



Village of Hampshire  
Village Board Meeting  
Thursday, September 7, 2023 - 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 17, 2023
6. A Motion to Approve the Reappointment of Karen Trzaska to the Business Development Commission for a Three-Year Term
7. Village Manager's Report
  - a. An Ordinance Amending Various Sections of Chapter 6 of the Municipal Code of Hampshire of 1985 Regarding Electric Vehicle Charging Stations Within the Village of Hampshire, Kane County, Illinois
  - b. An Ordinance Proposing the Enlargement of Special Service Area #21 in the Village of Hampshire and Providing for a Public Hearing and Other Procedures in Connection Therewith (Crown-Oakstead-Subdivision)
  - c. A Motion to Approve a Bond Reduction for Public Improvements at Big Timber Elementary School in the Amount of \$223,600.53 to \$174,347.27; 10% of the Original Bond of \$1,743,472.70
8. Staff Reports
  - a. Streets Report
  - b. Building Report
9. Accounts Payable
  - a. A Motion to Approve the September 7, 2023, Accounts Payable to Personnel
  - b. A Motion to Approve the September 7, 2023, Regular Accounts Payable
10. Village Board Committee Reports
  - a. Business Development Commission
  - b. Public Works
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.

**REGULAR MEETING OF THE BOARD OF TRUSTEES**  
**MINUTES**  
**August 17, 2023**

The regular meeting of the Village Board of Hampshire was called to order by Village President Michael J. Reid, Jr. at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday, August 17, 2023.

Trustee Kelly moved to allow Trustee Pollastrini to attend remotely.

Seconded by Trustee Mott  
Motion carried by roll call vote.  
Ayes: Fodor, Kelly, Koth, Mott, Robinson  
Nays: None

Roll call by Deputy Village Clerk Josh Wray:

Present: Heather Fodor, Aaron Kelly, Toby Koth, Lionel Mott, Laura Pollastrini, and Erik Robinson  
Absent: None

A quorum was established.

In addition, present in-person were Village Manager Jay Hedges, Attorney Erin Kiernat, Lt. James Neblock, Finance Director Lori Lyons, Utilities Supervisor Mark Montgomery, and Utilities Foreman Sean Horne. Village Engineer Tim Paulson attended remotely.

President Reid led the Pledge of Allegiance.

**PUBLIC COMMENTS**

Carl Palmisano provided a summary of another successful Coon Creek Country Days, and the thanked the Village for participating and providing funding in its budget.

**MINUTES**

Trustee Koth moved to approve the minutes of August 3, 2023.

Seconded by Trustee Robinson  
Motion carried by roll call vote.  
Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson  
Nays: None  
Absent: None

**VILLAGE MANAGER'S REPORT**

New Business Presentation by Self-Storage Developers, LLC

Principles of Self-Storage Developers, LLC presented a basic concept for a new development on the Light property located on Higgins Rd. along I-90 and US Hwy 20. The primary purpose for their development would be to build high-quality RV/boat storage, which would be housed under canopies. They also presented a concept for some form of residential development along the west side of the property abutting the unincorporated neighborhood. They discussed several methods they would use to mitigate impact on the area around them,

including directional lighting that would only be half lit until a customer arrived, aesthetically pleasing security fencing, and prohibitions on maintenance at the site.

The trustees asked some questions. Trustee Kelly commended the developers on considering their potential impact on neighbors and proactively addressing it.

A Motion to Award a Façade Improvement Grant in the Amount of \$20,150 to Mark Sychowski of State Farm for Improvements to 185 S State Street (50% of Total Project Cost of \$40,300)

Trustee Pollastrini arrived at the meeting in-person.

Trustee Kelly provided a summary of the project and the BDC's deliberations on it. The trustees asked several questions and discussed for approximately 10 minutes.

Trustee Pollastrini moved to award a Façade Improvement Grant in the Amount of \$20,150 to Mark Sychowski of State Farm for Improvements to 185 S State Street.

Seconded by Trustee Mott  
Motion carried by roll call vote.  
Ayes: Fodor, Koth, Mott, Pollastrini, Robinson  
Nays: None  
Abstain: Kelly  
Absent: None

A Motion to Award a Façade Improvement Grant in the Amount of \$25,820.61 to LG Brother's, Inc. for Improvements to 129 S State Street (75% of Total Project Cost of \$34,427.48)

Trustee Kelly summarized the project and the BDC's deliberations on it. He noted that a prior grant for this building was given for a small project done by the previous owners to bring the building into compliance with the property maintenance code but that this will be a much more substantial project. He also complimented the new owner, Tatjana Rigoni, on her willingness to integrate feedback from the BDC and Beautification Committee especially given the unexpected internal improvements needed. The trustees asked several questions and discussed for approximately 10 minutes.

Trustee Robinson moved to Award a Façade Improvement Grant in the Amount of \$25,820.61 to LG Brother's, Inc. for Improvements to 129 S State Street.

Seconded by Trustee Fodor  
Motion carried by roll call vote.  
Ayes: Fodor, Koth, Mott, Pollastrini, Robinson  
Nays: None  
Abstain: Kelly  
Absent: None

A Motion to Award a Façade Improvement Grant in the Amount of \$2,353.83 to 124 South State, LLC (Hampshire Social) for Improvements to 124 S State Street (75% of Total Project Cost of \$3,138.44)

Trustee Kelly provided a summary of the project and the BDC's deliberations on it. Discussion ensued for approximately 5 minutes.

Trustee Robinson moved to Award a Façade Improvement Grant in the Amount of \$2,353.83 to 124 South State, LLC (Hampshire Social) for Improvements to 124 S State Street.

Seconded by Trustee Mott  
Motion carried by roll call vote.  
Ayes: Fodor, Koth, Mott, Pollastrini, Robinson  
Nays: None  
Abstain: Kelly  
Absent: None

### A Discussion Regarding Amendments to the Residential Chicken Regulations

President Reid noted that he met with a group of the chicken licensees to discuss changes to the current regulations. The four points they agreed to bring forward were (1) increasing the allowable number of hens from four to eight, (2) removing the screening requirements for runs and instead adding a list of prohibited construction materials, (3) allowing chicks to be kept inside until fully feathered, and (4) increasing the allowable height of runs from six feet to seven feet.

Discussion among the trustees ensued for approximately 30 minutes. The consensus of the Board was to change the code to allow all the suggested changes except for the removal of screening. Staff will draft the necessary documentation for a zoning text amendment to make these changes, which will come back to the Village Board for final approval after the Planning and Zoning Commission conducts a public hearing and provides a recommendation.

### **STAFF REPORTS**

#### Utilities Report

Utilities Supervisor Mark Montgomery reported on two topics. First, he provided an in-depth description of the USEPA's facility report website regarding the Village's wastewater treatment plant. He noted that the alleged discharge violations from public comments at last Board meeting were incorrect. Rather, there are seven quarters of reporting issues, which are delinquent or missing despite in-person inspections by Illinois EPA noting that the department's reporting is in perfect compliance. Mr. Montgomery has had conversations with the IEPA to confirm this status on reporting, so his only explanation is that there is a problem with the transfer of information from IEPA to USEPA where it then shows up on the website. There are no discharge violations from the Village of Hampshire as there are from many other communities in the region.

The second topic was on the current permitting and monitoring practices under the industrial wastewater pretreatment ordinance. Mr. Montgomery described the survey, permitting, and periodic monitoring required, noting that staff will include truck wash facilities as needing a permit moving forward.

#### Engineering Report

Mr. Paulson answered questions regarding the engineering report.

## **ACCOUNTS PAYABLE**

### A Motion to Approve the August 17, 2023 Accounts Payable to Personnel

Trustee Pollastrini moved to approve the Accounts Payable in the sum of \$64.19 paid on or before August 23, 2023.

Seconded by Trustee Koth  
Motion carried by roll call vote.  
Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson  
Nays: None  
Absent: None

### A Motion to Approve the August 17, 2023 Regular Accounts Payable

Trustee Kelly noted that this total number looks like a lot, but anyone interested should look closely at the actual expenditures because a large portion of this is actually just disbursements of transition fees to the other taxing bodies, which is money the Village just collects for them.

Trustee Koth moved to approve the Accounts Payable in the sum of \$483,583.31 paid on or before August 23, 2023.

Seconded by Trustee Kelly  
Motion carried by roll call vote.  
Ayes: Fodor, Kelly, Koth, Mott, Pollastrini, Robinson  
Nays: None  
Absent: None

## **COMMITTEE / COMMISSION REPORTS**

- a) Business Development Commission - Trustee Kelly described items the BDC and Beautification Committee have been considering, including changes to the signage regulations for the downtown area and potential changes to the façade grant process (e.g., deadlines, eligible area, etc.) which resulted in no recommended changes. He also noted there is at least one more façade grant application in the process; the applicant was asked to make some revisions, and we expect their updated application to come before the BDC soon.
- b) Public Works - No Report

## **NEW BUSINESS**

Trustee Koth thanked the Planning and Zoning Commission for their time and effort at its last meeting for the hearings on the Light project. Mr. Hedges commended the PZC on their thoughtful and deliberative work at the last meeting. Pres. Reid approached the professionalism the commissioners portrayed.

President Reid thanked the staff for its hard work in helping make Coon Creek happen.

Pres. Reid reminded everyone of the car show this weekend.

Trustee Kelly commended staff and Kane County for the swiftness in which the stop light at Big Timber Elementary was installed before school started; it was a very important piece of the

project for the Board and many others including parents of those students.

Trustee Fodor gave a general thank you to staff for its utmost professionalism and responsiveness to the Board allowing the trustees to be informed and make the best decisions they can. Trustee Mott added to that thanking the public works staff for their help with the signage for Coon Creek.

### **EXECUTIVE SESSION**

No executive session was held.

### **ADJOURNMENT**

Trustee Kelly moved to adjourn the Village Board meeting at 9:02 p.m.

Seconded by Trustee Fodor  
Motion carried by voice vote.

