



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, November 14, 2022 - 7:00 PM  
Hampshire Village Hall - 234 S. State Street

## AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from October 10, 2022
5. Approval of Minutes from October 24, 2022
6. New Business
  - a. A Public Hearing regarding a Petition for Preliminary and Final Plan of Subdivision Approval for Property South of Higgins Rd. in the Hampshire Grove Business Park
  - b. A Motion to recommend approval of a Preliminary and Final Plan of Subdivision for the Property South of Higgins Rd. in the Hampshire Grove Business Park as Submitted by Northern Builders, Inc.
  - c. A Motion to authorize the Chair to report the actions of the Commission's business to the Village Board of Trustees
7. Public Comments
8. Announcements
9. Adjournment

Attendance: By Public Act 101-0640, all public meetings and public hearings for essential governmental services may be held by video or tele conference during a public health disaster, provided there is an accommodation for the public to participate, and submit questions and comments prior to meeting. If you would like to attend this meeting by Video or Tele Conference, you must e-mail the Village Clerk with your request no later than noon (12 PM) the day of the meeting. A link to participate will be sent to your e-mail address, including all exhibits and other documents (the packet) to be considered at the meeting.

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

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

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



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

## Agenda Supplement

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**TO:** Planning and Zoning Commission  
**FROM:** Josh Wray, Assistant to the Village Manager  
**FOR:** Village Board Meeting on November 14, 2022  
**RE:** Final Plan of Subdivision for Hampshire Grove (Old Dominion)

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**Background:** Northern Builders has been working with Old Dominion Freight to locate them on a 62-acre site just north of PetAg in the Hampshire Grove Business Park. The first step in the development process is for Northern Builders to subdivide the 62-acre parcel to create a separated parcel for Old Dominion. The concept plan was previously presented to the Planning and Zoning Commission and Village Board, and the final plans are near completion.

**Analysis:** The plat of subdivision is included in the packet along with the most recent engineering review letter and response from Northern Builders' engineer. The 62-acre parcel will be split into two: a 22-acre parcel for Old Dominion and the remaining 40-acre parcel for future development. Ryan Dr. will extend north to serve the Old Dominion site and will include a cul-de-sac on the far north side of that site to remain until Ryan Dr. is taken further north to serve the remaining 40 acres. While there are still some outstanding technical issues that need to be resolved, EEI has noted the plans are in substantial compliance.

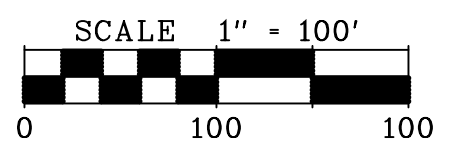
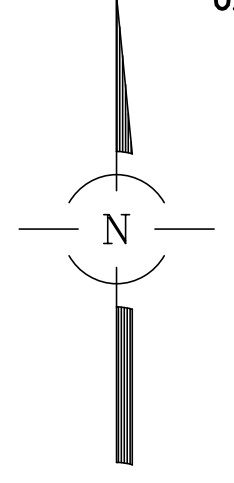
Since the applicant was able to complete preliminary and final engineering for the subdivision at once, they are requesting final plan review. This necessitates a public hearing followed by a recommendation from the Planning and Zoning Commission. The recommendation will then go to the Village Board for final approval.

**Recommendation:** Staff recommends approval of the final plan of subdivision, subject to completion of all engineering and landscape planning requirements.

# FINAL PLAT OF SUBDIVISION HAMPSHIRE GROVE BUSINESS PARK 2

BEING A RESUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS

P.L.N. 01-11-101-001



BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC  
OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND  
DISTANCES ARE MEASURED  
UNLESS OTHERWISE NOTED.

**AREA TABLE**

LOT	SQ. FT.	ACRES
LOT 1	927,839	21.300
LOT 2	1,631,401	37.452
LOT 3	45,305	1.040
LOT 4	5,590	0.128
RYAN DRIVE	56,576	1.299
TOTAL	2,666,712	61.219

