



Village of Hampshire
Village Board Meeting
Thursday, August 20, 2026 – 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comments
5. Motion to Approve Meeting Minutes from August 6, 2026
6. Motion to Approve the Accounts Payable for August 20, 2026
7. New Business
 - a. Resolution #26-39 Approving a Letter of Credit Reduction for Oakstead Neighborhood A
 - b. Resolution #26-40 Approving a Contract with Midwest Salt, LLC for the Purchase of Rock Salt in the Amount of \$187,856
 - c. Motion to Approve Disbursement of Impact Fees to Hampshire Township Cemetery in the Amount of \$18,524.39
8. Old Business
 - a. Ordinance #26-37 Approving a Special Use for Outdoor Material Processing & Storage for Property Identified by PIN# 01-24-300-017 & 01-24-300-009
9. Staff Reports
 - a. Financial Report
 - b. Police Report
 - c. Streets Report
10. Village Board Committee Reports
 - a. Business Development Commission
11. Announcements
12. Executive Session
13. Adjournment

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

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

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



Village of Hampshire
Village Board Meeting Minutes
Thursday, August 6, 2026 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

1. **Call to Order**

Trustee Koth called to order the Village Board Meeting at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday August 6, 2026.

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

Present: Trustee Jarnebro, Trustee Kelly, Trustee Koth, Trustee Pollastrini.

Absent: Village President Michael J. Reid Jr., Trustee Fodor, Trustee Robinson.

A Quorum was Established.

Others Present: Village Manager Mary Jo Seehausen, Village Clerk Karen Stuehler, Chief Pann, Assistant Village Manager for Development Mo Khan, Village Attorney James Vasselli, Finance Director Lori Lyons and Tim Paulson from EEI joined remotely.

3. **Village Clerk, Karen Stuehler requested a Motion to Appoint Trustee Koth as President Pro Tem.**

Trustee Kelly moved to Appoint Trustee Koth as President Pro Tem.

Seconded by Trustee Jarnebro.

Roll Call Vote: Jarnebro, Kelly, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

4. **Pledge of Allegiance**

Officer Christian Marinello led the Pledge of Allegiance.

5. **Swearing in of Police Officer Christian Marinello**

Chief Pann swore in Officer Marinello. Congratulations Officer Marinello and welcome to Hampshire.

6. **Public Comments**

Bob Ahrens stated the Hampshire Police Department did put the digital speeding

sign on Prairie Ridge Blvd. which did help with the speeding temporarily. He also reported that e-bikes, scooters, and go carts are going way too fast, not stopping and the problem is getting worse. Mr. Ahrens also made a request for a third fire station.

Robert Wynn felt that the concrete company for the safe routes to school did not do a good job with the concrete. And had to do his driveway twice.

7. **A Motion to Approve Meeting Minutes July 16, 2026.**

Trustee Pollastrini moved to Approve Meeting Minutes with corrections from July 16, 2026.

Seconded by: Trustee Jarnebro.

All Call Vote.

Ayes: Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson.

Abstain: Kelly.

Motion Approved.

8. **A Motion to Approve the Early Release Accounts Payable for July 30, 2026 in the amount of \$41,060.63.**

Trustee Kelly moved to Approve the Early Release Accounts Payable for July 30, 2026 in the amount of \$41,060.63.

Seconded by: Trustee Jarnebro

Roll Call Vote.

Ayes: Jarnebro, Kelly, Koth, Pollastrini,

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

9. **A Motion to Approve the Accounts Payable for August 6, 2026 in the amount of \$578,656.04.**

Trustee Kelly moved to Approve the Accounts Payable for August 6, 2026 in the amount of \$578,656.04.

Seconded by: Trustee Jarnebro.

Roll Call Vote.

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

10. **New Business**

a. **Resolution 26-28 Approving a Final Plat of Subdivision for Oakstead Neighborhood K.**

Trustee Pollastrini moved to Approve Resolution 26-28 Approving a Final Plat of Subdivision for Oakstead Neighborhood K.

Seconded by: Trustee Jarnebro.

All Call Vote:

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

b. **Resolution 26-29 Approving a Final Plat of Subdivision for Oakstead Neighborhood S.**

Trustee Pollastrini moved to Approve Resolution 26-29 Approving a Final Plat of Subdivision for Oakstead Neighborhood S.

Seconded by: Trustee Jarnebro.

All Call Vote:

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

c. **Resolution 26-30 Approving a Final Plat of Subdivision for Oakstead Neighborhood H.**

Trustee Jarnebro moved to Approve Resolution 26-30 Approving a Final Plat of Subdivision for Oakstead Neighborhood H.

Seconded by: Trustee Pollastrini.

All Call Vote:

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson

Abstain: None.

Motion Approved.

d. **Resolution 26-31 Approving a Final Plat of Subdivision for Oakstead Neighborhood I.**

Trustee Jarnebro moved to Approve Resolution 26-31 Approving a Final Plat of Subdivision for Oakstead Neighborhood I.

Seconded by: Trustee Kelly.

All Call Vote:

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Passed.

e. **Resolution 26-32 Approving a Final Plat of Subdivision for Oakstead Neighborhood J.**

Trustee Kelly moved to Approve Resolution 26-32 Approving a Final Plat of Subdivision for Oakstead Neighborhood J.

Seconded by: Trustee Pollastrini.

All Call Vote:

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

f. **Resolution 26-33 Approving a Final Plat of Resubdivision for Prairie Ridge North Outlot 11 & 1221 Fox Hedge Trail.**

Trustee Kelly moved to Approve Resolution 26-33 Approving a Final Plat of

Resubdivision for Prairie Ridge North Outlot 11 & 1221 Fox Hedge Trail.

Seconded by: Trustee Jarnebro.

All Call Vote:

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

g. **Ordinance 26-35 Approving a Variance for a Real Estate Sign Height and Sign Area at the Property Identifies by PIN# 01-11-200-012.**

Trustee Pollastrini moved to Approve Ordinance 26-35 Approving a Variance for a Real Estate Sign Height and Sign Area at the Property Identifies by PIN # 01-11-200-012

Seconded by: Trustee Jarnebro

Roll Call Vote:

Ayes: Jarnebro, Kelly, Koth, Pollastrini

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

h. **Ordinance 26-36 Approving a Variance for a Temporary Gravel Parking Lot for the Property Located at 203 Loves Crossing & 205 Metrix Drive.**

Trustee Kelly moved to Approve Ordinance 26-36 Approving a Variance for a Temporary Gravel Parking Lot for the Property Located at 203 Loves Crossing & 205 Metrix Drive.

Seconded by: Trustee Jarnebro.

Roll Call Vote:

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

i. **Resolution 26-34 Approving a Contract with Andy Frain Services for School Crossing Guard Services.**

Trustee Kelly moved to Approve Resolution 26-34 Approving a Contract with Andy Frain Services for School Crossing Guard Services.

Seconded by: Trustee Jarnebro.

Roll Call Vote:

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

j. **Resolution 26-35 Approving a License Agreement with Coon Creek Country Days for Use of Village Property Located at 185 Town Place Road.**

Trustee Pollastrini moved to Approve Resolution 26-35 Approving a License Agreement with Coon Creek Country Days for Use of Village Property Located at 185 Town Place Road.

Seconded by: Trustee Kelly

Roll Call Vote:

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

k. **Resolution 26-36 Accepting Public Improvements and Approving a Letter of Credit Reduction for Oakstead Off-Site Water main Project.**

Trustee Jarnebro moved to Approve Resolution 26-36 Accepting Public Improvements and Approving a Letter of Credit Reduction for Oakstead Off-Site Water main Project.

Seconded by: Trustee Pollastrini

Roll Call Vote:

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

I. **Resolution 26-37 Approving the Release of a Maintenance Bond for Ryan Drive Construction.**

Trustee Pollastrini moved to Approve Resolution 26-37 Approving the Release of a Maintenance Bond for Ryan Drive Construction.

Seconded by: Trustee Jarnebro.

Roll Call Vote:

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nays: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

10. **Old Business**

a. **Resolution 26-38 Approving a Professional Service Agreement with Engineering Enterprises, Inc. for Oakstead Lift Station Inspection in the Amount of \$28,438.**

Trustee Jarnebro moved to Approve Resolution 26-38 Approving a Professional Service Agreement with Engineering Enterprises, Inc. for Oakstead Lift Station Inspection in the Amount of \$28,438.

Seconded by: Trustee Pollastrini.

Roll Call Vote:

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nays: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

11. **Staff Reports**

a. Building Report

No discussion.

b. Engineering

Trustee Kelly asked about the grant for Park and Rinn and wondering where we were in that process. Finance Director Lori Lyons reported that we were waiting to submit the budget due to needing her information.

Trustee Kelly also asked about Tuscany Woods 2 and if there was an expiration time to the developer's agreement. This will be researched and will be reported back.

Tim Paulson reported that Well 13 has been capped over the broken pump.

12. Village Board Committee Reports

a. Business Development Commission

Trustee Kelly reported the next meeting will be on August 12 and everyone is welcome.

13. Announcements

Trustee Kelly reminded everyone about Coon Creek Country Days August 13-16.

Chief Pann confirmed that National Night Out has been cancelled for this year.

14. Executive Session

No discussion.

15. Adjournment

Trustee Kelly moved to adjourn at 8:35 p.m.

Seconded by: Trustee Jarnebro.

All Call Vote.

Ayes: Jarnebro, Kelly, Koth, Pollastrini.

Nayes: None.

Absent: Fodor, Robinson.

Abstain: None.

Motion Approved.

Meeting Video Available Online at www.hamsphireil.org



Engineering Enterprises, Inc.

MEMO

To: Village of Hampshire

From: Engineering Enterprises, Inc.

Date: August 10, 2026

Re: *Oakstead Neighborhood A Letter of Credit Reduction - Agenda Supplement*

EEI Job #: HA2313-D

Background

Crown has completed a significant amount of public improvement work in their Oakstead Neighborhood A development. They are now submitting a request to reduce the Letter of Credit that the Village holds on this Neighborhood to account for the work that is completed. We have reviewed the reduction request and find it to be in compliance with the ordinance requirements. The attached letter provides documentation for the request and a recommendation for approval.



ENGINEERING ENTERPRISES, INC.

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

August 10, 2026

Ms. Mary Jo Seehausen (Via Email)
Village Manager
Village of Hampshire
234 S. State Street
Hampshire, IL 60140-0457

**Re: Oakstead Neighborhood A
Letter of Credit Reduction Request No.1
Village of Hampshire**

Ms. Seehausen:

We have reviewed the Letter of Credit (LOC) reduction request for Oakstead Neighborhood A as documented by the attached spreadsheet submitted by the Developer's Engineer.

We recommend a reduction of LOC NUSCGS057330 for the Public Improvements in Neighborhood A in the amount of **\$4,337,497.26**. The new value of the LOC would be **\$391,494.30**.

The Letter of Credit was put in place by the Developer as a performance guarantee for the Public Improvements for the Neighborhood. The amount of the reduction is based upon the value of the improvements that have been completed to date. The new value represents 125% of the cost of the remaining improvements plus 10% of the value of the completed improvements.

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: Karen Stuehler, Village Clerk (via email)
Lori Lyons, Finance Director (via email)
Mo Kahn, Assistant Village Manager (via email)
James Vasselli, Village Attorney (via email)
Jason Hinkle, Crown (via email)
Mike May, Cemcon, Ltd. (via email)

https://eeiweb.sharepoint.com/sites/G/Documents/Public/Hampshire/2023/HA2313-D Oakstead, Neighborhood A-G/Construction/Security Reductions/OaksteadA_LOCReduction01.docx

CEMCON, Ltd.
ENGINEER'S OPINION OF
PROBABLE CONSTRUCTION COSTS

PROJECT: OAKSTEAD - PHASE 1 - Neighborhood A & Mass Grading of Neighborhood A Only

DATE: July 7, 2025

JOB NO.: 456.267

REVISED:

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITY COMPLETED	REDUCTION AMOUNT
I. <u>EROSION CONTROL IMPROVEMENTS</u>							
1.	Silt Fence	3,360	LF.	\$ 1.50	\$ 5,040.00	3,360	\$ (5,040.00)
2.	Construction Entrance	1	EA.	6,500.00	6,500.00	1	(6,500.00)
3.	Rip-Rap Ditch Check (At SWMF Outlet)	4	EA.	5,500.00	22,000.00	4	(22,000.00)
4.	Erosion Control Blanket	14,710	S.F.	0.30	4,413.00	7,355	(2,206.50)
5.	Seed SWMF's	3.25	Ac.	4,000.00	13,000.00	3	(13,000.00)
6.	Inlet Protectors	46	EA.	250.00	11,500.00	46	(11,500.00)
Sub-Total Erosion Control Improvements				\$	62,453.00	\$	(60,246.50)
II. <u>MASS EARTHWORK IMPROVEMENTS</u>							
1.	Tree Clearing	1	L.S.	\$ 25,000	\$ 25,000.00	1	\$ (25,000.00)
2.	Topsoil Strip - Site	49,620	C.Y.	5.00	248,100.00	49,620	(248,100.00)
3.	Clay Excavation - Stormwater Management	130,620	C.Y.	5.50	718,410.00	130,620	(718,410.00)
4.	Topsoil Respread - Park site and open areas, 6" Depth	3,700	C.Y.	5.00	18,500.00	1,850	(9,250.00)
5.	Topsoil Respread - Stormwater Management, 1' Depth	14,650	C.Y.	5.00	73,250.00	14,650	(73,250.00)
Sub-Total Mass Earthwork Improvements				\$	1,083,260.00	\$	(1,074,010.00)

CEMCON, Ltd.
ENGINEER'S OPINION OF
PROBABLE CONSTRUCTION COSTS

PROJECT: OAKSTEAD - PHASE 1 - Neighborhood A & Mass Grading of Neighborhood A Only

DATE: July 7, 2025

JOB NO.: 456.267

REVISED:

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITY COMPLETED	REDUCTION AMOUNT
III. <u>SANITARY SEWER IMPROVEMENTS</u>							
1.	Sanitary Sewer, 8" PVC SDR 26, 8 - 12' Deep	1,271	L.F.	56.00	71,176.00	1,271	\$ (71,176.00)
2.	Sanitary Sewer, 18" PVC SDR 26, 4-8' Deep	633	L.F.	200.00	126,600.00	633	(126,600.00)
3.	Sanitary Sewer, 18" PVC SDR 26, 8'-12' Deep	1,769	L.F.	200.00	353,800.00	1,769	(353,800.00)
4.	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 8 - 12' Deep	7	E.A.	6,500.00	45,500.00	7	(45,500.00)
5.	Sanitary M.H. 4', Ty. A w/ Ty. 1 Fr & SS Lid, 12 -16' Deep	1	E.A.	6,500.00	6,500.00	1	(6,500.00)
6.	Sanitary M.H. 5', Ty. A w/ Ty. 1 Fr & SS Lid, 4 - 8' Deep	2	E.A.	7,000.00	14,000.00	2	(14,000.00)
7.	Sanitary M.H. 5', Ty. A w/ Ty. 1 Fr & SS Lid, 8 - 12' Deep	7	E.A.	7,000.00	49,000.00	7	(49,000.00)
8.	Sanitary M.H. 5', Ty. A w/ Ty. 1 Fr & SS Lid, 12 -16' Deep	3	E.A.	7,000.00	21,000.00	3	(21,000.00)
9.	Sanitary Service, 6" PVC SDR 26 w/ 8x6" Tee (Short)	30	E.A.	1,200.00	36,000.00	30	(36,000.00)
10.	Sanitary Service, 6" PVC SDR 26 w/ 8x6" Tee (Long)	18	E.A.	2,000.00	36,000.00	18	(36,000.00)
11.	Connect to Existing Sanitary Sewer	1	E.A.	2,500.00	2,500.00	1	(2,500.00)
12.	Trench Backfill	350	LF.	55.00	19,250.00	350	(19,250.00)
Sub-Total Sanitary Sewer Improvements				\$	781,326.00	\$	(781,326.00)
IV. <u>WATERMAIN IMPROVEMENTS</u>							
1.	DIWM 8", Cl. 52 w/ Polyethylene Wrap	4,039	L.F.	\$ 70.00	\$ 282,730.00	4,039	\$ (282,730.00)
2.	8" Valve in 4' Dia. Vault	4	E.A.	4,200.00	16,800.00	4	(16,800.00)
3.	Hydrant w/Aux. Valve	6	E.A.	6,700.00	40,200.00	6	(40,200.00)
4.	Water Service 1 1/2", Ty. K w/ Box (Short)	27	E.A.	2,300.00	62,100.00	27	(62,100.00)
5.	Water Service 1 1/2", Ty. K w/ Box (Long)	21	E.A.	2,900.00	60,900.00	21	(60,900.00)
6.	Trench Backfill	465	LF.	45.00	20,925.00	465	(20,925.00)
7.	Connect to Existing Watermain	3	E.A.	2,000.00	6,000.00	3	(6,000.00)
Sub-Total Watermain Improvements				\$	489,655.00	\$	(489,655.00)

