08-14-23/AJB PER VILLAGE COMMENTS DATED AUGUST 3, 2023  
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# FINAL PLAT OF SUBDIVISION FOR OAKSTEAD SUBDIVISION NEIGHBORHOOD G

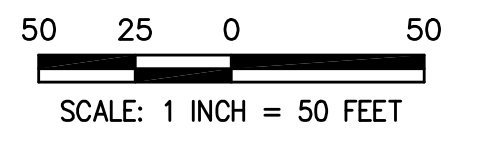
PART OF THE SOUTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN KANE COUNTY, ILLINOIS



**VICINITY MAP**

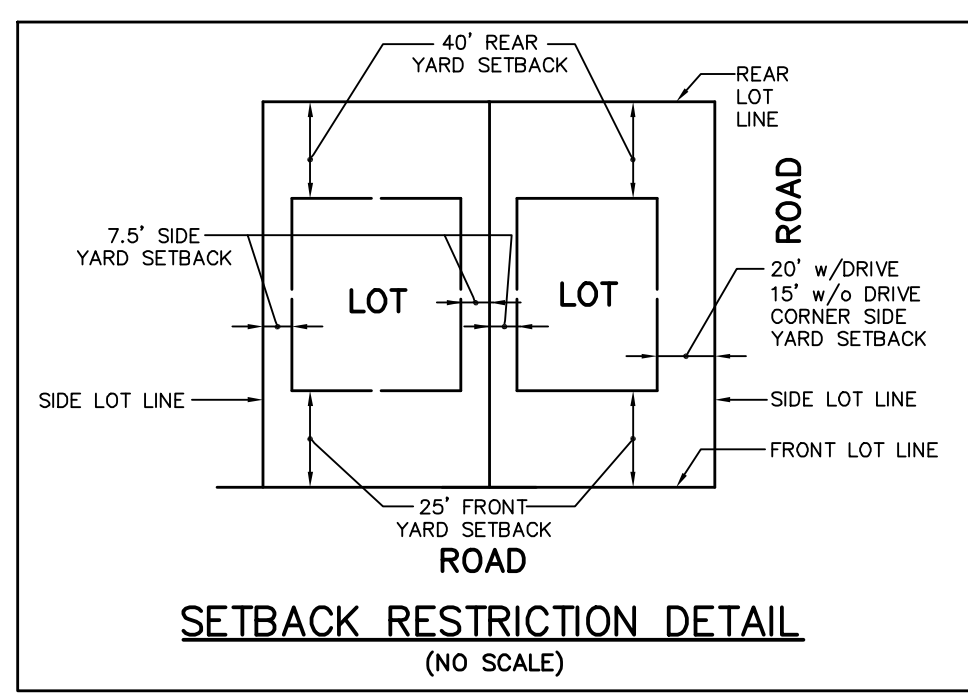
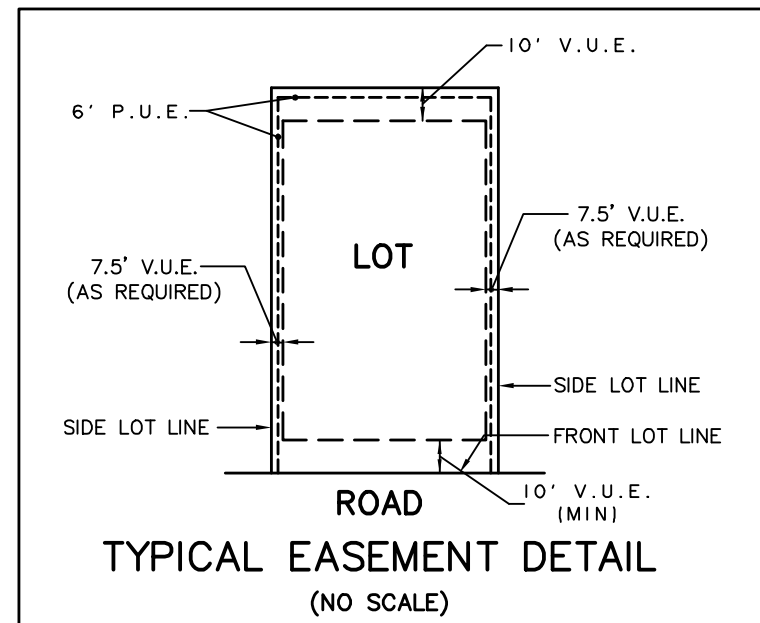
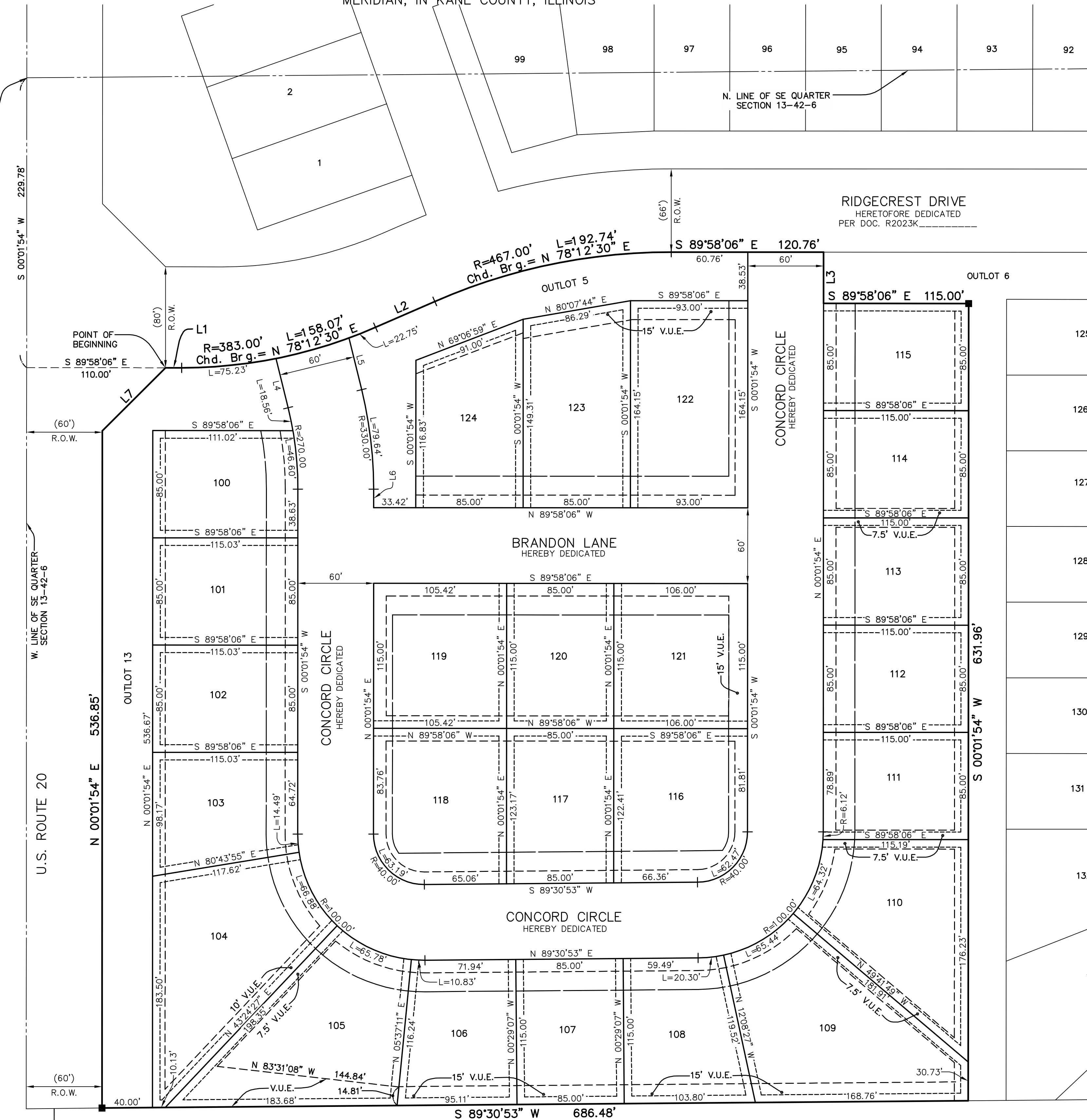
**TOTAL AREA OF SUBDIVISION**  
9.983 ACRES  
(MORE OR LESS)