**LINE TABLE**

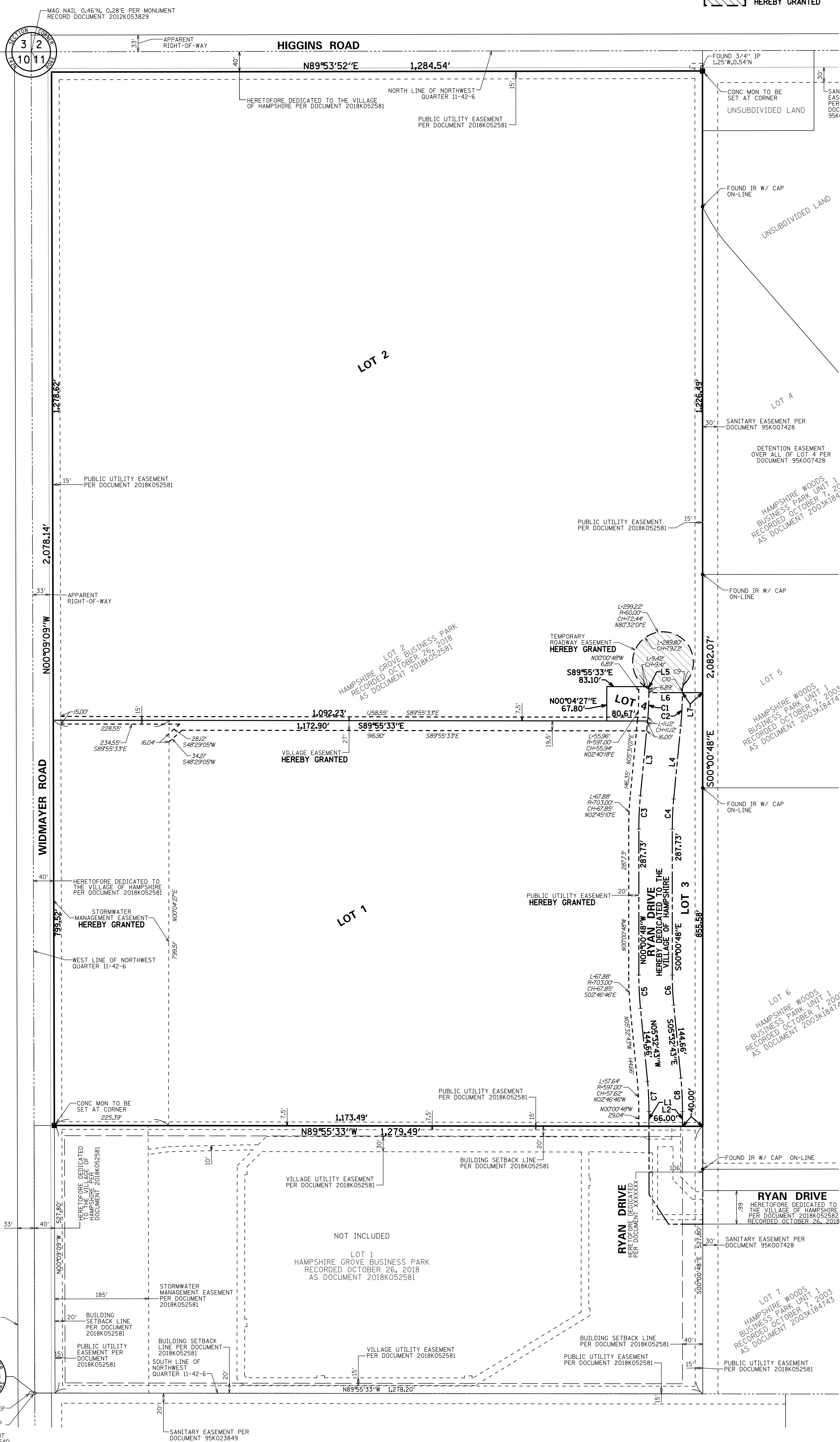
DISTANCE	BEARING
L1	29.07' N00°00'48"W
L2	29.17' S00°00'48"E
L3	144.66' N05°31'07"E
L4	144.66' N05°31'07"E
L5	11.89' N00°00'48"W
L6	46.00' S89°59'12"W
L7	40.00' S89°59'12"W

**CURVE TABLE**

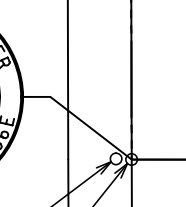
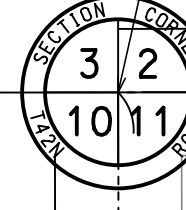
LENGTH	RADIUS	CHORD	BEARING
C1	59.57'	617.00'	59.55' N02°45'10"E
C2	65.94'	683.00'	65.92' N02°45'10"E
C3	65.94'	683.00'	65.92' N02°45'10"E
C4	59.57'	617.00'	59.55' S02°46'46"W
C5	65.94'	683.00'	65.92' N02°46'46"W
C6	59.57'	617.00'	59.55' S02°46'46"W
C7	59.57'	617.00'	59.55' N02°46'46"W
C8	65.94'	683.00'	65.92' S02°46'46"E
C9	15.30'	20.00'	14.93' S21°29'19"W
C10	4.90'	683.00'	4.90' S00°13'08"E

CONC MON = CONCRETE MONUMENT  
IR = IRON ROD  
IP = IRON PIPE  
(M) = MEASURED  
(R) = RECORD

NOTE: LOTS 3 & 4 TO BE  
CONVEYED TO THE HAMPSHIRE  
GROVE BUSINESS PARK  
ASSOCIATION



MAG NAIL 0.46" N, 0.28" E PER MONUMENT  
RECORD DOCUMENT 2012K053829



PREPARED FOR & SUBDIVIDER:  
OLD DOMINION FREIGHT LINE, INC.  
500 OLD DOMINION WAY  
THOMASVILLE, NC 27360

OWNER:  
NORTHERN BUILDERS, INC.  
5060 RIVER ROAD  
SCHILLER PARK, ILLINOIS 60176

**FOR REVIEW  
PURPOSES ONLY**

REVISIONS:

10/07/2022	
11/09/2022	



**CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 08/24/2022
JOB NO: 10366.04
FILENAME: 10366.04SUB-01
SHEET 1 OF 2