CEMCON, Ltd.
ENGINEER'S OPINION OF
PROBABLE CONSTRUCTION COSTS

PROJECT: OAKSTEAD - PHASE 1 - Neighborhood A & Mass Grading of Neighborhood A Only

DATE: July 7, 2025

JOB NO.: 456.267

REVISED:

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITY COMPLETED	REDUCTION AMOUNT
V. STORM SEWER IMPROVEMENTS							
1.	Storm Sewer, HP STORM, 12"	1,526	L.F.	\$ 34.25	\$ 52,265.50	1,526	\$ (52,265.50)
2.	Storm Sewer, HP STORM, 15"	646	L.F.	38.00	24,548.00	646	(24,548.00)
3.	Storm Sewer, HP STORM, 18"	133	L.F.	45.50	6,051.50	133	(6,051.50)
4.	Storm Sewer, HP STORM, 21"	57	L.F.	50.00	2,850.00	57	(2,850.00)
5.	Storm Sewer, HP STORM, 24"	448	L.F.	58.00	25,984.00	448	(25,984.00)
6.	Storm Sewer, HP STORM, 30"	48	L.F.	70.00	3,360.00	48	(3,360.00)
7.	Storm Sewer, HP STORM, 36"	534	L.F.	86.50	46,191.00	534	(46,191.00)
8.	Storm Sewer, HP STORM, 42"	537	L.F.	115.00	61,755.00	537	(61,755.00)
9.	Storm Sewer, HP STORM, 48"	136	L.F.	150.75	20,502.00	136	(20,502.00)
10.	Storm Sewer, HP STORM, 54"	617	L.F.	200.00	123,400.00	617	(123,400.00)
11.	Storm Sewer, HP STORM, 60"	43	L.F.	223.25	9,599.75	43	(9,599.75)
12.	Storm Sewer, P.V.C., SDR 35, 8"	1,055	L.F.	35.00	36,925.00	1,055	(36,925.00)
13.	Catch Basin Ty. A w/ R-3278-A FR. & GR., 3' Dia.	2	E.A.	2,750.00	5,500.00	2	(5,500.00)
14.	Catch Basin Ty. A w/ R-3278-AL FR. & GR., 3' Dia.	2	E.A.	2,750.00	5,500.00	2	(5,500.00)
15.	Catch Basin Ty. A w/ R-3278-A FR. & GR., 4' Dia.	2	E.A.	3,250.00	6,500.00	2	(6,500.00)
16.	Catch Basin Ty. A w/ R-3278-AL FR. & GR., 4' Dia.	1	E.A.	3,250.00	3,250.00	1	(3,250.00)
17.	Catch Basin Ty. A w/ R-3278-A FR. & GR., 5' Dia.	2	E.A.	4,500.00	9,000.00	2	(9,000.00)
18.	Catch Basin Ty. A w/ R-3278-AL FR. & GR., 5' Dia.	1	E.A.	4,500.00	4,500.00	1	(4,500.00)
19.	Catch Basin Ty. 1 FR. & C.L., Special 6" Restrictor, 5' Dia.	2	E.A.	7,500.00	15,000.00	2	(15,000.00)
20.	Catch Basin Ty. A w/ R-3278-A FR. & GR., 6' Dia.	1	E.A.	6,000.00	6,000.00	1	(6,000.00)
21.	Inlet Ty. A w/ Ty. 1 FR. & O.L., 2' Dia.	3	E.A.	1,800.00	5,400.00	3	(5,400.00)
22.	Inlet Ty. A w/R-3278-A FR. & GR., 2' Dia.	1	E.A.	1,800.00	1,800.00	1	(1,800.00)
23.	Inlet Ty. A w/R-3278-AL FR. & GR., 2' Dia.	4	E.A.	1,800.00	7,200.00	4	(7,200.00)
24.	Inlet Ty. B w/ Ty. 1 FR. & O.L., 3' Dia.	3	E.A.	2,250.00	6,750.00	3	(6,750.00)
25.	Inlet Ty. A w/ Ty. 8 GR., 3' Dia.	1	E.A.	2,250.00	2,250.00	1	(2,250.00)
26.	Storm M.H. Ty A w/TY. 1 FR. & C.L., 4' Dia.	4	E.A.	3,000.00	12,000.00	4	(12,000.00)
27.	Storm M.H. Ty A w/TY. 1 FR. & O.L., 4' Dia.	11	E.A.	3,000.00	33,000.00	11	(33,000.00)
28.	Storm M.H. Ty A w/R-3278-A FR. & GR , 4' Dia.	2	E.A.	3,000.00	6,000.00	2	(6,000.00)
29.	Storm M.H. Ty A w/TY. 1 FR. & C.L., 5' Dia.	2	E.A.	3,600.00	7,200.00	2	(7,200.00)
30.	Storm M.H. Ty A w/R-3278-A FR. & GR , 5' Dia.	1	E.A.	3,600.00	3,600.00	1	(3,600.00)
31.	Storm M.H. Ty A w/R-3278-AL FR. & GR , 5' Dia.	1	E.A.	3,600.00	3,600.00	1	(3,600.00)
32.	Storm M.H. Ty A w/TY. 1 FR. & C.L., 6' Dia.	2	E.A.	5,400.00	10,800.00	2	(10,800.00)
33.	Storm M.H. Ty A w/R-3278-A FR. & GR , 6' Dia.	1	E.A.	5,400.00	5,400.00	1	(5,400.00)

CEMCON, Ltd.
ENGINEER'S OPINION OF
PROBABLE CONSTRUCTION COSTS

PROJECT: OAKSTEAD - PHASE 1 - Neighborhood A & Mass Grading of Neighborhood A Only

DATE: July 7, 2025

JOB NO.: 456.267

REVISED:

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITY COMPLETED	REDUCTION AMOUNT
V. STORM SEWER IMPROVEMENTS (CONTINUED)							
34.	Storm M.H. Ty A w/TY. 1 FR. & C.L., 7' Dia.	3	E.A.	9,000.00	27,000.00	3	\$ (27,000.00)
35.	Storm M.H. Ty A w/TY. 1 FR. & O.L., 7' Dia.	4	E.A.	9,000.00	36,000.00	4	(36,000.00)
36.	Storm M.H. Ty A w/TY. 1 FR. & O.L., 8' Dia.	1	E.A.	11,000.00	11,000.00	1	(11,000.00)
37.	Storm M.H. Ty A w/TY. 1 FR. & C.L., 9' Dia.	2	E.A.	14,250.00	28,500.00	2	(28,500.00)
38.	Flared End Section, RCP w/ Grate and Rip-Rap, 12"	1	E.A.	2,400.00	2,400.00	1	(2,400.00)
39.	Flared End Section, RCP w/ Grate and Rip-Rap, 24"	2	E.A.	3,300.00	6,600.00	2	(6,600.00)
40.	Flared End Section, RCP w/ Grate and Rip-Rap, 42"	1	E.A.	5,000.00	5,000.00	1	(5,000.00)
41.	Flared End Section, RCP w/ Grate and Rip-Rap, 48"	3	E.A.	5,800.00	17,400.00	3	(17,400.00)
42.	Flared End Section, RCP w/ Grate and Rip-Rap, 54"	1	E.A.	6,900.00	6,900.00	1	(6,900.00)
43.	Flared End Section, RCP w/ Grate and Rip-Rap, 60"	1	E.A.	8,000.00	8,000.00	1	(8,000.00)
44.	Cleanout Structures	10	E.A.	1,500.00	15,000.00	10	(15,000.00)
45.	Bore and Jack 24" RCP Storm Sewer	76	L.F.	400.00	30,400.00	76	(30,400.00)
46.	Trench Backfill	500	L.F.	26.00	13,000.00	500	(13,000.00)
47.	Sump Connections	48	E.A.	300.00	14,400.00	48	(14,400.00)

Sub-Total Storm Sewer Improvements **\$ 795,281.75** **\$ (795,281.75)**

VI. PAVEMENT IMPROVEMENTS

1.	Fine Grading	10,050	S.Y.	\$ 1.50	\$ 15,075.00	10,050	\$ (15,075.00)
2.	Agg. Base Cse. Ty. B (CA-6), 12"	8,340	S.Y.	13.00	108,420.00	8,340	(108,420.00)
3.	Bit. Binder Cse., HMA, IL-19.0, N70, 2 1/2"	1,200	TON	90.00	108,000.00	1,200	(108,000.00)
4.	Bit. Surface Cse., HMA Mix D, N70, 1 1/2"	720	TON	95.00	68,400.00	720	(68,400.00)
5.	Bit Material Prime Coat @ 0.3 Gal./SY	2,500	GAL.	1.50	3,750.00	2,500	(3,750.00)
6.	Bit Material Tack Coat @ 0.1 Gal./SY	830	GAL.	3.50	2,905.00	830	(2,905.00)
7.	PCC Curb & Gutter Ty. B-6.12	5,140	L.F.	18.00	92,520.00	5,140	(92,520.00)
8.	Backfill Curb	5,140	L.F.	1.50	7,710.00	5,140	(7,710.00)
9.	Agg. Base Cse. Ty. B (CA-6) 4", Curb	1,710	S.Y.	3.50	5,985.00	1,710	(5,985.00)
10.	Full depth Saw Cut	355	L.F.	3.00	1,065.00	355	(1,065.00)
11.	Full Depth Pavement Removal	265	S.Y.	10.00	2,650.00	265	(2,650.00)
12.	Mill Surface Course, 1"	540	S.Y.	4.00	2,160.00	540	(2,160.00)
13.	Remove and Despose Existing Curb, B6.12	155	L.F.	8.50	1,317.50	155	(1,317.50)
14.	PCC Sidewalk 5' Wide - Development Only	6,420	S.F.	8.00	51,360.00	6,420	(51,360.00)
15.	Bike Path, 8" Stone, 2" Asphalt	740	S.Y.	35.00	25,900.00	740	(25,900.00)

Sub-Total Pavement Improvements **\$ 497,217.50** **\$ (497,217.50)**

CEMCON, Ltd.
ENGINEER'S OPINION OF
PROBABLE CONSTRUCTION COSTS

PROJECT: OAKSTEAD - PHASE 1 - Neighborhood A & Mass Grading of Neighborhood A Only

DATE: July 7, 2025

JOB NO.: 456.267

REVISED:

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITY COMPLETED	REDUCTION AMOUNT
VI. LIGHTING AND SIGNAGE IMPROVEMENTS							
1.	64 Watt 4000K LED Luminaire	4	EA.	\$ 8,250.00	\$ 33,000.00	4	\$ (33,000.00)
2.	64 Watt 4000K LED Luminaire w/ Mounted Street Sign	4	EA.	9,000.00	36,000.00	4	(36,000.00)
3.	Signage and Pavement Markings	1	L.S.	5,000.00	5,000.00	1	(5,000.00)
Sub-Total Lighting Improvements					\$ 74,000.00		\$ (74,000.00)

SUMMARY

I. EROSION CONTROL IMPROVEMENTS	\$ 62,453.00	\$ (60,246.50)
II. MASS EARTHWORK IMPROVEMENTS	\$ 1,083,260.00	\$ (1,074,010.00)
III. SANITARY SEWER IMPROVEMENTS	\$ 781,326.00	\$ (781,326.00)
IV. WATERMAIN IMPROVEMENTS	\$ 489,655.00	\$ (489,655.00)
V. STORM SEWER IMPROVEMENTS	\$ 795,281.75	\$ (795,281.75)
VI. PAVEMENT IMPROVEMENTS	\$ 497,217.50	\$ (497,217.50)
VI. LIGHTING AND SIGNAGE IMPROVEMENTS	\$ 74,000.00	\$ (74,000.00)
TOTAL IMPROVEMENTS	\$ 3,783,193.25	\$ (3,771,736.75)
LETTER OF CREDIT AMOUNT (125% OF TOTAL ESTIMATE)	\$ 4,728,991.56	
LETTER OF CREDIT REDUCTION/COMPLETED IMPROVEMENTS		\$ (4,148,910.43)

TOTAL IMPROVEMENT COST	\$ 3,783,193.25
TOTAL VALUE OF COMPLETED IMPROVEMENTS	\$ (3,771,736.75)
COST TO COMPLETE IMPROVEMENTS	\$ 11,456.50
ORIGINAL BALANCE LETTER OF CREDIT NUSCGS057330	\$ 4,728,991.56
NEW BALANCE LETTER OF CREDIT	\$ 391,494.30
(125% COST TO COMPLETE + 10% TOTAL COMPLETED IMPROVEMENTS)	

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION AUTHORIZING AND APPROVING A LETTER OF CREDIT REDUCTION IN CONNECTION WITH THE OAKSTEAD NEIGHBORHOOD A PROJECT LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS

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

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

WHEREAS, Crown or a related developer or entity (the “Developer”) has been constructing and developing Oakstead Neighborhood A within the Village (the “Development”); and

WHEREAS, in connection with undertaking the Development, the Developer provided the Village with a Letter of Credit, identified by No. NUSCGS057330 (the “Letter of Credit”), as more particularly described in the letter from the Village engineer (the “Recommendation”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Developer is now requesting a reduction in its Letter of Credit; and

WHEREAS, the Village engineer has determined that the Developer has completed some of the required public improvements for the Development in conformance with the approved plans and specifications; however, there remains a number of construction items that need to be completed and addressed; and

VILLAGE OF HAMPSHIRE

WHEREAS, in light of the partial completion of the public improvements, the Village engineer recommends reducing the Letter of Credit in accordance with the Recommendation;

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

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

SECTION 2. The Village hereby approves a reduction to the Letter of Credit in the amount of \$4,337,497.26, thereby making the new value of the Letter of Credit \$391,494.30, as recommended by the Village engineer and as more fully set forth in the Recommendation.

SECTION 3. The President and the Village engineer are hereby authorized to certify, if requested, such reduction to the financial institution that issued Letter of Credit. The Corporate Authorities hereby authorize the President or his designee to execute all documentation required to effectuate the intent of this Resolution and the Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The officers, agents and employees of the Village shall take all action necessary or reasonably required by the Village to carry out and give effect to the purpose of this Resolution and shall take all action necessary in conformity therewith. The Village is authorized to allocate, spend and receive all necessary funds to fulfill the requirements of this Resolution. All past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

VILLAGE OF HAMPSHIRE

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

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

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

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

ADOPTED THIS __ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(Recommendation)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE (RESOLUTION)

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

A RESOLUTION AUTHORIZING AND APPROVING A LETTER OF CREDIT REDUCTION IN CONNECTION WITH THE OAKSTEAD NEIGHBORHOOD A DEVELOPMENT LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

BULK SALT SALES AGREEMENT

This Bulk Road Salt Sales Agreement (the "Agreement") is entered into as of the date of last signature below (the "Effective Date") between Midwest Salt, LLC ("Seller") and Village of Hampshire ("Buyer"). Seller and Buyer are each a "Party" and together the "Parties".

Buyer Information

Entity Name: Village of Hampshire

Ship-To Address: 185 Towne Place, Hampshire, IL

Offer / Agreement Valid Through: August 12, 2026

1. Product, Pricing, Quantity

1.1. The price, product and quantities are as follows:

Product: Bulk Rock Salt – Untreated

Pre-Season Quantity: 0 tons

Pre-Season Price: \$117.41/ton delivered

In-Season Quantity: 1,600 tons

In-Season Price: \$117.41/ton delivered

1.2. **Quantity Commitment.** Buyer commits to purchase, and Seller commits to provide, one hundred percent (100%) of the combined total tonnage of the Preseason Quantity and In-Season Quantity (together, the "Total Quantity") regardless of the proportion actually delivered under each category, at the rates set forth in Section 1.1 and Section 1.3.

1.3. **Preseason Rate Conversion.** Any Preseason tons not delivered to or picked up by Buyer by September 30, 2026, shall automatically convert to, and be priced and delivered at, the In-Season rate set forth in Section 1.1. This conversion does not reduce, excuse, or otherwise affect Buyer's Total Quantity commitment under Section 1.2.

1.4. **Order Classification.** Preseason orders are those placed by Buyer and confirmed in writing by Seller on or before September 30, 2026, up to the Preseason Quantity listed in Section 1.1. Orders placed after that date, or in excess of the Preseason Quantity, are In-Season orders and priced accordingly. Orders that would cause cumulative Preseason orders to exceed the Preseason Quantity shall be classified as In-Season

only as to the excess tonnage; tonnage within the Preseason Quantity cap remains classified as Preseason.