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Josh Wray, Deputy Village Clerk



Village of Hampshire
234 S. State Street
Hampshire, IL 60140

Application to Serve on a Committee or Board

Name Karen Trzaska Date 08/14/23

Address [Redacted]

City Barrington State IL Zip Code 60010

Home Telephone Work Telephone Cell [Redacted]

Email Address [Redacted]

How many years have you resided in Hampshire? 0 Date of Birth [Redacted] (Required for background check)

Please rate in order of preference the Commission(s) you wish to serve on (#1 being first choice):
Board of Police Commissioners
Police Pension Board
Business Development Commission (checked)
Planning and Zoning
Beautification Committee

Would you be able to attend regularly scheduled meetings (see website for schedule and commission descriptions)? I already do

Education Background See resume

Current Employer Stanley Machining Job Title Director External Relation and Public Affairs | Sales and Marketing

Employment Background: See resume

Briefly indicate your interest in the Commission(s) chosen above I'm already on it and enjoy it

Please attach any additional information that you feel is pertinent to the Commission(s) for which you are applying.

Applicant Signature Karen Trzaska Date 8/14/23



# Karen Trzaska

## Nonprofit Resume

[Karen Trzaska | LinkedIn](#)

### Nonprofit/Volunteer Experience

2023 - Present

**Business Development Commission** *Village of Carpentersville*

2022 - Present

**Board of Directors** *Barrington Area Community Foundation*

The purpose of the Barrington Area Community Foundation is to establish a permanent, long-term fund for the betterment of the community. The Foundation will use the annual proceeds to support initiatives that benefit the community and maintain our quality of life.

2020 - Present

**Business Development Commission** *Village of Hampshire*

Business advisory board to help attract and retain businesses within the village in order to diversify the local economy, enhance the community's image, create new employment opportunities and provide additional services and resources for residents/employers.

2019 - Present

**Board of Directors** *Barrington Area Conservation Trust*

Member: Secretary, Executive Committee 2022–Present

Member: Personnel Committee 2019–Present

Past Chair: Development, Events, Marketing & Outreach Committee 2019-2022

Chair 2022 Annual fundraiser, Tartans for the Trust, resulting in highest performing fundraiser to date. Initiated and Implemented new Donor Management System 2020.

2014 - Present

**Leadership Advisory Board** *WINGS*

Advocacy Committee Member 2020-Present

**Board of Directors** 2011–2014 Development, Strategic Planning and Resale Operations Committees.

WINGS helps homeless and abused women and children by offering integrated services that meet their needs for shelter, education, guidance and support. We provide safe, secure living environments, through transitional housing and emergency shelter, in residential neighborhoods that allow women to go to school, work, and achieve financial and emotional independence.

Passionate advocate with extensive nonprofit board experience. Combined professional, academic and volunteer experience offers diverse background in nonprofit management, advocacy, development and sales and marketing.

### Professional

1997 - Present

**Stanley Machining & Tool Corp.**

Director of External Relations and Public Affairs, VP Sales and Marketing

Woman owned small business providing contract manufacturing of castings/forgings/exotic materials for a variety of OEM's, primarily Fortune 100/500 companies. Industries include but not limited to Renewable Energy, Defense, Heavy Equipment, Power Generation, Transportation, Oil Field, Medical.

### Skills

- Connecting People
- Public Speaking
- Advocacy
- Marketing
- Development & Event Planning
- Nonprofit Management
- Problem Solving

### Education

Graduate Certificate, Nonprofit Management

University of Illinois Chicago 2011 – 2012

BFA, Theatre/Theatre Arts Management  
Stephens College 1990 – 1992

Speech Communications/Marketing  
Northwestern University 1988 - 1990

# KAREN TRZASKA

## PREVIOUS BOARD EXPERIENCE

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2021 - 2022

### **Board of Directors *IL Alliance of Boys and Girls Clubs, Inc.***

Member: Strategic Planning and Government Relations Committee

Represents 24 BGC-affiliated organizations in Illinois to:

Advocate for the interests of Illinois Boys & Girls Clubs organizations and the youth they serve. | Develop and administer statewide programs, initiatives and partnerships that bring resources to Clubs to improve the lives of youth in Illinois, especially those youth who need our services most. | Support the development and expansion of quality youth development programs through Illinois' Boys & Girls Clubs. | Promote awareness of the impact of Illinois' Boys & Girls Clubs' programs on youth, families and communities and the challenges our youth members face.

2016 - 2022

### **Board of Directors *Boys & Girls Clubs Dundee Township***

Chair: Government Relations Committee 2019–2022

Member: Executive Committee 2019-2022 | Marketing Committee 2016-2022 | Program Committee 2017-2021

Youth of the Year Subcommittee/Judge 2018-2021

Created the GRC committee to advocate for our youth and bring awareness of the BGCDT mission to local, state and federal stakeholders, legislators and policy makers. Created, implemented and updated annual advocacy plan with multi-level goals and strategies.

Doubled government funded revenue from 800k to 1.6 million.

Brought national recognition to BGCDT from Boys & Girls Clubs of America, winning 3 national advocacy touch point competitions and numerous local and national awards.

Represented BGCDT as a speaker on National GRC training webinars and served on GRC panel at regional conference.

Participated in DC advocacy days and developed strong relationships with public offices on every level.

2012 - 2015

### **Board of Directors *Technology & Manufacturing Association***

Chair: Federal Government Affairs

Member: Government Relations (State); Marketing; Young Leaders

Board Appointed Sub-Committees: Strategic Planning - Mission/Vision/Core Value Development; Logo/Brand Development; HR Policy Review

2010 - 2012

### **Board of Directors *Operation Homefront of IL***

Operation Homefront (OH) provided emergency financial and other assistance to the families of our service members and wounded warriors.

2004 - 2008

### **Board of Directors / Founding Member *We Do Care***

Grassroots organization dedicated to providing the community with tangible ways to support and thank our active military and veterans and their families.

**Other Volunteer Work:** *FISH (For I Shall Help)* 2008-2018 | *Ridefor3Reasons* 2016-2017 | *Barrington Honor Ride and Run* 2011-2016



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

## Agenda Supplement

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**TO: President Reid; Board of Trustees**  
**FROM: Josh Wray, Assistant to the Village Manager**  
**FOR: Village Board Meeting, September 7, 2023 Zoning**  
**RE: Amendment for Electric Vehicle Charging**

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**Background:** The Village applied for and was accepted into the first cohort of government organizations in the Metropolitan Mayors Caucus' EV Readiness Program. Part of the program is to modify code language to better prepare the Village to accept and regulate EV charging, the largest component of which is zoning. Staff prepared a zoning text amendment that has been recommended by the Planning and Zoning Commission and is reflected in the attached ordinance.

**Analysis:** There are several areas of electric vehicle (EV) charging regulation the PZC discussed, including type of charging (retail vs private), primary and accessory use, equipment placement, parking, and safety. Commissioner Duchaj, having engineered multiple developments that included EV charging, submitted several modifications to the original draft amendment that are reflected in the attached draft except for one point related to parking as noted below. Key points of the PZC's discussion included:

1. Zoning Districts: Instead of adding electric vehicle charging as its own use, the PZC decide to modify the existing definition of "Automobile Service Station" to specifically include EV charging as it does for "Automobile/Truck Stops." EV charging is still allowed as an accessory use to any business/industrial use including parking lots, so the result is that EV charging will be permitted in the following zoning districts:
  - a. All estate and residential districts - accessory use only
  - b. B-1 through B-3 business districts - permitted as Automobile Service Stations
  - c. HC Highway Commercial district - permitted as Automobile/Truck Stop
  - d. All other business/industrial districts - accessory use only

Adjustments to the definitions of "Automobile Service Station" and "Public Garage" are also included to accomplish this change.

2. Accessibility: The PZC included specific reference to the accessibility laws for EV charging stalls, and its recommendation included modifying the currently adopted 2018 International Building Code to include a minimum of 5% accessible charging stalls, which has already been incorporated into the newer versions of the IBC. The building code change must come after a 30-day notice period to the State's Capital Development Board, which staff will initiate upon the Board's approval of the zoning provisions.
3. Parking: The PZC's recommended ordinance included a distinction between parking spaces solely designated for EV charging and parking spaces that have an EV charger but are not designated solely for EVs (i.e., a non-EV could also park there). The PZC made this distinction to parse which charging stall could and could not count in the required parking spaces for a property - stalls solely designated for EV charging would not count, but stalls that also allowed non-EVs to park there would. Since the PZC meeting, the Metro Mayors Caucus staff provided an interpretation of the Illinois Electric Vehicle Charging Act that requires EV charging stalls to be only for EVs, which Village staff agrees with. Therefore, the attached draft ordinance corrects the language that was in conflict with State law. It now reads that EV charging stall may only be for EV charging, and EV charging stalls may count as required parking for up to 5% of the required number of spaces. This satisfies the EV-Readiness program requirements and the State law.

**Recommendation:** Staff recommends approving the attached ordinance amending the zoning code to include provisions for EV charging. If approved, staff will bring a building code amendment to the Village Board after the 30-day notice period required by the State.

**THE VILLAGE OF HAMPSHIRE**

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**ORDINANCE NO. \_\_\_\_\_**

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**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 6 OF THE  
MUNICIPAL CODE OF HAMPSHIRE OF 1985 REGARDING ELECTRIC VEHICLE  
CHARGING STATIONS WITHIN THE VILLAGE OF HAMPSHIRE, KANE COUNTY,  
ILLINOIS**

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

**THIS \_\_\_ DAY OF \_\_\_\_\_, 2023**

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Published in pamphlet form by authority  
of the President and the Board of Trustees  
of the Village of Hampshire, Illinois this  
\_\_\_\_ day of \_\_\_\_\_, 2023

**VILLAGE OF HAMPSHIRE  
ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 6 OF THE  
MUNICIPAL CODE OF HAMPSHIRE OF 1985 REGARDING ELECTRIC VEHICLES  
AND ELECTRIC VEHICLE CHARGING STATIONS WITHIN THE VILLAGE OF  
HAMPSHIRE, KANE COUNTY, ILLINOIS**

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

**WHEREAS**, the President of the Village (the “President”) and the Board of Trustees of the Village (with the President, the “Corporate Authorities”) are committed to fighting climate change and providing opportunities for residents to obtain safe, clean and affordable vehicles; and

**WHEREAS**, electric vehicles (“EVs” and individually an “EV”) help reduce emissions, improve air quality and save owners money on fuel; and

**WHEREAS**, the Metropolitan Mayors Caucus invited the Village to be part of its EV Readiness Program (the “Program”); and

**WHEREAS**, the Program helps municipalities prepare to meet the growing demand for EVs and EV charging infrastructure by providing free technical assistance and training as the Village works toward becoming an EV ready community; and