# FINAL PLAT OF SUBDIVISION HAMPSHIRE GROVE BUSINESS PARK 2

BEING A RESUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS

## OWNERSHIP CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF )

THIS IS TO CERTIFY THAT \_\_\_\_\_

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

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

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 300

DATED AT \_\_\_\_\_, \_\_\_\_\_ COUNTY,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

CORPORATION NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BY: \_\_\_\_\_  
PRINTED NAME, MANAGER

## NOTARY CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE OFFICERS OF \_\_\_\_\_ CORPORATION AS SHOWN ABOVE, APPEARED

BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICERS, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

## MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY \_\_\_\_\_ )

\_\_\_\_\_, 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 \_\_\_\_\_ DATE AS DOCUMENT NUMBER \_\_\_\_\_

IN THE OFFICE OF THE RECORDER OF DEEDS, \_\_\_\_\_ 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 ) SS  
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 NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

## COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF KANE )

I, \_\_\_\_\_, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITTED TAXES, AND NO REDEMABLE 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 ) SS  
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 \_\_\_\_\_

## PUBLIC UTILITY EASEMENTS - ELECTRIC AND COMMUNICATIONS

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

## PUBLIC UTILITY EASEMENTS - NICOR

NICOR, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "PUBLIC UTILITY EASEMENTS" AND JOINTLY WITH VILLAGE UTILITIES TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENTS". SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

## TEMPORARY ROADWAY EASEMENT PROVISIONS:

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF HAMPSHIRE, AND ITS PERMITTEES, TOGETHER WITH THEIR SUCCESSORS AND ASSIGNS OVER ALL THOSE AREAS WITHIN THE DASHED LINES DESIGNATED AS "TEMPORARY ROADWAY EASEMENT" FOR THE PURPOSES OF INGRESS AND EGRESS UPON AND THROUGH THE SAID TEMPORARY EASEMENT PROPERTY FOR PERSONNEL AND VEHICLES OF ANY AND ALL TYPES, FOR ANY PURPOSE WHATSOEVER, NO PERMANENT BUILDINGS SHALL HEREAFTER BE PLACED ON THE SAID TEMPORARY EASEMENT UNTIL TERMINATION. THIS TEMPORARY ROADWAY EASEMENT SHALL TERMINATE WHEN THE CUL-DE-SAC IS REMOVED.

## VILLAGE UTILITY EASEMENTS

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

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

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, 1) STABILIZE ALL SURFACES IN ANY MANNER SUITABLE TO THE VILLAGE SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

## STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

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

## PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF KANE )

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF HAMPSHIRE HAVE REVIEWED AND APPROVED THE ABOVE PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

## VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF KANE )

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

SIGNED: \_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

## VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS ) SS  
COUNTY OF KANE )

I, \_\_\_\_\_, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT NO VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITTED 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 ) SS  
COUNTY OF KANE )

I, \_\_\_\_\_, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED QUARTER 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 ) SS  
COUNTY OF COOK )

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

LOT 2 IN HAMPSHIRE GROVE BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 2018 AS DOCUMENT NUMBER 2018052581, IN KANE COUNTY, ILLINOIS.

SAID PROPERTY CONTAINS 2,666,712 SQUARE FEET OR 61.219 ACRES, MORE OR LESS.

WE FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

WE FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM 17089C00203, DATED, JUNE 2, 2015, ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOODING.

WE FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET, AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/1). 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 CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER OUR HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN ROSEMONT, ILLINOIS.

JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540  
LICENSE EXPIRES: 11-30-2022  
jchr1stoph@spacecoinc.com

REVISIONS:  
10/07/2022  
11/09/2022



CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 08/24/2022

JOB NO: 10366.04

FILENAME: 10366.04SUB-01

SHEET 2 OF 2

PREPARED FOR & SUBDIVIDER:  
OLD DOMINION FREIGHT LINE, INC.  
500 OLD DOMINION WAY  
THOMASVILLE, NC 27360

OWNER:  
NORTHERN BUILDERS, INC.  
5060 RIVER ROAD  
SCHILLER PARK, ILLINOIS 60176

FOR REVIEW  
PURPOSES ONLY



9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065



November 9, 2022

CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

**Via Email**

Timothy N. Paulson, P.E., CFM  
Senior Project Manager  
Engineering Enterprises, Inc.  
52 Wheeler Road  
Sugar Grove, IL 60554  
Phone: (630) 466-6701

**RE: RYAN DRIVE EXTENSION PHASE 2/ OLD DOMINION  
HAMPSHIRE GROVE BUSINESS CENTER  
FINAL/ PRELIMINARY ENGINEERING REVIEW AND FINAL PLAT REVIEW  
HAMPSHIRE, ILLINOIS  
(SPACECO PROJECT NO. 10366.02)**

Dear Tim:

Enclosed please find the following:

1. Ryan Drive Extension Phase 2 Final Roadway Improvements Plans prepared by SPACECO, Inc., dated November 9, 2022.
2. Final Plat of Subdivision for the Hampshire Grove Business Park 2 prepared by SPACECO, Inc., dated November 9, 2022.
3. Old Dominion Stormwater Management plan prepared by CBBEL, dated November 9, 2022.
4. Traffic Study completed by KLOA, dated November 9, 2022.
5. Final Engineer's Opinion of Probable Construction Cost for the Ryan Drive Extension Phase 2 dated November 9, 2022.
6. Autoturn exhibit for the Ryan Drive cul-de-sac.
7. Sign off letter from Illinois State Historic Preservation Office dated February 7, 2022.
8. Sign off letter from Illinois Department of Natural Resources dated January 4, 2022.
9. Kane-DuPage Soil & Water Conservation District Land Use Opinion dated November 10, 2022

Please find the following responses to the comments from your letter dated November 4, 2022:

**COMMENT 1:** An Engineer's Opinion of Probable Construction Cost should be provided for the project. The cost opinion should include all public improvements, work within the ROW, and stormwater and erosion control improvements. The Cost Opinion is for use in establishing the required construction guarantee for the project.

RESPONSE 1: Final Engineer's Opinion of Probable Construction Cost for the Ryan Drive Extension Phase 2 dated November 9, 2022, is included. Engineer's Opinion of Probable Construction Cost for the Old Dominion and stormwater management improvement will be provided after final engineering design is completed for this project.

**COMMENT 2:** A Traffic Study is required and should be submitted when available. The Traffic study may identify the need for additional on or off-site improvements.

RESPONSE 2: A Traffic Study prepared by KLOA dated November 9, 2022, is included.

**COMMENT 3:** A truck turning exhibit should be provided to confirm appropriate movements for service, delivery, and emergency vehicles.

RESPONSE 3: A truck turning exhibit for the cul-de-sac at Ryan Drive is included. Autoturn exhibits for the Old Dominion site will be provided as part of the final engineering submittal for the Old Dominion site.

**COMMENT 4:** The project may require permits from the following agencies as the project moves forward. The Village should be kept informed of progress and copied on permit submittals and correspondence.

- IEPA Water and Sewer Construction Permits
- IEPA NPDES General Construction Permit
- IHPA and IDNR Sign-Offs

RESPONSE 4: Enclosed are copies of IDNR and SHPO signoffs. IEPA NOI, Watermain and Sanitary Sewer permits will be submitted after project is approved by the Village Board.

**COMMENT 5:** A wetland review was completed and confirmed the absence of wetlands on the site. The review is attached to this letter.

RESPONSE 5: Comment noted.

**COMMENT 6:** The Village's landscaping review consultant has reviewed the landscaping plans and their review comments are attached to this letter.

RESPONSE 6: Comment noted.

**FINAL PLAT OF SUBDIVISION COMMENTS:**

**COMMENT 7:** A Village Utility Easement is required for the water main that runs through the Old Dominion Lot.

RESPONSE 7: A Village Utility Easement for the water main that runs through the Old Dominion Lot will be provided by a separate Plat of Easement after final engineering for the Old Dominion site is completed.

**OLD DOMINION PROPOSED SITE PLAN COMMENTS:**

**COMMENT 8:** The site plan is generally acceptable, and we recommend approval subject to completion of final engineering plans.

RESPONSE 8: Comment noted.

**RYAN DRIVE EXTENSION ENGINEERING PLAN COMMENTS:**

**Sheet GN – Typical Sections and General Notes**

**COMMENT 9:** The streetlights need to be on the opposite side of the street from the water main.

RESPONSE 9: Based on your e-mail dated November 7, 2022, streetlights can stay as shown on the plan. We have moved proposed watermain 1' east to provide greater separation between the wiring and the main.

**COMMENT 10:** If sidewalk will only be on one side of the street a variance will need to be requested from the Village.

RESPONSE 10: Request for variance was e-mailed to the Village by NBI.

**COMMENT 11:** Structural plans will be required for the proposed retaining wall.



RESPONSE 11: Structural plans for the retaining wall will be provided by NBI before wall construction.

### **Sheet GM – Geometric Plan**

**COMMENT 12:** The station for LP #1 is incorrect.

RESPONSE 12: Station has been revised.

### **Sheet GR – Grading Plan**

**COMMENT 13:** Provide 1-foot contours throughout the project area.

RESPONSE 13: Contours in the parkway are now shown.

### **Sheet PPI – Plan and Profile – 1**

**COMMENT 14:** The water main around station 54+00 is not shown correctly in the profile.

RESPONSE 14: Watermain profile along Ryan Drive is shown correctly. Profiles of the watermain services to Old Dominion site were added to the plan set.

### **Sheet LSI to LS5 – Lift Station**

**COMMENT 15:** Detailed review of the lift station calculations and plans is underway, and comments will be issued under separate cover.

RESPONSE 15: Comment noted.

### **OLD DOMINION PRELIMINARY ENGINEERING PLANS COMMENTS:**

These are preliminary review comments and detailed review will be conducted when final engineering plans are submitted.

### **Sheet P-GR – Preliminary Grading Plan**

**COMMENT 16:** Provide 1-foot contours throughout the project area.

RESPONSE 16: This comment will be addressed during final engineering design of the site.