- 1.5. **Sales Tax:** The prices set forth above do not include applicable sales tax. Sales tax shall be added to and stated separately on each invoice unless Buyer provides Seller with valid tax-exemption documentation prior to Buyer's first order under this Agreement.

2. **Payment Terms**

- 2.1. Buyer shall pay all invoiced amounts in accordance with the payment terms set forth in Buyer's existing credit or account agreement with Seller, if any, as in effect on the date of the applicable invoice (the "Account Terms"). Any extension, continuation, or termination of credit availability to Buyer is at Seller's sole discretion at all times, and nothing in this Agreement shall be construed to establish, guarantee, or limit Seller's discretion with respect to Buyer's credit terms or availability.
- 2.2. **Credit Hold.** If Buyer has any invoice past due, or credit is limited, suspended, or terminated by Seller, or Buyer is otherwise in breach of these payment terms, Seller shall have no obligation to accept, confirm, process, or fulfill any further orders under this Agreement until Buyer's account is brought current or Seller reinstates credit availability. Seller's exercise of this right shall not (i) excuse, reduce, or extend Buyer's minimum purchase commitment or any deadline under this Agreement, (ii) be deemed a breach of Seller's delivery obligations hereunder, or (iii) constitute a waiver of any of Seller's other rights or remedies under this Agreement or applicable law.

3. **Minimum Quantity Shortfall**

- 3.1. If Buyer's total deliveries as of March 31, 2027, are less than one hundred percent (100%) of the Total Quantity, Buyer shall fulfill the remaining commitment through one of the following options:
- 3.1.1. **Late Delivery.** Buyer picks up or takes delivery of the shortfall tons by April 15, 2027, at the In-Season rate listed in Section 1; or
- 3.1.2. **Storage Fee.** Buyer pays Seller a storage fee of \$8.00 per ton on the shortfall tons not picked up or delivered by March 31, 2027. Seller will invoice Buyer for the Storage Fee of the shortfall tons.
- 3.2. Any shortfall quantity not removed by April 15, 2027, will automatically be billed the Storage Fee in Section 3.1.2.

4. **Carryforward Tons**

- 4.1. Any shortfall tons not delivered to or picked up by Buyer by April 15, 2027 ("Carryforward Tons") are automatically applied first to Buyer's orders the following

season, at the In-Season rate then in effect under this Agreement, before any tons are priced at that season's new rate. If Carryforward Tons still aren't fully delivered by the following season's end, they roll forward again, under this same rule until 24 months from April 15, 2027, after which they're forfeited with no refund. Notwithstanding the foregoing, for any Carryforward Tons not delivered, picked up, or incorporated into a new agreement under Section 4.2 by September 1, 2027, Seller shall have sole discretion, either to continue honoring the rate and terms of this Agreement as to those tons (subject in all cases to the 24-month limit above), or to deem them forfeited with no refund.

4.2. Upon execution of a new agreement between the parties for a subsequent season, any outstanding Carryforward Tons and their applicable rate shall be incorporated into that new agreement as a priced line item, and this Agreement shall thereupon terminate and be superseded in full subject to Section 11 (Term, Expiration, and Survival).

5. Warranty. This product shall comply with the specifications provided to Buyer by Seller. SELLER MAKES NO OTHER WARRANTY OF ANY KIND WHATEVER, EXPRESS OR IMPLIED; AND ALL IMPLIED WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXPRESSLY DISCLAIMED BY SELLER AND EXCLUDED FROM THE AGREEMENT.

6. Inspection, Demurrage, and Detention

6.1. Buyer may inspect the product prior to delivery; however, upon delivery Buyer acknowledges that the product delivered is in all respects accepted. Should Buyer reject the product at the time of inspection, Buyer shall provide Seller with a written notice of rejection via email or personal delivery to the Seller representative listed above, which notice shall apply only to the load inspected and which notice shall specify the reasons for the rejection. The parties agree that rejection of a load does not affect the remaining tonnage subject to this Agreement.

6.2. Buyer shall unload and release all transportation vehicles and equipment promptly so that no demurrage, detention, or other expenses resulting from delay shall be incurred; however, if any claims or demurrage charges are incurred by reason of any action or inaction by Buyer, then Buyer shall promptly reimburse Seller for such damages.

7. Excused Performance; Force Majeure

7.1. All orders are subject to Seller's ability to make delivery at the time and in the quantities specified herein. Seller shall be excused from performance for any and all causes beyond its reasonable control that impedes its ability to perform under this contract, including but not limited to, any act of god, explosion, accidents, riots, pandemics,

floods, labor disputes, or any other event that made performance impossible or impractical under the circumstances. If Seller is unable to deliver a specific order in full within 45 days of Seller's confirmation of receipt of that order, Buyer may, at its option, cancel that order. Notice of cancellation shall be in writing to the Seller representative listed above. Any refunds due shall be paid within seven (7) business days of notice from Buyer of such cancellation.

7.2. In the event Seller is unable for any reason to supply the total requirements of its customers, Seller may allocate its available supply of the product among its customers in a manner of its choosing.

8. Indemnification. Buyer shall indemnify, hold harmless, and defend Seller, its employees and agents, from any and all claims and expenses, including its reasonable attorneys' fees, arising out of any claims by any third parties, including but not limited to, claims by Buyer's employees and agents, excepting only claims for intentional misconduct by Seller.

9. Limits of Liability. In no event shall Seller be liable to Buyer or any third party for any indirect, consequential, incidental, special or exemplary damages. Buyer's actual damages are limited to the amounts actually paid to Seller under this Agreement, regardless of the basis for any such claims for damages.

10. Dispute Resolution. Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. Any claims under \$75,000 shall proceed under the AAA Expedited Procedure rules. All claims shall be heard by a single arbitrator, selected pursuant to a list of arbitrators published by the AAA, which shall include as many former judges of the Circuit Court of Cook County, Illinois as are then available. The place of arbitration shall be Chicago, Illinois. The arbitration shall be governed by the laws of the State of Illinois. Each party will, upon written request of the other party, promptly provide the other with copies of all relevant documents. There shall be no other discovery allowed. Time is of the essence for any arbitration under this agreement and arbitration hearings shall take place within 90 days of filing and awards rendered within 120 days. The arbitrator shall agree to these limits prior to accepting appointment. The arbitrator will have no authority to award punitive or other damages not measured by the prevailing party's actual damages limited by the amounts of any payments previously made by Buyer to Seller under this agreement. The arbitrator may determine how the costs and expenses of the arbitration shall be allocated between the parties; however reasonable attorneys' fees shall be awarded to the prevailing party. Except as may be required by law, neither a party

nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties.

11. Term, Expiration, and Survival

- 11.1. **Term.** This Agreement commences on the Effective Date and continues through March 31, 2027 (the "Initial Term"), unless earlier terminated as provided herein. Buyer's right to place new orders for the Total Quantity expires at the end of the Initial Term. This Agreement does not automatically renew; any subsequent season's pricing and quantities shall be governed by a new agreement between the Parties.
- 11.2. **Survival.** Notwithstanding expiration or termination of this Agreement for any reason, including under Section 4.2, the following continue in full force until fully satisfied: (i) Buyer's obligations regarding any unpaid invoices; (ii) Sections 3 and 4 (Minimum Quantity Shortfall; Carryforward Tons), with respect to any tons outstanding as of the end of the Initial Term; and (iii) Sections 5 (Warranty), 8 (Indemnification), 9 (Limits of Liability), and 10 (Dispute Resolution), with respect to any claim arising from conduct, deliveries, or obligations occurring during the Initial Term or any period of survival under this Section.
- 11.3. **Final Expiration.** This Agreement terminates in its entirety upon the earliest of: (i) delivery of all Total Quantity tons and all Carryforward Tons in full; (ii) forfeiture of all outstanding Carryforward Tons under Section 4.1; or (iii) 24 months from April 15, 2027. Termination under this Section does not relieve either Party of any obligation accrued, or liability arising from conduct occurring, before termination.

12. Miscellaneous

- 12.1. **Entire Agreement.** The Agreement constitutes the entire agreement between the Parties and supersedes all prior or contemporaneous communications, representations, or agreements.
- 12.2. **Amendments.** No amendment, modification, or waiver shall be effective unless in writing and signed by both Parties.
- 12.3. **Assignment.** Neither Party may assign this Agreement without the prior written consent of the other Party, except that Seller may assign to an affiliate or in connection with a sale of all or substantially all of its business.
- 12.4. **Counterparts.** The Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. Notwithstanding anything to the contrary herein, a signed copy of the Agreement delivered by facsimile, email, or other means of electronic transmission is

deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

[Remainder of page intentionally left blank]

Contacts

For orders and all general customer service questions, please contact **customerservice@midwestsalt.net**. For questions specific to this contract, please contact Jason Kane at **jason.kane@midwestsalt.net**.

Signatures

BUYER

Business: Village of Hampshire

Contact: Dave Starrett

Signature: 

Date of Contract:

08-10-2026

MARY D. BELDEN
VILLAGE MANAGER

SELLER

Business: Midwest Salt, LLC

Contact: Jason Kane

Signature: 

Date of Contract:

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION AUTHORIZING, APPROVING AND RATIFYING A BULK SALES AGREEMENT BETWEEN MIDWEST SALT, LLC AND THE VILLAGE OF HAMPSHIRE, COUNTIES OF KANE AND MCHENRY, STATE OF ILLINOIS

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

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

WHEREAS, the Village’s department of public works (the “Public Works Department”) is responsible for providing public services and maintaining all Village infrastructure and property, including maintaining Village streets; and

WHEREAS, previously the Public Works Department requested that the Village Board authorize the Village Manager to purchase rock salt through a State of Illinois joint purchasing program; however, the Village did not receive a bid through the purchasing program; and

WHEREAS, the rock salt will be used to help melt ice and prevent ice and snow from sticking to streets and driveways maintained by the Village; and

WHEREAS, based on the foregoing, the Village attempted to secure rock salt for the upcoming season and secured a bulk sales agreement (the “Agreement”), attached hereto and incorporated herein as Exhibit A, from Midwest Salt, LLC or a related entity (“Midwest”); and

WHEREAS, the rock salt is in high demand and is needed to help ensure that the Village roadways are safely maintained, therefore, to the extent that any bidding requirements would apply to the purchase of the rock salt, the Corporate Authorities hereby waive the same and find that the purchase is in the best interest of the public; and

VILLAGE OF HAMPSHIRE

WHEREAS, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to authorize, approve and ratify the execution of the Agreement with Midwest;

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

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

SECTION 2. The Corporate Authorities hereby authorize, approve and ratify the Agreement with Midwest. All prior acts previously undertaken by the President, the Village Manager and Village staff in negotiating, executing, implementing and administering the Agreement are hereby ratified, approved and confirmed. The President or his designee is authorized to sign all documentation required to effectuate the intent of this Resolution and the Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The Village is authorized to allocate and spend all necessary funds to fulfill the requirements of the Agreement and this Resolution.

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

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

VILLAGE OF HAMPSHIRE

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

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

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

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

ADOPTED THIS __ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

Exhibit A **(Agreement)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE
(RESOLUTION)

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

**A RESOLUTION AUTHORIZING, APPROVING AND RATIFYING A BULK SALES
AGREEMENT BETWEEN MIDWEST SALT, LLC AND THE VILLAGE OF
HAMPSHIRE, COUNTIES OF KANE AND MCHENRY, STATE OF ILLINOIS**

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

Agenda Supplement

TO:	President Reid; Board of Trustees
FROM:	Mary Jo Seehausen, Village Manager
FOR:	Village Board Meeting on August 20, 2026
RE:	Hampshire Township Cemetery Impact Fee Disbursement Request

Background: The Hampshire Township Cemetery is requesting the disbursement of impact fees and any interest earned the Village collected. The Hampshire Township Cemetery will utilize the funds for various projects in progress.

The amount to be disbursed, including accrued interest, is \$18,524.39.

Recommendation: For the Village Board to consider the motion to approve disbursement of impact fees and interest earned for the Hampshire Township Cemetery.



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

Agenda Supplement

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on August 20, 2026
RE: PZC-26-06 - 01-24-300-017; -009 -Annexation, Rezoning (Map Amendment), Special Use & Final Plat of Subdivision

Background: Martam Construction, Inc. (Petitioner) on behalf of Brier Hill Ventures, LLC (Owner) is requesting reconsideration of the following to operate a construction company:

1. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials.

At the June 18, 2026 Village Board meeting, the Village Board voted on the following:

1. Request for Annexation of PIN# 01-24-300-017 (Note: PIN# 01-24-300-009 is already annexed into the Village) - Motion Approved
2. Request for Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-2, General Industrial District. - Motion Approved
3. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials. - Motion Failed
4. Request for Final Plat of Subdivision - Motion Approved

Martam Construction specializes in core construction developments including concrete paving, excavation, structural & bridges, and underground utilities.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission held a Public Hearing & Meeting on the matters on June 8, 2026 and recommended approval of the rezoning (map amendment), special use, and final plat of subdivision by a vote of 4-0. The Planning and Zoning Commission adopted Village staff's findings of fact as included in the Planning and Zoning Commission Agenda Supplement.

The Planning and Zoning Commission's approval recommendation included three conditions of approval as recommended by Village staff:

1. The Special Use shall only apply to Martam Construction, Inc. and shall not be transferred to a new business.
2. If the use shall cease operations for a period of six (6) consecutive months, the Special Use shall be considered null and void.
3. A solid fence or wall of a minimum six (6) feet in height shall be provided around the perimeter of the site.

Recommendation: For the Village Board to consider the following:

1. To consider the Planning & Zoning Commission's recommendation for approval of a request for Special Use per Sec. 6-9-3-C to operate an outdoor concrete and asphalt milling and outdoor storage of materials pursuant to the following recommended conditions of approval:
 - a. The Special Use shall only apply to Martam Construction, Inc. and shall not be transferred to a new business.
 - b. If the use shall cease operations for a period of six (6) consecutive months, the Special Use shall be considered null and void.
 - c. A solid fence or wall of a minimum six (6) feet in height shall be provided around the perimeter of the site

Attachments:

1. Village Board Agenda Supplement, dated June 18, 2026
2. Planning & Zoning Commission Agenda Supplement
3. Land Use Application
4. Project Narrative & Response to Findings of Fact
5. Plat of Survey
6. Site Plan
7. Site Plan Aerial
8. Plat of Subdivision
9. Petition for Annexation
10. Plat of Annexation



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

Agenda Supplement

TO:	President Reid; Board of Trustees
FROM:	Mo Khan, Assistant Village Manager for Development
FOR:	Village Board Meeting on June 18, 2026
RE:	PZC-26-06 - 01-24-300-017; -009 -Annexation, Rezoning (Map Amendment), Special Use & Final Plat of Subdivision

Background: Martam Construction, Inc. (Petitioner) on behalf of Brier Hill Ventures, LLC (Owner) is requesting the following to operate a construction company:

1. Request for Annexation of PIN# 01-24-300-017 (Note: PIN# 01-24-300-009 is already annexed into the Village)
2. Request for Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-2, General Industrial District.
3. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials.
4. Request for Final Plat of Subdivision

Martam Construction specializes in core construction developments including concrete paving, excavation, structural & bridges and underground utilities.

Annexation: The subject property being requested for annexation is approximately 50 acres and located off of Brier Hill Rd. adjacent to 370 S. Brier Hill Rd. The subject property is currently zoned F - Farming in unincorporated Kane County. The property upon annexation, if approved by the Village Board, would be zoned E-1, Estate District in accordance with Sec. 6-5-4 of the Hampshire Zoning Ordinance.

The Plat of Annexation was reviewed by the Village Engineer and was found to be in conformance with requirements.

Note: The Planning & Zoning Commission do not consider requests for annexations. Annexation requests are solely considered by the Village Board.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission held a Public Hearing & Meeting on the matters on June 8, 2026 and recommended approval of the rezoning (map amendment), special use, and final plat of subdivision by a vote of 4-0. The Planning and Zoning Commission adopted Village staff's findings of fact as included in the Planning and Zoning Commission Agenda Supplement.

The Planning and Zoning Commission's approval recommendation included three conditions of approval as recommended by Village staff:

1. The Special Use shall only apply to Martam Construction, Inc. and shall not be transferred to a new business.
2. If the use shall cease operations for a period of six (6) consecutive months the Special Use shall be considered null and void.
3. A solid fence or wall of a minimum six (6) feet in height shall be provided around the perimeter of the site.

Public Comments: One public comment/question was provided during the public hearing which is summarized below:

1. Mr. Dalby, whose mother owns property to the south of the subject property, asked how tall the material storage will be and if a six (6) foot fence would be sufficient screening. The Petitioner responded stating that there is a tree line with heavy vegetation on a separate lot not owned by the Petitioner or subject property Owner that provides a buffer between the subject property and Mr. Dalby's mother's property.