**WHEREAS**, in connection with becoming an EV ready community it is necessary for the Village to amend certain provisions of Chapter 6 of the Municipal Code of Hampshire of 1985 (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 EV charging; and

**WHEREAS**, pursuant to Section 11-13-14 of the Illinois Municipal Code (65 ILCS 5/11-13-14), the regulations imposed and the districts created under the zoning authority of Division 13

of the Illinois Municipal Code (65 ILCS 5/11-13-1, *et seq.*) may be amended from time to time by ordinance; and

**WHEREAS**, Section 6-14-3 of the Zoning Ordinance authorizes the planning and zoning commission (the “PZC”) to propose or consider any amendment to the text of the Zoning Ordinance it may deem necessary or advisable; and

**WHEREAS**, after receiving findings from the PZC, the Corporate Authorities may approve or disapprove of amendments to the Zoning Ordinance; and

**WHEREAS**, after all required notices were given, the PZC held a public hearing (the “Hearing”) to amend certain sections of the Zoning Ordinance to set forth regulations for EV charging (the “Amendments”); and

**WHEREAS**, at the Hearing, testimony was given, evidence was presented, comments were solicited and the public was afforded opportunities to be heard on the proposed Amendments; and

**WHEREAS**, based on the testimony and evidence given at the Hearing, the PZC made certain findings of fact and recommended to the Corporate Authorities that the Amendments be approved (the “Findings”), attached hereto and incorporated herein as Exhibit A; and

**WHEREAS**, based on the foregoing, including the Findings, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to approve the Amendments, as set forth herein, and amend the Zoning Ordinance, which is part of the Village Code in accordance therewith;

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

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

**SECTION 2.** That the Zoning Ordinance, which is part of the Village Code, is hereby amended, notwithstanding any provision, ordinance, resolution, or Village Code section to the contrary, by amending the language of Section 6-2-2, Chapter 6, Article II as set forth below (additions underlined; deletions ~~stricken~~):

**6-2-2: DEFINITIONS:**

AUTOMOBILE SERVICE STATION: Any building or portion thereof, structure and premises used for dispensing or offering for sale at retail to the public ~~fuel for motor~~ passenger vehicles with a gross vehicle weight rating of 10,000 pounds or less; and where lubricating oil and grease, tires, batteries and similar accessories and parts for passenger vehicles also may be offered for sale. Fuel may be stored on the premises or in the form of dedicated electric vehicle charging stations (EVCS). An automobile service station may also include accessory uses incidental to the primary operation including, but not limited to, restaurants, convenience stores, and video gaming terminals. ~~When such dispensing, sale or offering for sale is incidental to the conduct of a public garage, the premises are classified as a public garage. Automobile service stations do not include open sales lots. Automobile service stations do not include automobile body repair shops, automobile laundries, or automobile vehicle sales lots.~~

ELECTRIC VEHICLE: A battery-powered electric vehicle operated solely by electricity or a plug-in hybrid electric vehicle that operates on electricity and gasoline and has a battery that can be recharged from an external source.

ELECTRIC VEHICLE CHARGING STATION (EVCS), PRIVATE: A stationary unit of equipment and infrastructure, with additional safety features beyond simply a cord and wall outlet, whether located indoors or outdoors, that supplies electricity for the recharging of electric vehicles owned by the property owner or tenant, including fleet charging.

ELECTRIC VEHICLE CHARGING STATION (EVCS), RETAIL: A stationary unit of equipment and infrastructure, with additional safety features beyond simply a cord and wall outlet, whether located indoors or outdoors, that supplies electricity for the recharging of electric vehicles that is open to the public, including employees, for retail use, whether or not for charge. (See also automobile service station or automobile/truck stop).

GARAGE, PUBLIC: A building or portion thereof other than a private or storage garage, designed or used for equipping, servicing, or repairing motor vehicles. ~~Hiring, Selling or~~



storing of motor vehicles may be included if conducted completely indoors and if incidental to the primary use. Public garages do not include automobile body repair shops, automobile laundries, or automobile vehicle sales lots.

**SECTION 3.** That the Zoning Ordinance, which is part of the Village Code, is hereby amended, notwithstanding any provision, ordinance, resolution, or Village Code section to the contrary, by amending the language of Section 6-3-10, Chapter 6, Article III as set forth below (additions underlined; deletions ~~stricken~~):

**6-3-10: PERMITTED OBSTRUCTIONS, YARDS:**

For the purpose of this chapter, the following shall not be considered as obstructions when located in the yards indicated, and shall be allowed as follows:

A. In Any Yards:

1. Chimneys, overhanging roof eaves, bay windows, open terraces, marquees, and awnings adjoining the principal building, if they do not exceed ten percent (10%) of the depth of the yard;
2. Ornamental light standards and flagpoles; and
3. Trees and shrubs; except that on corner lots, trees and shrubs higher than thirty inches (30") above the centerline grade of the intersecting streets, if located in that portion of a required front or side yard situated within twenty feet (20') of the lot corner formed by the intersection of any two (2) street lines shall be considered to be an obstruction.

B. In Side Yards:

1. Open, accessory off-street parking spaces, subject to and as provided in Section 6-11-2.H. of this code.
2. Fences; except that on corner lots, fences higher than thirty inches (30") above the centerline grade of the intersecting streets, if located in that portion of a required front or side yard situated within twenty feet (20') of the lot corner formed by the intersection of any two (2) street lines shall be considered to be an obstruction.
3. Accessory buildings, including sheds, toolrooms, and other similar accessory buildings, but only if located in the rear half of any side yard.
4. Private electric vehicle charging stations (EVCS), provided they are located no closer than five feet (5') to any lot line.

C. In Rear Yards:

1. Private garages, if attached or structurally a part of the principal building;
2. Private garages, detached;
3. Open accessory off-street parking spaces;
4. Accessory sheds, toolrooms, or other similar accessory buildings;
5. Private swimming pools in accordance with regulations of this chapter and other applicable ordinances of the village of Hampshire;
6. Recreational and laundry drying equipment;
7. Arbors and trellises;
8. Open terraces or decks and specifically not including permanently roofed over terraces or decks; provided, however, said open terrace or deck shall in no case occupy more than thirty percent (30%) of the required rear yard area, and shall in no case be constructed within ten feet (10') of any lot line;
9. Fences; except that on corner lots, fences higher than thirty inches (30") above the centerline grade of the intersecting streets, if located in that portion of a required front or side yard situated within twenty feet (20') of the lot corner formed by the intersection of any two (2) street lines shall be considered to be an obstruction.
10. Private electric vehicle charging stations (EVCS), provided they are located no closer than five feet (5') to any lot line.

D. In Front Yards: Any item other than those described in subsection A of this section shall be considered obstructions and shall not be permitted; and

1. No fences shall be permitted in any front yard.
2. Accessory buildings, including sheds, toolrooms, and other similar accessory buildings, shall be subject to section B.3. above.
3. Open, accessory off-street parking spaces, and spaces for electric vehicle charging stations (EVCS) shall be permitted in a front yard in certain districts, subject to and as provided in Section 6-11-2.H. of this code.

**SECTION 4.** That the Zoning Ordinance, which is part of the Village Code, is hereby amended, notwithstanding any provision, ordinance, resolution, or Village Code section to the

contrary, by amending the language of Subsection B. of Section 6-8-2, Chapter 6, Article VIII as set forth below (additions underlined; deletions ~~stricken~~):

**6-8-2: B-1 CENTRAL BUSINESS DISTRICT:**

B. Permitted Uses: In a B-1 Business District, the following permitted uses shall be allowed:

Art galleries, museums and other semipublic, indoor exhibition uses; but not including auction rooms.

Automobile service stations.

Building-mounted and building-integrated Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.

Catering establishments.

Dwelling units or lodging rooms may be permitted above the ground floor (i.e., on the 2nd or higher floor) on any parcel on which is located a permitted or allowed special use.

Said dwelling unit shall be on the second floor of the building, or higher floor.

Yards shall be provided in accordance with the requirements for the B-1 Central Business District.

Dwelling units or lodging rooms shall not otherwise be permitted.

Establishments for educational services, including trade schools, dancing, music and singing schools, and daycare centers.

Establishments for machinery and appliance repair ~~and for retail gasoline sales, including automotive repair.~~

Establishments for personal services, including hairstyling, clothes cleaning, and shoe repair.

Facilities for indoor entertainment and recreation, including theater, bowling alley, pool hall, roller skating rinks, and private clubs, including game rooms or amusement centers.

Frozen food shops, including locker rental in conjunction therewith.

Meat markets, including markets for the sale of meat and meat products to restaurants, hotels, clubs and other similar establishments when conducted as part of the retail business on the premises.

Microbreweries (for retail sales only, no wholesale sales).

Nursery schools.

Offices for commercial services, including advertising, radio, TV, newspapers, interior decorating, and printing.

Offices for professional use, including doctor, attorney, insurance, financial establishments and real estate, but expressly excluding massage therapy establishments.

Parks and playgrounds which are publicly owned and operated.

Public garages.

Restaurants and taverns, including brew pubs.

Stores for retail sales of household goods, garden supplies, sporting goods, and personal products, including food, drugs, alcoholic beverages, clothing, furniture, appliances, hardware, gifts, specialty and hobby items and books; and of office supplies.

Accessory uses to the above permitted uses.

**SECTION 5.** That the Zoning Ordinance, which is part of the Village Code, is hereby amended, notwithstanding any provision, ordinance, resolution, or Village Code section to the contrary, by amending the language of Subsections B. and C. of Section 6-8-4, Chapter 6, Article VIII as set forth below (additions underlined; deletions ~~stricken~~):

**6-8-4: B-3 SERVICE BUSINESS DISTRICT:**

B. Permitted Uses: In a B-3 Business District, the only permitted uses shall be as follows:

All uses permitted in the B-2 Business District.

Auction rooms.

Automobile accessory stores.

Automobile body repair shops.

Automobile parking lots for retail sales.

Automobile vehicle sales lots and other outdoor sales lots.

Building material stores for retail sale, with accessory outside storage, provided outside storage does not exceed sixteen feet (16') in height.

Building-mounted and building-integrated Solar Energy Systems, as defined in and subject to the restrictions set forth in chapter 5, article XVIII of this Code.

Caskets and casket supplies.

