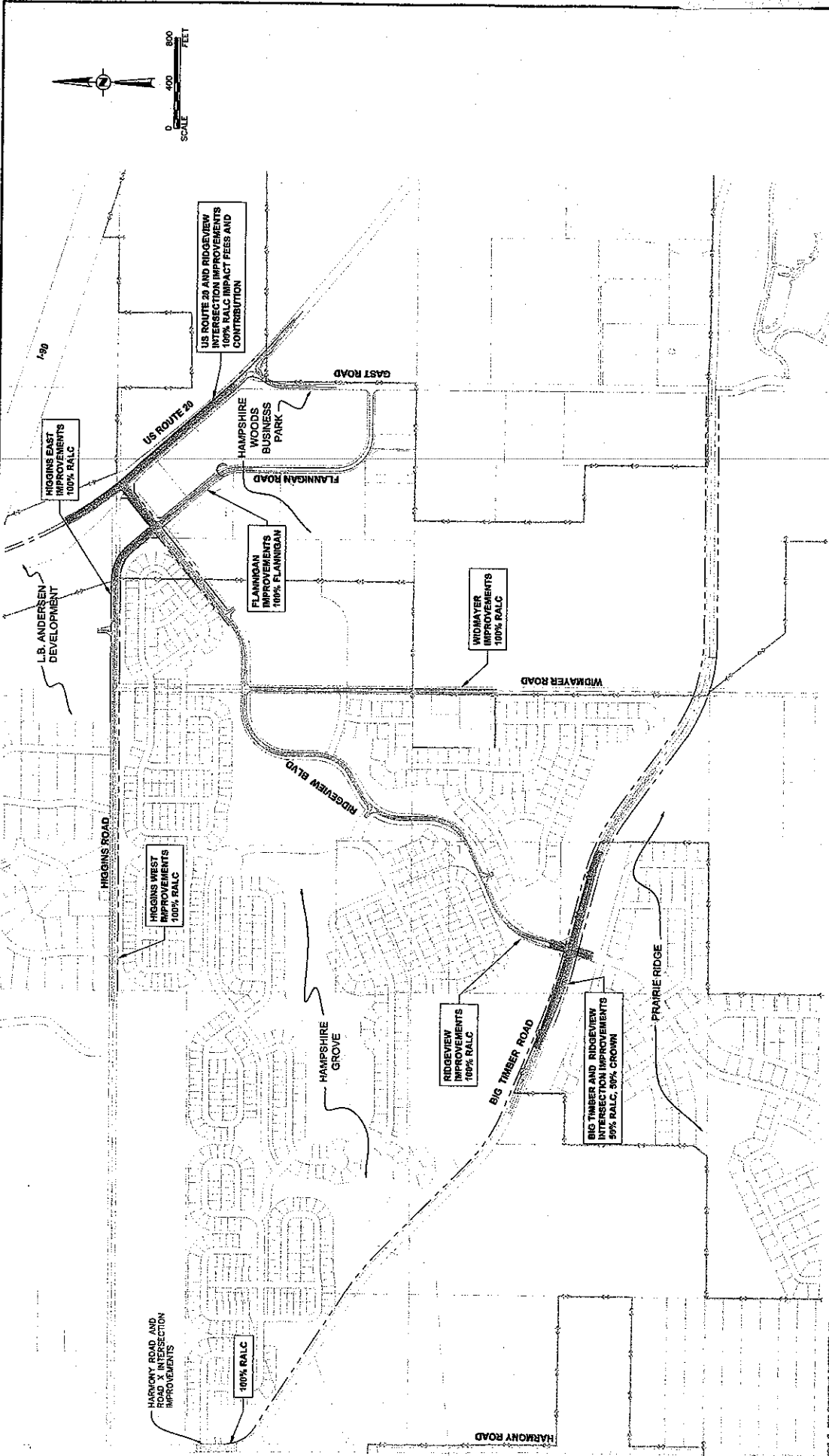


## **EXHIBIT E**

### **RECAPTURES DUE FROM BENEFITTING PROPERTY OWNERS**

- From PIN #01-09-200-013 (Stade property) for improvements made to Harmony Road by Owner.
- From PIN #01-10-400-008 (Crown property) for improvements made to the intersection of Big Timber Road and Ridgeview Boulevard.
- From PIN #01-11-300-011 (Biasello property) for the vacation of south end of Windmayer Road from Farmette to Big Timber Road and the 30' of ROW remaining on the west side of the vacated Widmayer Road.



DATE: JANUARY, 2010  
 PROJECT NO: HA0423  
 FILE NO: HA0000B  
 SHEET 1 of 1

COST SHARING EXHIBIT

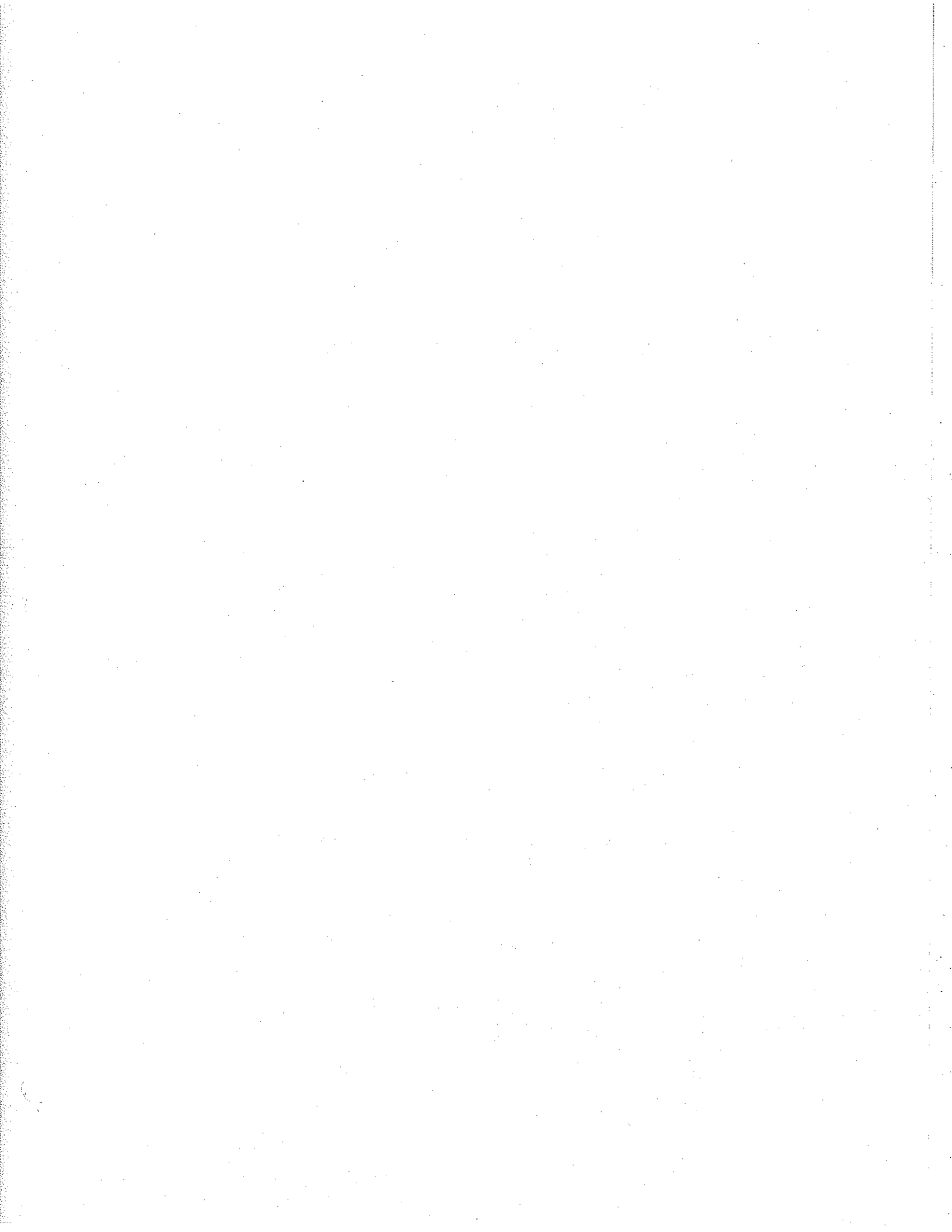
HAMPSHIRE GROVE

NO.	DATE	REVISIONS

VILLAGE OF HAMPSHIRE  
 KANE COUNTY, ILLINOIS

Copyright © 2010 Gannett Fleming, LLC  
 Engineering Enterprises, Inc.  
 CONSULTING ENGINEERS  
 52 Weber Road, #4854  
 Phone: (630) 466-0700





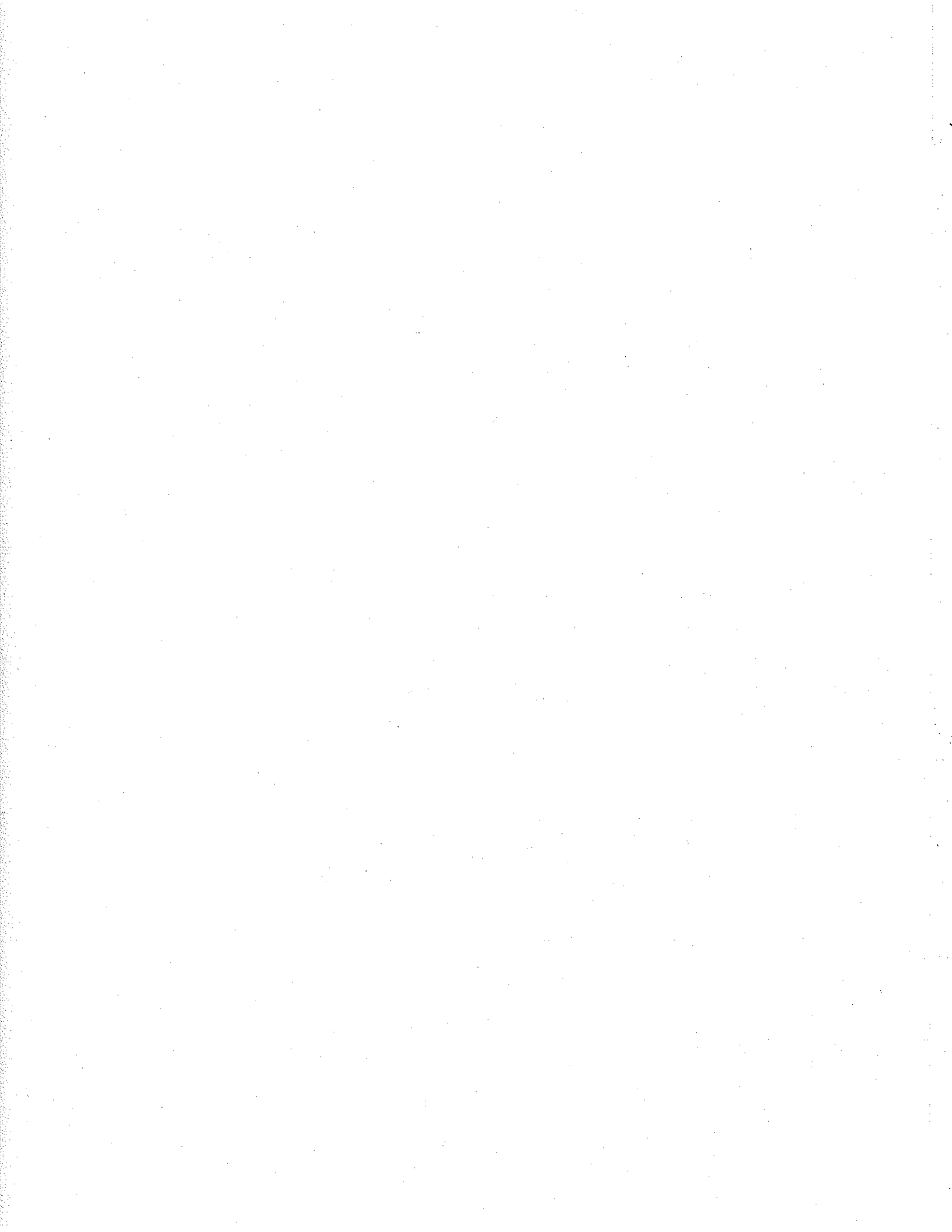
	1	2	3	4
	Village Roads Total Estimates	Village Roads Phase 1 Estimates	Village Roads Phase 2 Estimates	Village Road Phase 3 Estimates
<b>Village Road Improvements</b>				
1	Ridgeview from Big Timber to Widmayer	\$2,799,517	\$2,799,517	
2	Ridgeview from Widmayer to end of property	\$1,035,438		\$1,035,438
3	Big Timber/ Ridgeview Intersection	\$990,870	\$990,870	
4	Higgins/Rte 20 Intersection (Temporary Improvements)	\$20,000	\$20,000	
5	Higgins East (Overlay)	\$662,440		\$662,440
6	Higgins West (Overlay)	\$375,400		\$375,400
7	Rte 20 and Ridgeview Intersection	\$1,933,755		\$1,933,755
8	Widmayer from Ridgeview to Road EE (aka Part 2) (Note A)	\$353,779		\$353,779
9	Widmayer Overlay from Road EE to south end of Farnette (aka Part 3) (Note A)	\$91,538		\$91,538
10	Harmony Turn Lanes	\$622,558		\$622,558
11	Gross Village Road Improvements	\$8,885,295	\$3,810,387	\$4,452,350
12	Recapture Crown Big Timber/Ridgeview Intersection (50/50 Split)	(\$495,435)	(\$495,435)	
13	Recapture Stade Harmony/Road U Intersection (67/33 Split)	(\$207,519)		(\$207,519)
14	Offset of Village Transportation Impact Fees	(\$1,444,588)		(\$1,444,588)
15	Pro Rata Cost Allocation to Rte 20/Ridgeview Intersection	(\$505,000)		(\$505,000)
16	Subtotal Recapture, Offset & Allocation	(\$2,652,542)	(\$495,435)	(\$1,949,588)
17	Net Village Road Improvements	\$6,232,753	\$3,314,952	\$2,502,762