Recommendation: For the Village Board to consider the following:

1. Request for Annexation of PIN# 01-24-300-017
2. To consider the Planning & Zoning Commission's recommendation for approval of the following pursuant to the recommended conditions of approval:
 - a. Request for Rezoning (Map Amendment) upon Annexation from E-1, Estate District to M-2, General Industrial District.
 - b. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials.
 - c. Request for Final Plat of Subdivision

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Project Narrative & Response to Findings of Fact
4. Plat of Survey
5. Site Plan
6. Site Plan Aerial
7. Plat of Subdivision
8. Petition for Annexation
9. Plat of Annexation



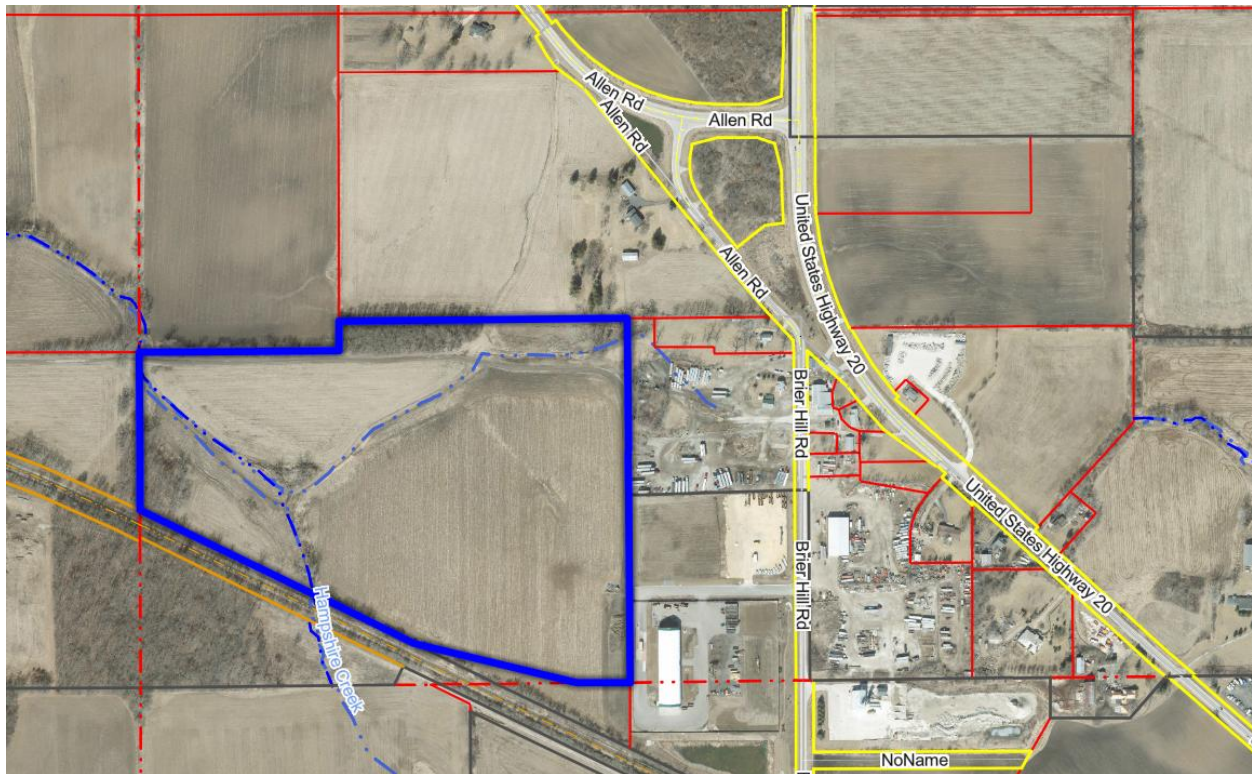
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on June 8, 2026
**RE: PZC-26-01 - 01-24-300-017; -009 - Rezoning (Map Amendment),
Special Use, and Final Plat of Subdivision**

PROPOSAL: Martam Construction, Inc. (Petitioner) on behalf of Brier Hill Ventures, LLC (Owner) is requesting the following to operate a construction company:

1. Request for Rezoning (Map Amendment) Upon Annexation from E-1, Estate District to M-2, General Industrial District.
2. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials.
3. Request for Final Plat of Subdivision





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

BACKGROUND: The subject property is currently unincorporated undeveloped farm/agricultural land. Martam Construction is seeking to annex and develop the land for its construction business. Martam Construction specializes in core construction developments including concrete paving, excavation, structural & bridges and underground utilities.

ANALYSIS: The subject properties are approximately 50 acres and located off of Brier Hill Rd. adjacent to 370 S. Brier Hill Rd.

The subject property is currently zoned F – Farming in unincorporated Kane County. The property upon annexation, if approved by the Village Board, would be zoned E-1, Estate District in accordance with Sec. 6-5-4 of the Hampshire Zoning Ordinance.

The following are the adjacent property zoning and uses:

North: F – Farming (Unincorporated)

South: Railroad Tracks/Right-of-Way

East: F – Farming (Unincorporated); M-2, General Industrial – Recycling Facility

West: F – Farming (Unincorporated)

Zoning Bulk Standards: A preliminary site plan has been submitted as part of the Petitioner’s application to provide a general view of where buildings and land uses will be located. As the approval does not require the Petitioner to adhere to the submitted preliminary site plan, a zoning bulk standard review did not occur.

REQUIRED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The following are the required findings of fact for a Rezoning (Map Amendment) per Sec. 6-14-3-G-8-a:

1. Existing uses of property within the general area of the property in question.
2. The zoning classification of property within the general area of the property in question.
3. The suitability of the property in question to the uses permitted under the existing zoning classification.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification.
5. The objectives of the current land use plan.

PROPOSED FINDINGS OF FACT (REZONING/MAP AMENDMENT): The proposed findings of facts shall be as follows:



Village of Hampshire
234 S. State Street, Hampshire IL 60140
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1. The existing uses of properties within the general area are industrial in nature. The properties directly adjacent to the east include a recycling center and outdoor truck parking.
2. The zoning classification of the properties in the general area vary from farming to industrial. It should be noted that many of the uses are industrial in nature, including a contractor office and yard and outdoor semi-trailer parking. The directly adjacent property to the subject property is a recycling facility.
3. The property is not suitable to developed as residential under the E-1 zoning designation due to its location directly adjacent to and near industrial/non-residential uses.
4. The trend of development in the general area has been industrial/non-residential uses. The most recent development at 370 S. Brier Hill Rd. is a recycling facility.
5. The current future land use map designates the subject properties for Estate Residential.

REQUIRED FINDINGS OF FACT (SPECIAL: USE): The following are the required findings of fact for a Special Use per Sec. 6-14-3-H-9:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
5. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may,



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in each instance, be modified by the board of trustees pursuant to the recommendations of the Planning and Zoning Commission.

PROPOSED FINDINGS OF FACT (SPECIAL USE): The proposed findings of fact shall be as follows:

1. The proposed special use will generally not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed use is industrial in nature, which is consistent with other uses in the general area. The subject property is not adjacent to residential developments.
2. The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity. The proposed use will not prevent existing uses to continue and be enjoyed. Additionally, the uses in the general area mostly industrial in nature.
3. The proposed special use will not prevent the development of other properties in the general area. The proposed use is limited to the subject properties.
4. The proposed building will be new and modern in design as stated in the Petitioner's Findings of Fact.
5. Village utilities (water, sewer, storm sewer) are not nearby to be connected to. The subject properties will be served by a private well and septic. The site plan indicates the proposed location of on-site detention/retention ponds. These will be verified as part of the stormwater permit for the development. Access to the subject property will be through a private access drive located off of Brier Hill Rd.
6. The existing access road off of Brier Hill Rd. will be extended to the subject property to provide the required ingress/egress.
7. The outdoor operation and storage will be required to meet all applicable regulations of the zoning ordinance, including being screened by a solid/privacy fence.

FINAL PLAT OF SUBDIVISION: The subject property will be subdivided for the development of Martam Construction's business. Various access easements are proposed to provide the required access off of Brier Hill Rd. There are no minimum lot requirements/standards for properties in the M-2 zoning district. The Final Plat of Subdivision has been reviewed by the Village Engineer and has recommended approval of the plat.

PUBLIC COMMENTS: Village staff has not received any public comments as of June 4, 2026.



Village of Hampshire
234 S. State Street, Hampshire IL 60140
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STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is recommending the following conditions of approval:

1. The Special Use shall only apply to Martam Construction, Inc. and shall not be transferred to a new business.
2. If the use shall cease operations for a period of six (6) consecutive months the Special Use shall be considered null and void.
3. A solid fence or wall of a minimum six (6) feet in height shall be provided around the perimeter of the site.

RECOMMENDED MOTION: I move to accept and adopt the Staff's Findings of Facts as included in this Agenda Supplement and recommend approval of PZC-26-01 for the following:

1. Request for Rezoning (Map Amendment) Upon Annexation from E-1, Estate District to M-2, General Industrial District.
2. Request for Special Use per Sec. 6-9-3-C of the Hampshire Zoning Ordinance to operate an outdoor concrete and asphalt milling and outdoor storage of materials.
3. Request for Final Plat of Subdivision

Pursuant to Staff's Recommended Conditions of Approval #1-3

DOCUMENTS ATTACHED:

1. Land Use Application
2. Project Narrative & Response to Findings of Fact
3. Plat of Survey
4. Site Plan
5. Site Plan Aerial
6. Plat of Subdivision



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

Land Use Application

Date: 1-23-26

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

- ☐ Variance*
- ☒ Special Use Permit*
- ☒ Rezoning from E1 District to M2 District (ex. M1 to M2)*
- ☒ Annexation*
- ☒ Subdivision
- ☐ Other Site Plan: _____

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: Martam Construction, Inc. Email: robert@martam.com

Address: 1200 Gasket Dr., Elgin, IL 60120 Phone: 847-980-8546

CONTACT PERSON (if different from applicant)

Name: Scott G. Richmond, Esq. Email: sgr@attorneys-illinois.com

Address: 2000 McDonald Rd., Ste. 200,
South Elgin, IL 60177 Phone: 847-695-2400

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

 YES X NO

If the applicant is not the owner of the subject property, a written and signed statement from the owner authorizing the applicant to file must be attached to this application.

IS THE OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

 YES X NO

If the owner of the subject property is a trustee of a land trust or beneficiaries of a land trust, a disclosure statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be attached hereto.

PROPERTY INFORMATION

Name of Development (if any): Martam Construction, Inc.

Address: 1200 Gasket Dr., Elgin, IL 60120

Parcel Number(s): 01-24-300-017 01-24-300-009

Total Area (acres): 36

Legal Description: must be attached to this application

Fire Protection District: Hampshire FPD

School District: CUSD 300

Library District: Hampshire

Park District: Hampshire Township Park District

Township: Hampshire Township

Current Zoning District: Agriculture- Kane County

Current Use:

Farming

Proposed Zoning/Variance/Use:

M2 zoning - use for daily operations and offices of Martam Construction, Inc. Outside storage for large construction equipment along with processing of concrete and asphalt millings and storage onsite. Outside storage of metal sheeting, H-Piles, steel plates, concrete barrier walls, pipes, manholes, lumber, concrete forms and other construction materials.

Reason/ Explanation for Zoning/ Variance/ Use:

Operation of construction, excavation, concrete paving, underground utilities, and structural bridges company.

PROJECT NARRATIVE

Martam Construction, Inc. is under contract to purchase the subject properties from Brier Hill Ventures, LLC. The existing use of the properties is exclusively farming. Brier Hill Ventures seeks to subdivide the property and sell it to Martam Construction, Inc.

Martam Construction, Inc. intends to relocate its operations from 1200 Gasket Dr. in Elgin to this site in Hampshire. It is a larger site and better suited for the construction operations of Martam.

Martam Construction was founded in 1973 by Tamas and Maria Kutrovatz. The Martam family continues to own and operate the company today. Robert Kutrovatz heads the Martam operations. Martam engages in large scale construction projects for government and private development. They have worked on tollway projects, runway expansions, municipal projects and a variety of private construction projects. They are active in the community as well.

The site will include a corporate headquarters and shop, along with outside large equipment storage as well as outside material storage and processing for Martam jobs. A proposed driveway will be constructed linking the property with the existing private driveway for Midwest Material Management connected to Brier Hill Road.

FINDINGS OF FACT - RE-ZONING

The following are Petitioner's responses regarding Findings of Fact (6-14-3(G)(8)(a)):

1. The existing uses of properties within the general area of the property in question will not be adversely affected. In this area adjacent to the subject parcels to the west wetlands and farming. To the south is vacant farmland. To the north is also farmland with some single family residences as part of the farmland. To the east is industrial/manufacturing zoned M2 and operated by Midwest Material Management as well as trailer storage.
2. The annexation and re-zoning of the parcels is compatible with those surrounding it. Directly to the east is zoning M2 To the north, south and west are vacant farmland in unincorporated Kane County.
3. The properties in the Petition are suitable to the uses permitted under the existing zoning classification. The property is not suitable as E-1 due to the adjacent M2 use. The surrounding properties to the north, west and south are unincorporated farmland and to the east is zoned M2. The subject property will be adjacent to the existing M2 use and is compatible with the area and will be buffered by the rail tracks to the south and landscape buffers to the north.

4. The trend of development in this area is commercial/industrial due to its proximity to Brier Hill Road and major highways. Surrounding parcels are zoned M2 or are unincorporated farmland.
5. The proposed zoning of M2 and R1 meet the objectives of the current land use plan. The Future Land Use Map of the Village of Hampshire developed as part of the 2004 Comprehensive Plan Update calls for these parcels to be designated as Business Park, and the proposed use of M2 is compatible with said Future Land Plan.

Very truly yours,

Scott G. Richmond, Esq.

Scott G. Richmond, Esq.

Attorney for Petitioner, Martam Construction, Inc.



ARIANO HARDY RITT
RICHMOND LYTLE & GOETTEL P.C.

Scott G. Richmond
Aaron J. Lytle *
Karrsten Goettel
Taylor J. Spooner
Will J. Clausel

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Huntley Office
American Community Bank & Trust
10101 North Illinois Route 47
Suite 200
PO Box 857
Huntley, IL 60142

Frank V. Ariano (*Retired*)
Ralph C. Hardy (*1943-2021*)
Norbert C. Ritt (*Retired*)

May 11, 2026

Via Email

Mr. Mo Khan
Asst. Village Manager
Village of Hampshire
PO Box 457
234 S. State St.
Hampshire, IL 60140

**Re: Martam Construction
PZC 26-01**

Dear Mr. Khan:

The following are the proposed findings of fact related to the subject property special use:

a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare

The proposed use of the site for general construction services including storage of materials outside will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The site will be complete fenced in and product will be stored onsite in a safe manner. No dangerous materials will be stored on site. This land is located adjacent to a commercial/industrial area and will not affect any residential communities in the area.

b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within the neighborhood;

The special use for storage of outside materials will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within the neighborhood. This land is located adjacent to a commercial/industrial area and will not affect any residential communities in the area. It is also bordered by a railroad track and has long been vacant agricultural property.

c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The normal and orderly development and improvement of the surrounding property will not be impeded. This use is consistent with commercial/industrial uses of adjacent properties.

d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;

All structures constructed on site will be architecturally harmonious with the nearby commercial/industrial developments. The structures planned on site will be new and modern designs.

e. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

This site does not yet have sewer and water utilities available nearby. It will be served by well and septic. All drainage and water storage will be designed in accordance with the Kane County Stormwater Ordinances. Access road will be constructed to handle the traffic and sized equipment in use by the occupant.

f. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

The existing access road off of Brier Hill Road will be extended to the site and is already built to handle heavy vehicle loads.

g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the board of trustees pursuant to the recommendations of the Planning and Zoning Commission.

The storage of materials outside will in all other respects conform to the applicable regulations of the district in which it is located.