**COMMENT 17:** Show rim elevations for all storm structures.

RESPONSE 17: This comment will be addressed during final engineering design of the site.

**COMMENT 18:** The outlet of the detention basin does not show the pipe size.

RESPONSE 18: This comment will be addressed during final engineering design of the site.

### **Sheet P-UT — Preliminary Utility Plan**

**COMMENT 19:** Show invert elevations for all sanitary and storm sewers.

RESPONSE 19: This comment will be addressed during final engineering design of the site.

### **RYAN DRIVE EXTENSION STORMWATER REPORT COMMENTS:**

**COMMENT 20:** The storm sewer calculations have been reviewed and are generally acceptable.

RESPONSE 20: Comment noted.

### **OLD DOMINION STORMWATER REPORT COMMENTS:**

**COMMENT 21:** The permit application and supporting documents will need to be submitted to Kane County for comment, since the final discharge point is to a channel west of Widmayer Road in unincorporated Kane County (per ordinance section 9-93.B.1.i.2).

RESPONSE 21: Comment noted.

**COMMENT 22:** The preliminary grading plan has a note that 900 should be added to all elevations shown as XX.XX; however, the stormwater report refers to all grades as 6XX.XX.

RESPONSE 22: The text and modeling in the report were revised to 900's elevations.

**COMMENT 23:** Storm sewer calculations should be provided with the final report.

RESPONSE 23: This comment will be addressed during final engineering design of the site.

**COMMENT 24:** The following should be included with the final report:

- Storm sewer calculations
- Erosion and sedimentation submittal
- Cross section of the detention basin
- Security submittal
- Maintenance and schedule submittal

RESPONSE 24: This comment will be addressed during final engineering design of the site.

**COMMENT 25:** The report refers to a 30-foot-wide spillway, but this is not shown on the plans.

RESPONSE 25: This comment will be addressed during final engineering design of the site.

**PROPOSED CONDITIONS – REQUIRED DETENTION STORAGE COMMENTS:**

**COMMENT 26:** On page 3, the restrictor is called out to be at an elevation of 643.30 but is noted to be at 634.30 a few paragraphs earlier

RESPONSE 26: The transposed numbers were revised.

**VOLUME CONTROL BEST MANAGEMENT PRACTICES (VCBMP) COMMENTS:**

**COMMENT 27:** The outlet invert is noted as being 634.30 which is lower than the NWL of 634.50. The depth of the volume control would need to be between the outlet invert and the pond bottom which is 4.8 feet. The depth is currently called out as 5 feet.

RESPONSE 27: The restrictor elevation in the outlet control structure is set at 934.3 but the pipe from the pond to the restrictor structure is at 934.5 allowing for 0.2' of slope.

**TRIBUTARY AREA EXHIBIT COMMENTS:**

**COMMENT 28:** Show the pervious and impervious areas on the tributary area exhibit.

RESPONSE 28: Pervious and impervious areas are now shown on the tributary area exhibit.

**RYAN DRIVE EXTENSION PHOTOMETRIC COMMENTS:**

**COMMENT 29:** The photometric plan for Ryan Drive has been reviewed and is found to be acceptable.

RESPONSE 29: Comment noted.

**OLD DOMINION PHOTOMETRIC COMMENTS:**

**COMMENT 30:** The photometric plan for Old Dominion has been reviewed and is found to be acceptable.

RESPONSE 30: Comment noted.

Sincerely,

SPACECO, Inc.