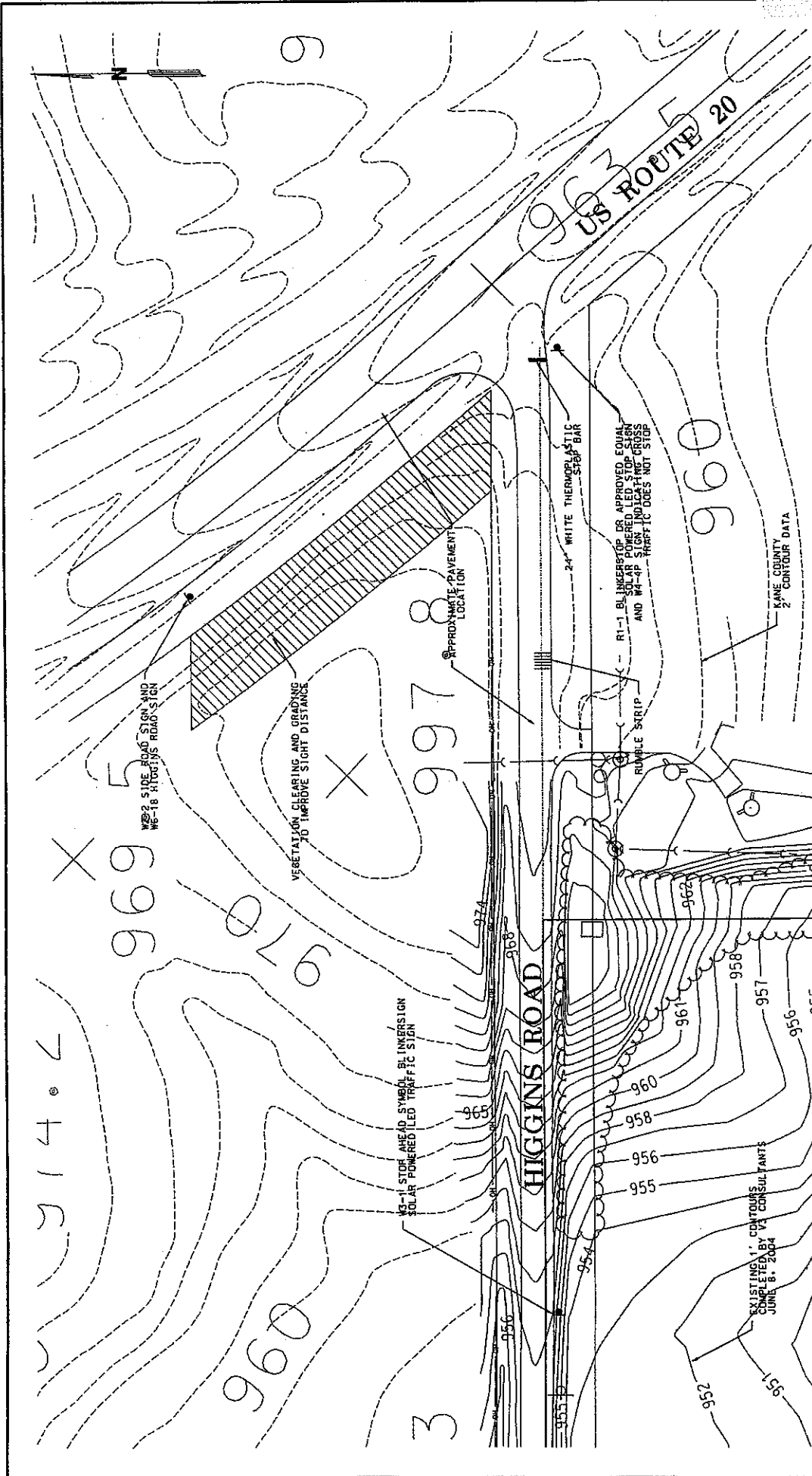
	Rate	Permits	Totals
18	Recapture Crown Big Timber/Ridgeview Intersection (50/50 Split)		\$495,435
19	Recapture Stade Harmony/Road U Intersection (67/33 Split)		\$207,519
20	Pro Rata Cost Allocation to Rte 20 and Ridgeview Intersection (Note B)	\$1,000	505
21	Village Transportation Impact Fees (Note B)	\$1,636	505
22	Collected Before Commencement of Rte 20 and Ridgeview Intersection		\$1,331,180
23	Remaining Village Transportation Impact Fees (Note C)	\$1,636	378
24	Subtotal Earmarked for Rte 20 and Ridgeview Intersection		\$1,949,588
25	Grand Total Funding Sources		\$2,652,542

**Note A** The costs of vacating Widmayer Road immediately south of Higgins (aka Part 1) and north of Big Timber (aka Part 4) are assumed to be included in the mass earthwork budget and not accounted for above.

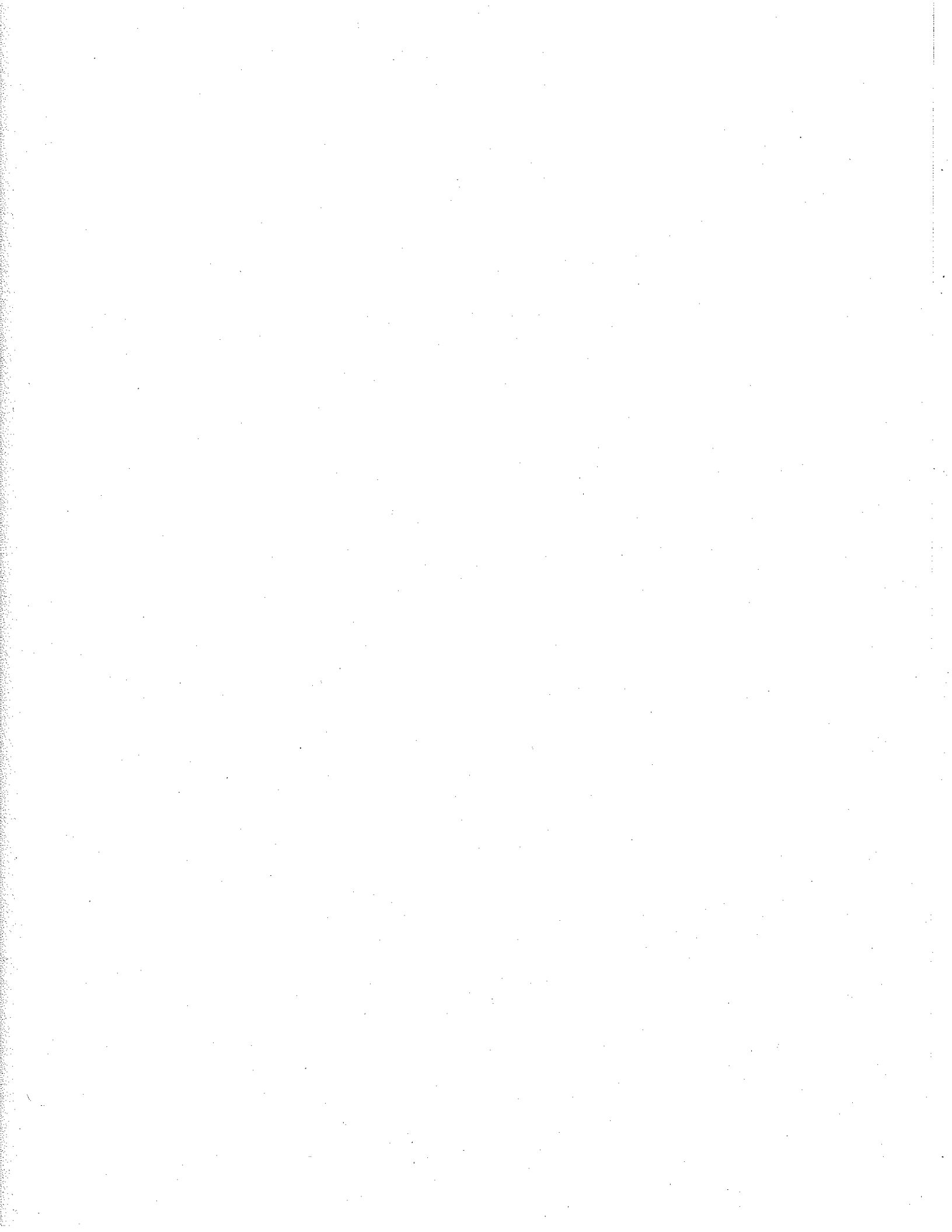
**Note B** The Village Transportation Impact Fees of \$1,636 and the \$1,000 Pro Rata Cost Allocation to the Rte 20/Ridgeview Intersection is to be collected and earmarked by the Village from the first 505 homes permitted and then released to RALC to fund the Rte 20/Ridgeview Intersection Improvements.

**Note C** After the first 505 homes are permitted, the remaining Village Transportation Impact Fees are to be collected and earmarked by the Village to fund any remaining costs incurred for the Rte 20/Ridgeview Intersection Improvements.

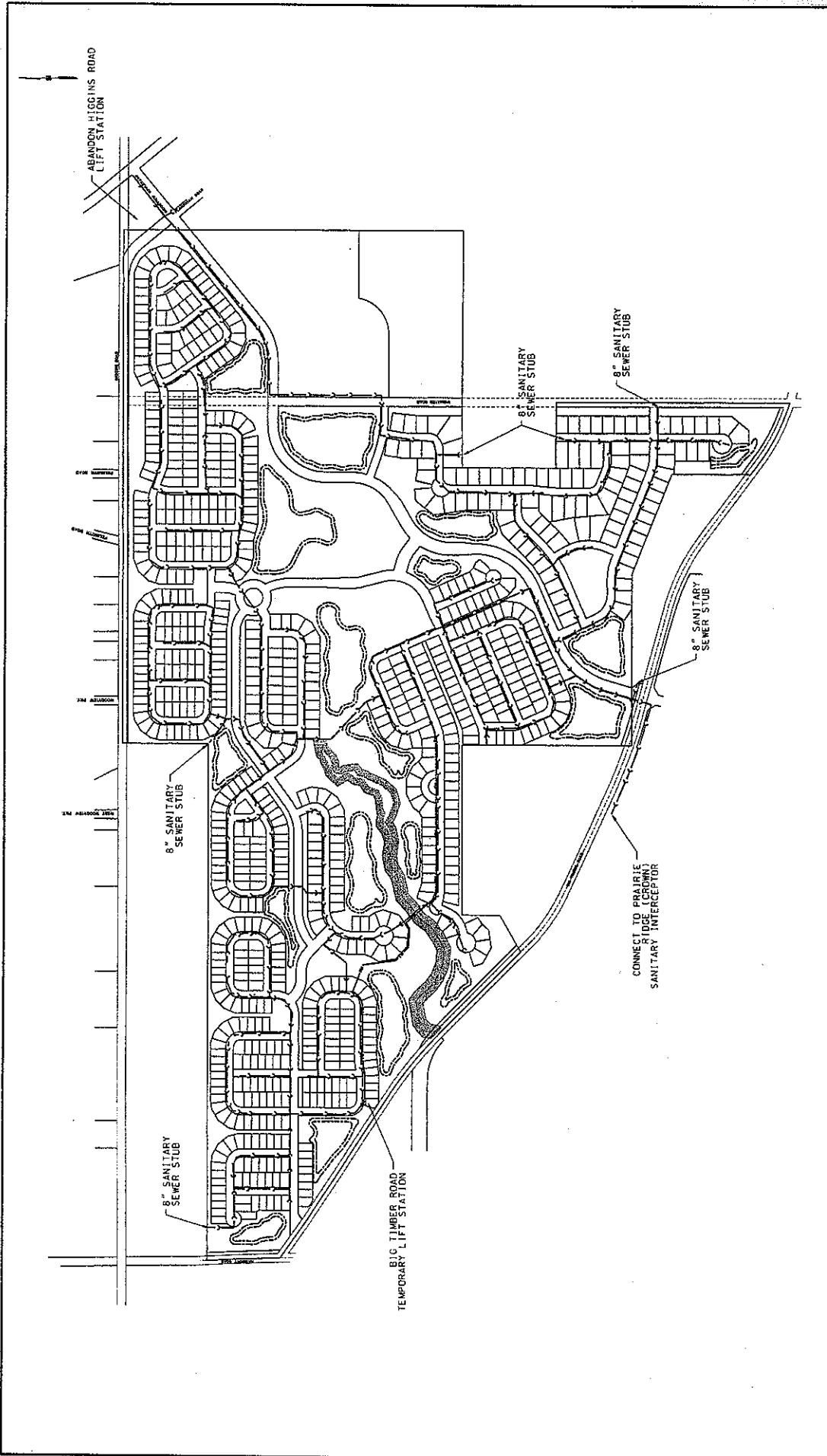




<b>MACKIE CONSULTANTS LLC</b> 9875 W. HIGGINS RD., SUITE 800, ROSEMONT, IL 60014 617-688-1400 PLANNERS FAX 617-688-1410 ENGINEERS SURVEYORS ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 04-00084		CLIENT: <b>ROBERT ARTHUR LAND COMPANY</b> BATAVA, ILLINOIS 60510 PHONE 630-878-6703 FAX 630-878-9927		SHEET <b>1 of 1</b> PROJECT NUMBER: 04-00084 FILE REVIEW/COMPLETION DATE: 06/08/04 DRAFTER: MCK CHECKER: MCK DATE: 06/08/04 SCALE: 1"=40' DESCRIPTION OF REVISION:	
REVISION	BY	DATE	BY	DATE	DESCRIPTION OF REVISION