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



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

POINT OF COMMENCEMENT  
NW CORNER OF  
SE QUARTER OF  
SECTION 13-42-6



LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
100	9,715	114	9,775
101	9,777	115	9,775
102	9,777	116	12,588
103	10,214	117	10,437
104	17,576	118	12,685
105	16,446	119	12,124
106	10,232	120	9,775
107	9,775	121	12,190
108	10,588	122	15,266
109	18,162	123	13,322
110	15,390	124	11,311
111	9,775	OUTLOT 5	16,290
112	9,775	OUTLOT 13	27,659
113	9,775		

**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.

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

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

B.L. - BUILDING SETBACK LINE

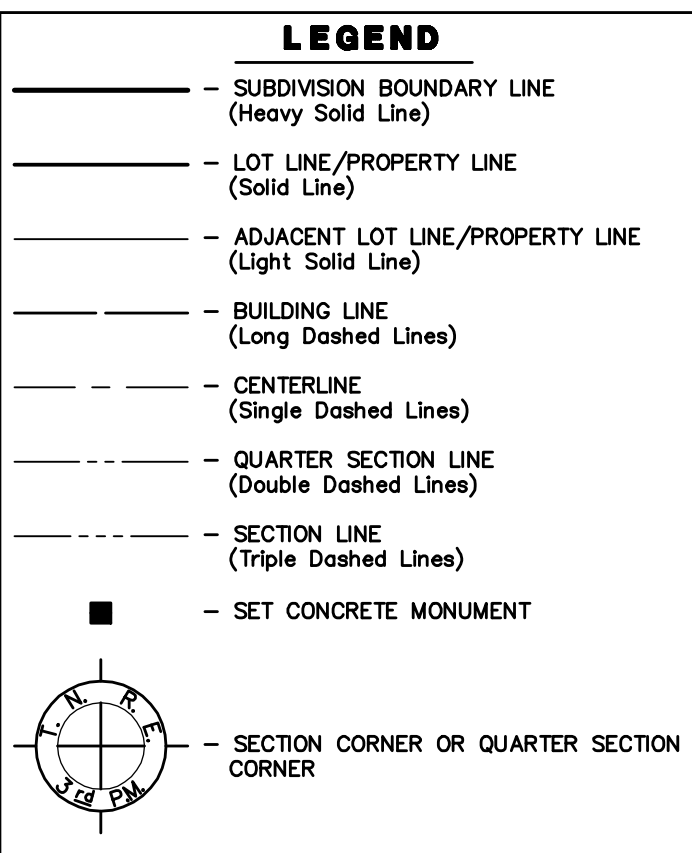
THE BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBJECT SITE BEING S 00°02'05" W (ASSUMED).