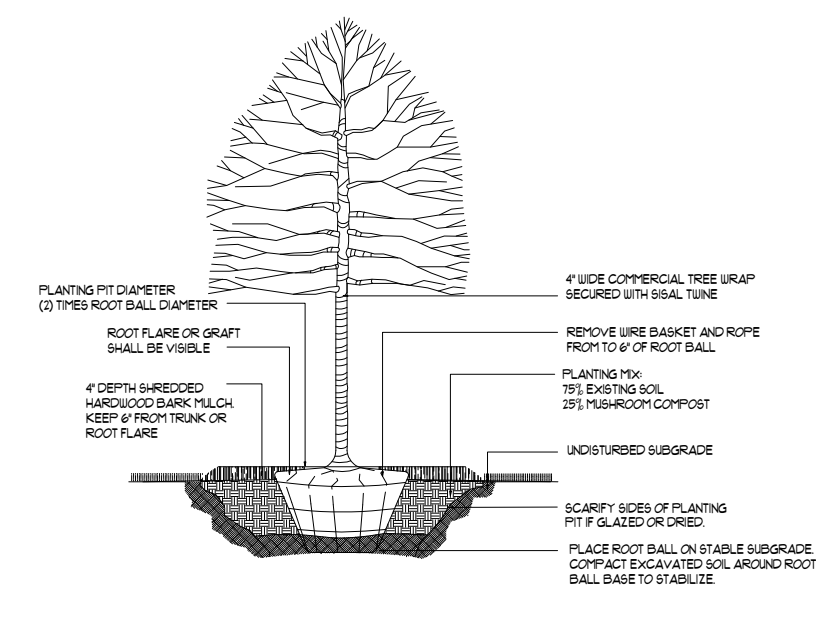


Irene Wiczowski  
Vice President

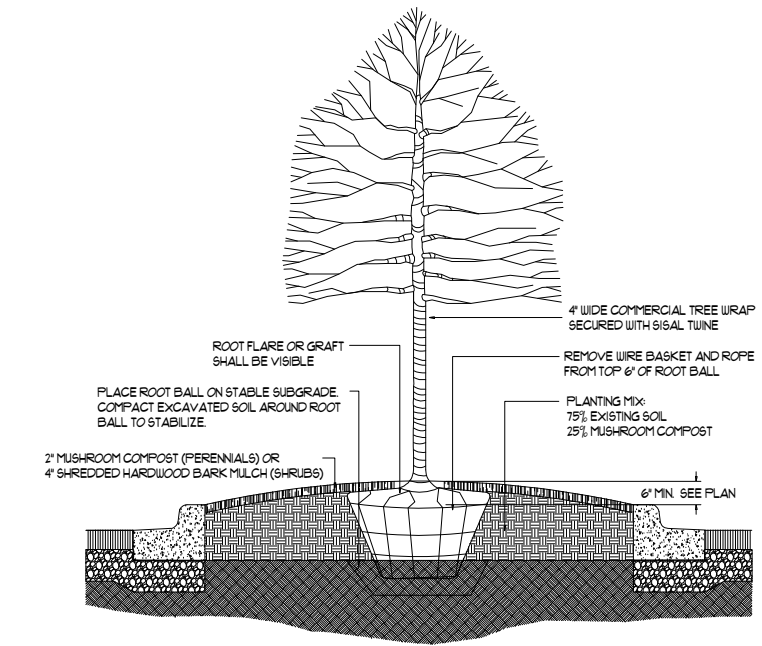
Cc: K. Nyenhuis - Northern Builders, Inc.  
J. Hedges, L. Vasquez, L. Lyons, J. Wray, M. Schuster – Villag of Hampshire