<b>MACKIE CONSULTANTS LLC</b> 9575 W. HIGGINS RD., SUITE 500, P.O. BOX 1400 HAMPSPHIRE GROVE, ILLINOIS 60140 PHONE: 630-879-8703 FAX: 630-879-8927 ENGINEERS PLANNERS SURVEYORS ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER WA-00264		<b>CLIENT:</b> <b>ROBERT ARTHUR LAND COMPANY</b> PO BOX 600 HAMPSPHIRE GROVE, ILLINOIS 60140 PHONE: 630-879-8703 FAX: 630-879-8927		<b>DESIGNED</b> ST <b>DRAWN</b> ST <b>APPROVED</b> SRK <b>DATE</b> 10/27/00 <b>SCALE</b> NTS		<b>PROJECT NUMBER</b> 1272A <b>PROJECT NAME</b> WASTEWATER COLLECTION SYSTEMS		<b>SHEET</b> <b>1 of 1</b>	
<b>EXHIBIT G: WASTEWATER COLLECTION SYSTEM</b> <b>HAMPSPHIRE GROVE</b> <b>HAMPSPHIRE, ILLINOIS</b>									
<b>DESCRIPTION OF REVISION</b> DATE BY SCALE NTS									



**HAMPSHIRE WEST, LLC**

*Crown Community Development  
A Henry Crown Company*

August 13, 2009

Mr. Brad Sanderson, P.E.  
Engineering Enterprises, Inc.  
44 W 110 U.S. Hwy 20  
Hampshire, IL 60140

RE: Hampshire Grove Residential Development, Hampshire, Illinois  
Water Main and Sanitary Sewer Service

Dear Mr. Sanderson,

Pursuant to your request, this letter shall serve as written confirmation that Hampshire West, LLC will commence with the construction of the North Interceptor sewer and 16" water main thru Prairie Ridge Neighborhoods W, X, and AA as required to provide water and sanitary service to the Hampshire Grove residential development provided that the developer of the Hampshire Grove property notifies Hampshire West, LLC at least 6 months prior to sewer and water service need. Additionally, Hampshire West, LLC will not commence with the construction of these underground facilities until after mass earthwork operations have commenced on the Hampshire Grove property.

Sincerely,

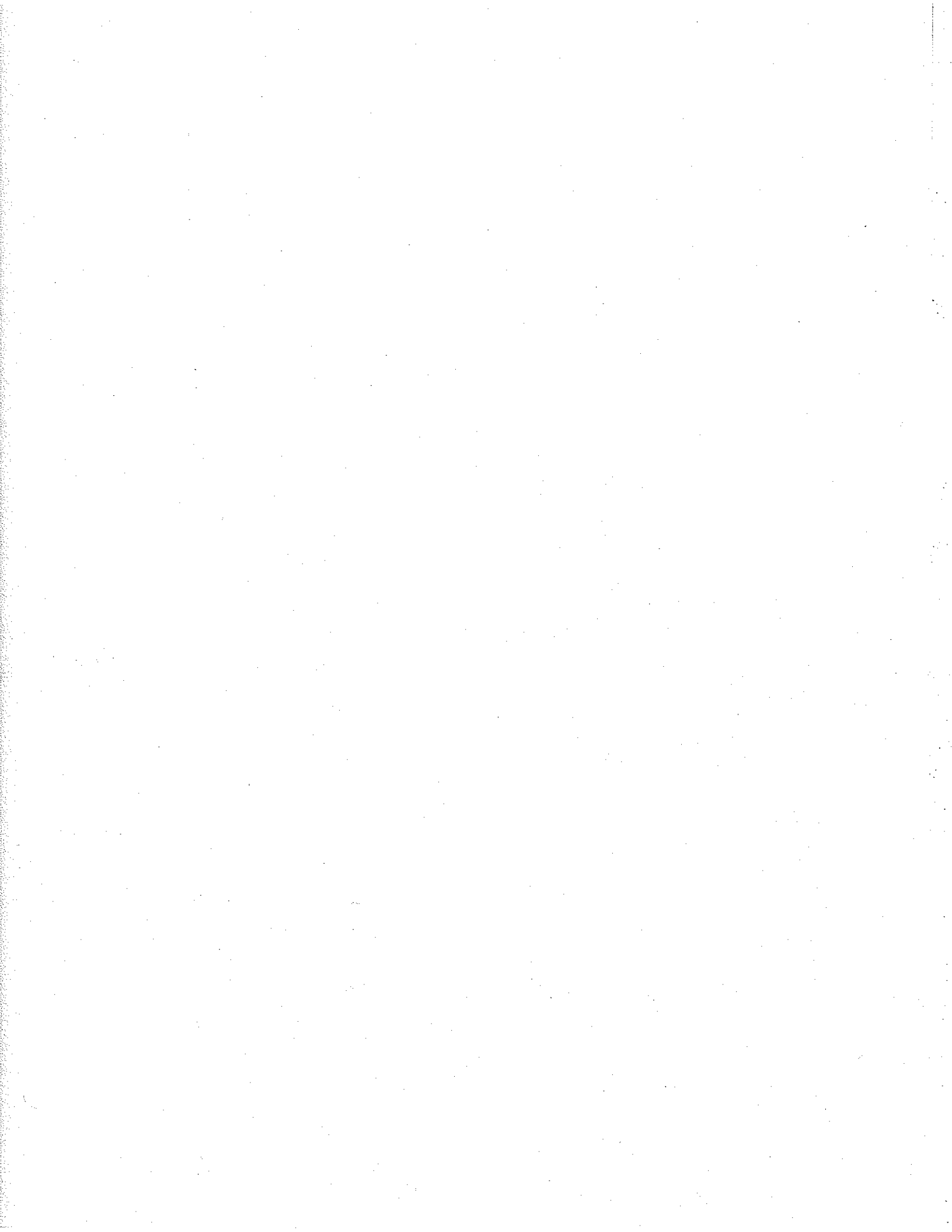
Daniel Olsem, P.E.  
Hampshire West, LLC

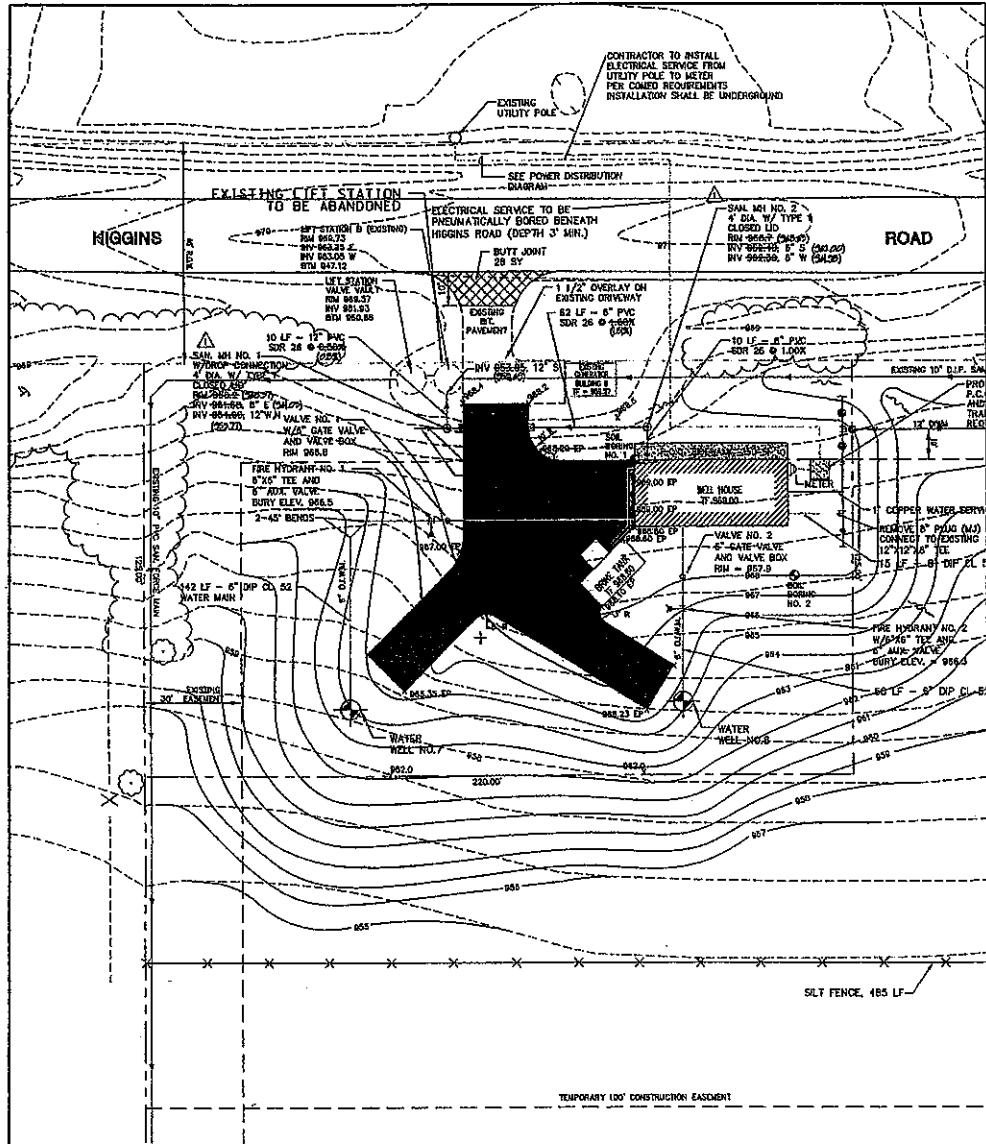
**RECEIVED**

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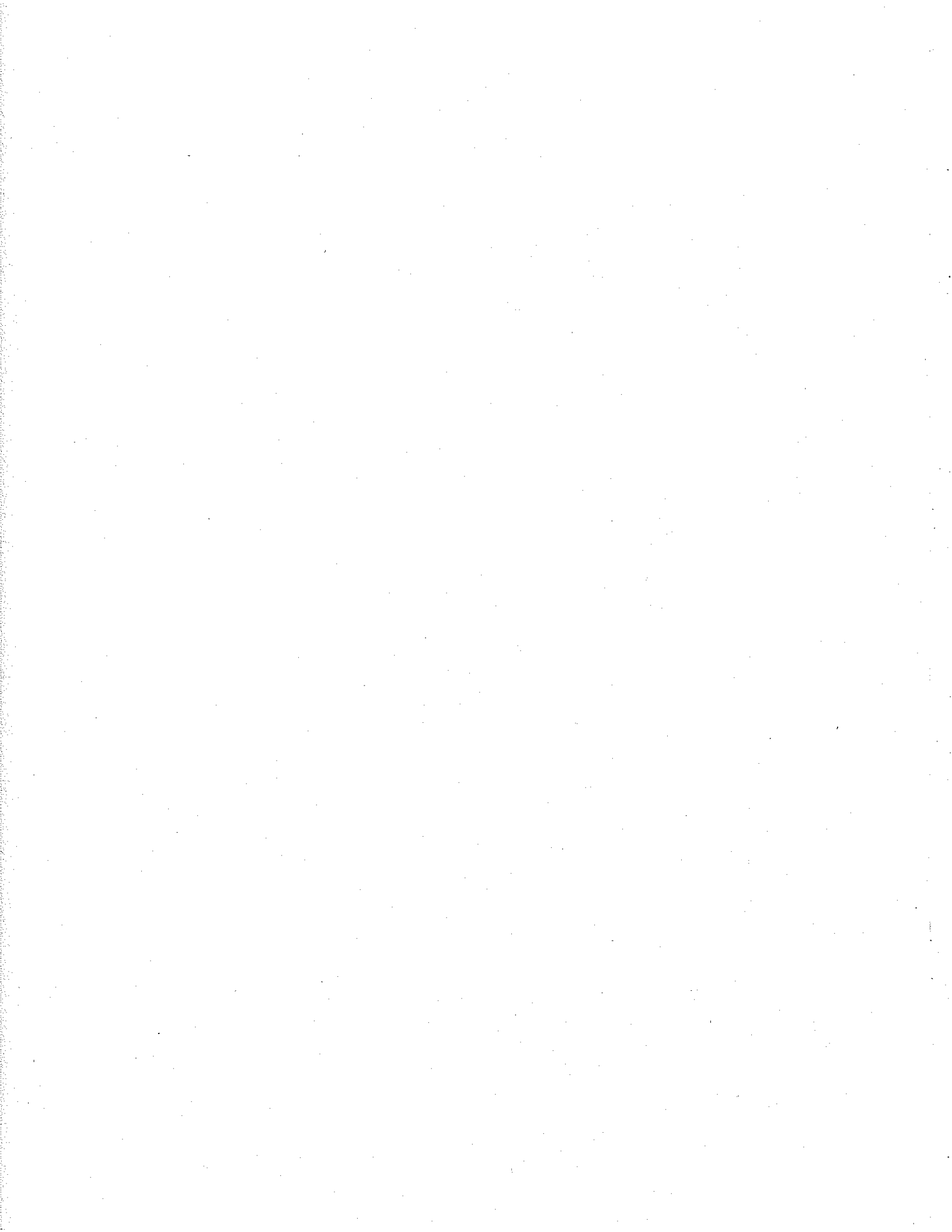
Cc: Marvin Bailey  
Jennifer Cowan, P.E.