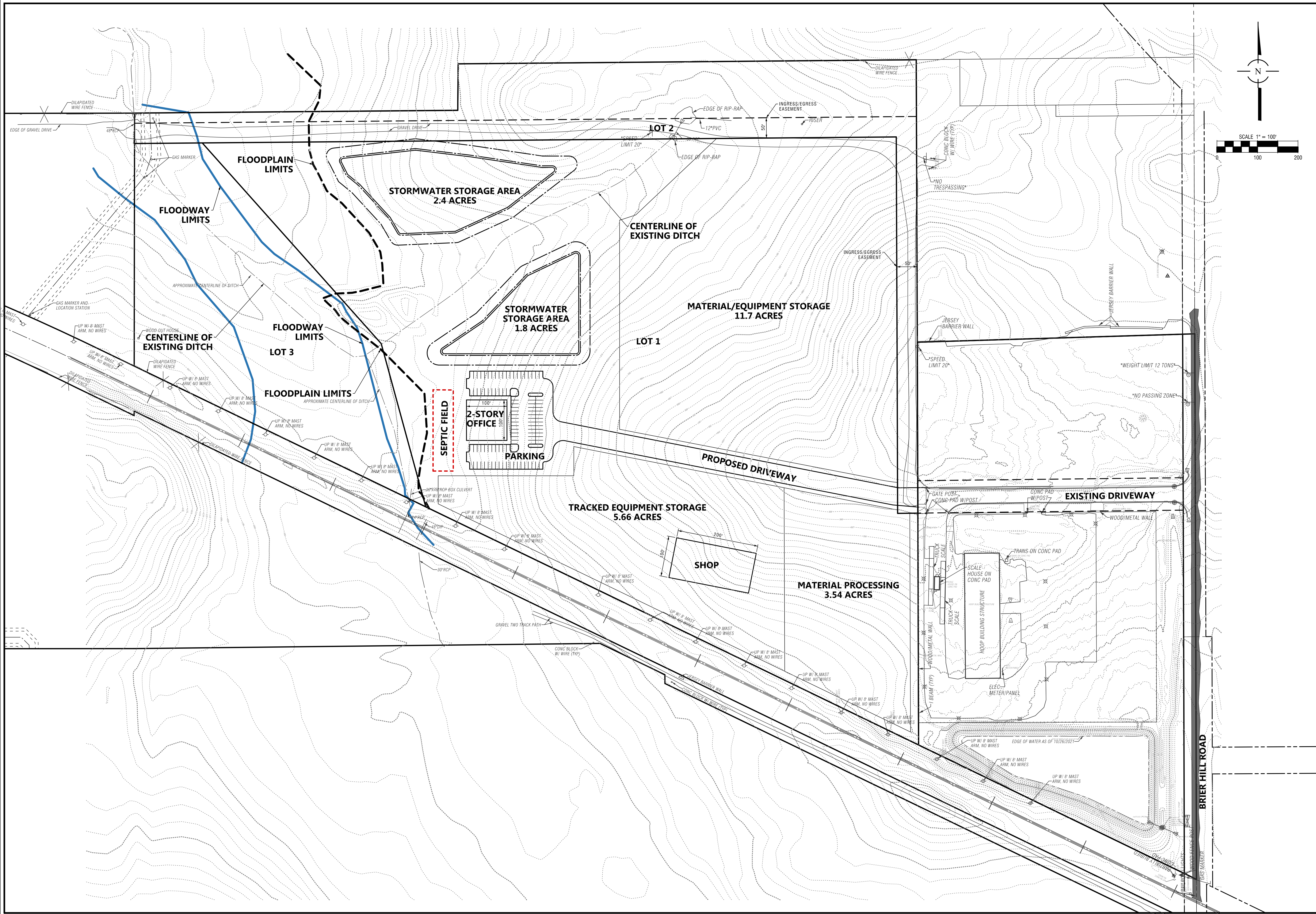
Respectfully submitted,

Scott G. Richmond, Esq.

Scott G. Richmond, Esq.

cc: Martam Construction

[illegible]



SITE PLAN

HAMPSHIRE SITE
HAMPSHIRE, ILLINOIS



FILENAME:
11250.06SitePlan.DGN

DATE:
09/17/25

JOB NO.
11250.06

SHEET
SP
1 OF 1



SITE PLAN

HAMPSHIRE SITE
HAMPSHIRE, ILLINOIS

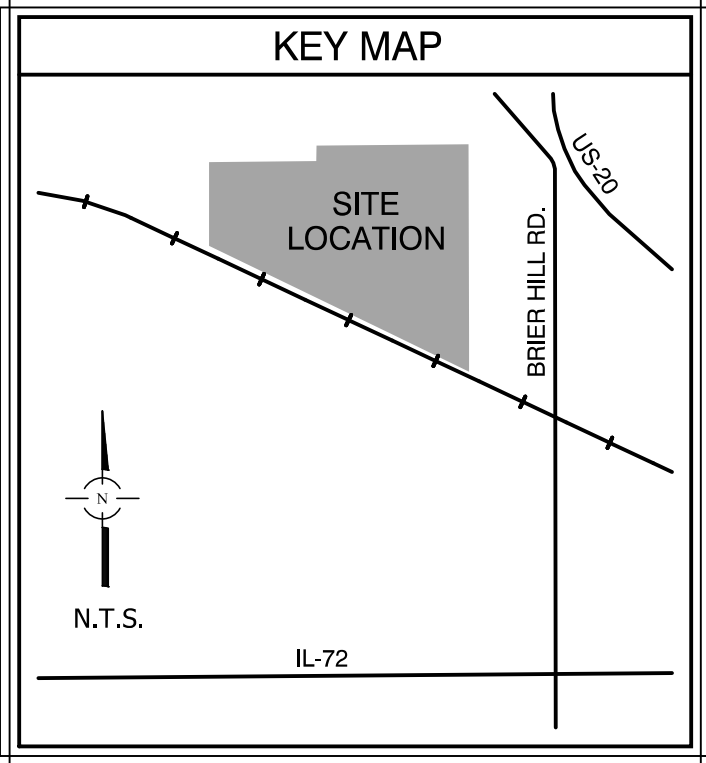
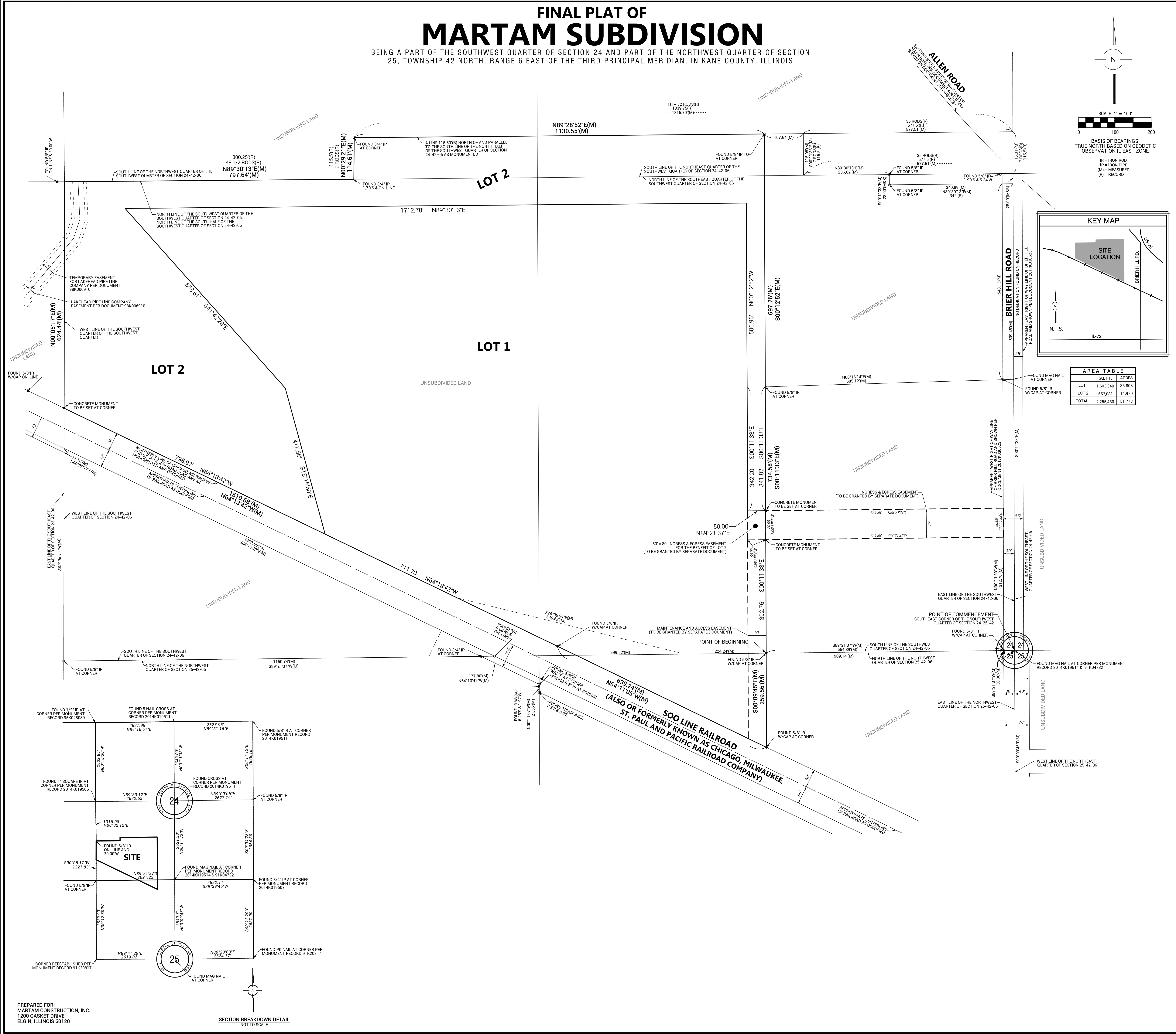
Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:	11250.06SitePlan.DGN
DATE:	09/17/25
JOB NO.	11250.06
SHEET	SP
	1 OF 1

NO.	DATE	REMARKS
1	10/20/25	REVISED LOT LINES

FINAL PLAT OF MARTAM SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 AND PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS



AREA TABLE	
LOT	SQ. FT.
LOT 1	1,603,349
LOT 2	652,081
TOTAL	2,255,430

PLAT OF SUBDIVISION	
HAMPSHIRE SITE	
HAMPSHIRE, ILLINOIS	
FILENAME: 11250.06SUB-01	
DATE: 10/16/2025	
JOB NO. 11250.06	
SHEET	
1	OF 2

FINAL PLAT OF
MARTAM SUBDIVISION

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24 AND PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)

THIS IS TO CERTIFY THAT, _____, IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, 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 THIS _____ DAY OF _____, A.D. 20____.

SIGNED: _____

PRINTED NAME AND TITLE _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE _____

OF _____, WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/ THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL.

THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF)

_____, HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREIN, HEREBY CONSENTS

TO THE EXECUTION AND RECORDING OF THE ABOVE AND FOREGOING PLAT OF SUBDIVISION AND HEREBY SUBMITS ITS MORTGAGE

RECORDED _____ AS DOCUMENT NUMBER _____

DATE _____

IN THE OFFICE OF THE RECORDER OF DEEDS, KANE COUNTY, ILLINOIS, TO ALL OF THE PROVISIONS THEREOF.

IN WITNESS WHEREOF, THE SAID _____ BANK _____ HAS CAUSED

THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF

AT _____ TOWN _____, STATE _____, THIS _____ DAY OF _____, 20____.

BANK NAME _____

ADDRESS: _____

BY: _____

PRINTED NAME AND TITLE _____

ATTEST: _____

PRINTED NAME AND TITLE _____

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL.

THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORECLOSED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS.

THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK _____

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN THE RECORDER'S

OFFICE OF KANE COUNTY, ILLINOIS, ON THE _____ DAY OF _____,

A.D., 20____ AT _____ O'CLOCK _____M, AND WAS RECORDED IN PLAT ENVELOPE NO. _____

COUNTY RECORDER _____

PREPARED FOR:
MARTAM CONSTRUCTION, INC.
1200 GASKET DRIVE
ELGIN, ILLINOIS 60120

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
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 _____, A.D. 20____.

CHAIRMAN _____

SECRETARY _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF

HAMPSHIRE, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

SIGNED _____

VILLAGE PRESIDENT

ATTEST: _____

VILLAGE CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
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 CERTIFICATE

STATE OF ILLINOIS)
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 HAMPSHIRE, KANE COUNTY, ILLINOIS

THIS _____ DAY OF _____, 20____.

VILLAGE ENGINEER _____

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO CERTIFY THAT WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, EXPIRATION DATE APRIL 30, 2027, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24 AND PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 24; THENCE SOUTH 89 DEGREES 21 MINUTES 37 SECONDS WEST (BEARING BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT)), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 30.00 FEET TO THE APPARENT WEST RIGHT OF WAY LINE OF BRIER HILL ROAD AS OCCUPIED AND SHOWN ON DOCUMENT 2017030623; SAID LINE BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 25; THENCE CONTINUING SOUTH 89 DEGREES 21 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE 654.89 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 09 MINUTES 45 SECONDS EAST 259.55 FEET, TO A POINT ON THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY AS MONUMENTED AND OCCUPIED; THENCE NORTH 64 DEGREES 11 MINUTES 05 SECONDS WEST ALONG SAID NORTH LINE 639.24 FEET; THENCE NORTH 64 DEGREES 13 MINUTES 42 SECONDS WEST; ALONG SAID NORTH LINE 1510.68 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 17 SECONDS EAST 624.44 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 30 MINUTES 13 SECONDS EAST ALONG SAID NORTH LINE 797.64 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 21 SECONDS EAST 114.5 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 52 SECONDS EAST 1130.55 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 52 SECONDS EAST 847.26 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 53 SECONDS EAST 754.68 FEET TO THE POINT OF BEGINNING, ALL IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED IN ACCORDANCE WITH THE PLAT ACT AND THE ILLINOIS ADMINISTRATIVE CODE, SECTION 1270.56 MINIMUM STANDARDS OF PRACTICE. ALL DISTANCES ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 2,225,430 SQUARE FEET OR 51.778 ACRES, MORE OR LESS.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 17089C0126J MAP REVISED JUNE 2, 2015, IT IS OUR CONSIDERED OPINION THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE (SHADED), FLOODWAY ZONE AE (SHADED), AND THE REMAINDER WITHIN "ZONE X" (UNSHADED) AREA AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND WE HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (705 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989).

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF HAMPSHIRE WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND 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 IN ROSEMONT, ILLINOIS, THIS _____ DAY OF _____, 20____.

JORDAN A. LESKOWISEK, P.L.S., No. 035-4056
LICENSE EXPIRES: 11-30-2026
jleskowisk@spacecoinc.com
Spaceco, Inc.
9575 W Higgins Rd, Suite 700
Rosemont, IL 60018
www.spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

FOR REVIEW
PURPOSES ONLY

PLAT OF SUBDIVISION

HAMPSHIRE SITE
HAMPSHIRE, ILLINOIS



Rosemont, IL - Morris, IL - Indianapolis, IN

spacecoinc.com

FILENAME:
11205.06SUB-01

DATE:
10/16/2025

JOB NO.
11250.06

SHEET

2 OF 2

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, ILLINOIS
(PIN's 01-24-300-017, 01-24-300-009)**

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

THIS ____ DAY OF _____, 2026

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

**VILLAGE OF HAMPSHIRE
ORDINANCE NO. _____**

**AN ORDINANCE GRANTING A SPECIAL USE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, ILLINOIS
(PIN's 01-24-300-017, 01-24-300-009)**

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

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

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

WHEREAS, Section 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/11-13-1.1) authorizes the Corporate Authorities to provide for special uses; and

WHEREAS, there exists certain real property commonly known as PIN's 01-24-300-017, 01-24-300-009, Hampshire, Kane County, Illinois (No Address Assigned); (the “Property”); and

WHEREAS, Martam Construction, Inc. (the “Petitioner”) on behalf of Brier Hill Ventures, LLC, (the “Owner”) filed an application (the “Application”), requesting a special use permit/special use to operate an outdoor concrete and asphalt milling and outdoor storage of materials at the Property (the “Special Use”); and

WHEREAS, the Application includes exhibits and/or plans and specifications for the proposed use of the Property; and

WHEREAS, Section 6-14-3 of the Zoning Ordinance authorizes the planning and zoning commission (the “PZC”) to hold hearings and submit reports of findings and recommendations to the Village Board for special uses; and

WHEREAS, after all required notices were given, the PZC held a public hearing (the “Hearing”); and

WHEREAS, at the Hearing, testimony was given, the PZC was presented with evidence, comments were solicited, the public was afforded opportunities to be heard on the proposed Special Use and due consideration was given to the Application; and

WHEREAS, evidence was submitted that a portion of the Property was to be annexed, the Petitioner is requesting to operate a construction business, which in part requires an outdoor concrete and asphalt milling and outdoor storage of materials, and the Special Use meets the standards established in the Village Code, including the Zoning Ordinance, for granting the Special Use; and

WHEREAS, the PZC considered each of the factors set forth in Subsection 6-14-3H of the Zoning Ordinance and based on the testimony and evidence given at the Hearing, the PZC made certain findings of fact (the “Findings of Fact”), attached hereto and incorporated herein as Exhibit A, and recommended that the Special Use be granted and approved subject to certain conditions (the “Conditions”); and

WHEREAS, the Corporate Authorities have duly considered the Petition and the recommendation of the PZC in connection with the requested Special Use; and

WHEREAS, pursuant to the Zoning Ordinance, the Village Board may grant or deny, by ordinance or resolution, any application for special use, and may establish such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the special use, as is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified herein; and

WHEREAS, the Special Use will promote the public health, safety, comfort, morals and/or welfare; and

WHEREAS, after review of the Petition and related evidence, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to approve the Special Use subject to the Conditions and any other conditions stipulated by the Village Board;

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

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

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby accept the PZC's Findings of Fact and, based on the Petition and other testimony and evidence, and hereby find that: (a) the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; (b) the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within

the neighborhood; (c) the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted; (d) the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the M-2 General Industrial District, as to cause a substantial depreciation in the property values within the neighborhood; (e) adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided; (f) adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and (g) the Special Use shall, in all other respects, conform to the applicable regulations of the M-2 General Industrial District, except as such regulations may, in each instance, be modified by the Village Board pursuant to the recommendations of the PZC. The Corporate Authorities further find and determine that it is necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in the Zoning Ordinance to grant the Special Use, subject to the Conditions and any additional conditions required by the Village Board. The Special Use is hereby authorized, approved and granted, subject to the Conditions and any additional conditions specified by the Village Board. The employees and officers of the Village are authorized and directed to take any and all action necessary to carry out the intent of this Ordinance.