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

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

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

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



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

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
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DISC NO.: 456267 FILE NAME: SUBPLAT-G  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 06-21-23 JOB NO.: 456.267  
PROJECT REFERENCE: 456.209  
CHECKED BY: JRP 06-09-23  
REVISED 08-14-23 A/JB PER VILLAGE COMMENTS DATED AUGUST 3, 2023  
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DRAWING PATH: P:\ASSET\DWG\DRAWING\DRAWINGS\PLATS\SUBPLAT-G.DWG  
PLOT FILE CREATED: 8/22/2023 BY: TONY BILIS

KANE COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
SS.
COUNTY OF KANE )
ACCEPTED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_
A.D., 20\_\_\_\_
COUNTY ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
SS.
COUNTY OF KANE )
I, \_\_\_\_\_ COUNTY CLERK OF KANE
COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT
TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL
TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND
INCLUDED IN THE ANNEXED PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN
CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA,
ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_
COUNTY CLERK

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS )
SS
COUNTY OF DUPAGE )
THIS IS TO CERTIFY THAT \_\_\_\_\_
AN ILLINOIS CORPORATION, IS THE FEE SIMPLE OWNER OF THE
PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND
HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED
AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH
AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY
ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE
THEREON INDICATED.
THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS
INDICATED ON THIS PLAT AS THOROUGHFARES, STREETS, ALLEYS AND
PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC,
GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY
UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF HAMPSHIRE, THEIR
SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE
STATED HEREON.
THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND
INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY
UNIT SCHOOL DISTRICT 300.
DATED AT NAPERVILLE, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_
HAMPSHIRE EAST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, IL 60563
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_
(PRINTED NAME) (PRINTED NAME)

NOTARY CERTIFICATE

STATE OF ILLINOIS )
SS
COUNTY OF DUPAGE )
I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE
COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT
\_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE
OFFICERS OF HAMPSHIRE EAST, LLC, APPEARED BEFORE ME THIS DAY
AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID
INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND THE FREE AND
VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES
THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_
NOTARY PUBLIC

SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS )
SS.
COUNTY OF DUPAGE )
THIS IS TO CERTIFY THAT HAMPSHIRE EAST, LLC IS THE OWNER OF THE
PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S
KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS
OF SCHOOL DISTRICT(S)
COMMUNITY UNIT SCHOOL DISTRICT 300
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_
BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_
TITLE: \_\_\_\_\_ 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 SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH,
RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID
SECTION 13; THENCE SOUTH 00 DEGREES 01 MINUTE 54 SECONDS WEST, 229.78 FEET
ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE
SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, 110.00 FEET TO A POINT ON THE
SOUTHERLY RIGHT OF WAY LINE OF RIDGECREST DRIVE DEDICATED PER DOCUMENT
202\_K \_\_\_\_\_ AND THE POINT OF BEGINNING; THE FOLLOWING FIVE
COURSES ARE ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 89
DEGREES 58 MINUTES 06 SECONDS EAST, 12.85 FEET; THENCE NORTHEASTERLY,
158.07 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 383.00 FEET AND
A CHORD BEARING NORTH 78 DEGREES 12 MINUTES 30 SECONDS EAST; THENCE
NORTH 66 DEGREES 23 MINUTES 06 SECONDS EAST, 51.20 FEET; THENCE EASTERLY,
192.74 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET AND
A CHORD BEARING NORTH 78 DEGREES 12 MINUTES 30 SECONDS EAST; THENCE
SOUTH 89 DEGREES 58 MINUTES 06 SECONDS EAST, 120.76 FEET; THENCE SOUTH 00
DEGREES 01 MINUTE 54 SECONDS WEST, 40.60 FEET; THENCE SOUTH 89 DEGREES 58
MINUTES 06 SECONDS EAST, 115.00 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 54
SECONDS WEST, 631.96 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 53 SECONDS
WEST, 686.48 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 54 SECONDS EAST,
536.85 FEET; THENCE NORTH 45 DEGREES 01 MINUTE 54 SECONDS EAST, 70.71 FEET
TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.
I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN 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 PART OF THE ABOVE
DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE A
AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON F.I.R.M.
MAP PANEL 17089C0126J, DATED JUNE 2, 2015.

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

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2025

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.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )
SS
COUNTY OF KANE )
THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF
THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE
ABOVE PLAT.
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_
SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS )
SS
COUNTY OF KANE )
APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE
VILLAGE OF HAMPSHIRE, ILLINOIS,
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_
VILLAGE PRESIDENT: \_\_\_\_\_
ATTEST: \_\_\_\_\_

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS )
SS
COUNTY OF KANE )
I, \_\_\_\_\_, VILLAGE COLLECTOR OF THE
VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO
DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS
OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN
APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.
DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_
VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
SS
COUNTY OF KANE )
I, \_\_\_\_\_, VILLAGE ENGINEER FOR THE
VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THE REQUIRED
IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE
COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED
IMPROVEMENTS.
DATED AT YORKVILLE, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_
VILLAGE ENGINEER

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

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

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

PUBLIC UTILITY EASEMENT PROVISIONS
(ELECTRIC AND COMMUNICATION)

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

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

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

DRAINAGE EASEMENT PROVISIONS

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

VILLAGE UTILITY EASEMENT PROVISIONS

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

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

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

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2250 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456267 FILE NAME: SUBPLAT-G
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-21-23 JOB NO.: 456.267
PROJECT REFERENCE: 456.209
CHECKED BY: JRP 06-09-23

REVISED 08-14-23\AJB PER VILLAGE COMMENTS DATED AUGUST 3, 2023
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# PLAT OF EASEMENT GRANT

PART OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY **AND RETURN TO:**  
 NAME: **VILLAGE OF HAMPSHIRE**  
 ADDRESS: 234 S. STATE STREET  
 HAMPSHIRE, IL  
 60140-0457

**PARCEL INDEX NUMBERS**  
 01-12-300-001  
 01-13-100-014  
 01-13-100-018  
 HAMPSHIRE, ILLINOIS

100 50 0 100  
 SCALE: 1 INCH = 100 FEET

**NOTES**  
 ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
 DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.  
 THE BEARINGS SHOWN ARE BASED UPON THE WEST LINE OF THE SUBJECT SITE BEING N 00°01'54" E (ASSUMED).