**ENGINEERING ENTERPRISES, INC**





<b>MACKIE CONSULTANTS LLC</b> 9515 W HIGGINS RD, SUITE 300, ROSEMONT, IL 60018 847-856-1400 FAX 847-856-1410 ENGINEERS PLANNERS SURVEYORS ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 04-000844	FILE	G2 PL F	<b>EXHIBIT G-2: WASTEWATER                  HIGGINS ROAD TEMPORARY LIFT                  STATION TO BE ABANDONED                  HAMPSHIRE GROVE                  HAMPSHIRE, ILLINOIS</b>	SHEET	<b>1 of 1</b> PROJECT 1427A LOT ©MACKIE CONSULTANTS LLC 2009
	DESIGNED	ST			
	DRAWN	ST			
	APPROVED	SRK			
	DATE	10/26/09			
DATE	DESCRIPTION OF REVISION	BY	SCALE	NTS	



**ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST  
FOR  
HAMPSHIRE GROVE  
SANITARY INTERCEPTOR  
HAMPSHIRE, ILLINOIS  
November 5, 2009**

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
<b>SCHEDULE I - SANITARY SEWER IMPROVEMENTS</b>					
1	Stabilized Construction Entrance	2	EA	\$3,500.00	\$7,000.00
2	Silt Fence	5800	LF	\$2.50	\$14,500.00
3	15" Sanitary Sewer, <12' Deep, (PVC, SDR 26)	2665	LF	\$75.00	\$199,875.00
4	15" Sanitary Sewer, >12' Deep, (PVC, SDR 26)	270	LF	\$105.00	\$28,350.00
5	18" Sanitary Sewer, <12' Deep, (PVC, SDR 26)	1435	LF	\$80.00	\$114,800.00
6	18" Sanitary Sewer, >12' Deep, (PVC, SDR 26)	1690	LF	\$110.00	\$185,900.00
7	21" Sanitary Sewer, >28' Deep, (PVC, SDR 26)	1870	LF	\$195.00	\$364,650.00
8	48" Diameter Manhole <12' Deep	17	EA	\$4,000.00	\$68,000.00
9	48" Diameter Manhole, 12'-20' Deep	7	EA	\$5,700.00	\$39,900.00
10	48" Diameter Manhole, >20' Deep	5	EA	\$10,900.00	\$54,500.00
11	48" Diameter Drop Manhole, 12'-20' Deep	2	EA	\$6,700.00	\$13,400.00
12	48" Diameter Drop Manhole, >20' Deep	4	EA	\$11,900.00	\$47,600.00
13	Granular Trench Backfill	3900	CY	\$40.00	\$156,000.00
15	Steel Casing Pipe Bore and Jack, 36" (Big Timber)	120	LF	\$800.00	\$96,000.00
17	Televise Sanitary Sewer	7930	LF	\$1.00	\$7,930.00
18	Pavement Removal & Replacement, Full Depth	45	SY	\$15.00	\$675.00
19	Abandon Lift Station	1	LS	\$30,000.00	\$30,000.00
20	Air Pressure, Manhole Vacuum, and Deflection Testing	1	LS	\$20,000.00	\$20,000.00
21	Restoration	1	LS	\$10,000.00	\$10,000.00
22	Traffic Control and Protection	1	LS	\$10,000.00	\$10,000.00
23	Dewatering (Budget)	1	LS	\$250,000.00	\$250,000.00
<b>TOTAL SCHEDULE I - SANITARY IMPROVEMENTS</b>					<b>\$1,719,080.00</b>
<b>CONTINGENCY (10%)</b>					<b>\$171,908.00</b>
<b>TOTAL PROBABLE COST</b>					<b>\$1,890,988.00</b>
<b>ENGINEERING (8%)</b>					<b>\$151,279.04</b>
<b>CONSTRUCTION (7%)</b>					<b>\$132,369.16</b>
<b>LEGAL SURVEYING/ADMINISTRATION</b>					<b>\$10,000.00</b>
<b>TOTAL PROBABLE COST</b>					<b>\$2,184,636.20</b>

**NOTES:**

- This Engineer's Conceptual Opinion of Probable Cost is based on Preliminary Engineering Plans, dated October 30, 2009 prepared by Mackie Consulting, LLC. This Engineer's Conceptual Opinion of Probable Cost does not include landscaping, utility relocations, other offsite highway improvements, demolition, dewatering, right of way acquisition, review fees, permit fees or any other item not included.
- Erosion control quantities are based off of a single phase plan and do not include items necessary due to temporary conditions or phasing. Additional erosion control devices may become necessary as construction progresses onsite. The above Engineer's Opinion of Probable Cost does not include monies for ongoing maintenance of the erosion control devices.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST  
FOR  
HAMPSHIRE GROVE  
SANITARY INTERCEPTOR  
HAMPSHIRE, ILLINOIS  
November 5, 2009

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
3.	Any improvements to additional offsite streets, offsite areas, etc. were not included above.				
4.	The unit prices are based on best available data. Mackie Consultants cannot guarantee the pricing will not increase.				
5.	The above EOPC does not include the acquisition of additional easements along Big Timber Road.				
6.	Dewatering cost is for budget purposes only and presumes 50' well point spacing for the 21" sewer and sporadic dewatering in the 15" and 18" sewer. Actual dewatering costs are highly variable due to weather soil conditions, and water table elevations at the time of construction and in addition to the methods used by the contractor to control groundwater.				

Prepared by: Mackie Consultants, LLC.  
9575 W. Higgins Road, Suite 500  
Rosemont, Illinois 60018  
(847) 696-1400

N:\1427\AEOPS\SANITARY INTERCEPTOR.XLS



## EXHIBIT G-4

(1 of 2)

**ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST  
FOR  
HAMPSHIRE GROVE  
8" SANITARY CONCEPT  
HAMPSHIRE, ILLINOIS  
January 7, 2009**

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
<b>SCHEDULE I - SANITARY SEWER IMPROVEMENTS</b>					
1	Stabilized Construction Entrance	2	EA	\$3,500.00	\$7,000.00
2	Silt Fence	3300	LF	\$2.50	\$8,250.00
3	8" Sanitary Sewer, <12' Deep, (PVC, SDR 26)	2895	LF	\$32.00	\$92,640.00
4	8" Sanitary Sewer, >12' Deep, (PVC, SDR 26)	820	LF	\$47.00	\$38,540.00
7	8" Sanitary Sewer, >28' Deep, (PVC, SDR 26)	1870	LF	\$100.00	\$187,000.00
8	48" Diameter Manhole <12' Deep	16	EA	\$4,000.00	\$64,000.00
9	48" Diameter Manhole, 12'-20' Deep	3	EA	\$5,700.00	\$17,100.00
10	48" Diameter Manhole, >20' Deep	5	EA	\$10,900.00	\$54,500.00
11	48" Diameter Drop Manhole, 12'-20' Deep	1	EA	\$6,700.00	\$6,700.00
12	48" Diameter Drop Manhole, >20' Deep	2	EA	\$11,900.00	\$23,800.00
13	Granular Trench Backfill	250	CY	\$40.00	\$10,000.00
15	Steel Casing Pipe Bore and Jack, 36" (Big Timber)	120	LF	\$260.00	\$31,200.00
17	Televise Sanitary Sewer	5585	LF	\$1.00	\$5,585.00
18	Pavement Removal & Replacement, Full Depth	45	SY	\$15.00	\$675.00
20	Air Pressure, Manhole Vacuum, and Deflection Testing	1	LS	\$20,000.00	\$20,000.00
21	Restoration	1	LS	\$10,000.00	\$10,000.00
22	Traffic Control and Protection	1	LS	\$10,000.00	\$10,000.00
23	Dewatering (Budget)	1	LS	\$175,000.00	\$175,000.00
<b>TOTAL SCHEDULE I - SANITARY IMPROVEMENTS</b>					<b>\$761,990.00</b>
<b>CONTINGENCY (10%)</b>					<b>\$76,199.00</b>
<b>TOTAL PROBABLE COST</b>					<b>\$838,189.00</b>
<b>ENGINEERING (8%)</b>					<b>\$67,055.12</b>
<b>CONSTRUCTION (7%)</b>					<b>\$58,673.23</b>
<b>LEGAL SURVEYING/ADMINISTRATION</b>					<b>\$10,000.00</b>
<b>TOTAL PROBABLE COST</b>					<b>\$973,917.35</b>

**NOTES:**

1. This Engineer's Conceptual Opinion of Probable Cost is based on Preliminary Engineering Plans, dated October 30, 2009 prepared by Mackie Consulting, LLC. This Engineer's Conceptual Opinion of Probable Cost does not include landscaping, utility relocations, other offsite highway improvements, demolition, dewatering, right of way acquisition, review fees, permit fees or any other item not included.
2. Erosion control quantities are based off of a single phase plan and do not include items necessary due to temporary conditions or phasing. Additional erosion control devices may become necessary as construction progresses onsite. The above Engineer's Opinion of Probable Cost does not include monies for ongoing maintenance of the erosion control devices.
3. Any improvements to additional offsite streets, offsite areas, etc. were not included above.
4. The unit prices are based on best available data. Mackie Consultants cannot guarantee the pricing will not increase.

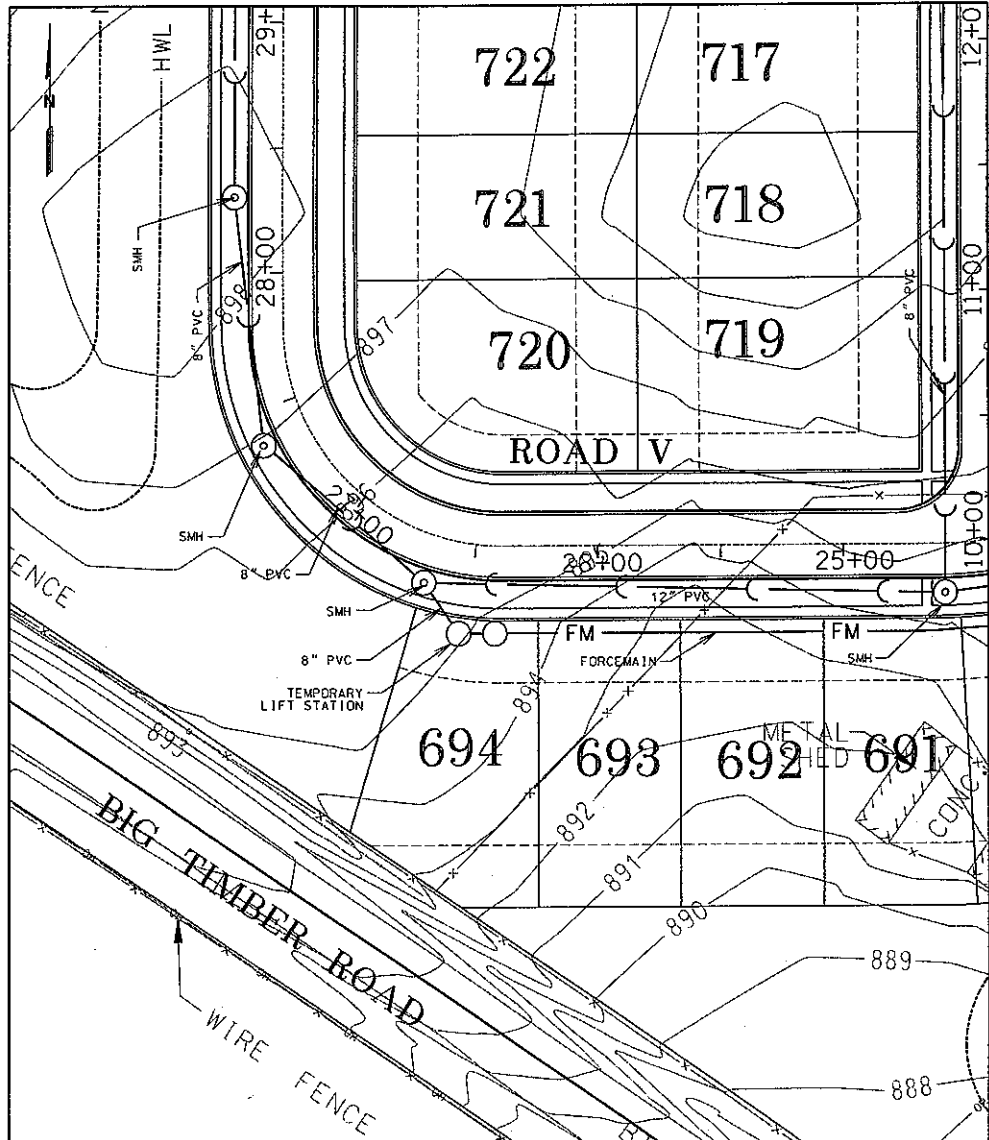
ENGINEER'S CONCEPTUAL OPINION OF PROBABLE COST  
FOR  
HAMPSHIRE GROVE  
8" SANITARY CONCEPT  
HAMPSHIRE, ILLINOIS  
January 7, 2009

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
5.	The above EOPC does not include the acquisition of additional easements along Big Timber Road.				
6.	Dewatering cost is for budget purposes only and presumes 50' well point spacing for the deep portion of the 8" sewer and sporadic dewatering of the remainder of the 8" sewer. Actual dewatering costs are highly variable due to soil conditions, and water table elevations at the time of construction and in addition to the methods used weather by the contractor to control groundwater.				