Contractor and construction offices.

Employment agencies.

Exterminating shops.

Feed stores.

Fire stations.

Greenhouses.

Job printing shops using presses having beds of not more than fourteen inches (14") and twenty inches (20").

Libraries.

Machinery and equipment shop for retail sales, provided:

1. No service, repair or reconditioning shall be performed therein; and
2. Storage of all machinery shall be within enclosed buildings.

Mail order houses.

Motels.

Orthopedic and medical appliance stores for retail sales and rental, provided no assembly or manufacture of such articles shall be performed therein.

Pet shops.

Plumbing showrooms and shops.

Police stations.

Private clubs and meeting halls.

~~Public garages.~~  
Recording studios.

Restaurants, including restaurants providing live entertainment and dancing.

Retail dry cleaning establishments which employ not more than five (5) persons, and equipment used for dry cleaning purposes not to exceed one unit of thirty (30) pounds' capacity.

Secondhand stores and rummage shops.

Telephone exchanges, microwave relay towers, telephone transmission equipment buildings and electric distribution centers.

Accessory uses to the above permitted uses.

C. Special Uses: In a B-3 Service Business District, the following special uses shall be allowed:

All special uses allowed in the B-2 District, excluding those which are otherwise permitted uses in the B-3 District under subsection B of this section.

Animal hospitals.

Automobile laundries.

~~Automobile service stations.~~

Dispensaries for medical cannabis, subject to the following restrictions:

1. No medical cannabis dispensing organization shall be located within one thousand feet (1,000') of any of the following uses, whether or not located within the Village:

- a. Any public or private preschool, or any elementary or secondary school;
- b. Any publicly or privately operated daycare center, daycare home, group daycare home or part day childcare facility; and
- c. Any residential zoning district, or any residential use.

Provided, for purposes of this use, distances shall be measured in a straight line, without regard to intervening structures, from the nearest point of the building in which the proposed or existing medical cannabis dispensary is established to the nearest property line of a use or zoning district.

Dog kennels.

Outdoor amusement establishments, including golf driving ranges, miniature golf courses, par 3 golf courses, kiddie parks, and other similar amusement centers.

Stadiums and other such places of amusement.

Storage sheds.

Taxidermist shops.

Other service business uses, including coin operated dry cleaning establishments.

**SECTION 6.** That the Zoning Ordinance, which is part of the Village Code, is hereby amended, notwithstanding any provision, ordinance, resolution, or Village Code section to the contrary, by amending the language of Subsection A. of Section 6-11-2, Chapter 6, Article XI as set forth below (additions underlined; deletions ~~stricken~~):

**6-11-2: OFF-STREET PARKING:**

A. Application:

1. ~~In connection with any building or structure which is to be erected or substantially altered after the effective date of this Chapter, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with the regulations set forth hereinafter. All off-street parking shall be in accordance with the regulations set forth hereinafter.~~

2. Any off-street parking space provided ~~in connection with existing buildings or structures~~ on the effective date of this Chapter shall not be removed, enlarged, or altered except in conformance with the requirements of this Article.

**SECTION 7.** That the Zoning Ordinance, which is part of the Village Code, is hereby amended, notwithstanding any provision, ordinance, resolution, or Village Code section to the contrary, by adding Article XXI to Chapter 6 as set forth below (additions underlined; deletions ~~stricken~~):

**ARTICLE XXI ELECTRIC VEHICLE CHARGING**

**SECTION 8.** That the Zoning Ordinance, which is part of the Village Code, is hereby amended, notwithstanding any provision, ordinance, resolution, or Village Code section to the contrary, by adding Section 6-21-1 to Chapter 6, Article XXI as set forth below (additions underlined; deletions ~~stricken~~):

**6-21-1: GENERAL PROVISIONS:**

A. Purpose: With the increase in prevalence of electric vehicles (EVs), the village finds electric vehicle charging to be a public benefit to the community and, therefore, herein establishes regulations governing the installation and use of electric vehicle charging stations (EVCS).

B. Village Not Liable: The village shall not be liable or responsible for the failure to operate, the inaccurate operation of, or for any injury or damage caused by an electric vehicle charging station (EVCS).

C. Abbreviations:

1. EV – electric vehicle.

2. EVCS – electric vehicle charging station(s).

D. Primary Use: Retail EVCS shall be allowed in accordance with the regulations for automobile service stations and automobile/truck stops.

E. Accessory Uses:

1. Private EVCS shall be allowed as an accessory use in any zoning district; provided, charging of fleet vehicles shall not be allowed in estate or residential zoning districts unless such vehicle is also used as the personal vehicle by the property owner or tenant.

2. Retail EVCS shall be allowed as an accessory use in any business or industrial zoning district.

3. Where retail EVCS are capable of completely charging a passenger vehicle faster than one (1) hour of time, or where retail EVCS stalls account for fifty percent (50%) or more of the provided off-street parking, such EVCS shall not be considered accessory use.

**SECTION 9.** That the Zoning Ordinance, which is part of the Village Code, is hereby amended, notwithstanding any provision, ordinance, resolution, or Village Code section to the



contrary, by adding Section 6-21-2 to Chapter 6, Article XXI as set forth below (additions underlined; deletions ~~stricken~~):

**6-21-2: REQUIREMENTS:**

A. Permit Required: Installation of EVCS shall require a building permit when required by Chapter 5 of this code and shall be subject to all other applicable local, state, and federal permitting and licensing requirements and all other applicable laws, codes, ordinances, rules and regulations. Any manner of approval for the installation of an EVCS by the village shall not constitute endorsement of accuracy, effectiveness, or calibration of such EVCS.

B. Public Property:

1. Except for EVCS installed by the village, EVCS shall not obstruct the public right-of-way.

2. Except for EVCS installed by the village, EVCS shall not be powered by a public outlet or other public power source.

C. EVCS Stalls:

1. No minimum number of EVCS stalls is required.

2. Each EVCS must be accompanied by an appropriate stall in accordance with the minimum parking geometrics standards in Section 6-11-2 of this code. EVCS equipment shall be allowed to encroach no more than twenty-four inches by twenty-four inches (24"x24") into the front end of such stall, and only as allowed by referenced publications in accessible EVCS stalls.

3. EVCS stalls may count toward the number of parking spaces required by Section 6-11-2 of this code for any use; provided, such EVCS stalls may account for no more than five percent (5%) of required parking spaces.

4. Owners of EVCS stalls may prohibit the parking of non-EVs in EVCS stalls as provided by law.

5. Where a EVCS is provided, EVCS stalls shall follow current Federal Americans with Disabilities Act (ADA) requirements, Illinois Accessibility Code regulations, and other applicable accessibility regulations, laws, rules, and regulations. Accessible EVCS stalls shall provide an accessible route to the entrance of the primary use and/or the public right-of-way.

6. A phone number or other contact information shall be provided on the EVCS equipment for reporting purposes when the equipment is not functioning or other equipment problems are encountered.

7. The village may require the owner of a retail EVCS to provide information on the charging station's geographic location, date of installation, equipment type and model, and owner contact information to the village manager or his/her designee for documentation and/or publication of such data by the village, if it is in the village's interest.

D. Safety: EVCS shall be designed and installed and comply with all applicable laws, ordinances, codes, rules, and regulations, including applicable provisions of the Public Utilities Act (220 ILCS 5/1-101, et seq.) and shall be installed so as to prevent slips, trips, falls, and other accidents including, but not limited to, effective cord management.

E. Graphics:

1. Graphics located on properties with EVCS shall be in conformance with Article XII of this Chapter.

2. Information signs shall be posted at EVCS stalls designating the stall as an EVCS stall and warning of potential enforcement actions, such as towing.

**SECTION 10.** That the officers, employees, and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to, and consummate the amendments contemplated by this Ordinance and shall take all action necessary in conformity therewith.

**SECTION 11.** That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

**SECTION 12.** That the provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute, or regulation, said provision shall be excluded and deemed inoperative and unenforceable and all other provisions shall remain unaffected, unimpaired, valid, and in full force and effect.

**SECTION 13.** In the event of any conflict between the terms of this Ordinance and the terms of the Village Code, or any other code, ordinance or regulation of the Village, the terms of this Ordinance shall control and prevail in all instances.

**SECTION 14.** All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

**SECTION 15.** A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

**SECTION 16.** This Ordinance shall be in full force and effect immediately days after passage, approval, and publication in pamphlet form or as otherwise provided by applicable law.

ADOPTED THIS \_\_ DAY OF \_\_\_\_\_, 2023.

AYES:

NAYS:

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

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

ADOPTED THIS \_\_ DAY OF \_\_\_\_\_, 2023.

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

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Village Clerk or  
Deputy Village Clerk

**EXHIBIT A**  
**(Findings)**

**VILLAGE OF HAMPSHIRE  
PLANNING & ZONING COMMISSION**

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**IN RE: PETITION OF THE VILLAGE STAFF FOR A TEXT AMENDMENT OF THE ZONING REGULATIONS ADDING CERTAIN PROVISIONS RELATED TO ELECTRIC VEHICLE CHARGING**

**FINDINGS OF FACT**

In regard to the Petition for Text Amendment of the zoning regulations adding certain provisions related to electric vehicle (EV) charging, the Planning & Zoning Commission having considered the Petition, and the testimony and evidence submitted at a public hearing, the Planning & Zoning Commission FINDS as follows:

1. A Petition requesting a text amendment of the zoning regulations was received by the Village Zoning Administrator and has been filed with the Village Clerk.
2. A Public Hearing on the Petition was conducted by the Planning & Zoning Commission at its regular meeting on July 10, 2023.
3. Notice of Public Hearing on said Petition was published in the Daily Herald newspaper on June 24, 2023.
4. At the public hearing, no members of the public provided testimony.
5. The Village zoning regulations currently do not have provisions regulating EV charging.
6. Additional Findings by the Planning & Zoning Commission: The procedures for the Planning & Zoning Commission provide as follows, in § 6-14-3(B) of the Village Code:

“ 2. Decisions:

- a. The Planning & Zoning Commission shall decide matters as authorized by this Chapter in a specific case and after public hearing.
- b. A concurring vote of four (4) members of the Planning & Zoning Commission shall be necessary on any matter upon which it is authorized to decide by this Chapter.”