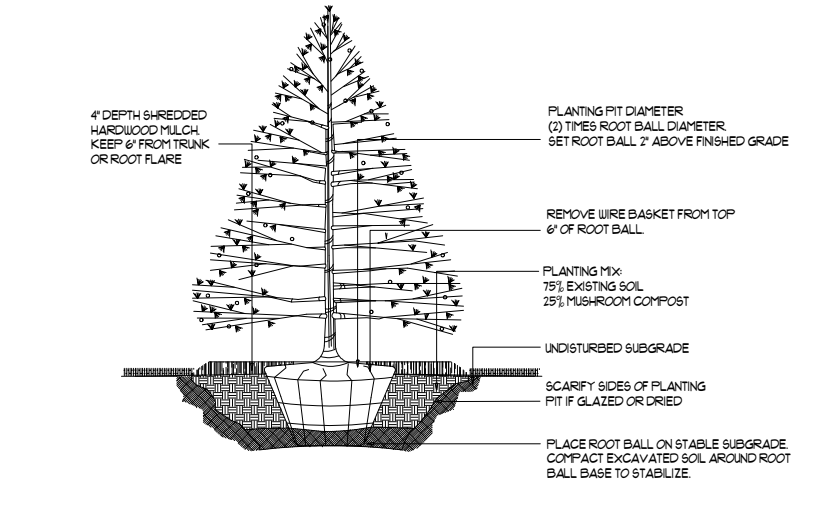




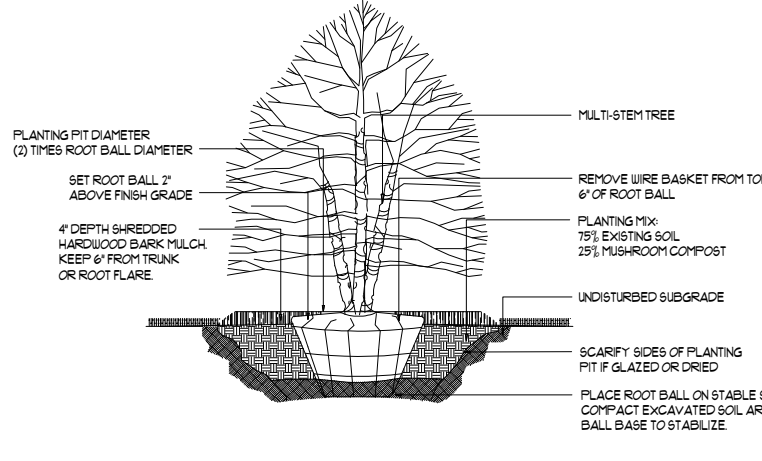
DETAIL  
DECIDUOUS TREE PLANTING



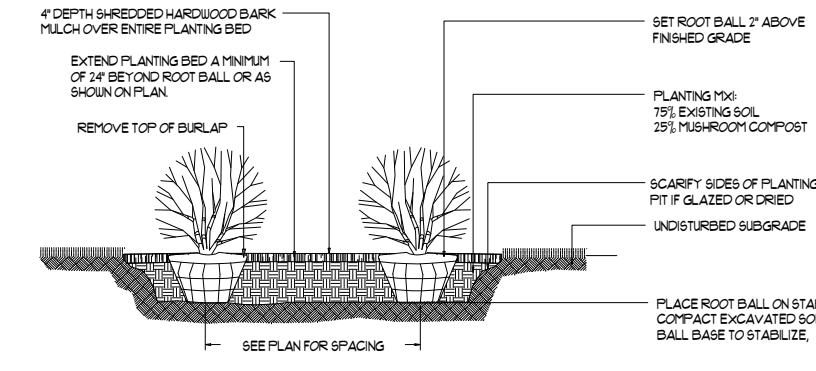
DETAIL  
DECIDUOUS TREE PLANTING IN PARKING LOT ISLAND



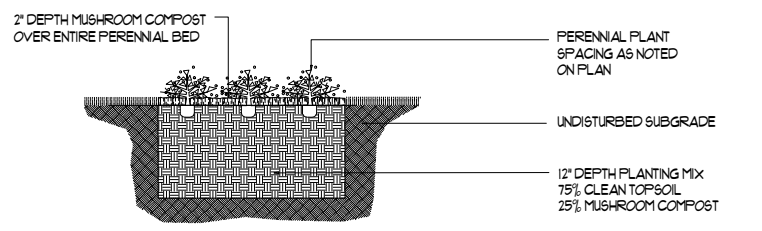
DETAIL  
EVERGREEN TREE PLANTING



DETAIL  
DECIDUOUS ORNAMENTAL TREE PLANTING



DETAIL  
SHRUB PLANTING



DETAIL  
PERENNIAL PLANTING

**PREMIUM BLUEGRASS SEED MIX (4-5 LBS/1000 S.F.)**

MIX %	SEED	GERMINATION	ORIGIN
22.82%	AWARD KENTUCKY BLUEGRASS	85%	OR
22.22%	NUGLADE KENTUCKY BLUEGRASS	85%	OR/WA
17.79%	JACKPOT KENTUCKY BLUEGRASS	85%	OR/WA
16.11%	EVEREST KENTUCKY BLUEGRASS	85%	OR
9.98%	FIESTA 4 PERENNIAL RYEGRASS	90%	MN
9.97%	HANCOCK PERENNIAL RYEGRASS	90%	MN
1.11%	INERT MATTER		

**PLANT LIST**

Qty.	Common Name	Botanical Name	Size	Remarks	Key
3	Marmo Maple	Acer freemanii 'Marmo'	2.5"	B&B	AFM
4	Cumulus Serviceberry	Amelanchier laevis 'Cumulus'	2.5"	B&B	ALC
5	Redpointe Maple	Acer rubrum 'Redpointe'	2.5"	B&B	ARR
8	River Birch (tree form)	Betula nigra	2.5"	B&B	BN
8	Common Hackberry	Celtis occidentalis	2.5"	B&B	CO
7	Skyline Locust	Gleditsia triacanthos 'Skyline'	2.5"	B&B	GTS
8	Emerald City Tulip Tree	Liriodendron tulipifera 'Emerald City'	2.5"	B&B	LTEC
8	Swamp White Oak	Quercus bicolor	2.5"	B&B	QB
8	Shingle Oak	Quercus imbricaria	2.5"	B&B	QI
8	Northern Red Oak	Quercus rubra	2.5"	B&B	QR
3	Regal Prince English Oak #	Quercus robur 'Regal Prince'	2.5"	B&B	QRRP
16	Shawnee Brave Bald Cypress	Taxodium distichum 'Shawnee Brave'	2.5"	B&B	TDSB
5	Redmond Linden	Tilia americana 'Redmond'	2.5"	B&B	TAR
3	Triumph Elm	Ulmus 'Morton Glossy'	2.5"	B&B	UMG
26	Norway Spruce	Picea abies	6'	B&B	PA
25	Black Hills Spruce	Picea glauca 'Densata'	6'	B&B	PGD
13	Autumn Brilliance Serviceberry	Amelanchier grandiflora	6'	B&B	AGAB
5	Clump River Birch (3-5 stems)	Betula nigra	10'	B&B	BN
8	Golden Glory Cornelian Cherry	Cornus mas 'Golden Glory'	6'	B&B	CMGG
11	Starlite Crabapple	Malus 'Jeflita'	6'	B&B	MJ
11	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	6'	B&B	SRIS
75	Show Off Forsythia	Forsythia intermedia 'Show Off'	30"	Cont.	FIS
33	Fire Light Hydrangea	Hydrangea paniculata 'Fire Light'	30"	Cont.	HPF
166	Boomerang Dark Purple Lilac	Syringa 'Boomerang Dark Purple'	30"	Cont.	SBDP
105	Blue Muffin Viburnum	Viburnum dentatum 'Blue Muffin'	30"	Cont.	VDBM
15	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots	CAKF
48	Prairie Dropseed	Sporobolus heterolepis	#1	Pots	SH