**LEGEND**  
 - ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)  
 - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)  
 - CENTERLINE (Single Dashed Lines)  
 - QUARTER SECTION LINE (Double Dashed Lines)  
 - SECTION LINE (Triple Dashed Lines)

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 89°58'06" W	15.00'
L2	N 00°13'22" E	78.33'
L3	N 09°12'02" W	151.32'
L4	N 25°20'14" W	103.84'
L5	N 88°39'46" W	38.66'
L6	N 00°11'30" E	15.47'
L7	S 88°39'46" E	50.00'
L8	S 25°20'14" E	116.49'
L9	S 09°12'02" E	151.33'
L10	S 00°13'22" W	79.51'
L11	N 89°58'06" W	50.00'
L12	N 00°13'22" E	74.37'
L13	N 09°12'02" W	151.31'
L14	N 25°20'14" W	61.92'
L15	N 00°11'30" E	66.92'
L16	N 47°07'08" W	42.89'
L17	N 88°01'03" W	102.94'
L18	S 88°01'03" E	116.30'
L19	S 47°07'08" E	48.48'
L20	N 47°07'08" W	24.25'
L21	N 88°01'03" W	79.66'
L22	N 01°58'57" E	50.00'
L23	N 54°05'52" W	67.39'
L24	N 35°54'08" E	15.00'
L25	S 54°05'52" E	52.24'
L26	N 54°05'52" W	120.27'
L27	N 35°54'08" E	50.00'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING
C1	95.85'	9017.40'	S 75°46'51" W
C2	97.02'	9002.40'	N 75°45'43" E
C3	157.24'	9067.40'	S 76°00'09" W
C4	51.52'	9002.40'	N 76°14'05" E
C5	15.51'	8936.40'	S 75°54'53" W
C6	65.38'	1377.39'	N 43°15'57" W
C7	21.46'	763.00'	N 36°42'30" E
C8	67.17'	1392.39'	S 43°14'37" E
C9	51.51'	8936.40'	S 76°07'46" W
C10	59.46'	1327.39'	N 43°20'33" W
C11	28.35'	748.00'	S 35°50'21" W
C12	51.82'	698.00'	S 32°41'09" W

PARCEL 01-12-300-001  
 PER A TRUSTEE'S DEED  
 DOC. 98K001584

PARCEL D  
 50' TEMPORARY  
 CONSTRUCTION EASEMENT  
 HEREBY GRANTED

PARCEL 01-13-100-014  
 PER A TRUSTEE'S DEED  
 DOC. 98K015330  
 (PARCEL FOUR)

PARCEL D  
 50' TEMPORARY  
 CONSTRUCTION EASEMENT  
 HEREBY GRANTED

PARCEL C  
 15' VILLAGE UTILITY  
 EASEMENT HEREBY GRANTED

PARCEL B  
 50' TEMPORARY  
 CONSTRUCTION EASEMENT  
 HEREBY GRANTED

PARCEL A  
 15' VILLAGE UTILITY  
 EASEMENT HEREBY GRANTED

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS) SS.  
 COUNTY OF DU PAGE)  
 THIS IS TO CERTIFY THAT THIS PLAT OF EASEMENT WAS PREPARED UNDER MY DIRECTION.  
 GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

JEFFREY R. PANKOW  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483  
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024  
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937  
 EXPIRATION DATE IS APRIL 30, 2025

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



PREPARED BY:  
**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100 Aurora, Illinois  
 60502-9675 PH: 630.862.2100 FAX: 630.862.2199  
 E-Mail: cadd@cemcon.com Website: www.cemcon.com  
 DISC NO.: 456267 FILE NAME: OFFSITE WM EASEMENT  
 DRAWN BY: A/JB/JHH FLD. BK. / PG. NO.: N/A  
 COMPLETION DATE: 06-20-23 JOB NO.: 456.267  
 PROJECT REFERENCE: 456.209  
 CHECKED BY: GLK 07-07-23  
 REVISED 07-14-23\A/JB MODIFIED LIMITS OF PARCELS C & D  
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DRAWING PATH: P:\ASSET\DRAWING\DRAWINGS\PLATS\OFFSITE WM EASEMENT.DWG  
 PLOT FILE CREATED: 7/14/2023 BY: TONY BLISS

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DUPAGE )

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

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

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

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
 SECRETARY

TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DUPAGE )

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC

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 ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KANE )

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

VILLAGE ENGINEER

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.

TEMPORARY CONSTRUCTION EASEMENT PROVISIONS

A TEMPORARY CONSTRUCTION EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HAMPSHIRE, ITS CONTRACTORS AND OR ASSIGNS FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "TEMPORARY CONSTRUCTION EASEMENT". FOR THE PURPOSE OF CONSTRUCTION OF A WATERMAIN PER THE APPROVED ENGINEERING PLANS PREPARED BY CEMCON, LTD. AND DATED \_\_\_\_\_

THE TEMPORARY CONSTRUCTION EASEMENT SHALL EXPIRE ON \_\_\_\_\_ OR AT THE COMPLETION OF THE CONSTRUCTION OF THE WATERMAIN, WHICHEVER OCCURS FIRST. THE GRANTOR SHALL HAVE THE RIGHT TO FULLY USE AND ENJOY THE SAID PREMISES, EXCEPT DURING CONSTRUCTION BY GRANTEE.