**ACTION**

After the public hearing was closed, the Commission discussed the proposed amendment and tabled the matter for revisions. At its meeting on July 24, 2023, on motion by W. Rossetti, seconded by A. Neal, to recommend approval of a text amendment of the zoning regulations

adding certain provisions related to electric vehicle (EV) charging, the vote was 4 ayes, 1 nays.  
Motion passed.

	<u>Aye</u>	<u>Nay</u>
R. Frillman		X
A. Neal	X	
L. Rapach	X	
W. Rossetti	X	
S. McBride	X	
G. Duchaj		
 B. Mroch (Chair)		

RECOMMENDATION: The motion of the Planning & Zoning Commission for approval of the requested text amendment having received at least four concurring votes, it is accordingly the recommendation of the Planning & Zoning Commission that the Petition for Text Amendment be approved.

Dated: August 10, 2023

Respectfully submitted,

VILLAGE OF HAMPSHIRE PLANNING &  
ZONING COMMISSION

Bryan Mroch  
Chair

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF KANE         )

**CLERK’S CERTIFICATE**

I, \_\_\_\_\_, certify that I am the duly appointed and acting Clerk or Deputy Clerk of the Village of Hampshire, Kane County, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of an Ordinance titled:

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 6 OF THE MUNICIPAL CODE OF HAMPSHIRE OF 1985 REGARDING ELECTRIC VEHICLES AND ELECTRIC VEHICLE CHARGING STATIONS WITHIN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS**

I certify that on \_\_\_\_\_, 2023, the Board of Trustees of Hampshire (or the Corporate Authorities, if required by law) passed and adopted Ordinance No. \_\_\_\_\_, which was approved by the Village President on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

The pamphlet form of Ordinance No. \_\_\_\_\_, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on \_\_\_\_\_, 2023 and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk and online.

DATED at Hampshire, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
\_\_\_\_\_, Village Clerk or Deputy Village Clerk  
Village of Hampshire

(Seal)

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**TO:** Village President and Board of Trustees  
Village Manager  
**FROM:** Mark Schuster / Village Attorney  
**DATE:** July 14, 2023  
**RE:** Oakstead Subdivision – Back-up SSA (adding new property)

**Background**

As part of the initial approvals for the Oakstead Subdivision, the Village established a back-up Special Service Area, SSA #21, to cover the territory included in the original annexation. The owner (Hampshire East, LLC) has recently acquired the Weseman property and has added it to the Preliminary Development Plan for the Oakstead Subdivision.

Accordingly, the new territory should be added to the existing Special Service Area.

Pursuant to the Kane County Stormwater Regulations (adopted by the Village in Ch. 11 of the Village Code), the owners are required to consent to a back-up Special Service Area to assure future maintenance of the stormwater management facilities on the site. The Village proposes to enlarge Special Service Area #21 by adding the Weseman property to the taxable area, in order to remain in compliance with County regulations and to retain its status as a Certified Community under those regulations.

A public hearing regarding the proposal to establish the new Special Service Area must be held “...not less than 60 days after the adoption of the ordinance proposing the establishment of a special service area...”

Notice of the hearing date shall be given to the property owners by mail and by publication.

The Ordinance proposing the enlargement of the area of this Special Service Area will set a date for public hearing – to be added to Paragraph 1 in the draft Ordinance – for a regular meeting date of the Board of Trustees.

**Action(s) Needed**

- A. Review and approve an Ordinance Proposing to enlarge SSA #21 by adding new territory (including, setting the public hearing date).
- B. Follow up with public hearing, and Ordinance adding the new territory to the existing Special Service Area.



No. 23 -

**AN ORDINANCE  
PROPOSING THE ENLARGEMENT OF SPECIAL SERVICE AREA #21  
IN THE VILLAGE OF HAMPSHIRE AND PROVIDING FOR A PUBLIC  
HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH  
(Crown - Oakstead Subdivision – Stormwater Purposes)**

WHEREAS, the Village may consider and establish certain special service areas within its municipal limits, pursuant to Article VII, Section 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of “An Act to provide the manner of levying or imposing taxes for the provisions of special service to areas within the boundaries of home rule units and non-home rule municipalities and counties,” 35 ILCS 200/27-5 et seq.; and

WHEREAS, the Village and any and all developments to be constructed within the Village are subject to and governed by the Kane County Stormwater Ordinance, and it is a requirement under said Ordinance that, unless a public entity has accepted primary responsibility for maintenance of the stormwater drainage system and special management areas to be constructed, installed or preserved in any development, or back-up responsibility, then a special service area must be created for the future maintenance of said system and/or management areas located or to be located within any development in the County (Kane County Stormwater Ordinance, Section 605); and

WHEREAS, Hampshire East, LLC, the owner, has proposed to develop certain territory designated as Oakstead Subdivision described on Exhibit “B,” attached hereto and incorporated herein, with a new residential development, including a certain stormwater drainage system, including detention or retention areas, and stormwater management areas, including wetlands, and related appurtenances (together, the “Facilities”); and

WHEREAS, the Village has previously established Special Service Area #21 in the Village, as a back-up special service area to maintain the Facilities in the Oakstead Subdivision; and

WHEREAS, the owner has recently added certain territory to the Oakstead Subdivision, the additional territory described on Exhibit “A,” attached hereto and incorporated herein, and has submitted and obtained approval for a revised Preliminary Development Plan for the Subdivision to include said additional territory; and

WHEREAS, the Corporate Authorities find as follows:

A. It is in the public interest that the enlargement of the area hereinafter described be considered as a Special Service Area for the purposes set forth herein;

B. Said enlarged area is compact and is contiguous;

C. Said enlarged area will benefit specially from the following municipal services to be provided in the area, to wit: as a back-up vehicle for maintenance and repair of the Facilities in Oakstead Subdivision as required by the Village of Hampshire Municipal Code and the Kane County Stormwater Ordinance (i.e., in the event that the property owners, individually or acting through a Property Owner's Association, shall fail to provide such maintenance and repair as otherwise required by the Covenants, Conditions, and Restrictions to be established and recorded in accordance with the terms of the Annexation Agreement of record and governing the Subject Property); and

D. The proposed municipal services are in addition to municipal services provided in the Village as a whole, and it is, therefore, in the best interest of the Village that the levy of special taxes in said area for the services to be provided be considered; and

E. Said Special Service Area is to be established to comply with the requirements of the Kane County Stormwater Ordinance, Section 605, for funding of long-term maintenance of stormwater facilities.

WHEREAS, the Village's Stormwater Administrator has determined the maximum tax rate required to produce a tax to be levied upon all taxable property within the area, sufficient for the maintenance and repair of the Facilities, and said tax rate shall be and is incorporated herein; and

WHEREAS, said annual rate shall be levied and extended only in the event that the person or persons, or Property Owners' Association, designated as having primary responsibility for the maintenance and repair of the Facilities fail(s) to adequately carry out his/its duties in accordance with the requirements of the Village of Hampshire Municipal Code and the Kane County Stormwater Ordinance, after written notice to said person(s) or Property Owners' Association, as the case may be, specifying the defects in such maintenance and/or repair, and failure thereafter to remedy same for a period of not less than thirty (30) days; and then, said annual rate shall be levied and extended as necessary to produce revenue sufficient to provide for the proper maintenance and repair of the Facilities, which levy shall be in addition to all other taxes permitted by law; and

WHEREAS, pursuant to law, 35 ILCS 200/2750, the territory subject to a Special Service Area may be enlarged.

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

1. A public hearing shall be held on November 16, 2023 at 7:00 p.m. at the Hampshire Village Hall, 234 South State Street, Hampshire, Illinois to consider the enlargement of Special Service Area Twenty-One (#21) of the Village of Hampshire, by adding to said Special Service Area the territory described in Exhibit "A."

2. Special Service Area #21 shall be enlarged for the following purposes: as a back-up vehicle for maintenance and repair of the wetlands and/or stormwater management areas for detention or retention of stormwater, and related appurtenances, in the Oakstead Subdivision in the Village (i.e., in the event that the property owner or owners, individually or acting through a Property Owners' Association, shall fail to provide such maintenance and repair as otherwise required by the Covenants, Conditions, and Restrictions to be established and recorded in accordance with the terms of the Annexation Agreement of record and governing the Subject Property).

2. Hampshire Special Service Area Twenty-One (#21) as enlarged shall consist of the following property in the Village, to wit: the territory described on Exhibit "A" and Exhibit "B."

3. At the Public Hearing, there will be considered a special tax at a maximum rate equal to \$1.50 per \$100.00 of equalized assessed valuation of all property located within the proposed Special Service Area as enlarged, to be levied by ordinance duly enacted by the Corporate Authorities of the Village in accordance with the conditions expressed in this Ordinance for the actual estimated costs of such maintenance and repair.

4. Notice of the Public Hearing shall be published at least once, and not less than fifteen (15) days prior to the date described in Paragraph 1 above for the public hearing, in one or more newspapers in general circulation in the Village, substantially in form as attached hereto as Exhibit "B."

5. In addition, notice shall be given by depositing said Notice in the U.S. mails addressed to the person or persons in whose name the general taxes for the last preceding year were paid on property lying within i) the original area and ii) the area to be added to the Special Service Area, not less than 10 days prior to the time of the scheduled public hearing. In the event taxes for the last preceding year were not paid, the Notice shall be sent to the person last listed as the owner of the property, on the tax rolls before such year.

6. The property added to the area shall be subject to all taxes levied in the Special Service Area after the property becomes a part of the Special Service Area; and shall become additional security for bonded indebtedness (if any) outstanding at the time the property is added to the area.

7. The Village shall produce and file, if necessary, such forms, statements, proceedings, and supporting documents as may be required, and in a timely manner, in order to establish the Area and to levy all taxes and if deemed necessary or advisable by its officers, to employ and pay fiscal agents, financial advisors, attorneys, and other persons to assist the Village as reasonably needed to accomplish the purpose of this Ordinance and the Special Service Area.

8. The Recitals set forth above are hereby incorporated herein and made a part of this Ordinance.

9. All ordinances, resolutions, motions and orders, and parts thereof, in conflict with this Ordinance shall be and are, to the extent of any such conflict, hereby superseded and waived.