Prepared by: Mackie Consultants, LLC.  
9575 W. Higgins Road, Suite 500  
Rosemont, Illinois 60018  
(847) 696-1400

N:\1427A\EOPS\SANITARY INTERCEPTOR.XLS





**MACKIE CONSULTANTS LLC**

9375 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018  
 847-696-1400 FAX 847-696-1410  
 ENGINEERS PLANNERS SURVEYORS

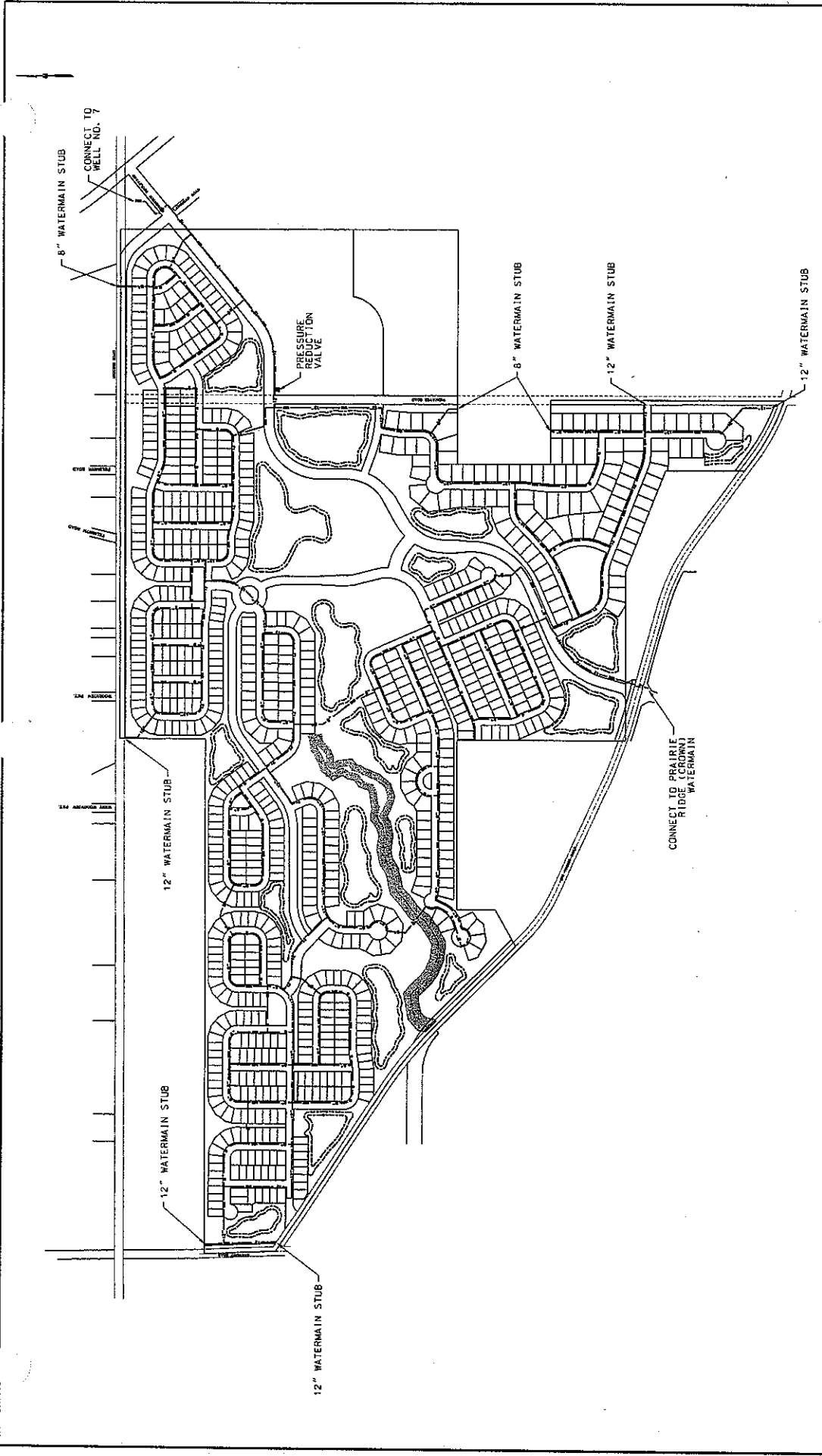
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 154-002694

FILE	DATE	BY
DESIGNED	ST	
DRAWN	ST	
APPROVED	SRK	
DATE	10/28/09	
SCALE	1"=50'	

**EXHIBIT G-3: WASTEWATER  
 BIG TIMBER ROAD TEMPORARY  
 LIFT STATION LOCATION**  
**HAMPSHIRE GROVE  
 HAMPSHIRE, ILLINOIS**

SHEET	1 OF 1
PROJECT	1427A
LOT	
DRAWN	CONSULTANTS LLC 2009

DATE	DESCRIPTION OF REVISION	BY



<b>MACKIE CONSULTANTS LLC</b> 8814 W. HIGGINS RD., SUITE 300, ROSEMOUNT, IL 60018 817-698-1400 ENGINEERS PLANNERS SURVEYORS ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 04-00064		<b>CLIENT:</b> <b>ROBERT ARTHUR LAND COMPANY</b> PO BOX 610 BATAVIA, ILLINOIS 61533 PHONE: 630-874-8100 FAX: 630-875-8827		DESIGNED BY: _____ DRAWN BY: _____ APPROVED BY: _____ DATE: _____ SCALE: _____ DATE: _____		SHEET <b>1</b> OF <b>1</b> PROJECT NUMBER: _____ FILE # (ENCL. NUMBER): _____ SOURCE CONSULTANT: LLC	
<b>EXHIBIT H: WATER SUPPLY &amp; DISTRIBUTION SYSTEM</b> <b>HAMPSHIRE GROVE</b> <b>HAMPSHIRE, ILLINOIS</b>				DESIGNED BY: _____ DRAWN BY: _____ APPROVED BY: _____ DATE: _____ SCALE: _____ DATE: _____		SHEET <b>1</b> OF <b>1</b> PROJECT NUMBER: _____ FILE # (ENCL. NUMBER): _____ SOURCE CONSULTANT: LLC	



**HAMPSHIRE WEST, LLC**

*Crown Community Development  
A Henry Crown Company*

August 13, 2009

Mr. Brad Sanderson, P.E.  
Engineering Enterprises, Inc.  
44 W 110 U.S. Hwy 20  
Hampshire, IL 60140

RE: Hampshire Grove Residential Development, Hampshire, Illinois  
Water Main and Sanitary Sewer Service

Dear Mr. Sanderson,

Pursuant to your request, this letter shall serve as written confirmation that Hampshire West, LLC will commence with the construction of the North Interceptor sewer and 16" water main thru Prairie Ridge Neighborhoods W, X, and AA as required to provide water and sanitary service to the Hampshire Grove residential development provided that the developer of the Hampshire Grove property notifies Hampshire West, LLC at least 6 months prior to sewer and water service need. Additionally, Hampshire West, LLC will not commence with the construction of these underground facilities until after mass earthwork operations have commenced on the Hampshire Grove property.

Sincerely,

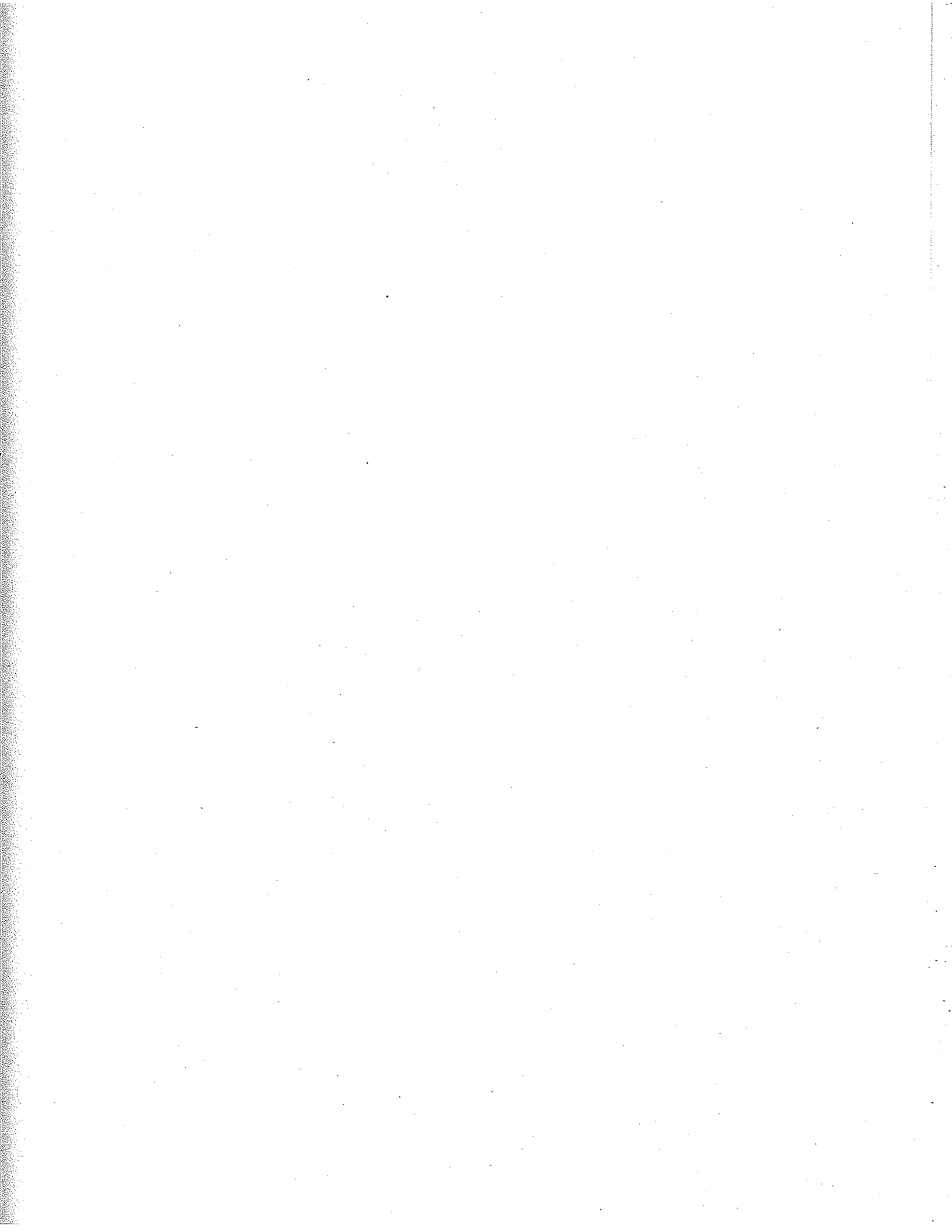
Daniel Olsem, P.E.  
Hampshire West, LLC