# High Branched

**NOTES:**

- The Landscape Contractor shall provide and install all plant materials in the quantities and sizes sufficient to complete planting as shown on the Landscape Plans. All plants shall comply with the requirements of the current American Standard for Nursery Stock published by The American Nursery and Landscape Association. Plants shall meet size, genus, species and variety and be in good health, free of insects, diseases or defects. No "park grade" materials shall be accepted. Trees not exhibiting a central (or single) leader will be rejected unless noted in the plant list as multi-stem. Quantity lists are supplied for convenience. The Landscape Contractor shall verify all quantities and, in case of a discrepancy, the drawn plan shall prevail over the plant list. No plants are to be changed or substituted without approval of the Owner or a representative of James Dowden & Associates, Inc.
- All plants shall be watered during the first 24-hour period following installation. A watering schedule must be agreed upon with the Owner (before plantings are installed) of whom, when and how plant materials are to be properly watered. The Landscape Contractor shall verify proper watering is being done for the establishment and health of all plant materials. The Landscape Contractor shall warranty all plant materials for one year from the time of installation and project acceptance.
- Plants shall be balled and burlapped unless otherwise noted on the Landscape Plans. No root bound materials shall be accepted and all synthetic or plastic materials shall be removed at the time of planting. It is the option of the Landscape Contractor to roll back burlap from the top of the root ball.
- Recommended mulch depth is four inches (4") of shredded hardwood bark. The Landscape Contractor shall avoid over-mulching and the creation of "mulch volcanoes." Mulch Beds shall extend a minimum of two feet (2') beyond the center of a tree or shrub. Mulch must be pulled back at least two inches (2") from the base of a tree so the base of the trunk and root crown are exposed.
- Prepare all perennial beds with one cubic yard of garden compost per 100 sf and the compost shall be rototilled to an 8" depth.
- All plants shall be set plumb. It is the option of the landscape contractor to stake deciduous trees but it is also the responsibility of the Landscape Contractor to guarantee the plants remain plumb until the end of the guarantee period.
- Trees shall be installed a minimum of five feet (5') horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten feet (10') horizontally from utility structures including, but not limited to, manholes, valve vaults and valve boxes. Shade trees shall be a minimum of ten feet (10') from all light poles and all shrubs shall be a minimum of three to five feet (3'-5') from all fire hydrants.
- The Landscape Contractor shall locate the existence of all underground utilities prior to starting work. The Landscape Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Landscape Contractor shall acquaint himself with, and verify, Working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the contractor of obligations due to miscalculations.
- Property owners shall be responsible for maintaining all landscaping shown on the approved plans throughout the life of the development.
- Turf shall be Premium Bluegrass Mix seed and blanket in all disturbed areas.
- Once a Landscape Plan has been approved and a Building Permit issued, the Planning and Zoning Administrator may authorize minor revisions to the approved Landscape Plan including the substitution of equivalent planting and ground covers where such revisions do not diminish the benefits of the approved Landscape Plan. As such, revisions shall require the written approval of the Planning and Zoning Administrator.
- Trees and shrubs shall not be located closer than ten (10) feet to fire hydrants, transformers, or other above ground utilities.
- Bare root plants shall not be allowed.
- All planted areas and landscaped islands shall receive a four (4) inch layer of shredded hardwood bark mulch.



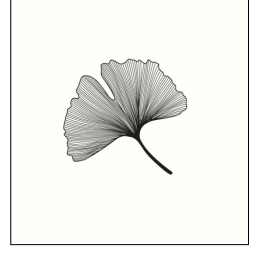
REVISIONS:  
11.09.22 (VILLAGE COMMENTS)

**DOWDEN DESIGN GROUP**  
 LANDSCAPE ARCHITECTURE, DESIGN & PLANNING  
 P.O. BOX 415, LIBERTYVILLE, IL 60048  
 DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

**OLD DOMINION FREIGHT LINE**  
 HAMPSHIRE GROVE BUSINESS CENTER  
 HAMPSHIRE, ILLINOIS

LANDSCAPE PLAN

DATE: 10.07.22  
 SCALE: NONE  
 DRAWN: CID



L102

November 9, 2022

Mr. Ken Nyenhuis  
Northern Builders, Inc.  
5060 River Road  
Schiller Park, IL 60176

RE: OLD DOMINION FREIGHT LINE – LANDSCAPE REVIEW # 1 RESPONSES

Dear Ken,

Thank you for forwarding the Old Dominion Freight Line Landscape Review #1 prepared by Darrell Garrison from Planning Resources, Inc. Our responses to his comments are as follows:

- We have updated our landscape plans and overlaid them on the civil plans prepared by Spaceco. The items requested by Darrell should now be included.
- The landscape plans match the scale of those submitted by Spaceco.
- The detention basin toward the west side of the property now includes shade trees, upright evergreens, and flowering ornamentals.
- Nursery stock (shrubs) has been added to the landscape plans to soften the proposed fencing.
- Nursery stock (shrubs) has been added along the property lines to achieve the desired screening along the property lines. Due to the narrow dimensions along the north property line, those shrubs have been introduced along the proposed fencing.

If you have any questions regarding these responses, please call me at our office.

Sincerely,

***James Dowden & Associates, Inc.***



Craig J. Dowden, President

CJD: ak

**DOWDEN**

Landscape Design Since 1941  
P.O. Box 415 Libertyville, IL. 60048  
Phone: (847) 362-1254