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

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

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

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

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

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

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ADOPTED THIS __ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

EXHIBIT A
(FINDINGS OF FACT)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE

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

**AN ORDINANCE GRANTING A SPECIAL USE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, ILLINOIS
(PIN’s 01-24-300-017, 01-24-300-009)**

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

Village of Hampshire
Budget Versus Actual Report Overview
Two Months Ended June 30, 2026

General Fund						% of Budget
2 MONTHS ENDED					FY 2026.2	
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	
Revenue	2,121,887	2,486,780	364,893	17%	8,487,542	29%
Expenditures/Expense	2,115,286	1,068,990	(1,046,296)	-49%	8,461,129	13%
YTD Surplus/(Deficit)	6,601	1,417,790	1,411,189		26,413	
Special Revenue Funds						
Revenue	204,488	372,738	168,250	82%	817,953	46%
Expenditures/Expense	192,625	29,961	(162,664)	-84%	770,499	4%
YTD Surplus/(Deficit)	11,863	342,777	330,914		47,454	
Capital Project Funds						
Revenue	124,616	153,984	29,368	24%	498,462	31%
Expenditures/Expense	1,145,973	148,304	(997,669)	-87%	4,583,891	3%
YTD Surplus/(Deficit)	(1,021,357)	5,680	1,027,037		(4,085,429)	
Enterprise Funds						
Revenue	1,253,959	890,773	(363,186)	-29%	5,015,831	18%
Expenditures/Expense	1,351,439	422,414	(929,025)	-69%	5,405,754	8%
YTD Surplus/(Deficit)	(97,480)	468,359	565,839		(389,923)	
Debt Service Fund						
Revenue	220,283	-	(220,283)	-100%	881,133	0%
Expenditures/Expense	244,109	442,629	198,520	81%	976,436	45%
YTD Surplus/(Deficit)	(23,826)	(442,629)	(418,803)		(95,303)	
Total Village						
Revenue	3,925,233	3,904,275	(20,958)	-1%	15,700,921	25%
Expenditures/Expense	5,049,432	2,112,298	(2,937,134)	-58%	20,197,709	10%
YTD Surplus/(Deficit)	(1,124,199)	1,791,977	2,916,176		(4,496,788)	



Custodial Funds						
2 MONTHS ENDED					FY 2026.2	
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	
Revenue	322,353	631,520	309,167	96%	1,289,411	49%
Expenditures/Expense	317,056	-	(317,056)	-100%	1,268,220	0%
YTD Surplus/(Deficit)	5,297	631,520	626,223		21,191	
Pension Trust Fund						
2 MONTHS ENDED					FY 2026.2	
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	
Revenue	374,025	349,723	(24,302)	-6%	1,496,100	23%
Expenditures/Expense	123,154	34,888	(88,266)	-72%	492,611	7%
YTD Surplus/(Deficit)	250,871	314,835	63,964		1,003,489	

Village of Hampshire
Budget Versus Actual Report - General Fund Summary
Two Months Ended June 30, 2026

	General Fund Revenues (01)				
	2 MONTHS ENDED		FY 2026.2		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
GENERAL FUND REVENUE					
Property Tax	418,047	822,908	404,861	97%	1,672,189
Intergovernmental	791,093	973,462	182,369	23%	3,164,370
Service Fees	18,467	18,000	(467)	-3%	73,866
Investment Income	21,395	38,180	16,785	78%	85,580
Reimbursable	67,128	127,540	60,412	90%	268,512
Licenses, Fines, Permits, Fees	135,149	211,463	76,314	56%	540,596
Grant Income	229,500	-	(229,500)	-100%	918,000
Other Income	61,025	52,419	(8,606)	-14%	244,100
Debt Issuance	22,000	-	(22,000)	-100%	88,000
Transfers In	168,391	-	(168,391)	-100%	673,564
TOTAL GENERAL FUND REVENUE	1,932,195	2,243,972	311,777	16%	7,728,777

	General Fund Expenses (01)				
	2 MONTHS ENDED		FY 2026.2		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
GENERAL FUND EXPENSE					
ADMINISTRATION					
Personal Services	153,874	109,590	(44,284)	-29%	615,495
Contractual Services	158,913	104,289	(54,624)	-34%	635,652
Commodities	5,877	2,886	(2,991)	-51%	23,507
Other Expenses	18,938	5,000	(13,938)	-74%	75,750
Capital Outlay	375	-	(375)	-100%	1,500
Transfers	-	-	-	0%	-
TOTAL ADMINISTRATION	337,977	221,765	(116,212)	-34%	1,351,904

POLICE					
Personal Services	588,286	356,270	(232,016)	-39%	2,353,145
Contractual Services	110,607	44,849	(65,758)	-59%	442,428
Commodities	20,992	9,289	(11,703)	-56%	83,968
Capital Outlay	59,861	26,274	(33,587)	-56%	239,445
TOTAL POLICE	779,746	436,682	(343,064)	-44%	3,118,986

STREET DEPARTMENT					
Personal Services	157,132	105,073	(52,059)	-33%	628,526
Contractual Services	82,762	19,282	(63,480)	-77%	331,047
Commodities	18,785	8,476	(10,309)	-55%	75,139
Other Expenses	29,227	1,666	(27,561)	-94%	116,909
Capital Outlay	293,609	26,951	(266,658)	-91%	1,174,435
Transfers	220,000	-	(220,000)	-100%	880,000
TOTAL STREET DEPARTMENT	801,515	161,448	(640,067)	-80%	3,206,056

PLANNING AND ZONING DEPARTMENT					
Personal Services	431	140	(291)	-68%	1,722
Contractual Services	183	108	(75)	-41%	733
TOTAL PLANNING AND ZONING DEPT.	614	248	(366)	-60%	2,455

POLICE COMMISSION					
Personal Services	162	969	807	498%	646
Contractual Services	592	-	(592)	-100%	2,367
Other Expenses	-	-	-	0%	-
Commodities	13	-	(13)	-100%	50
TOTAL POLICE COMMISSION	767	969	202	26%	3,063

PROMOTIONS COMMITTEE					
Contractual Services	3,450	1,978	(1,472)	-43%	13,800
Commodities	1,525	-	(1,525)	-100%	6,100
TOTAL PROMOTIONS COMMITTEE	4,975	1,978	(2,997)	-60%	19,900

SUB TOTAL GENERAL FUND EXPENSE	1,925,594	823,090	(1,102,504)	-57%	7,702,364
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SUB TOTAL YEAR-TO-DATE SURPLUS/(DEFICIT)	6,601	1,420,882	1,414,281	21425%	26,413
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GENERAL FUND SUBFUNDS	-	(3,092)	(3,092)	-100%	-
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TOTAL YEAR-TO-DATE SURPLUS/(DEFICIT)	6,601	1,417,790	1,411,189	21378%	26,413
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Village of Hampshire
Budget Versus Actual Report - General Fund Subfunds
Two Months Ended June 30, 2026

	School Impact Fees (60)					Library Impact Fees (61)				
	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	36	52	16	44%	145	92	128	36	39%	367
Licenses, Fines, Permits, Fees	128,631	164,648	36,017	28%	514,524	8,664	11,090	2,426	28%	34,655
TOTAL REVENUE	128,667	164,700	36,033	28%	514,669	8,756	11,218	2,462	28%	35,022
EXPENSE										
Other Expenses	128,667	181,112	52,445	41%	514,669	8,756	5,599	(3,157)	-36%	35,022
TOTAL EXPENSE	128,667	181,112	52,445	41%	514,669	8,756	5,599	(3,157)	-36%	35,022
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	(16,412)	(16,412)	-100%	-	-	5,619	5,619	100%	-

	Parks Impact Fees (62)					Fire Impact Fees (63)				
	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	6	8	2	33%	25	25	15	(10)	-40%	100
Licenses, Fines, Permits, Fees	11,695	14,970	3,275	28%	46,780	34,911	44,686	9,775	28%	139,642
TOTAL REVENUE	11,701	14,978	3,277	28%	46,805	34,936	44,701	9,765	28%	139,742
EXPENSE										
Other Expenses	11,701	16,467	4,766	41%	46,805	34,936	36,999	2,063	6%	139,742
TOTAL EXPENSE	11,701	16,467	4,766	41%	46,805	34,936	36,999	2,063	6%	139,742
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	(1,489)	(1,489)	-100%	-	-	7,702	7,702	100%	-

	Cemetery Impact Fees (66)					Township Impact Fees (67)				
	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	3	7	4	133%	13	1	1	-	0%	5
Licenses, Fines, Permits, Fees	1,563	2,000	437	28%	6,250	4,065	5,203	1,138	28%	16,259
TOTAL REVENUE	1,566	2,007	441	28%	6,263	4,066	5,204	1,138	28%	16,264
EXPENSE										
Other Expenses	1,566	-	(1,566)	-100%	6,263	4,066	5,723	1,657	41%	16,264
TOTAL EXPENSE	1,566	-	(1,566)	-100%	6,263	4,066	5,723	1,657	41%	16,264
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	2,007	2,007	100%	-	-	(519)	(519)	-100%	-

	Total General Fund Subfunds				
	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET
	YTD BUDGET	YTD ACTUAL			
REVENUE					
Investment Income	163	211	48	29%	655
Licenses, Fines, Permits, Fees	189,529	242,597	53,068	28%	758,110
TOTAL REVENUE	189,692	242,808	53,116	28%	758,765
EXPENSE					
Other Expenses	189,692	245,900	56,208	30%	758,765
TOTAL EXPENSE	189,692	245,900	56,208	30%	758,765
YEAR-TO-DATE SURPLUS/(DEFICIT)	-	(3,092)	(3,092)	-100%	-

Village of Hampshire
Budget Versus Actual Report - Special Revenue Fund Summary
Two Months Ended June 30, 2026

	Tax Increment Financing (05)					Hotel/Motel Tax (07)				
	2 MONTHS ENDED		FY 2026.2			2 MONTHS ENDED		FY 2026.2		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	82,431	216,330	133,899	162%	329,724	-	-	-	0%	-
Intergovernmental	-	-	-	0%	-	-	-	-	0%	-
Investment Income	300	211	(89)	-30%	1,200	15	31	16	107%	60
Licenses, Fines, Permits, Fees	-	-	-	0%	-	4,400	-	(4,400)	-100%	17,600
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	82,731	216,541	133,810	162%	330,924	4,415	31	(4,384)	-99%	17,660
EXPENSE										
Contractual Services	625	-	(625)	-100%	2,500	4,750	-	(4,750)	-100%	19,000
Commodities	-	-	-	0%	-	-	-	-	0%	-
Other Expenses	45,967	10,234	(35,733)	-78%	183,868	4,000	16,000	12,000	300%	16,000
Transfers	25,000	-	(25,000)	-100%	100,000	-	-	-	0%	-
TOTAL EXPENSE	71,592	10,234	(61,358)	-86%	286,368	8,750	16,000	7,250	83%	35,000
YEAR-TO-DATE SURPLUS/(DEFICIT)	11,139	206,307	195,168	1752%	44,556	(4,335)	(15,969)	(11,634)	268%	(17,340)

	Road and Bridge (10)					Motor Fuel Tax (15)				
	2 MONTHS ENDED		FY 2026.2			2 MONTHS ENDED		FY 2026.2		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	33,463	52,168	18,705	56%	133,853	-	-	-	0%	-
Intergovernmental	593	-	(593)	-100%	2,372	61,560	70,720	9,160	15%	246,239
Investment Income	24	23	(1)	-4%	96	12,500	14,047	1,547	12%	50,000
Licenses, Fines, Permits, Fees	-	-	-	0%	-	-	-	-	0%	-
Grant Income	-	-	-	0%	-	-	-	-	100%	-
TOTAL REVENUE	34,080	52,191	18,111	53%	136,321	74,060	84,767	10,707	14%	296,239
EXPENSE										
Contractual Services	33,750	-	(33,750)	-100%	135,000	-	-	-	0%	-
Commodities	-	-	-	0%	-	51,216	-	(51,216)	-100%	204,864
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	10,000	-	(10,000)	-100%	40,000
TOTAL EXPENSE	33,750	-	(33,750)	-100%	135,000	61,216	-	(61,216)	-100%	244,864
YEAR-TO-DATE SURPLUS/(DEFICIT)	330	52,191	51,861	15715%	1,321	12,844	84,767	71,923	560%	51,375

	SSA #2-26 (52)					Total Special Revenue Funds				
	2 MONTHS ENDED		FY 2026.2			2 MONTHS ENDED		FY 2026.2		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	9,077	19,012	9,935	109%	36,309	124,971	287,510	162,539	130%	499,886
Intergovernmental	-	-	-	0%	-	62,153	70,720	8,567	14%	248,611
Investment Income	125	196	71	57%	500	12,964	14,508	1,544	12%	51,856
Licenses, Fines, Permits, Fees	-	-	-	0%	-	4,400	-	(4,400)	-100%	17,600
Grant Income	-	-	-	0%	-	-	-	-	100%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	9,202	19,208	10,006	109%	36,809	204,488	372,738	168,250	82%	817,953
EXPENSE										
Personal Services	7,010	2,767	(4,243)	-61%	28,038	7,010	2,767	(4,243)	-61%	28,038
Contractual Services	-	-	-	0%	-	39,125	-	(39,125)	-100%	156,500
Commodities	-	-	-	0%	-	51,216	-	(51,216)	-100%	204,864
Other Expenses	10,307	960	(9,347)	-91%	41,229	60,274	27,194	(33,080)	-55%	241,097
Transfers	-	-	-	0%	-	35,000	-	(35,000)	-100%	140,000
TOTAL EXPENSE	17,317	3,727	(13,590)	-78%	69,267	192,625	29,961	(162,664)	-84%	770,499
YEAR-TO-DATE SURPLUS/(DEFICIT)	(8,115)	15,481	23,596	-291%	(32,458)	11,863	342,777	330,914	2789%	47,454

Village of Hampshire
Budget Versus Actual Report - Capital Project Fund Summary
Two Months Ended June 30, 2026