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

11. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

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

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

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

ATTEST:

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

## Exhibit A

### **Legal Description of Territory to be Added To Special Service Area #21**

Parcel 1: The Southwest Quarter of the Northeast Quarter and that part of the East Half of said Northeast Quarter lying South of the Center Line of the State Road, of Section 13, Township 42 North, Range 6 East of the Third Principal Meridian, excepting from said parcel the following described Parcels 1a, 1b, 1c and 1d:

Exception 1a: Except that part conveyed to the State of Illinois, for right of way purposes described In Document Number 1727649, described as follows: That part of the Northeast Quarter of Section 13, Township 42 North, Range 6, East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Northeast Quarter of Section 13; Thence on an assumed bearing of South 00 Degrees 12 Minutes 33 Seconds East along the West Line of said Northeast Quarter, 1316.57 Feet to the South Line of the Northwest Quarter of said Northeast Quarter for a point of beginning; Thence East along said South Line 30.97 Feet; Thence South 05 Degrees 42 Minutes 38 Seconds West, 127.16 Feet to the East Line of U.S. Route 20; Thence North 90 Degrees 00 Minutes 00 Seconds West, 17.85 Feet to the aforementioned West Line of the Northeast Quarter of Section 13; Thence North 00 Degrees 12 Minutes 33 Seconds West along said West Line, 126.53 Feet to the point of beginning;

Exception 1b: Except that part conveyed to Hampshire East as per Document Number 2003K162937 described as follows: Beginning at the Southeast Corner of the Northeast Quarter of said Section 13 as per monument record 2002K037384; Thence South 89 Degrees 30 Minutes 28 Seconds West along the South Line of the Northeast Quarter of said Section 13 as established by monument records 2002K037384 and 1571693, a distance of 596.33 Feet to a line drawn 596.32 Feet West and parallel with the East Line of said Northeast Quarter (as measured at right angles thereto); Thence North 00 Degrees 07 Minutes 04 Seconds West along said parallel Line, 1474.53 Feet to the Centerline of the State Road; Thence Southeasterly along said Centerline, 632.58 Feet along a curve to the right having a radius of 1910.08 Feet, the chord of said curve bearing South 53 Degrees 07 Minutes 16 Seconds East; Thence South 43 Degrees 37 Minutes 59 Seconds East along said Centerline, 135.65 Feet to the East Line of said Northeast Quarter; Thence South 00 Degrees 07 Minutes 04 Seconds East along said East Line 993.33 Feet to the point of beginning, in the Township of Hampshire, Kane County, Illinois.

Exception 1c: Except that part of the East Half of the Northeast Quarter of Section 13, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the Southeast Corner of said Northeast Quarter as per monument record 2002K037384; Thence South 89 Degrees 30 Minutes 28 Seconds West, 596.33 Feet along the South Line of said Quarter Section as established by monument records 2002K037384 and 1571693 To A Line That Is 596.32 Feet West of and parallel with the East Line of said Quarter Section; Thence North 00 Degrees 07 Minutes 04 Seconds West, 1474.53 Feet along said parallel to the Centerline of Big Timber Road for a point of beginning; Thence South 00 Degrees 07 Minutes 04 Seconds East, 108.57 Feet along the last described course; Thence North 18 Degrees 54 Minutes 36 Seconds West, 29.29 Feet; Thence Northwesterly, 93.53 Feet

along a curve to the left having a radius of 2546.00 Feet, the chord of said curve bearing North 61 Degrees 46 Minutes 00 Seconds West; Thence North 60 Degrees 56 Minutes 25 Seconds West, 177.72 Feet; Thence Northwesterly, 263.37 Feet Along a curve to the left having a radius of 2558.00 Feet, the chord of said curve bearing North 69 Degrees 45 Minutes 01 Seconds West; Thence North 72 Degrees 41 Minutes 59 Seconds West 129.62 Feet; Thence North 17 Degrees 18 Minutes 01 Seconds East, 12.00 Feet to the South Line of Big Timber Road based on occupation and Kane County Department of Transportation Strip Maps Date 1931 (said South Line Being 30 Feet Southerly of and parallel with the Centerline of Big Timber Road, County Highway 21); Thence North 72 Degrees 41 Minutes 59 Seconds West, 102.89 Feet along said South Line to West Line of the East Half of the Northeast Quarter of said Section 13; Thence North 00 Degrees 02 Minutes 35 Seconds West, 31.43 Feet along said West Line to the Centerline of Big Timber Road, aforesaid; Thence South 72 Degrees 41 Minutes 59 Seconds East, 420.75 Feet along said Centerline; Thence Southeasterly along said Centerline, 336.39 Feet Along a curve to the right having a radius of 1910.08 Feet, the chord of said curve bearing South 67 Degrees 39 Minutes 15 Seconds East, to the point of beginning, In Kane County, Illinois.

Exception 1d: Except that part held in the Herman A. Wesemann Trust described as follows: That part of the West Half of the Northeast Quarter of Section 13, Township 42, Range 6 East of the Third Principal Meridian: Commencing at the Northwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 13; said Corner being 1327.00 Feet North of the center of Section 13; Thence North 89 Degrees 24 Minutes 48 Seconds East to the Easterly Right of Way of Illinois Route 20 as per Document #1727649, 30.34 Feet, for the point of beginning; Thence South 5 Degrees 55 Minutes 59 Seconds West 127.16 Feet; Thence continuing along said Easterly Right of Way South 0 Degrees 01 Minutes 17 Seconds West 173.31 Feet; Thence North 89 Degrees 24 Minutes 49 Seconds East 808.63 Feet; Thence North 0 Degrees 02 Minutes 04 Seconds East to the North Line of the Southwest Quarter of the Northeast Quarter of said Section, 300.00 Feet; Thence continuing North 0 Degrees 02 Minutes 04 Seconds East to the fence line, 2.73 Feet; said fence line is the Northerly property line as per Judicial Order Dated March 1, 1990 In the 16th Judicial Circuit In Case #87-CH-273; Thence Westerly along said fence line to a point that is North 6 Degrees 04 Minutes 49 Seconds East 4.87 Feet from the point of beginning; Thence South 6 Degrees 04 Minutes 49 Seconds West 4.87 Feet to the point of beginning, all in Hampshire Township, Kane County, Illinois.

Parcel 2: That part of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 13, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: The East 400.52 feet of a strip of land that lies North of the north line of the Southwest Quarter of the Northeast Quarter of said Section 13, and South of a fence line which is the North property line of as per Judicial Order dated March 1, 1990 in the 16<sup>th</sup> Judicial Circuit in Case #87 CH 273, all in Hampshire Township, Kane County, Illinois.

PIN: 01-13-200-024  
Common Address: US Highway 20, Hampshire, IL

Territory added to the Oakstead Development in the Village of Hampshire by annexation in 2021.

**EXHIBIT B**

**LEGAL DESCRIPTION OF ORIGINAL TERRITORY  
INCLUDED IN SPECIAL SERVICE AREA #21**

THAT PART OF SECTIONS 13 AND 24, IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF SECTIONS 18 AND 19, IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AS MONUMENTED PER DOCUMENT 2002K037383; THENCE NORTH 00 DEGREES 11 MINUTES 49 SECONDS WEST, 2137.29 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID WEST LINE, 517.37 FEET ; THENCE NORTH 89 DEGREES 30 MINUTES 25 SECONDS EAST, 2624.83 FEET TO THE EAST LINE OF SAID SECTION 24; THENCE NORTH 00 DEGREES 07 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE, 2622.74 FEET TO THE NORTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 07 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 18 A DISTANCE OF 3.28 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 31 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13 A DISTANCE OF 1313.96 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 02 MINUTES 35 SECONDS WEST ALONG SAID WEST LINE, 1317.31 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 30 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 A DISTANCE OF 440.08 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 54 SECONDS EAST, 500.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 53 SECONDS WEST, 872.16 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 01 MINUTES 54 SECONDS EAST ALONG SAID WEST LINE, 817.17 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13 THENCE NORTH 89 DEGREES 30 MINUTES 28 SECONDS EAST ALONG SAID NORTH LINE 2024.71 FEET TO A LINE DRAWN 596.32 FEET WEST AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 07 MINUTES 04 SECONDS WEST ALONG SAID PARALLEL LINE, 1474.53 FEET TO THE CENTERLINE OF BIG TIMBER ROAD (THE FOLLOWING TWO COURSES ARE ALONG THE CENTERLINE OF BIG TIMBER ROAD); THENCE SOUTHEASTERLY. 632.58 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1910.08 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 53 DEGREES 07 MINUTES 16 SECONDS EAST; THENCE SOUTH 43 DEGREES 37 MINUTES 59 SECONDS EAST, 135.65 FEET TO THE AFOREMENTIONED EAST LINE OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 07 MINUTES 04 SECONDS EAST ALONG SAID EAST LINE, 1990.54 FEET;

THENCE NORTH 46 DEGREES 22 MINUTES MENTIONED CENTERLINE OF BIG TIMBER ROAD (THE FOLLOWING TWO COURSE ARE ALONG THE CENTERLINE OF BIG TIMBER ROAD); THENCE SOUTH 43 DEGREES 37 MINUTES 59 SECONDS EAST, 180.65 FEET; THENCE SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, 170.27 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4825.97 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 44 DEGREES 38 MINUTES 38 SECONDS EAST; THENCE SOUTH 46 DEGREES 23 MINUTES 28 SECONDS WEST, 532.41 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, 649.41 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 56 MINUTES 24 SECONDS EAST ALONG SAID SOUTH LINE, 513.16 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 02 MINUTES 17 SECONDS WEST, 660.76 FEET; THENCE NORTH 50 DEGREES 28 MINUTES 38 SECONDS EAST, 180.25 FEET TO THE CENTERLINE OF THE AFOREMENTIONED BIG TIMBER ROAD; THENCE SOUTH 50 DEGREES 30 MINUTES 05 SECONDS EAST ALONG SAID CENTERLINE, 669.04 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN DEED PER DOCUMENT 90K35649; THENCE SOUTH 00 DEGREES 20 MINUTES 21 SECONDS WEST ALONG SAID WEST LINE, 1668.27 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST ALONG SAID NORTH LINE, 7.15 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 02 MINUTES 28 SECONDS EAST ALONG SAID EAST LINE, 1318.11 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 9 DEGREES 58 MINUTES 38 SECONDS WEST ALONG SAID NORTH LINE, 655.35 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 08 MINUTES 13 SECONDS WEST ALONG SAID WEST LINE, 1319.70 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 19; THENCE NORTH 89 DEGREES 57 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE, 3258.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE AS DEDICATED PER DOCUMENT 360508 (THE FOLLOWING TWO COURSES ARE ALONG SAID WESTERLY LINE); THENCE SOUTHERLY, 88.51 FEET ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1631.81 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 00 DEGREES 23 MINUTES 52 SECONDS WEST; THENCE SOUTH 01 DEGREES 09 MINUTES 22 SECONDS EAST TANGENT TO THE LAST DESCRIBED COURSE, 1248.00 FEET TO THE NORTH LINE OF THE SOUTH HALF AS MEASURED ALONG THE WEST LINE THEREOF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 59 MINUTES 38 SECONDS WEST ALONG SAID NORTH LINE, 1963.08 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 01 MINUTES 52 SECONDS WEST ALONG SAID WEST LINE, 18.56 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE, 2665.79 FEET; THENCE SOUTH 9 DEGREES 30 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24 A