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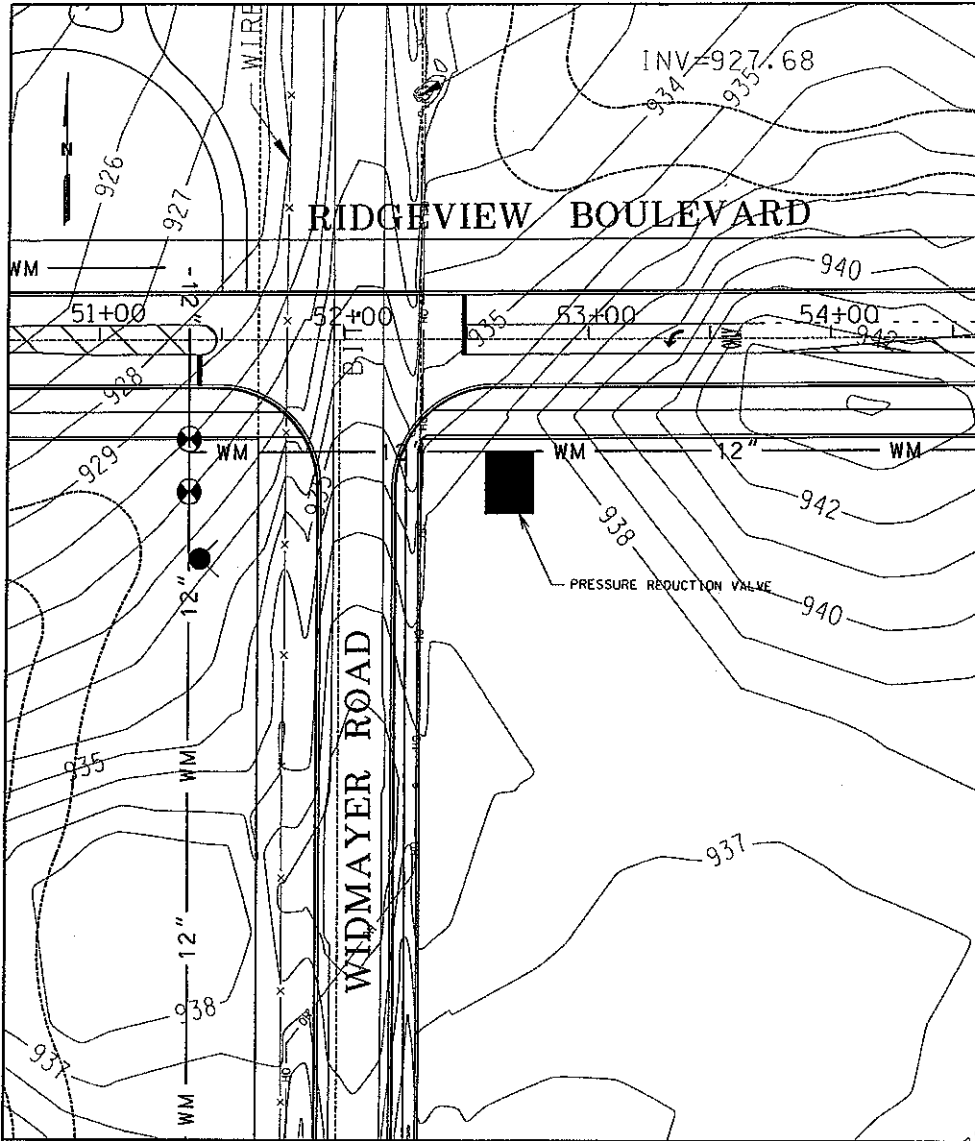
Cc: Marvin Bailey  
Jennifer Cowan, P.E.

**ENGINEERING ENTERPRISES, INC**

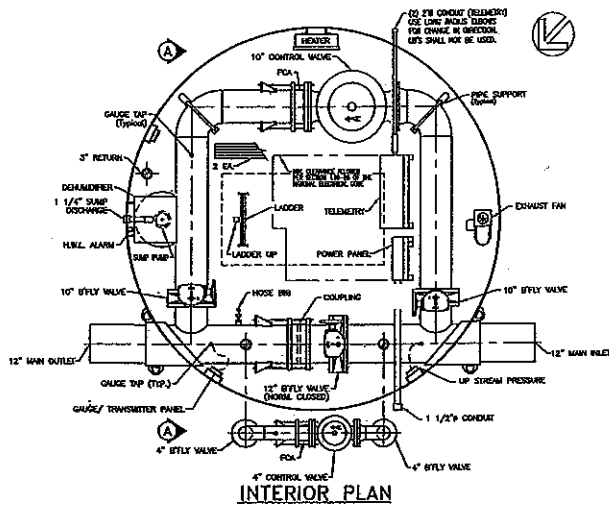




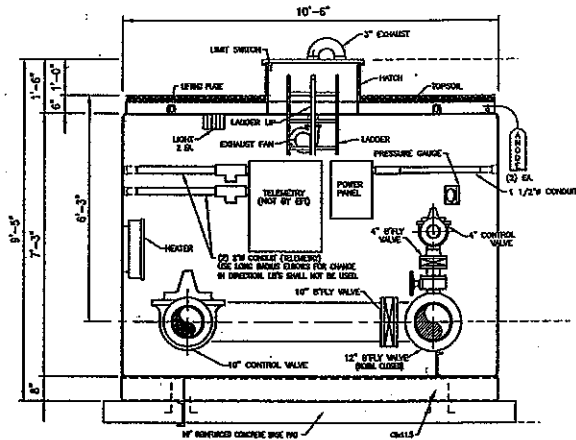




<b>MACKIE CONSULTANTS LLC</b> 9375 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018 847-898-1400 FAX 847-898-1410 ENGINEERS PLANNERS SURVEYORS <small>ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 061-002534</small>	FILE	H3/PLT	<b>EXHIBIT H3: WATER SUPPLY AND DISTRIBUTION SYSTEM</b> <b>PRESSURE REDUCTION VALVE</b> <b>LOCATION &amp; DETAILS</b> <b>HAMPSHIRE GROVE</b> <b>HAMPSHIRE, ILLINOIS</b>	SHEET	
	DESIGNED	ST		<b>1 of 2</b>	
	DRAWN	ST		PROJECT	H27A
	APPROVED	SRK		LOT	
	DATE	10/27/09		SCALE	1"=50'
DATE	DESCRIPTION OF REVISION	BY			



INTERIOR PLAN



SECTION A-A

<b>MACKIE CONSULTANTS LLC</b> 5575 W. HIGGINS RD., SUITE 300, ROSEMONT, IL 60018 641-696-1400      FAX 641-698-1410 ENGINEERS      PLANNERS      SURVEYORS <small>ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 064-002884</small>	FILE	H3D.PLT	<b>EXHIBIT H3: WATER SUPPLY AND DISTRIBUTION SYSTEM PRESSURE REDUCTION VALVE LOCATION &amp; DETAILS</b>  <b>HAMPSHIRE GROVE HAMPSHIRE, ILLINOIS</b>	SHEET	<b>2 OF 2</b>
	DESIGNED	SF		PROJECT	
	DRAWN	SF		LOT	
	APPROVED	SRK		OWNER COMPLIANCE USE ONLY	
	DATE	10/23/09			
DATE	DESCRIPTION OF REVISION	BY	SCALE	NTS	

Lots 1-774		EXHIBIT I						
Summary / Fees	School	Park	Village / Public	Fire	Library	Transport	Cemetery	Totals
	Note 1		Note 4			Note 5		
Transition	\$ -	\$ 292.26	\$ 718.94	\$ 656.68	\$ 99.37	\$ -	\$ -	\$ 1,767.25
2 BR SFR	\$ -	\$ -	\$ 363.19	\$ 600.00	\$ 150.00	\$ 1,636.00	\$ 80.00	\$ 2,829.19
3 BR SFR	\$ -	\$ -	\$ 363.19	\$ 600.00	\$ 150.00	\$ 1,636.00	\$ 80.00	\$ 2,829.19
4 BR SFR								
5 BR SFR								
1 BR TH								
2 BR TH								
3 BR TH								
Studio								
1 BR Apt								
2 BR Apt								
3 BR Apt								
Duplex	Same as TH - based on # of BR's							

	Water Connection Note 3	Sewer Connection Note 3						Totals Connection
2 BR SFR	\$ 4,804.77	\$ 5,012.00	---	---	---	---	---	\$ 9,816.77
3 BR SFR	\$ 4,804.77	\$ 5,012.00	---	---	---	---	---	\$ 9,816.77
4 BR SFR			---	---	---	---	---	
5 BR SFR			---	---	---	---	---	
1 BR TH			---	---	---	---	---	
2 BR TH			---	---	---	---	---	
3 BR TH			---	---	---	---	---	
Studio			---	---	---	---	---	
1 BR Apt			---	---	---	---	---	
2 BR Apt			---	---	---	---	---	
3 BR Apt			---	---	---	---	---	

Notes

1. School Transition and Impact Fee are satisfied by a donation of a 10 acre Bus Barn site and connection to detention system (See Exhibit I-3)
2. Park Impact Fee satisfied by a donation of 20 acre Community Park and 3 acre Neighborhood Park site (See EXHIBIT I-4)
3. Sewer Connection Fees are subject to a credit against 20% of said Fees for oversizing costs of extending the North Sanitary Interceptor through the Subject Property; 80% of the Sewer Connection Fee remains payable with a residential building permit. Subject to adjustment of final figures.(See EXHIBIT I-1)
4. Village/Public Impact Fees are subject to a credit for thre Right-of-Way of Ridgeview Boulevard equal to \$641,412. (See EXHIBIT I-1)
5. Transportation Impact Fee to be expended by the Village to pay or reimburse for improvements to the Ridgeview Boulevard and US Route 20 intersection.(See EXHIBIT F-1)



	1	2	3	4	5	6
Description	Lots 1-774 Sanitary Connection Fee	Lots 1-774 Water Connection Fee	Lots 1-774 Public Impact Fee	Lots 1-774 Subtotal Fee	(See Exhibit G-4) North Sanitary Interceptor Attributed to Hampshire Grove	(See Exhibit G-3) North Sanitary Interceptor Estimated Totals
1 Gross Fees Per Home	\$6,265.00	\$5,200.00	\$1,191.97	\$12,656.97		
2 Times Number of Homes	x 774	774	774	774		
3 Gross Fees	= \$4,849,110	\$4,024,800	\$922,584	\$9,796,494		
4 Village Discretion Percentage	x 20.00%	20.00%	100.00%	27.53%		
5 Village Discretion Amount	= \$969,822	\$804,960	\$922,584	\$2,697,366		
6 Acquirer Tests Reimbursement	- \$0	(\$65,010)	\$0	(\$65,010)		
7 Ridgeview ROW Credit	- \$0	\$0	(\$641,472)	(\$641,472)		
8 Northern Sanitary Interceptor Improvement	- (\$969,822)	(\$240,897)	\$0	(\$1,210,719)	(\$973,917)	(\$2,184,636)
9 Adjusted Village Discretion Amount	= \$0	\$499,053	\$281,112	\$780,165		
10 Add Back Non Discretionary Fees (Line 3 - Line 5)	+ \$3,879,288	\$3,219,840	\$0	\$7,099,128		
11 Net Fees	= \$3,879,288	\$3,718,893	\$281,112	\$7,879,293		
12 Divided By Number of Homes	/ 774	774	774	774		
13 Net Fees Per Home	===== \$5,012.00	===== \$4,804.77	===== \$363.19	===== \$10,179.97		



Lots 775-883		EXHIBIT I-2						
Summary / Fees	School	Park	Village / Public	Fire	Library	Transport	Cemetery	Totals
Transition	\$ 3,214.78	\$ 292.26	\$ 718.94	\$ 656.68	\$ 99.37	\$ -	\$ -	\$ 4,982.03
	Note 1			Note 2				
2 BR SFR								
3 BR SFR	\$ 2,874.39	\$ -	\$ 1,519.48	\$ 600.00	\$ 150.00	\$ 1,636.00	\$ 80.00	\$ 6,859.87
4 BR SFR	\$ 4,904.67	\$ -	\$ 1,972.86	\$ 600.00	\$ 150.00	\$ 1,636.00	\$ 80.00	\$ 9,343.53
5 BR SFR	\$ 3,802.36	\$ -	\$ 1,976.00	\$ 600.00	\$ 150.00	\$ 1,636.00	\$ 80.00	\$ 8,244.36
1 BR TH								
2 BR TH								
3 BR TH								
Studio								
1 BR Apt								
2 BR Apt								
3 BR Apt								
Duplex	Same as TH - based on # of BR's							

	Water Connection	Sewer Connection						Totals Connection
2 BR SFR			---	---	---	---	---	
3 BR SFR	\$ 5,200.00	\$ 6,265.00	---	---	---	---	---	\$ 11,465.00
4 BR SFR	\$ 5,200.00	\$ 6,265.00	---	---	---	---	---	\$ 11,465.00
5 BR SFR	\$ 5,200.00	\$ 6,265.00	---	---	---	---	---	\$ 11,465.00
1 BR TH			---	---	---	---	---	
2 BR TH			---	---	---	---	---	
3 BR TH			---	---	---	---	---	
Studio			---	---	---	---	---	
1 BR Apt			---	---	---	---	---	
2 BR Apt			---	---	---	---	---	
3 BR Apt			---	---	---	---	---	