SAID EASEMENT SHALL FURTHER GRANT AND ALLOW THE VILLAGE OF HAMPSHIRE ITS CONTRACTORS AND OR ASSIGNS THE RIGHT TO PERFORM ALL NECESSARY GRADING FOR THE CONSTRUCTION OF THE WATERMAIN. THE EASEMENT AREA SHALL BE RESTORED TO ITS PRE-CONSTRUCTION CONDITION AS SOON AS PRACTICAL.

EASEMENT PARCEL DESCRIPTIONSPARCEL A (15' VILLAGE UTILITY EASEMENT)

THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BRIER HILL ROAD (U.S. ROUTE 20) PER DOCUMENT 1749116 AND 1727649 AND THE NORTH LINE OF THE SOUTHERLY EXCEPTION TO A TRACT DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT 1999K121441; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST, 15.00 FEET, ALONG SAID NORTH LINE, TO POINT ON A LINE 15.00 FEET WEST OF AND PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE; THE FOLLOWING FIVE (5) COURSES ARE ALONG SAID PARALLEL LINE: 1) THENCE NORTH 00 DEGREES 13 MINUTES 22 SECONDS EAST, 78.33 FEET; 2) THENCE NORTH 09 DEGREES 12 MINUTES 02 SECONDS WEST, 151.32 FEET; 3) THENCE NORTH 00 DEGREES 11 MINUTES 33 SECONDS EAST, 350.84 FEET; 4) THENCE NORTH 25 DEGREES 20 MINUTES 14 SECONDS WEST, 103.84 FEET; 5) THENCE NORTH 88 DEGREES 39 MINUTES 46 SECONDS WEST, 38.66 FEET TO POINT ON A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF BIG TIMBER ROAD DEDICATED PER DOCUMENT 369991; THENCE SOUTHWESTERLY, ALONG SAID PARALLEL LINE, 95.85 FEET, ALSO BEING ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 9017.40 FEET AND A CHORD BEARING SOUTH 75 DEGREES 46 MINUTES 51 SECONDS WEST; THENCE NORTH 00 DEGREES 11 MINUTES 30 SECONDS EAST, 15.47 FEET TO SAID SOUTHERLY LINE OF BIG TIMBER ROAD; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY LINE, 97.02 FEET, ALSO BEING ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 9002.40 FEET AND A CHORD BEARING NORTH 75 DEGREES 45 MINUTES 43 SECONDS EAST TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED BRIER HILL ROAD; THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID WESTERLY LINE: (1) THENCE SOUTH 88 DEGREES 39 MINUTES 46 SECONDS EAST, 50.00 FEET; (2) THENCE SOUTH 25 DEGREES 20 MINUTES 14 SECONDS EAST, 116.49 FEET; (3) THENCE SOUTH 00 DEGREES 11 MINUTES 33 SECONDS WEST, 353.00 FEET; (4) THENCE SOUTH 09 DEGREES 12 MINUTES 02 SECONDS EAST, 151.33 FEET; (5) THENCE SOUTH 00 DEGREES 13 MINUTES 22 SECONDS WEST, 79.51 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL C (15' VILLAGE UTILITY EASEMENT)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF A TRACT DESCRIBED AS PARCEL FOUR IN A TRUSTEE'S DEED RECORDED AS DOCUMENT 98K015330 WITH THE NORTHERLY RIGHT OF WAY LINE OF BIG TIMBER ROAD AS DEDICATED PER DOCUMENT 369990; THENCE SOUTHWESTERLY, 15.51 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALSO BEING ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8936.40 FEET AND A CHORD BEARING SOUTH 75 DEGREES 54 MINUTES 53 SECONDS WEST TO A POINT ON A LINE 15.00 FEET WEST OF AND PARALLEL WITH SAID EASTERLY TRACT LINE; THENCE NORTH 00 DEGREES 11 MINUTES 30 SECONDS EAST, ALONG SAID PARALLEL LINE, 380.84 FEET TO A POINT ON A LINE 15.00 FEET SOUTHWEST OF AND PARALLEL WITH THE U.S. ROUTE 20 