DISTANCE OF 1311.63 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 47 SECONDS WEST, 818.30 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 25 SECONDS WEST, 1312.11 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

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**SSA #21  
(CROWN DEVELOPMENT PROJECTS- OAKSTEAD)**

**PIN NUMBERS:**

**This list appears to be inaccurate....under current numbering...**

01-24-200-003	01-13-400-007
01-24-400-031	01-13-400-006
02-19-300-001	02-18-300-002
02-19-100-002	02-18-300-011
02-18-300-004	01-13-400-008
02-19-100-001	02-18-300-019
02-19-400-002	02-18-300-020
01 13-200-014	02-19-100-001
01-24-400-021	01-24-400-032

01-13-200-027  
01-13-200-028



August 31, 2023

Mr. Jay Hedges (Via Email)  
Village Manager  
Village of Hampshire  
234 S. State Street  
Hampshire, IL 60140-0457

**Re: CUSD 300 - New Elementary School (Big Timber Elementary)  
Letter of Credit Reduction Request No.2  
Village of Hampshire**

Mr. Hedges:

We have reviewed the Letter of Credit reduction request for the CUSD 300 Elementary School known as Big Timber Elementary as documented by the attached spreadsheet submitted by the District's engineer.

We recommend a reduction of Letter of Credit HACH646922OS for the above referenced project in the amount of **\$223,600.53**. The new value of the letter of credit should be **\$174,347.27**.

The amount of the reduction is based upon the value of the improvements that have been completed to date in relation to the existing Letter of Credit amount. The Letter of Credit was put in place by the developer as a performance guarantee for the Public Improvements and items required by the Stormwater Ordinance.

If you have any questions or need additional information, please contact our office.

Very truly yours,

ENGINEERING ENTERPRISES, INC.

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

TNP/me

Enclosures

pc: Linda Vasquez, Village Clerk (via e-mail)  
Lori Lyons, Finance Director (via e-mail)  
Josh Wray, Assistant to the Village Manager (via e-mail)  
James Vasselli, Village Attorney (via e-mail)  
Susan Harkin, CUSD 300 (via e-mail)  
BPS, EEI (via E-mail)

G:\Public\Hampshire\2020\HA2019 School District 300-Elementary School (Oakstead)\Construction\Bond Reduction\Second\LLOCReduction02.doc

**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST**  
(Site Improvements)

**Project:** CUSD 300 New Elementary School  
**Location:** Southwest Corner of Big Timber Rd & Ridgecrest Dr  
**Date:** August 8, 2023

1.00 DEMOLITION		QUANTITY	UNITS	PRICE	COST	% COMPLETE	REVISED COST
<b>1.10 Pavement Removal</b>							
1.11	Full Depth Asphalt Removal	488	SY	\$ 30.00	\$ 14,625.30	90%	\$ 1,462.53
1.12	Curb Removal	151	LF	\$ 6.00	\$ 906.14	90%	\$ 90.61
<b>Subtotal Demolition</b>					<b>\$ 15,531.44</b>		<b>\$ 1,553.14</b>

2.00 EARTHWORK		QUANTITY	UNITS	PRICE	COST	% COMPLETE	REVISED COST
<b>2.10 Detention Basin</b>							
2.11	Detention Basin Cut to Fill On-Site	41,184	CY	\$ 4.00	\$ 164,734.24	90%	\$ 16,473.42
<b>Subtotal Earthwork</b>					<b>\$ 164,734.24</b>		<b>\$ 16,473.42</b>

3.00 EROSION CONTROL		QUANTITY	UNITS	PRICE	COST	% COMPLETE	REVISED COST
<b>3.10 Erosion Control</b>							
3.11	Construction Entrance	1	EA	\$ 3,000.00	\$ 3,000.00	90%	\$ 300.00
3.12	Temporary Erosion Control Blanket	20,771	SY	\$ 2.00	\$ 41,541.06	90%	\$ 4,154.11
3.13	Temporary Seeding	20	AC	\$ 1,000.00	\$ 20,110.00	90%	\$ 2,011.00
3.14	Rip Rap RR3	89	SY	\$ 30.00	\$ 2,658.30	90%	\$ 265.83
<b>3.20 Sediment Control</b>							
3.21	Inlet Filter Baskets	37	EA	\$ 150.00	\$ 5,550.00	90%	\$ 555.00
3.22	Silt Fence Installation	3,364	LF	\$ 2.00	\$ 6,727.58	90%	\$ 672.76
3.23	Flared End Section Protection	4	EA	\$ 1,500.00	\$ 6,000.00	90%	\$ 600.00
3.24	Temporary Stand Pipe	1	EA	\$ 3,500.00	\$ 3,500.00	90%	\$ 350.00
<b>3.30 Miscellaneous</b>							
3.31	Temporary Concrete Washout	1	EA	\$ 500.00	\$ 500.00	90%	\$ 50.00
3.32	Street Sweeping & Dust Control	1	LS	\$ 5,000.00	\$ 5,000.00	90%	\$ 500.00
<b>Subtotal Erosion Control</b>					<b>\$ 94,586.94</b>		<b>\$ 9,458.69</b>

4.00 PAVING/SITE ITEMS		QUANTITY	UNITS	PRICE	COST	% COMPLETE	REVISED COST
<b>4.10 Collector Road Asphalt Pavement</b>							
4.11	1.5" Bituminous Surface Course	4,575	SY	\$ 8.50	\$ 38,890.99	90%	\$ 3,889.10
4.12	4.5" Bituminous Binder Course	4,575	SY	\$ 21.75	\$ 99,515.17	90%	\$ 9,951.52
4.13	12" Aggregate Base Course (CA6)	5,235	SY	\$ 12.00	\$ 62,815.32	90%	\$ 6,281.53
<b>4.20 Local Road Asphalt Pavement</b>							
4.21	1.5" Bituminous Surface Course	1,383	SY	\$ 8.50	\$ 11,753.55	90%	\$ 1,175.35
4.22	2.5" Bituminous Binder Course	1,383	SY	\$ 12.00	\$ 16,593.24	90%	\$ 1,659.32
4.23	12" Aggregate Base Course (CA6)	1,547	SY	\$ 12.00	\$ 18,558.36	90%	\$ 1,855.84
<b>4.30 Asphalt Trail Pavement</b>							
4.31	1" Bituminous Surface Course	880	SY	\$ 5.67	\$ 4,989.60	90%	\$ 498.96
4.32	1.5" Bituminous Binder Course	880	SY	\$ 7.20	\$ 6,336.00	90%	\$ 633.60
4.33	6" Aggregate Base Course (CA6)	880	SY	\$ 6.00	\$ 5,280.00	90%	\$ 528.00
<b>4.40 Site Items</b>							
4.41	Concrete Sidewalk (5" P.C. Concrete & 4" Aggregate Base Course - CA7)	6,247	SF	\$ 15.00	\$ 93,706.65	90%	\$ 9,370.66
4.42	B6.12 Curb & Gutter	3,077	LF	\$ 20.00	\$ 61,536.20	90%	\$ 6,153.62
4.43	Street Striping	1	LS	\$ 10,000.00	\$ 10,000.00	90%	\$ 1,000.00
4.44	Street Light	7	EA	\$ 3,500.00	\$ 24,500.00	90%	\$ 2,450.00
<b>Subtotal Paving</b>					<b>\$ 454,475.07</b>		<b>\$ 45,447.51</b>

5.00 STORM SEWER SYSTEM		QUANTITY	UNITS	PRICE	COST	% COMPLETE	REVISED COST
<b>5.10 Storm Sewer</b>							
5.11	12" RCP	977	LF	\$ 31.00	\$ 30,287.00	90%	\$ 3,028.70
5.12	15" RCP	697	LF	\$ 33.00	\$ 23,001.00	90%	\$ 2,300.10
5.13	18" RCP	1,183	LF	\$ 35.00	\$ 41,405.00	90%	\$ 4,140.50
5.14	21" RCP	68	LF	\$ 40.00	\$ 2,720.00	90%	\$ 272.00
5.14	24" RCP	965	LF	\$ 44.00	\$ 42,460.00	90%	\$ 4,246.00
5.15	30" RCP	59	LF	\$ 62.00	\$ 3,658.00	90%	\$ 365.80
5.19	54" RCP	235	LF	\$ 110.00	\$ 25,850.00	90%	\$ 2,585.00
<b>5.20 Storm Structures</b>							
5.21	15" FES w/Grate	1	EA	\$ 950.00	\$ 950.00	90%	\$ 95.00
5.22	18" FES w/Grate	2	EA	\$ 1,050.00	\$ 2,100.00	90%	\$ 210.00
5.23	30" FES w/Grate	1	EA	\$ 1,500.00	\$ 1,500.00	90%	\$ 150.00
5.24	2' Inlet	9	EA	\$ 950.00	\$ 8,550.00	90%	\$ 855.00
5.25	4' Diameter Storm Manhole	8	EA	\$ 1,800.00	\$ 14,400.00	90%	\$ 1,440.00
5.26	5' Diameter Storm Manhole	2	EA	\$ 2,700.00	\$ 5,400.00	90%	\$ 540.00
5.27	4' Diameter Storm Catch Basin	22	EA	\$ 2,000.00	\$ 44,000.00	90%	\$ 4,400.00
5.28	5' Diameter Storm Catch Basin	4	EA	\$ 3,000.00	\$ 12,000.00	90%	\$ 1,200.00
5.29	6' Diameter Storm Catch Basin	2	EA	\$ 4,200.00	\$ 8,400.00	90%	\$ 840.00
5.30	Outlet Control Structure	1	EA	\$ 6,500.00	\$ 6,500.00	90%	\$ 650.00
<b>5.30 Miscellaneous</b>							
5.31	Trench Backfill	872	LF	\$ 17.00	\$ 14,831.07	90%	\$ 1,483.11
5.32	Connect to Existing Stub	1	EA	\$ 3,500.00	\$ 3,500.00	90%	\$ 350.00
<b>Subtotal Storm Sewer System</b>					<b>\$ 291,512.07</b>		<b>\$ 29,151.21</b>