Notes

1. Park Impact Fee satisfied with 20 acre Community Park and 3 acre Neighborhood Park land donation (See EXHIBIT I-4)
5. Transportation Impact Fee to be expended by the Village to pay or reimburse for improvements to the Ridgeview Boulevard and US Route 20 intersection.(See EXHIBIT F-1)

rahgf4.xls



**EXHIBIT I-3**

**LETTER FROM SCHOOL DISTRICT REGARDING CONTRIBUTION(S)**

[TO COME]



**EXHIBIT I-4**

**LETTER FROM PARK DISTRICT REGARDING CONTRIBUTION(S)**

[TO COME]



**EXHIBIT I-5**

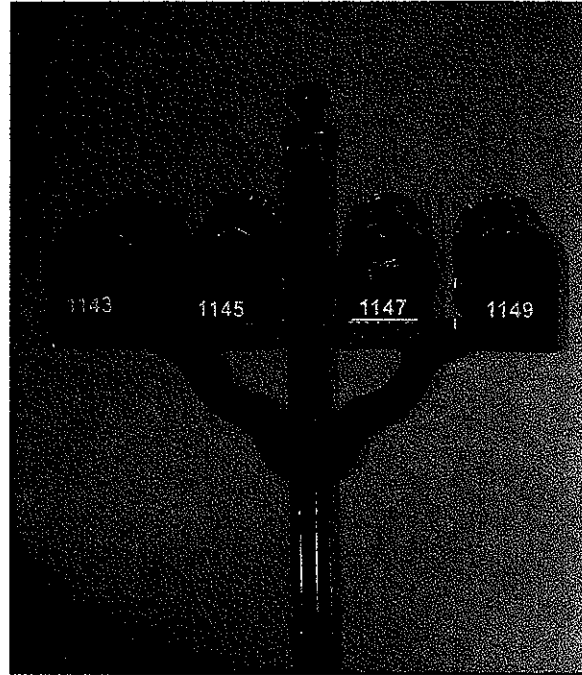
**LETTER FROM FIRE PROTECTION DISTRICT REGARDING CONTRIBUTION(S)**

[TO COME]

## EXHIBIT J

### ITEMS REQUIRED PRIOR TO START OF EARTHWORK

1. Stormwater Management Report approved and permit issued by the Village.
2. Hampshire Site Development Permit Application completed and processed by Village.
3. Performance Guarantee on file with the Village.
4. Cash Deposit / Nuisance Abatement Guarantee on file with Village.
5. Insurance Certificates on file with Village naming the Village and EEI as additional insured.
6. Indemnification letter from Owner acknowledging that they are proceeding at their own risk.
7. Approved Grading and Soil Erosion Sedimentation Control Plans.
8. Existing floodplain and/or floodway areas must be clearly identified on site.
9. Existing wetland areas and required buffer zones must be clearly identified on-site.
10. Agency Approvals
  - a. Transportation Permits (for construction access only)
  - b. IDNR and IHPA environmental sign-offs
  - c. IEPA NOI
11. Pre-Construction Conference with Village.



**PRINCETON**


- \* 3"x3"x.125 wall Fluted Extruded Square Aluminum Post
- \* Heavy Gauge Galvanized Steel Mounting Plate
- \* Galvanizes Steel Support Arms
- \* Gloss Black Powder Coat Finish
- \* T1 Postmaster Approved Boxes
- \* 1 1/8" Gold Vinyl Address Numbers
- \* Installed with Cement
- \* Available in A Single, Double or Quad

**MANUFACTURER:**  
**MAILBOX SERVICE, INC.**  
 10753 WOLF DRIVE  
 HUNTLEY, IL 60142  
 (847)669-2752

**VILLAGE OF HAMPSHIRE**

COPYRIGHT © 2007 ENGINEERING ENTERPRISES, INC.

**MAILBOX**

 <b>Engineering Enterprises, Inc.</b> 52 Wheeler Road Sugar Grove, Illinois 60554 Phone: (630) 466-9350	SCALE: <b>N.T.S.</b>	FOLDER: <b>HA-MI</b>	DRAWING NUMBER: <b>MB-01</b>	DRAWN BY: <b>KKP</b>
	DATE: <b>5/18/04</b>	REVISED:		

Hampshire Grove  
External Sign Locations  
Exhibit L

rahges11

Location	Installation Comments
1 NEC Big Timber/Harmony	90 days after Annexation Agreement approval
2 NEC Higgins/Widmayer	90 days after Annexation Agreement approval, removed when Widmayer section vacated
3 NWC Ridgeview/Higgins	Upon completion of Ridgeview/Higgins inter- section
4 NWC Ridgeview/Widmayer	Upon completion of Ridgeview/Widmayer inter- section
5 NEC Ridgeview/Big Timber	Upon completion of Ridgeview/Big Timber intersection
6 NWC Big Timber/Widmayer	90 days after Annexation Agreement approval

## EXHIBIT M

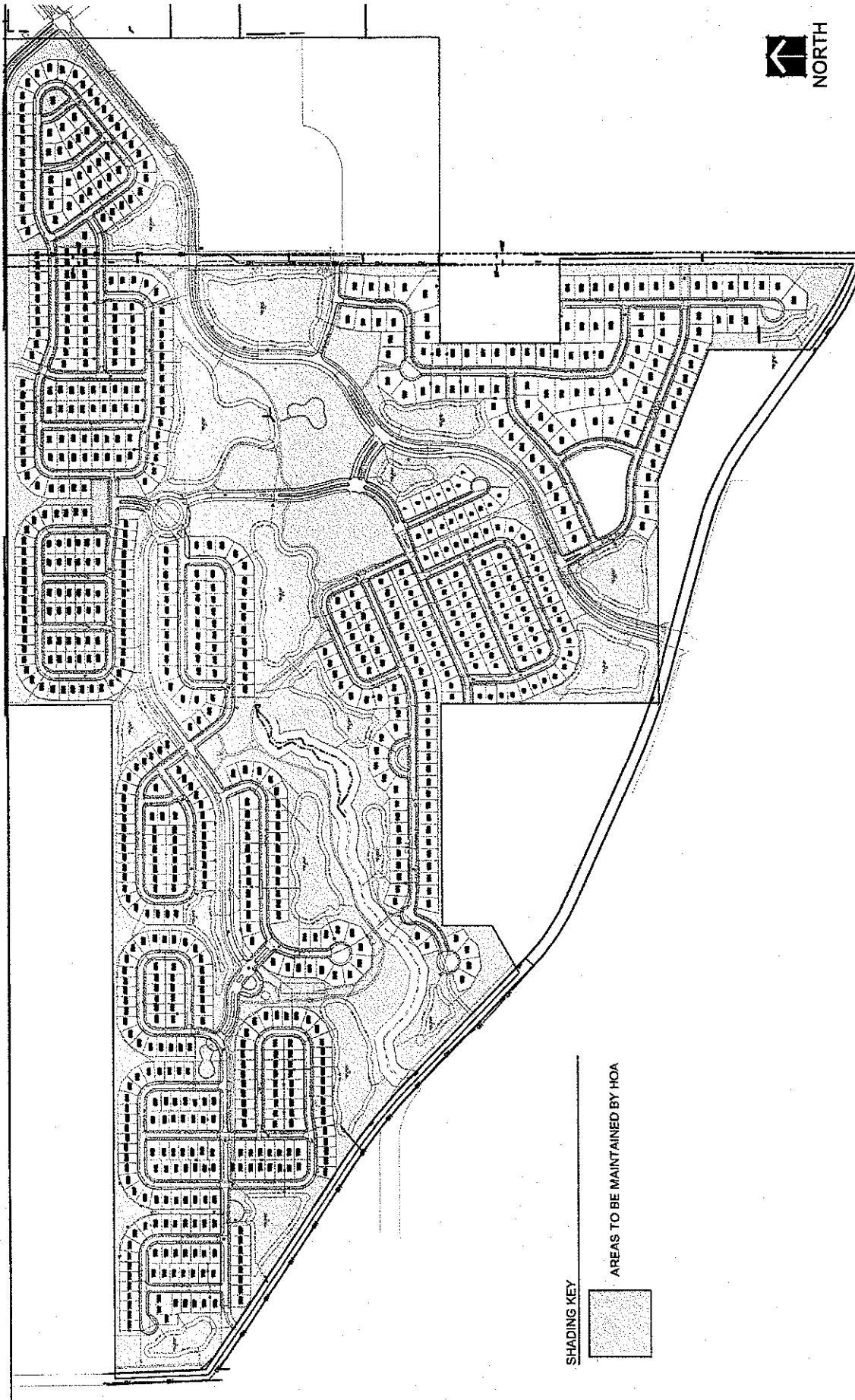
### **VILLAGE ENGINEER'S ROLE DURING LAND DEVELOPMENT / CONSTRUCTION ACTIVITIES BY OWNER**

The Village Engineer shall provide a project representative, assistants, and other field staff to assist the Village in observing, investigating, reviewing and evaluating the progress of and performance by Owners, and their contractors, agents, etc., (together, the "Owner ") for land development projects undertaken in the Village, as generally described below:

- a. Visit the site to observe as an experienced and qualified design professional the progress and quality of the executed work and to determine in general if the work is proceeding in accordance with the approved plans, specifications, and Village standards.
- b. Periodically visit the site to observe soil erosion and sedimentation control practices to ensure compliance with plans and specifications as well as applicable codes and regulations.
- c. Furnish field reports and summary reports to the Village and the Owner , outlining the progress of work and of the Owner 's compliance with the approved plans, specifications and applicable Village Codes.
- d. Attend meetings with Owner , such as preconstruction conferences, progress meetings, job conferences and other project-related meetings, and provide meeting-related correspondence.
- e. Serve as liaison between the Village and Owner in conveying information and project status reports and in obtaining from Owner additional details or information required to evaluate the project.
- f. Attend Village Board meetings where any discussion or approvals are being made in relation to Owner 's improvements.
- g. Consider and assist the Village in evaluating suggestions or requests made by the Owner for modifications to the approved plans or specifications; and prepare reports to the Village for approval of proposed change orders.
- h. Review applications submitted by the Owner for partial and complete release of financial surety and provide recommendations to the Village.
- i. Coordinate the inspection of street lights by the Village's electrical inspector regarding the Owner 's compliance with the approved plans and specifications as well as applicable codes and regulations.
- j. Coordinate with the Village's landscape architect regarding the Owner 's compliance with the approved landscaping plans and specifications as well as applicable codes and regulations.

- k. Coordinate with the Village's wetland specialist regarding the Owner's compliance with the approved plans and specifications as well as applicable codes and regulations.
- l. Investigate complaints arising from Owner's construction activities and provide a summary of the complaint to the Village along with any recommended action.
- m. Review submittals by private utility companies for permits for utility extensions to serve the Owner's project.
- n. Periodically observe construction of utility companies performing construction within Village right-of-ways or easements.
- o. Review sanitary sewer video and the associated reports.
- p. Assist in preparing and reviewing recapture agreements and provide calculations and exhibits to be used in such agreements.
- q. Provide coordination with KDOT, IDOT or other governmental entities pertaining to the Owner's improvements that affect these entities.
- r. Review, prepare review letters to Owner, and recommend to the Village Board approval of record drawings submitted by the Owner.
- s. Update the Village's atlas maps including storm sewer, sanitary sewer, water main and street lights and print and distribute updated copies.
- t. Update the Village's water model in conjunction with atlas maps and conduct flow testing for model calibration.
- u. Complete and submit GASB-34 documentation to the Village, including construction costs for roadways and all Village utilities on a block-by-block basis.
- v. Perform punch walks and create punch lists of items that need to be completed prior to issuing a recommendation to the Village to certify the completion of public improvements. Upon completion of punch list items, issue recommendation for Certificate of Completion to Village.
- w. One year after the issuance of the certificate of completion, perform punch walk and punch list (if necessary) and provide Village with recommendation for Certificate of Acceptance.
- x. After the issuance of the Certificate of Acceptance, monitor the subdivision for needed repairs during the one year maintenance period.