SOUTHWESTERLY RIGHT OF WAY LINE AS SHOWN ON A PLAT OF HIGHWAYS RECORDED AS DOCUMENT 17276491; THE FOLLOWING FIVE (5) COURSES ARE ALONG SAID PARALLEL LINE AND ALSO ALONG A LINE 15.00 FEET SOUTHWEST OF AND PARALLEL WITH THE U.S. ROUTE 20 SOUTHWESTERLY EXISTING RIGHT OF WAY LINE AS SHOWN ON SAID HIGHWAY PLAT AND ALSO ALONG A LINE 15.00 FEET SOUTHWEST OF AND PARALLEL WITH THE U.S. ROUTE 20 SOUTHWESTERLY RIGHT OF WAY LINE AS DESCRIBED IN A DEDICATION OF RIGHT OF WAY RECORDED AS DOCUMENT 424659: 1) THENCE NORTH 33 DEGREES 42 MINUTES 04 SECONDS WEST, 297.15 FEET; 2) THENCE NORTHWESTERLY, 65.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1377.39 FEET AND A CHORD BEARING NORTH 43 DEGREES 15 MINUTES 57 SECONDS WEST TO A POINT OF TANGENCY; 3) THENCE NORTH 44 DEGREES 37 MINUTES 32 SECONDS WEST, 1649.55 FEET TO A POINT OF CURVATURE; 4) THENCE NORTHWESTERLY, 246.92 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5674.58 FEET AND A CHORD BEARING NORTH 45 DEGREES 52 MINUTES 20 SECONDS WEST TO A POINT OF TANGENCY; 5) THENCE NORTH 47 DEGREES 07 MINUTES 08 SECONDS WEST, 42.89 FEET; THENCE NORTH 88 DEGREES 01 MINUTE 03 SECONDS WEST, 102.94 FEET; THENCE SOUTHWESTERLY, 28.35 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 748.00 FEET AND A CHORD BEARING SOUTH 35 DEGREES 50 MINUTES 21 SECONDS WEST; THENCE NORTH 54 DEGREES 05 MINUTES 52 SECONDS WEST, 67.39 FEET; THENCE NORTH 35 DEGREES 54 MINUTES 08 SECONDS EAST, 15.00 FEET TO THE SOUTHWESTERLY LINE OF SOUTHWESTERLY LINE OF A VILLAGE UTILITY AND DRAINAGE EASEMENT PER DOCUMENT 2009K013839; THE FOLLOWING TWO (2) COURSES ARE ALONG THE SOUTHWESTERLY AND SOUTHEASTERLY LINES OF SAID EASEMENT; 1) THENCE SOUTH 54 DEGREES 05 MINUTES 52 SECONDS EAST, 52.24 FEET; 2) THENCE NORTHEASTERLY, 21.46 FEET, ALONG SAID SOUTHEASTERLY LINE, ALSO BEING ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 763.00 FEET AND A CHORD BEARING NORTH 36 DEGREES 42 MINUTES 30 SECONDS EAST; THENCE SOUTH 88 DEGREES 01 MINUTES 03 SECONDS EAST, 116.30, MORE OR LESS, TO THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 20 PER DOCUMENTS 424659 AND 17276491; THE FOLLOWING FIVE (5) COURSES ARE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE: 1) THENCE SOUTH 47 DEGREES 07 MINUTES 08 SECONDS EAST, 48.48 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHEASTERLY, 247.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5689.58 FEET AND A CHORD BEARING SOUTH 45 DEGREES 52 MINUTES 20 SECONDS EAST TO A POINT OF TANGENCY; 3) THENCE SOUTH 44 DEGREES 37 MINUTES 32 SECONDS EAST, 1649.55 FEET TO A POINT OF CURVATURE; 4) THENCE SOUTHEASTERLY, 67.17 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.39 FEET AND A CHORD BEARING SOUTH 43 DEGREES 14 MINUTES 37 SECONDS EAST; 5) THENCE SOUTH 33 DEGREES 42 MINUTES 04 SECONDS EAST, 302.79 FEET TO THE AFOREMENTIONED EASTERLY LINE OF A TRACT DESCRIBED AS PARCEL FOUR IN A TRUSTEE'S DEED RECORDED AS DOCUMENT 98K015330; THENCE SOUTH 00 DEGREES 11 MINUTES 30 SECONDS WEST, ALONG SAID EASTERLY LINE, 381.59 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL B (5' TEMPORARY CONSTRUCTION EASEMENT)

THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF BRIER HILL ROAD (U.S. ROUTE 20) PER DOCUMENT 1749116 AND 1727649 AND THE NORTH LINE OF THE SOUTHERLY EXCEPTION TO A TRACT DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT 1999K121441; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST, 15.00 FEET, ALONG SAID NORTH LINE, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 06 SECONDS WEST, 50.00 FEET TO POINT ON A LINE 65.00 FEET WEST OF AND PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE; THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID PARALLEL LINE: 1) THENCE NORTH 00 DEGREES 13 MINUTES 22 SECONDS EAST, 74.37 FEET; 2) THENCE NORTH 09 DEGREES 12 MINUTES 02 SECONDS WEST, 151.31 FEET; 3) THENCE NORTH 00 DEGREES 11 MINUTES 33 SECONDS EAST, 343.62 FEET; 4) THENCE NORTH 25 DEGREES 20 MINUTES 14 SECONDS WEST, 61.92 FEET TO POINT ON A LINE 65.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF BIG TIMBER ROAD DEDICATED PER DOCUMENT 369991; THENCE SOUTHWESTERLY, ALONG SAID PARALLEL LINE, 157.24 FEET, ALSO BEING ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 9067.40 FEET AND A CHORD BEARING SOUTH 76 DEGREES 00 MINUTES 09 SECONDS WEST; THENCE NORTH 00 DEGREES 11 MINUTES 30 SECONDS EAST, 66.92 FEET TO SAID SOUTHERLY LINE OF BIG TIMBER ROAD; THENCE NORTHEASTERLY, 51.52 FEET, ALONG SAID SOUTHERLY LINE, ALSO BEING ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 9002.40 FEET AND A CHORD BEARING NORTH 76 DEGREES 14 MINUTES 05 SECONDS EAST; THENCE SOUTH 00 DEGREES 11 MINUTES 30 SECONDS WEST, 15.47 FEET TO POINT ON A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTHERLY RIGHT OF WAY LINE OF BIG TIMBER ROAD; THENCE NORTHEASTERLY, 98.85 FEET, ALONG SAID PARALLEL LINE, ALSO BEING ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 9017.40 FEET AND A CHORD BEARING NORTH 75 DEGREES 46 MINUTES 51 SECONDS EAST TO A POINT ON A LINE 15 FEET WEST OF AND PARALLEL WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF SAID BRIER HILL ROAD; THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID PARALLEL LINE: 1) THENCE SOUTH 88 DEGREES 39 MINUTES 46 SECONDS EAST, 38.66 FEET; 2) THENCE SOUTH 25 DEGREES 20 MINUTES 14 SECONDS EAST, 103.84 FEET; 3) THENCE SOUTH 00 DEGREES 11 MINUTES 33 SECONDS WEST, 350.84 FEET; 4) THENCE SOUTH 09 DEGREES 12 MINUTES 02 SECONDS WEST, 78.33 FEET; 5) THENCE SOUTH 00 DEGREES 13 MINUTES 22 SECONDS WEST, 78.33 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL D (50' TEMPORARY CONSTRUCTION EASEMENT)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE NORTHWEST QUARTER OF SECTION 13, BOTH IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF A TRACT DESCRIBED AS PARCEL FOUR IN A TRUSTEE'S DEED RECORDED AS DOCUMENT 98K015330 WITH THE NORTHERLY RIGHT OF WAY LINE OF BIG TIMBER ROAD AS DEDICATED PER DOCUMENT 369990; THENCE SOUTHWESTERLY, 15.51 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALSO BEING ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8936.40 FEET AND A CHORD BEARING SOUTH 75 DEGREES 54 MINUTES 53 SECONDS WEST TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY, 51.51 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE, ALSO BEING ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 8936.40 FEET AND A CHORD BEARING SOUTH 76 DEGREES 07 MINUTES 46 SECONDS WEST TO A POINT ON A LINE 65 FEET WEST OF AND PARALLEL WITH AFOREMENTIONED EASTERLY TRACT LINE PER DOCUMENT 98K01533; THENCE NORTH 00 DEGREES 11 MINUTES 30 SECONDS EAST, ALONG SAID PARALLEL LINE, 378.12 TO A POINT ON A LINE 65.00 FEET SOUTHWEST OF AND PARALLEL WITH THE U.S. ROUTE 20 SOUTHWESTERLY RIGHT OF WAY LINE AS SHOWN ON A PLAT OF HIGHWAYS RECORDED AS DOCUMENT 17276491; THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID PARALLEL LINE AND ALSO ALONG A LINE 65.00 FEET SOUTHWEST OF AND PARALLEL WITH THE U.S. ROUTE 20 SOUTHWESTERLY EXISTING RIGHT OF WAY LINE AS SHOWN ON SAID HIGHWAY PLAT AND ALSO ALONG A LINE 65.00 FEET SOUTHWEST OF AND PARALLEL WITH THE SOUTHWESTERLY RIGHT OF WAY LINE AS DESCRIBED IN A DEDICATION OF RIGHT OF WAY RECORDED AS DOCUMENT 424659: 1) THENCE NORTH 33 DEGREES 42 MINUTES 04 SECONDS WEST, 278.30 FEET; 2) THENCE NORTHWESTERLY, 59.46 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1327.39 FEET AND A CHORD BEARING NORTH 43 DEGREES 20 MINUTES 33 SECONDS WEST TO A POINT OF TANGENCY; 3) THENCE NORTH 44 DEGREES 37 MINUTES 32 SECONDS WEST, 1649.55 FEET TO A POINT OF CURVATURE; 4) THENCE NORTHWESTERLY, 244.75 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5624.58 FEET AND A CHORD BEARING NORTH 45 DEGREES 52 MINUTES 20 SECONDS WEST TO A POINT OF TANGENCY; 5) THENCE NORTH 47 DEGREES 07 MINUTES 08 SECONDS WEST, 24.25 FEET; THENCE NORTH 88 DEGREES 01 MINUTE 03 SECONDS WEST, 57.66 FEET; THENCE SOUTHWESTERLY, 51.82 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 698.00 FEET AND A CHORD BEARING SOUTH 32 DEGREES 41 MINUTES 09 SECONDS WEST; THENCE NORTH 54 DEGREES 05 MINUTES 52 SECONDS WEST, 120.27 FEET; THENCE NORTH 35 DEGREES 54 MINUTES 08 SECONDS EAST, 50.00 FEET; THENCE SOUTH 54 DEGREES 05 MINUTES 52 SECONDS EAST, 67.39 FEET; THENCE NORTHEASTERLY, 28.35 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 748.00 FEET AND A CHORD BEARING NORTH 35 DEGREES 50 MINUTES 21 SECONDS EAST; THENCE SOUTH 88 DEGREES 01 MINUTES 03 SECONDS EAST, 102.94 FEET, MORE OR LESS, TO A LINE 15.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 20 PER DOCUMENTS 424659 AND 17276491; THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SAID ROUTE 20; 1) THENCE SOUTH 47 DEGREES 07 MINUTES 08 SECONDS EAST, 42.89 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHEASTERLY, 246.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5674.58 FEET AND A CHORD BEARING OF SOUTH 45 DEGREES 52 MINUTES 20 SECONDS EAST TO A POINT OF TANGENCY; 3) THENCE SOUTH 44 DEGREES 37 MINUTES 32 SECONDS EAST, 1649.55 FEET TO A POINT OF CURVATURE; 4) THENCE SOUTHEASTERLY, 65.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1377.39 FEET AND A CHORD BEARING SOUTH 43 DEGREES 15 MINUTES 57 SECONDS EAST; 5) THENCE SOUTH 33 DEGREES 42 MINUTES 04 SECONDS EAST, 297.15 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 30 SECONDS WEST TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PREPARED BY:



**CEMCON, Ltd.**

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DISC NO.: 456267 FILE NAME: OFFSITE WM EASEMENT  
 DRAWN BY: AJB/JHH FLD. BK. // PG. NO.: N/A  
 COMPLETION DATE: 06-20-23 JOB NO.: 456.267  
 PROJECT REFERENCE: 456.209  
 CHECKED BY: GLK 07-07-23  
 REVISED 07-14-23\AJB MODIFIED LIMITS OF PARCELS C & D  
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Village of Hampshire  
234 S. State Street, Hampshire IL 60140  
Phone: 847-683-2181      www.hampshireil.org

## Agenda Supplement

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**TO:** Chairman Mroch; Planning and Zoning Commission  
**FROM:** Josh Wray, Assistant to the Village Manager  
**FOR:** Village Board Meeting on September 11, 2023  
**RE:** Residential Chicken Program Changes

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**Background:** The Village Board recently reviewed the 1-year pilot program for the residential chicken ordinance. After receiving feedback from the program, the Board gained consensus at a previous meeting to increase the number of licenses from 10 to 15 given and to make three substantive changes to the program. These three changes require a zoning text amendment and, therefore, a public hearing on the matter.

**Analysis:** The Board agreed to the following three changes:

1. Increase the allowable number of hens from 4 to 8.
2. Increase the allowable height of chicken runs from 6' tall to 7' tall.
3. Modify the provision prohibiting keeping chickens inside to allow for chicks to be kept inside until fully feathered.

**Action Needed:** Conduct a public hearing for the requested zoning text amendment and make a recommendation on said amendment.



LEGAL NOTICE  
VILLAGE OF HAMPSHIRE, ILLINOIS  
PLANNING AND ZONING COMMISSION  
VILLAGE OF HAMPSHIRE, ILLINOIS NOTICE OF  
PUBLIC HEARING BEFORE THE PLANNING AND  
ZONING COMMISSION OF THE VILLAGE OF  
HAMPSHIRE TO CONSIDER A TEXT AMENDMENT TO  
THE ZONING ORDINANCE FOR THE VILLAGE OF  
HAMPSHIRE, COUNTY OF KANE, STATE OF ILLINOIS  
NOTICE IS HEREBY GIVEN that the Planning and  
Zoning Commission ("PZC") of the Village of Hampshire,  
Illinois (the "Village"), will hold a public hearing on  
September 11th, 2023 at Hampshire Village Hall, 234 S.  
State Street, Hampshire, IL 60140 commencing at 7:00 p.m.  
to consider, make recommendations and conduct a public  
hearing as required by the applicable statutes of the State  
of Illinois and the Municipal Code of Hampshire of 1985 (the  
"Village Code"), regarding amending certain text in the  
Chapter 6 of the Village Code, which is known as the Zoning  
Ordinance for the Village of Hampshire, County of Kane,  
State of Illinois (the "Zoning Ordinance"), regarding  
regulations for keeping chickens within the Village.  
This amendment would apply to all property under the  
jurisdiction of the Zoning Ordinance.  
The applicant requesting the amendment is the Village.  
Copies of the proposed ordinance are on file with the Village  
Clerk at Hampshire Village Hall, 234 S. State Street,  
Hampshire, IL 60140 and are available for inspection  
during regular business hours, Monday through Friday,  
8:00 a.m. to 4:30 p.m.  
All persons present at the public hearing will be afforded  
an opportunity to be heard. Any person may submit written  
comments to the attention of the PZC Chairperson, (c/o  
Hampshire Village Hall) at the address above and will be  
considered if received at least five (5) days prior to the  
hearing. The PZC reserves the right to continue the public  
hearing in accordance with the requirements of the Illinois  
Open Meetings Act.  
Individuals with disabilities who plan to attend the hearing  
and require certain accommodations to allow them to  
observe or participate in the hearing or who have questions  
regarding the accessibility of the meeting or facilities are  
requested to contact the Deputy Village Clerk at 847-683-  
2181 or jwray@hampshireil.org. This Notice is given  
pursuant to law and published by the authority of the PZC  
of the Village.

Dated: Planning and Zoning Commission  
Chairperson or Nominee  
Published in Daily Herald August 27, 2023 (4604697)

## 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 08/27/2023 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 *Danula Baltz*  
Designee of the Publisher of the Daily Herald

Control # 4604697



**PETITION  
FOR ZONING TEXT AMENDMENT**

TO: Jay Hedges, Zoning Administrator  
Village of Hampshire, Kane County, Illinois

1. Please consider this request for amendment of the existing Village Zoning Regulations, as amended, as follows:

§6-2-2 DEFINITIONS

Add the following definitions:

- COOP: An accessory structure meant for housing chickens.
- FENCED AREA: In reference to Article XX of this chapter, an area with outdoor exposure meant for allowing chickens to roam while also keeping them within the area perimeter; commonly referred to as a “run” or a “pen.”

§6-20-1 GENERAL PROVISIONS

Modify subsection C as follows:

1. No person shall at any time raise, keep, harbor, or maintain more than ~~four (4)~~ eight (8) chickens.
2. Once fully feathered, no chickens shall be raised, kept, harbored or maintained inside any residence.

Modify subsection D as follows:

7. Any fenced area for roaming shall be attached to or surround the coop, shall consist of sturdy ~~wire~~ fencing material, shall be fully covered ~~with wire or aviary netting~~, and shall be no more than one-hundred (100 sq. ft.) square feet in area nor more than ~~six (6') feet~~ seven feet (7') in height. Aviary or poultry netting may only be used to cover the top of the fenced area.

2. Please schedule a public hearing for consideration of this proposal before the Village Planning & Zoning Commission, as soon as practicable.

Dated: August 18, 2023.

Respectfully submitted

Josh Wray  
Asst. to the Village Manager