	Equipment Replacement (03)					Capital Improvement (04)				
	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	17	20	3	18%	67	1,250	11,744	10,494	840%	5,000
Licenses, Fines, Permits, Fees	-	-	-	0%	-	-	-	-	0%	-
Grant Income	-	-	-	0%	-	-	-	-	0%	-
Debt Issuance	-	-	-	0%	-	-	-	-	0%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	17	20	3	18%	67	1,250	11,744	10,494	840%	5,000
EXPENSE										
Contractual Services	-	-	-	0%	-	-	-	-	0%	-
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
Capital Outlay	-	-	-	0%	-	902,354	147,333	(755,021)	-84%	3,609,417
Transfer to General Fund	-	-	-	0%	-	-	-	-	0%	-
TOTAL EXPENSE	-	-	-	0%	-	902,354	147,333	(755,021)	-84%	3,609,417
YEAR-TO-DATE SURPLUS/(DEFICIT)	17	20	3	18%	67	(901,104)	(135,589)	765,515	-85%	(3,604,417)
	Public Use Fees (06)					Sewer Construction Fund (41)				
	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	1,250	1,432	182	15%	5,000	5	5	-	0%	20
Licenses, Fines, Permits, Fees	36,156	46,280	10,124	28%	144,625	-	-	-	0%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	25,000	-	(25,000)	-100%	100,000	-	-	-	0%	-
TOTAL REVENUE	62,406	47,712	(14,694)	-24%	249,625	5	5	-	0%	20
EXPENSE										
Contractual Services	-	-	-	0%	-	-	-	-	0%	-
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
Capital Outlay	-	-	-	0%	-	-	-	-	0%	-
Transfers Out	126,641	-	(126,641)	-100%	506,564	-	-	-	0%	-
TOTAL EXPENSE	126,641	-	(126,641)	-100%	506,564	-	-	-	0%	-
YEAR-TO-DATE SURPLUS/(DEFICIT)	(64,235)	47,712	111,947	-174%	(256,939)	5	5	-	0%	20
	Transportation Impact Fees (64)					Early Warning (65)				
	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	-	-	-	0%	-	-	-	-	0%	-
Licenses, Fines, Permits, Fees	50,000	65,440	15,440	31%	200,000	1,438	1,533	95	7%	5,750
Other Income	-	27,530	27,530	100%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	9,500	-	(9,500)	-100%	38,000
TOTAL REVENUE	50,000	92,970	42,970	86%	200,000	10,938	1,533	(9,405)	-86%	43,750
EXPENSE										
Contractual Services	-	971	971	100%	-	-	-	-	0%	-
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
Capital Outlay	59,250	-	(59,250)	-100%	237,000	-	-	-	0%	-
Transfer to General	33,000	-	(33,000)	-100%	132,000	9,500	-	(9,500)	-100%	38,000
TOTAL EXPENSE	92,250	971	(91,279)	-99%	369,000	9,500	-	(9,500)	-100%	38,000
YEAR-TO-DATE SURPLUS/(DEFICIT)	(42,250)	91,999	134,249	-318%	(169,000)	1,438	1,533	95	7%	5,750
	Capital Improvement (70)					Total Capital Project Funds				
	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2 TOT BUDGET
	YTD BUDGET	YTD ACTUAL				YTD BUDGET	YTD ACTUAL			
REVENUE										
Investment Income	-	-	-	0%	-	2,522	13,201	10,679	423%	10,087
Licenses, Fines, Permits, Fees	-	-	-	0%	-	87,594	113,253	25,659	29%	350,375
Grant Income	-	-	-	0%	-	-	-	-	0%	-
Debt Issuance	-	-	-	0%	-	-	-	-	0%	-
Other Income	-	-	-	0%	-	-	27,530	27,530	#DIV/0!	-
Transfers	-	-	-	0%	-	34,500	-	(34,500)	-100%	138,000
TOTAL REVENUE	-	-	-	0%	-	124,616	153,984	29,368	24%	498,462
EXPENSE										
Contractual Services	-	-	-	0%	-	-	971	971	#DIV/0!	-
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
Capital Outlay	15,228	-	(15,228)	-100%	60,910	976,832	147,333	(829,499)	-85%	3,907,327
Transfers	-	-	-	0%	-	169,141	-	(169,141)	-100%	676,564
TOTAL EXPENSE	15,228	-	(15,228)	-100%	60,910	1,145,973	148,304	(997,669)	-87%	4,583,891
YEAR-TO-DATE SURPLUS/(DEFICIT)	(15,228)	-	15,228	-100%	(60,910)	(1,021,357)	5,680	1,027,037	-101%	(4,085,429)

Village of Hampshire
Budget Versus Actual Report - Enterprise Fund Summary
Two Months Ended June 30, 2026

	ARRA Loan Debt Serv Fund (28)					Garbage (29)				
	2 MONTHS ENDED		FY 2026.2			2 MONTHS ENDED		FY 2026.2		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Service Fees	183,067	185,209	2,142	1%	732,267	165,888	150,954	(14,934)	-9%	663,550
Investment Income	-	-	-	0%	-	-	-	-	0%	-
Licenses, Fines, Permits, Fees	1,373	2,288	915	67%	5,492	1,576	1,988	412	26%	6,304
Other Income	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	184,440	187,497	3,057	2%	737,759	167,464	152,942	(14,522)	-9%	669,854
EXPENSE										
Personal Services	-	-	-	0%	-	-	-	-	0%	-
Contractual Services	-	-	-	0%	-	164,621	148,244	(16,377)	-10%	658,484
Commodities	-	-	-	0%	-	30	-	(30)	-100%	120
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
Capital Outlay	-	-	-	0%	-	-	-	-	0%	-
Transfers	293,750	-	(293,750)	-100%	1,175,000	2,000	2,000	-	0%	8,000
TOTAL EXPENSE	293,750	-	(293,750)	-100%	1,175,000	166,651	150,244	(16,407)	-10%	666,604
YEAR-TO-DATE SURPLUS/(DEFICIT)	(109,310)	187,497	296,807	-272%	(437,241)	813	2,698	1,885	232%	3,250
	Water (30)					Sewer (31)				
	2 MONTHS ENDED		FY 2026.2			2 MONTHS ENDED		FY 2026.2		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Service Fees	269,542	240,677	(28,865)	-11%	1,078,168	314,987	284,025	(30,962)	-10%	1,259,946
Investment Income	-	-	-	0%	-	-	-	-	0%	-
Licenses, Fines, Permits, Fees	18,856	22,663	3,807	20%	75,423	3,370	2,969	(401)	-12%	13,481
Other Income	-	-	-	100%	-	-	-	-	100%	-
Transfers	275,750	-	(275,750)	-100%	1,103,000	18,000	-	(18,000)	-100%	72,000
TOTAL REVENUE	564,148	263,340	(300,808)	-53%	2,256,591	336,357	286,994	(49,363)	-15%	1,345,427
EXPENSE										
Personal Services	71,830	43,537	(28,293)	-39%	287,319	71,546	43,539	(28,007)	-39%	286,182
Contractual Services	321,626	42,270	(279,356)	-87%	1,286,504	154,713	44,087	(110,626)	-72%	618,852
Commodities	33,747	15,577	(18,170)	-54%	134,988	27,528	24,897	(2,631)	-10%	110,112
Other Expenses	12,500	-	(12,500)	-100%	50,000	37,500	-	(37,500)	-100%	150,000
Capital Outlay	115,000	42,263	(72,737)	-63%	460,000	29,048	-	(29,048)	-100%	116,193
Transfers	8,000	8,000	-	0%	32,000	8,000	8,000	-	0%	32,000
TOTAL EXPENSE	562,703	151,647	(411,056)	-73%	2,250,811	328,335	120,523	(207,812)	-63%	1,313,339
YEAR-TO-DATE SURPLUS/(DEFICIT)	1,445	111,693	110,248	7630%	5,780	8,022	166,471	158,449	1975%	32,088
	Water Construction (34)					Sewer Construction (40)				
	2 MONTHS ENDED		FY 2026.2			2 MONTHS ENDED		FY 2026.2		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Service Fees	-	-	-	0%	-	-	-	-	0%	-
Investment Income	300	-	(300)	-100%	1,200	-	-	-	0%	-
Licenses, Fines, Permits, Fees	375	-	(375)	100%	1,500	875	-	(875)	100%	3,500
Other Income	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	675	-	(675)	-100%	2,700	875	-	(875)	100%	3,500
EXPENSE										
Personal Services	-	-	-	0%	-	-	-	-	0%	-
Contractual Services	-	-	-	0%	-	-	-	-	0%	-
Commodities	-	-	-	0%	-	-	-	-	0%	-
Other Expenses	-	-	-	0%	-	-	-	-	0%	-
Capital Outlay	-	-	-	0%	-	-	-	-	0%	-
Transfers	-	-	-	0%	-	-	-	-	0%	-
TOTAL EXPENSE	-	-	-	0%	-	-	-	-	0%	-
YEAR-TO-DATE SURPLUS/(DEFICIT)	675	-	(675)	-100%	2,700	875	-	(875)	100%	3,500
	Total Enterprise Funds									
	2 MONTHS ENDED		FY 2026.2			2 MONTHS ENDED		FY 2026.2		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Service Fees	933,484	860,865	(72,619)	-8%	3,733,931					
Investment Income	300	-	(300)	-100%	1,200					
Licenses, Fines, Permits, Fees	26,425	29,908	3,483	13%	105,700					
Other Income	-	-	-	100%	-					
Transfers	293,750	-	(293,750)	-100%	1,175,000					
TOTAL REVENUE	1,253,959	890,773	(363,186)	-29%	5,015,831					
EXPENSE										
Personal Services	143,376	87,076	(56,300)	-39%	573,501					
Contractual Services	640,960	234,601	(406,359)	-63%	2,563,840					
Commodities	61,305	40,474	(20,831)	-34%	245,220					
Other Expenses	50,000	-	(50,000)	-100%	200,000					
Capital Outlay	144,048	42,263	(101,785)	-71%	576,193					
Transfers	311,750	18,000	(293,750)	-94%	1,247,000					
TOTAL EXPENSE	1,351,439	422,414	(929,025)	-69%	5,405,754					
YEAR-TO-DATE SURPLUS/(DEFICIT)	(97,480)	468,359	565,839	-580%	(389,923)					

Village of Hampshire
 Budget Versus Actual Report - Debt Service Fund Summary
 Two Months Ended June 30, 2026

Debt Service Fund Revenues (33)					
	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2
	YTD BUDGET	YTD ACTUAL			TOT BUDGET
REVENUE					
Investment Income	283	-	(283)	-100%	1,133
Transfers	220,000	-	(220,000)	0%	880,000
TOTAL REVENUE	220,283	-	(220,283)	-100%	881,133
Debt Service Fund Expenses (33)					
	2 MONTHS ENDED		DELTA \$	DELTA %	FY 2026.2
	YTD BUDGET	YTD ACTUAL			TOT BUDGET
EXPENSE					
Other Expenses	244,109	442,629	198,520	81%	976,436
TOTAL EXPENSE	244,109	442,629	198,520	81%	976,436
YEAR-TO-DATE SURPLUS/(DEFICIT)	(23,826)	(442,629)	(418,803)	1758%	(95,303)

Village of Hampshire
Budget Versus Actual Report - Custodial Fund Summary
Two Months Ended June 30, 2026

	SSA#14 B&I (43)					SSA#13 B&I (45)				
	2 MONTHS ENDED		FY 2026.2			2 MONTHS ENDED		FY 2026.2		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE										
Property Tax	211,329	429,674	218,345	103%	845,316	96,024	191,859	95,835	100%	384,095
Investment Income	7,500	6,527	(973)	-13%	30,000	7,500	3,460	(4,040)	-54%	30,000
Licenses, Fines, Permits, Fees	-	-	-	0%	-	-	-	-	0%	-
Other Income	-	-	-	0%	-	-	-	-	0%	-
TOTAL REVENUE	218,829	436,201	217,372	99%	875,316	103,524	195,319	91,795	89%	414,095
EXPENSE										
Other Expenses	217,325	-	(217,325)	-100%	869,298	99,731	-	(99,731)	-100%	398,922
TOTAL EXPENSE	217,325	-	(217,325)	-100%	869,298	99,731	-	(99,731)	-100%	398,922
YEAR-TO-DATE SURPLUS/(DEFICIT)	1,504	436,201	434,697	28903%	6,018	3,793	195,319	191,526	5049%	15,173

	Total Agency Funds				
	2 MONTHS ENDED		FY 2026.2		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE					
Property Tax	307,353	621,533	314,180	102%	1,229,411
Investment Income	15,000	9,987	(5,013)	-33%	60,000
Licenses, Fines, Permits, Fees	-	-	-	0%	-
TOTAL REVENUE	322,353	631,520	309,167	96%	1,289,411
EXPENSE					
Other Expenses	317,056	-	(317,056)	-100%	1,268,220
TOTAL EXPENSE	317,056	-	(317,056)	-100%	1,268,220
YEAR-TO-DATE SURPLUS/(DEFICIT)	5,297	631,520	626,223	11822%	21,191

Village of Hampshire
Budget Versus Actual Report - Pension Trust Summary
Two Months Ended June 30, 2026

	Pension Trust Fund Revenues (90)				
	2 MONTHS ENDED		FY 2026.2		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
REVENUE					
Investment Income	218,750	11,697	(207,053)	-95%	875,000
Realized and Unrealized Gain/(Loss)	-	297,553	297,553	100%	-
Less: Investment Fees	-	(1,510)	(1,510)	-100%	-
Member Contributions	28,775	21,983	(6,792)	-24%	115,100
Employer Contributions	126,500	20,000	(106,500)	-84%	506,000
Creditable Service Transfer In	-	-	-	0%	-
Miscellaneous Income	-	-	-	0%	-
TOTAL REVENUE	374,025	349,723	(24,302)	-6%	1,496,100

	Pension Trust Fund Expenses (90)				
	2 MONTHS ENDED		FY 2026.2		
	YTD BUDGET	YTD ACTUAL	DELTA \$	DELTA %	TOT BUDGET
EXPENSE					
Pension Payments	37,938	34,888	(3,050)	-8%	151,750
Refund of Contributions	71,966	-	(71,966)	-100%	287,861
Transfer to Other Pension Funds	-	-	-	0%	-
Contractual Services	12,875	-	(12,875)	-100%	51,500
Other Expenses	375	-	(375)	-100%	1,500
TOTAL EXPENSE	123,154	34,888	(88,266)	-72%	492,611
YEAR-TO-DATE SURPLUS/(DEFICIT)	250,871	314,835	63,964	25%	1,003,489



EMBRACE OPPORTUNITY
HONOR TRADITION

HAMPSHIRE POLICE DEPARTMENT MONTHLY REPORT

August 2026
Chief Doug Pann

HAMPSHIRE POLICE DEPARTMENT JULY STATISTICS



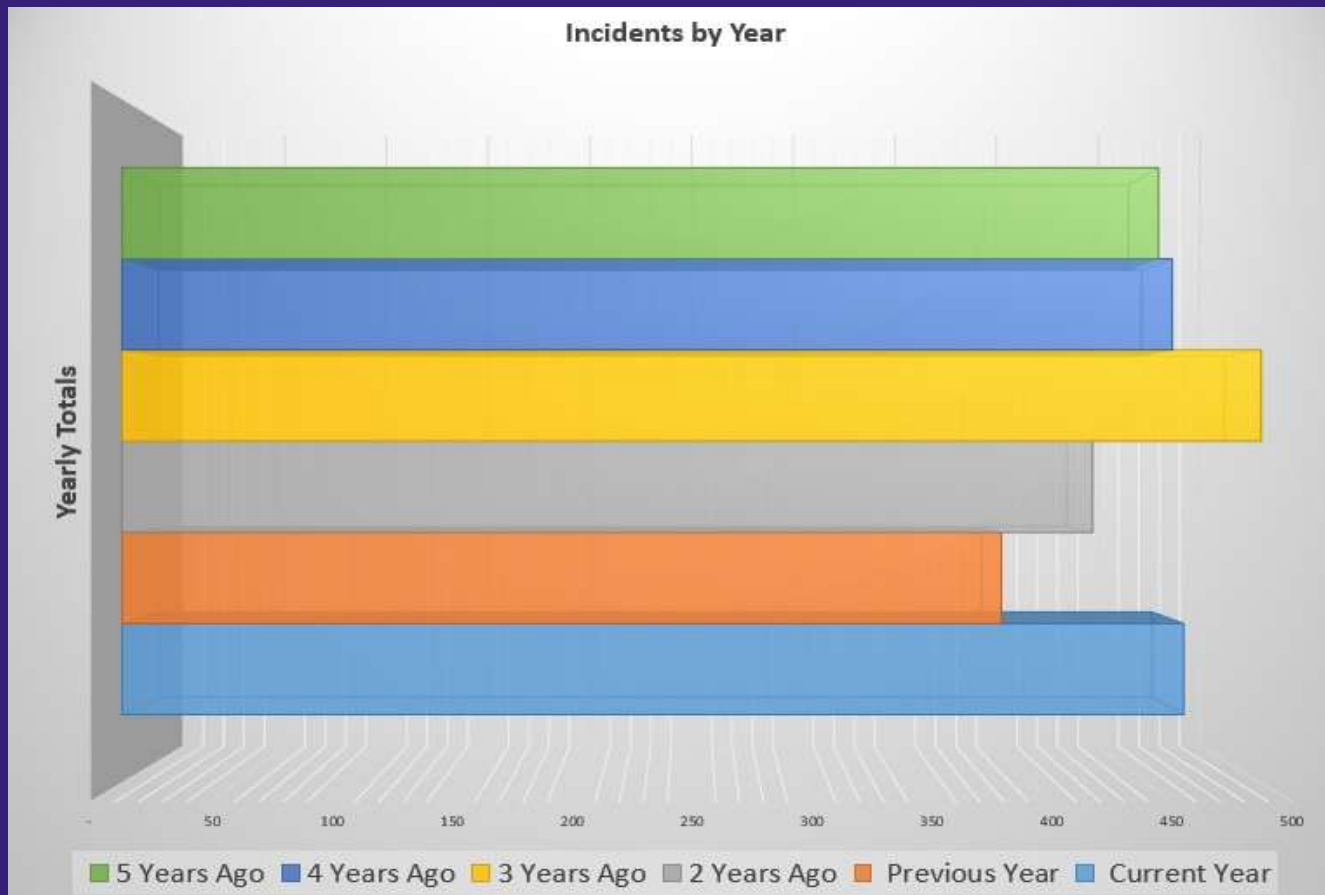
Hampshire Police Department Scorecard

Jul-26

OFFENSES

	Previous Month	Current Month	% Change	YTD	YTD '25	YTD '24
Group A Offenses	25	10	-60.0%	99	73	38
All Dispatched Calls for Service	373	379	1.6%	2289	1922	1923
Burglary	0	0	0.0%	1	3	1
Burglary to Motor Vehicle and Theft from Motor Vehicle	4	1	-75.0%	9	5	0
Auto Theft	0	1	100.0%	6	4	3
Theft	6	2	-66.7%	17	18	9
Domestic Violence Cases	2	3	50.0%	14	27	18
Mental Health Calls for Service	3	4	33.3%	31	46	24
Alarm Responses	9	17	88.9%	84	88	84
Assists to Neighboring Communities / KCSO	18	27	50.0%	149	153	151