6.00 SANITARY SEWER SYSTEM		QUANTITY	UNITS	PRICE	COST	% COMPLETE	REVISED COST
<b>6.10 Sanitary Sewer</b>							
6.11	8" PVC	1,178	LF	\$ 35.00	\$ 41,230.00	90%	\$ 4,123.00
6.12	18" DIP	239	LF	\$ 100.00	\$ 23,900.00	90%	\$ 2,390.00
<b>6.20 Sanitary Structures</b>							
6.21	4' Diameter Sanitary Manhole	10	EA	\$ 2,400.00	\$ 24,000.00	90%	\$ 2,400.00
6.22	4' Diameter Drop Manhole	1	EA	\$ 6,000.00	\$ 6,000.00	90%	\$ 600.00
<b>6.30 Miscellaneous</b>							
6.31	Trench Backfill	828	LF	\$ 17.00	\$ 14,076.34	90%	\$ 1,407.63
6.32	Connect to Existing Stub	1	EA	\$ 3,800.00	\$ 3,800.00	90%	\$ 380.00
					<b>Subtotal Sanitary Sewer System</b>		<b>\$ 113,006.34</b>
<b>7.00 WATER MAIN SYSTEM</b>							
<b>7.10 Water Main</b>							
7.11	6" Water Main - D.I.P.	75	LF	\$ 30.00	\$ 2,250.00	90%	\$ 225.00
7.12	8" Water Main - D.I.P.	1,173	LF	\$ 50.00	\$ 58,650.00	90%	\$ 5,865.00
7.13	12" Water Main - D.I.P.	1,599	LF	\$ 75.00	\$ 119,925.00	90%	\$ 11,992.50
<b>7.20 Water Structures</b>							
7.21	8" Valve in Valve Vault	6	EA	\$ 4,500.00	\$ 27,000.00	90%	\$ 2,700.00
7.22	12" Valve in Valve Vault	5	EA	\$ 5,500.00	\$ 27,500.00	90%	\$ 2,750.00
7.23	Fire Hydrant w/ Auxiliary Valve & Valve Box	12	EA	\$ 4,000.00	\$ 48,000.00	90%	\$ 4,800.00
<b>7.30 Miscellaneous</b>							
7.31	Flush, Pressure Test & Chlorinate	1	LS	\$ 3,000.00	\$ 3,000.00	90%	\$ 300.00
7.32	Trench Backfill	482	LF	\$ 17.00	\$ 8,192.81	90%	\$ 819.28
7.33	Connect to Existing Stub	1	EA	\$ 1,700.00	\$ 1,700.00	90%	\$ 170.00
					<b>Subtotal Water Main System</b>		<b>\$ 296,217.81</b>
<b>8.00 LANDSCAPING</b>							
<b>8.10 Ground Cover</b>							
8.11	Native Seeding and Erosion Control Blanket for Stormwater Basin	7,610	SY	\$ 3.00	\$ 22,830.00	90%	\$ 2,283.00
<b>SUMMARY</b>							
<b>1.00 DEMOLITION</b>					\$ 15,531.44		\$ 1,553.14
<b>2.00 EARTHWORK</b>					\$ 164,734.24		\$ 16,473.42
<b>3.00 EROSION CONTROL</b>					\$ 94,586.94		\$ 9,458.69
<b>4.00 PAVING/SITE ITEMS</b>					\$ 454,475.07		\$ 45,447.51
<b>5.00 STORM SEWER SYSTEM</b>					\$ 291,512.07		\$ 29,151.21
<b>6.00 SANITARY SEWER SYSTEM</b>					\$ 113,006.34		\$ 11,300.63
<b>7.00 WATER MAIN SYSTEM</b>					\$ 296,217.81		\$ 29,621.78
<b>8.00 LANDSCAPING</b>					\$ 22,830.00		\$ 2,283.00
					<b>TOTAL</b>	<b>\$ 1,452,893.91</b>	<b>REVISED TOTAL: \$ 145,289.39</b>
					<b>20% CONTINGENCY</b>	<b>\$ 290,578.78</b>	<b>20% CONTINGENCY: \$ 29,057.88</b>
					<b>GRAND TOTAL</b>	<b>\$ 1,743,472.70</b>	<b>REVISED GRAND TOTAL: \$ 174,347.27</b>

This Engineer's Opinion of Probable Construction Cost is based upon the Final Engineering Plans prepared by Kimley-Horn dated **03/12/21**. The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Consultant at this time and represent only the Consultant's judgment as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Notes:

- 1 This estimate excludes building costs.
- 2 This estimate excludes retaining and screen walls.
- 3 This estimate excludes survey construction layout.
- 4 This estimate does not include any permit fees, roadway impact fees and/or connection fees for any utility or city services
- 5 This estimate excludes off-site roadway or utility improvement costs
- 6 This estimate does not include soft cost fees.
- 7 This estimate excludes General Conditions

## **Village of Hampshire Street Department**

Monthly Report: August 2023

### **Large Group Gatherings**

**National Night Out** - touch a truck

**Coon Creek Country Days** - Parade drivers, Touch a Truck and road closures

**Outdoor Market** - Road Closures

**Car show** - No Parking

Cleaning Catch Basins - Completed Lakewood Crossing

Storm Sewer replacement behind Village hall due to multiple areas where the pipe had collapsed. A 90' section was installed and connected to the inlet.

30 MPH signs installed on both sides of Jake In from Runge rd to Romke rd.

### **SSA and Street department mowing**

Mowed R.O.W. twice

Mowed SSA's on a continued basis

### **Utility Locates**

278 Normal

21 Emergency

### **Asphalt Usage**

49.66 Tons - shouldered the S curve on Widmayer rd south of Kelley rd

Various patches

### **Tree Trimming**

Town Place Pond

### **Work Performed**

Vehicle and Equipment Maintenance

Street Light Repair

Storm Sewer Maintenance

Sidewalk Grinding

Other Miscellaneous Projects



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

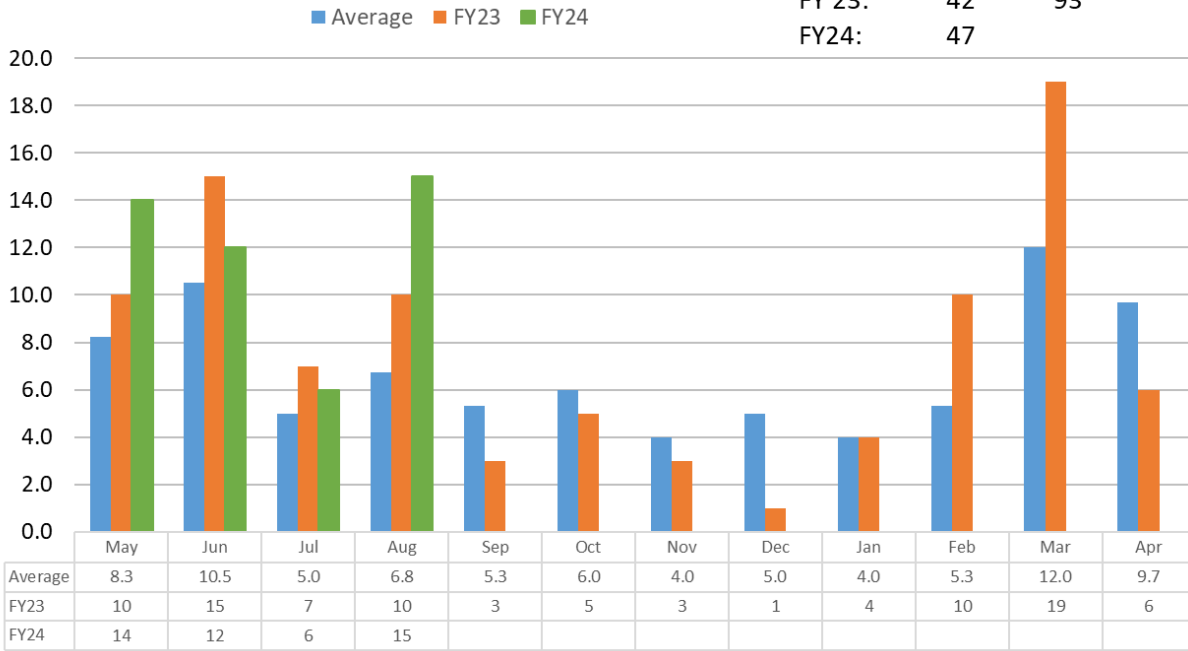
## Monthly Report

**TO: President Reid; Board of Trustees**  
**FROM: Josh Wray, Assistant to the Village Manager**  
**FOR: Village Board Meeting on September 7, 2023**  
**RE: Building Report - August 2023**

<b>Building Performance Metrics</b>	<u>August</u>	<u>Monthly Avg.</u>	<u>FY24 TTD</u>
• Total permits issued	92	52	377
○ New single-family homes	15	7	47
○ Townhome/duplex units	32	10	64
• Avg. plan review time	1.3 days	2.0 days	n/a
• Inspections	775	316	2,680
• Permit fees collected	\$90,972	\$28,799	\$214,340
• Other Village fees collected	\$200,593	\$50,099	\$493,054
<b>Code Enforcement Performance Metrics</b>	<u>August</u>	<u>Monthly Avg.</u>	<u>FY24 TTD</u>
• No. of complaints	3	1	8
• No. of new cases	3	1	7
• No. of active cases	11	7	n/a

### New Single-Family Detached Home Permits Issued

TTD      FY Total  
 Average:    31      82  
 FY 23:      42      93  
 FY24:      47



### New Duplex/Townhome Units Permits Issued

TTD      FY Total  
 FY 23:      6      62  
 FY24:      64