TOTAL JULY CALLS FOR SERVICE - 5 YEAR COMPARISON



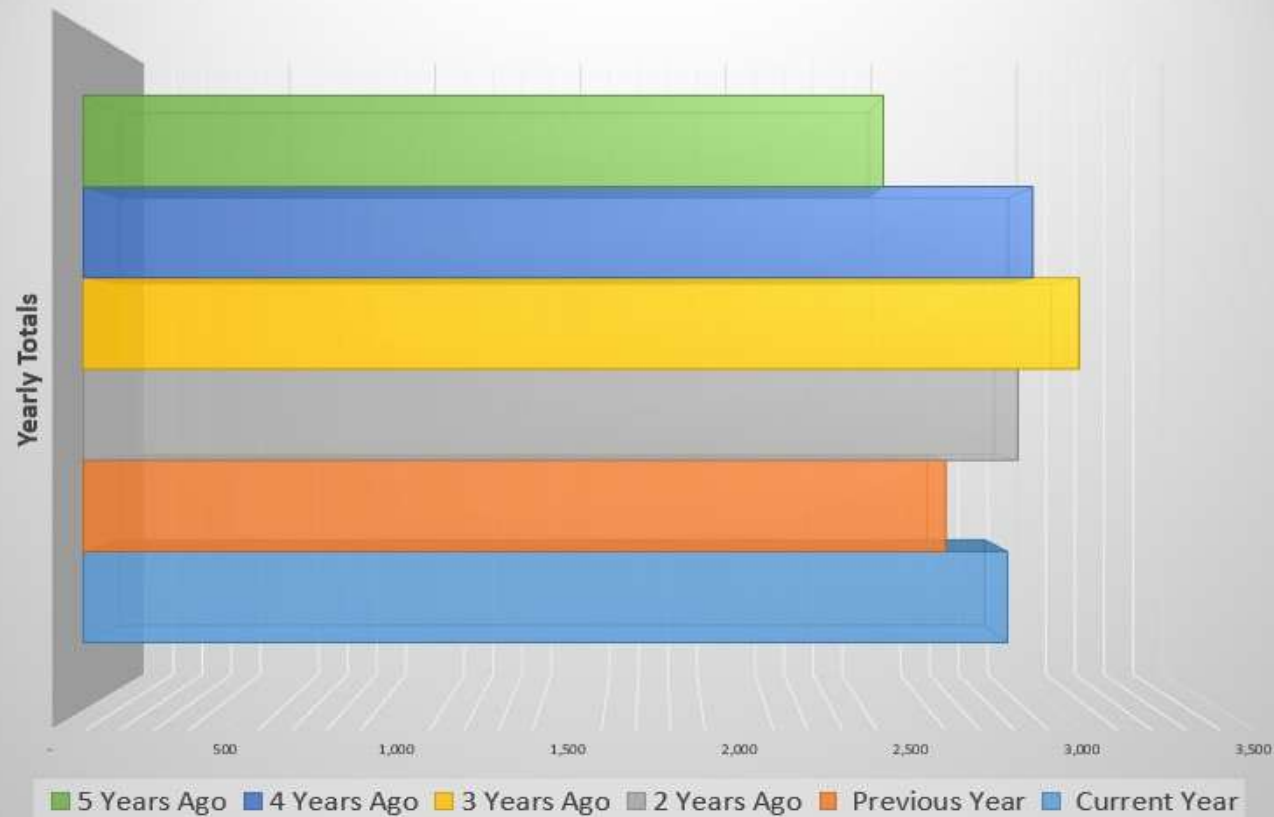
Dispatched CFS: 379

All CFS: 466

YTD CALLS FOR SERVICE



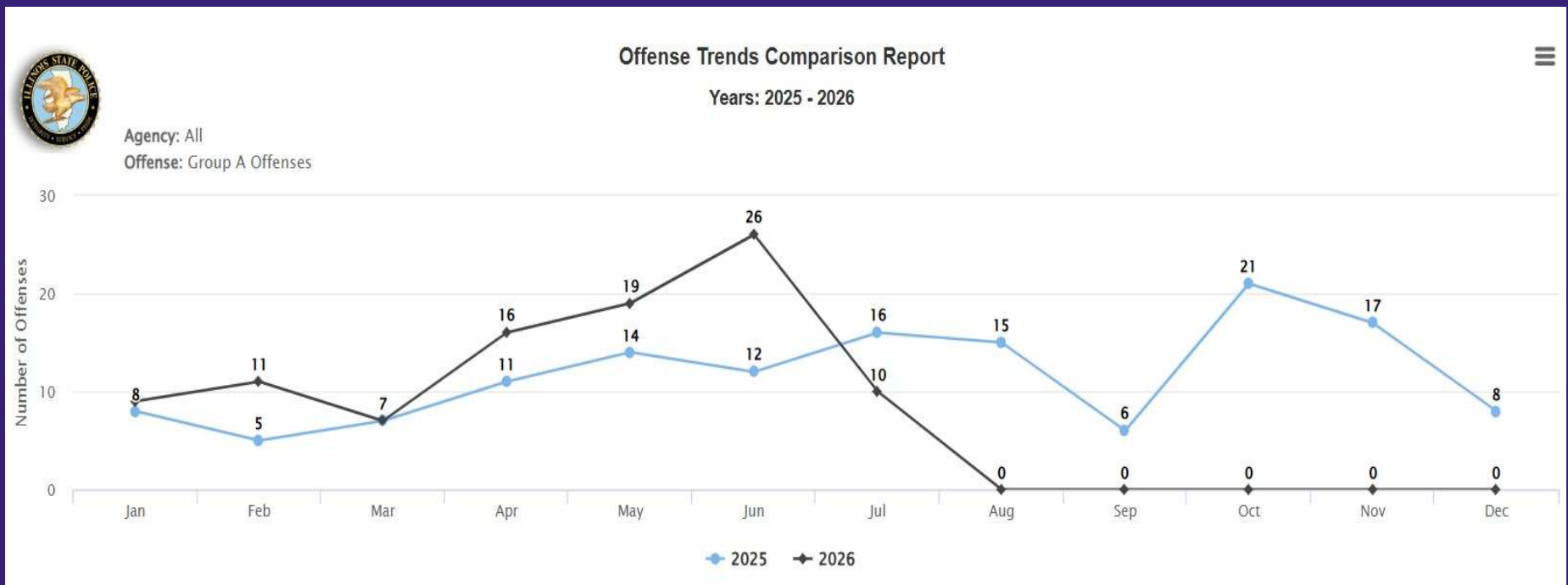
Incidents by Year



Dispatched CFS: 2289

All CFS: 2837

NIBRS OFFENSE TRENDS COMPARISON



GROUP A OFFENSES - CRIMES AGAINST PERSONS



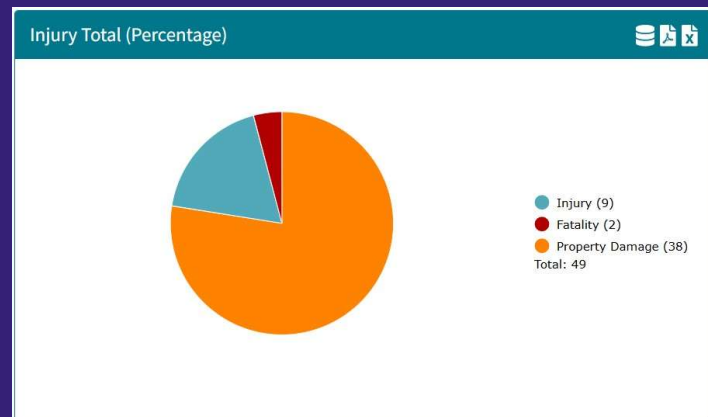
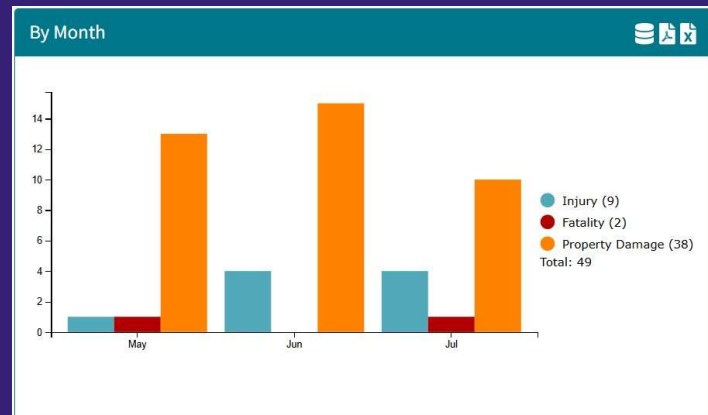
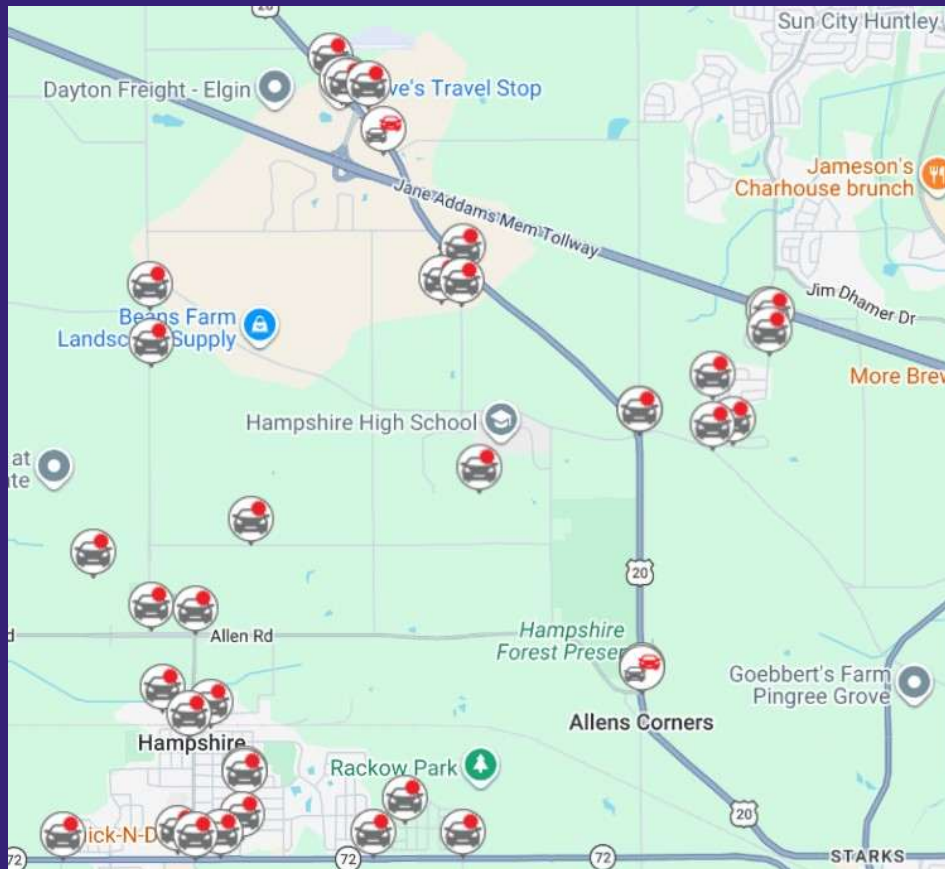
Offense	Reported in 2026	Reported in 2025	Percent Change	Offenses Cleared	Percent Cleared	Percent Of Category	Rate Per 100,000*
Murder	0	0	NA	0	0.00%	0.00%	0.00
Negligent Manslaughter	0	0	NA	0	0.00%	0.00%	0.00
Justifiable Homicide	0	0	NA	0	0.00%	0.00%	0.00
Non-consensual Sex Offenses:							
Rape	2	0	NA	0	0.00%	14.29%	21.73
Sodomy	0	0	NA	0	0.00%	0.00%	0.00
Sexual Assault with Object	0	0	NA	0	0.00%	0.00%	0.00
Fondling	0	1	-100.00%	0	0.00%	0.00%	0.00
Aggravated Assault	0	0	NA	0	0.00%	0.00%	0.00
Simple Assault	9	13	-30.77%	4	44.44%	64.29%	97.80
Intimidation	2	1	100.00%	0	0.00%	14.29%	21.73
Kidnapping/Abduction	1	0	NA	0	0.00%	7.14%	10.87
Consensual Sex Offenses:							
Incest	0	0	NA	0	0.00%	0.00%	0.00
Statutory Rape	0	0	NA	0	0.00%	0.00%	0.00
Human Trafficking, Commercial Sex Acts	0	0	NA	0	0.00%	0.00%	0.00
Human Trafficking, Involuntary Servitude	0	0	NA	0	0.00%	0.00%	0.00
Crimes Against Persons Total	14	15	-6.67%	4	28.57%	14.29%	152.14

GROUP A OFFENSES - CRIMES AGAINST PERSONS AND PROPERTY



Offense	Reported in 2026	Reported in 2025	Percent Change	Offenses Cleared	Percent Cleared	Percent Of Category	Rate Per 100,000*
Robbery	0	1	-100.00%	0	0.00%	0.00%	0.00
Burglary/Breaking & Entering	1	3	-66.67%	0	0.00%	1.22%	10.87
Larceny/Theft Offenses	24	17	41.18%	3	12.50%	29.27%	260.81
Motor Vehicle Theft	6	1	500.00%	2	33.33%	7.32%	65.20
Arson	0	0	NA	0	0.00%	0.00%	0.00
Destruction Of Property	18	20	-10.00%	1	5.56%	21.95%	195.61
Counterfeiting/Forgery	0	0	NA	0	0.00%	0.00%	0.00
Fraud Offense	33	15	120.00%	0	0.00%	40.24%	358.62
Embezzlement	0	0	NA	0	0.00%	0.00%	0.00
Extortion/Blackmail	0	0	NA	0	0.00%	0.00%	0.00
Bribery	0	0	NA	0	0.00%	0.00%	0.00
Stolen Property Offenses	0	0	NA	0	0.00%	0.00%	0.00
Crimes Against Property Total	82	57	43.86%	6	7.32%	83.67%	891.11
Drug/Narcotic Violations	0	0	NA	0	0.00%	0.00%	0.00
Drug Equipment Violations	0	0	NA	0	0.00%	0.00%	0.00
Gambling Offenses	0	0	NA	0	0.00%	0.00%	0.00
Pornography/Obscene Material	0	0	NA	0	0.00%	0.00%	0.00
Prostitution	0	0	NA	0	0.00%	0.00%	0.00
Weapons Law Violation	2	1	100.00%	2	100.00%	100.00%	21.73
Animal Cruelty	0	0	NA	0	0.00%	0.00%	0.00
Crimes Against Society Total	2	1	100%	2	100%	2.04%	21.73

3-MONTH TRAFFIC CRASH DATA



Village of Hampshire Street Department

Monthly Report: July 2026

July 6th through July 10th - Storm damage clean-up

Sweeper - Swept entire Village

Mowing - SSA and Right of Ways

Signs - Installed parking restrictions signs downtown.

Storm Sewer Repairs - Jake basin, 811 Elm st, 1014 Peregrine
202 Edgewood and Ridgecrest.

Fabrication - 2011 International needed bottom of the rear box
cut out and replaced with new steel.

Street Light Repair - Elgiloy dr and Old Mill In

Utility Locates

382 Normal Locates

16 Emergency Locates

Other Work Performed

Vehicle and Equipment Maintenance

Storm Sewer Maintenance

Other Miscellaneous Projects