EXHIBIT N



SHADING KEY



AREAS TO BE MAINTAINED BY HOA

	1	2	3	4	5	6
<b>Preservation &amp; Replacement Program</b>	<b>Develop- ment Areas</b>	<b>Less Additional Preserved</b>	<b>Subject To Replacement</b>	<b>Preservation Areas</b>	<b>Subtotal Preserved</b>	<b>Grand Total</b>
1 Gross Inventory	1,748	564	1,184	1,358	1,922	3,106
2 Less Species Excluded by Ordinance			(374)			(374)
3 Net Inventory			810			
4 Less Species Proposed to be Excluded per Arborist			(551)			(551)
5 Net, Net Inventory			259			
6 Less Poor Shape or Condition per Arborist			(18)			(18)
7 Net, Net, Net Inventory			241			(241)
8 Replacement Ratio			4.68			
9 Replacement Trees			1,127			1,127
10 Subtotal Preservation & Replacement Program						3,049
<b>Parkway Program</b>	<b>Criteria</b>	<b>Lots</b>	<b>Required</b>	<b>Gross</b>	<b>Non- Conforming</b>	<b>Net</b>
11 Age Restricted, Active Adult Lots	Non-Corner	664	2	1,328		
12 Age Restricted, Active Adult Lots	Corner	110	4	440		
13 Subtotal Age Restricted, Active Adult Parkway Lots		774		1,768	(201)	1,567
14 Traditional Single Family Lots	Non-Corner	95	2	190		
15 Traditional Single Family Lots	Corner	14	4	56		
16 Subtotal Traditional Single Family Parkway Lots		109		246	(8)	238
17 Subtotal Parkway Lot Program		883		2,014	(209)	1,805
18 Cost Per Parkway Tree					\$450	
19 Parkway Tree Donation					\$94,050	
20 Parkway Trees in Right of Way						765
21 Subtotal Parkway Trees						2,570
<b>Buffer Program</b>	<b>Unit of Measure</b>	<b>Trees</b>	<b>Units</b>	<b>Gross</b>	<b>Replacement</b>	<b>Net</b>
22 High Intensity Buffer	100 LF	11	67	737		737
23 Low Intensity Buffer	100 LF	8	180	1,440	(1,127)	313
24 Subtotal Buffer Program				2,177	(1,127)	1,050
25 <b>GRAND TOTAL TREES</b>						6,669

# PUGSLEY & LAHAIE, LTD.

LANDSCAPE ARCHITECTS AND CONTRACTORS

24414 N. OLD McHENRY ROAD  
LAKE ZURICH, ILLINOIS 60047

847/438-0013 Fax 847/438-0084

May 20, 2008

Arthur C. Zwemke  
Robert Arthur Land Company  
4N645 School Road  
St. Charles, IL 60175

RE: Hampshire Grove – Tree Inventory Analysis

Dear Art:

Pugsley & La Haie, Ltd. (Rick Fuller, Certified Arborist, Sharon Dickson, Director of Design, & Mike Stroup, Senior Associate) has reviewed the current tree inventory prepared by Christopher B. Burke Engineering, Ltd. (CBBEL) and would like to offer our analysis.

The Village's undesirable species list includes: Black Locust, Box Elder, Buckthorn, Chokecherry, Cottonwood, Laurel Willow, Mulberry, Osage Orange, Russian Olive, Siberian Elm, Tree of Heaven, and Weeping Willow.

The Village's undesirable species list does not include Black Cherry, Downy Hawthorn, White Ash, Black Willow, Silver Maple, American Elm, Apple, or Scotch Pine.

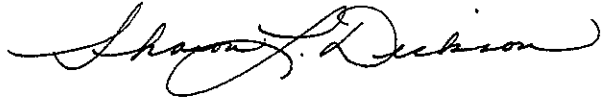
The following are reasons why an Arborist would include Black Cherry, Downy Hawthorn, White Ash, Black Willow, Silver Maple, American Elm, Apple, & Scotch Pine as an undesirable species:

- Black Cherry = Invasive species, easily self-seeded and has created a monoculture on the site, relatively weak-wooded and prone to wind damage
- Downy Hawthorn = Prone to Cedar Apple Rust
- White Ash (all Ash) = Threat of Emerald Ash Borer now prevalent in the Chicagoland area, tree is no longer an acceptable species by most Villages
- Black Willow = Invasive species, prone to wind and ice damage, potential for roots to infiltrate drainage lines
- Silver Maple = Invasive species, weak-wooded & prone to wind and ice damage, prone to problems with Borer, excessive litter, disease, root systems that block sewers, sidewalk heaving, and poor survivability
- American Elm = Host tree for beetle that carries Dutch Elm Disease, any surviving trees are subject to a shorter life-span
- Apple = Non-native, prone to Cedar Apple Rust, Scale, & Fire Blight
- Scotch Pine = Non-native, prone to numerous borer insect diseases & Diplodia, not recommended for the contemporary landscape

Hampshire Grove  
Robert Arthur Land Company  
May 2, 2008  
Page 2

Please feel free to contact us with any questions or comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sharon L. Dickson".

Sharon L. Dickson, ASLA  
*Director of Design*



Hampshire Grove Development Area Tree Preservation & Replacement Summary  
 Hampshire, Illinois  
 REVISED 08/21/2009

Group Number	Total Trees	Trees to be Preserved	Trees to be Removed	Species Excluded Per Ordinance	Species Excluded Per Arborist	Trees Excluded Per Form/Condition	Quality Trees to be Removed	Replacement Trees Required
1	37	12	25	5	14	1	5	27
2	33	12	21	5	11	0	5	22
3	12	11	1	1	0	0	0	0
4	104	0	104	100	1	0	3	13
5	20	0	20	5	6	1	8	41
6	5	0	5	3	1	0	1	5
7	15	4	11	11	0	0	0	0
8	59	48	11	10	1	0	0	0
9	101	54	47	3	32	0	12	51
10	86	43	43	39	0	1	3	18
11	41	0	41	9	17	0	15	63
12	21	0	21	6	15	0	0	0
13	24	1	23	6	13	0	4	17
14	21	0	21	18	3	0	0	0
15	185	153	32	1	13	0	18	80
16	82	75	7	1	4	1	1	5
17	133	120	13	4	5	0	4	16
18	85	10	75	28	10	2	35	166
19	19	4	15	7	7	0	1	5
20	41	0	41	3	33	1	4	21
21	62	11	51	45	2	0	4	19
22	542	0	542	64	360	11	107	506
23	20	6	14	0	3	0	11	52
Total	1748	564	1184	374	551	18	241	1127

NOTE: Dead trees are included in poor form/condition.

EXHIBIT P - 1

**LIST OF PERMITTED, SPECIAL, AND PROHIBITED USES FOR COMMERCIAL AREA**

PERMITTED USES:

A. From the B-1 Central Business District – permitted uses:

1. Stores for retail sales of household goods, garden supplies, sporting goods, and personal products, including food, drugs, alcoholic beverages, clothing, furniture, appliances, hardware, gifts, specialty and hobby items and books; and of office supplies.
2. Establishments for personal services, including hair styling, clothes cleaning, and shoe repair.
3. Offices for commercial services, including advertising, radio, T.V., newspapers, interior decorating, and printing.
4. Establishments for machinery and appliance repair.
5. Establishments for retail gasoline sales, including automotive repair.
6. Facilities for indoor entertainment and recreation, including theaters, bowling alleys, pool halls, roller skating rinks, and private clubs, including game rooms or amusement centers.
7. Nursery schools.
8. Offices for business and professional use, including doctor, attorney, insurance, financial establishments, and real estate.
9. Establishments for educational services, including trade schools, dancing, music and singing schools.
10. Daycare centers.
11. Art galleries, museums and other semi-public, indoor exhibition uses; but not including auction rooms.
12. Catering establishments.
13. Frozen food shops, including locker rental in conjunction therewith.
14. Meat markets, including markets for the sale of meat and meat products to restaurants, hotels, clubs and other similar establishments when conducted as part of the retail business on the premises.
15. Restaurants and taverns.

B. From the B-2 Community Business District – permitted uses:

1. Antique shops.
2. Bakeries which employ not more than eight (8) persons and where not more than fifty percent (50%) of the floor area is devoted to processing.
3. Banks and financial institutions.
4. Bicycle stores for sales, rental or repair.
5. Camera and photographic supply stores.
6. Carpet and rug stores.
7. China and glassware stores.
8. Coin and philatelic stores.
9. Currency exchanges.
10. Custom dressmaking.

11. Department stores.
12. Dry-goods stores.
13. Flower shops and conservatories.
14. Furrier shops, including the incidental storage and conditioning of furs.
15. Hotels, including dining and meeting rooms, provided that business uses, other than those which are commonly incidental to a hotel business, shall not occupy space fronting on a hotel hall or lobby.
16. Laboratories for medical, dental research or testing purposes.
17. Laundries of an automatic self-service or hand-wash type, which employ not more than two (2) persons in addition to one owner or manager, and use laundry machines which shall not exceed ten (10) pounds' capacity.
18. Locksmith shops.
19. Mail order service stores.
20. Physical culture and health services, gymnasiums, reducing salons, masseurs, and public baths.
21. Post offices.
22. Sewing machine sales and services - household machines only.
23. Wholesale establishments, provided that merchandise shall be limited to samples only.

C. From the B-3 Business District -- permitted uses:

1. Auction rooms.
2. Automobile accessory stores.
3. Automobile vehicle sales lots and other outdoor sales lots.
4. Automobile body repair shops.
5. Building material stores for retail sale, with accessory outside storage, provided outside storage does not exceed sixteen feet (16') in height.
6. Private clubs and meeting halls.
7. Contractor and construction offices.
8. Retail dry-cleaning establishments which employ not more than five (5) persons, and equipment used for dry-cleaning purposes not to exceed one unit of thirty (30) pounds capacity.
9. Employment agencies.
10. Exterminating shops.
11. Feed stores.
12. Fire stations.
13. Public garages.
14. Greenhouses.
15. Job printing shops using presses having beds of not more than fourteen inches (14") and twenty inches (20").
16. Libraries.
17. Machinery and equipment shop for retail sales, provided:
  - a. No service, repair or reconditioning shall be performed therein; and
  - b. Storage of all machinery shall be within enclosed buildings.
18. Mail order houses.

19. Motels.
20. Orthopedic and medical appliance stores for retail sales and rental, provided no assembly or manufacture of such articles shall be performed therein. (1985 Code)
21. Automobile parking lots for retail sales. (Ord. 97-2, 1-23-1997)
22. Pet shops.
23. Police stations.
24. Plumbing showrooms and shops.
25. Recording studios.
26. Restaurants, including restaurants providing live entertainment and dancing.
27. Secondhand stores and rummage shops.
28. Telephone exchanges, micro-wave relay towers, telephone transmission equipment buildings and electric distribution centers.

D. From the HC Highway Commercial District -- permitted uses:

1. Automobile parts and accessory stores.
2. Automobile and truck sales.
3. Bakeries, which employ not more than eight (8) persons and where not more than fifty percent (50%) of the floor area is devoted to processing.
4. Banks, savings and loans and similar financial institutions.
5. Bus passenger stations, not including bus terminal parking lots.
6. Business machine sales and service.
7. Computer and data processing stores.
8. Employment agencies.
9. Establishments for machinery and appliance repair.
10. Feed stores.
11. Greenhouses, retail.
12. Hotels and motels, including dining and meeting rooms.
13. Kennels and animal hospitals.
14. Convenience food stores.
15. Gasoline sales - retail, including vehicle repair.
16. General retail, with a minimum of seventy five percent (75%) of the gross floor area devoted to direct retail sales.
17. Restaurant: fast food.
18. Restaurants, with cocktail lounges as an accessory use.
19. Health and recreation clubs.
20. Public park.
21. Public utility and service uses, including:
  - a. Electric substations and distribution centers;
  - b. Municipal water filtration plants, pumping stations, reservoirs and sewage treatment plants;
  - c. Telephone exchanges, microwave relay towers and telephone transmission equipment buildings;
  - d. Fire stations;
  - e. Police stations.

E. From the OR Office-Research District -- permitted uses:

1. Advertising agency.
2. Banks, savings and loans and similar financial institutions.
3. Daycare center.
4. Employment agencies.
5. Health and recreation clubs.
6. Hotel and motels, designed with lodging, dining, conference, exhibit and training facilities.
7. Business and professional offices.
8. Post offices, not including distribution centers.
9. Personnel training center.
10. Business, commercial and language schools.
11. Travel agency.

F. Accessory uses to any of the above permitted uses.

**SPECIAL USES:**

A. From the B-1 Central Business District:

1. Messenger services.
2. Senior citizen housing and retirement homes.
3. Public utility and public service uses, including fire stations, police stations, electric substations, telephone exchanges, and transit and transportation facilities.

B. From the B-2 Business District:

1. Automobile accessory stores.
2. Churches, convents, monasteries, theological schools, rectories and parish houses.
3. Health centers.
4. Public libraries.
5. Parking lots and storage garages for motor vehicles under one and one-half (1½) ton capacity only.
6. Radio and television towers.
7. Recreational buildings and community centers.

C. From B-3 Service Business District:

1. Animal hospitals.
2. Automobile service stations.
3. Automobile laundries.
4. Dog kennels.
5. Other service business uses.
6. Outdoor amusement establishments, including golf driving ranges, miniature golf courses, par 3 golf courses, kiddie parks, and other similar amusement centers.

7. Other such places of amusement.
8. Taxidermist shops.

D. From the HC Highway Commercial District:

1. Blueprinting, photo-stating, printing and photocopying;
2. Building materials sales and storage;
3. Daycare center;
4. Dry-cleaning establishments;
5. Post offices, including distribution centers.

E. From the O-R Office Research District:

1. Bus passenger stations, not including bus terminal parking lots.
2. Computer and data processing stores.
3. Radio, television and recording studios.
4. Research laboratories and facilities.
5. Theme parks.

F. Other Similar Uses:

1. Other business, retail, or commercial uses determined by the Plan Commission to be of the same general character as some or any of the uses listed above, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, glare or heat; or additional traffic; or other special circumstances.

G. Planned Residential Development

**PROHIBITED USES:**

1. Cartage and express facilities;
2. Manufacturing facilities;
3. Chemical processing and production;
4. Warehousing, storage and distribution facilities;
5. Woodworking and wood products;
6. Trailer coaches or mobile homes and mobile home parks;
7. All Uses allowed in M-1, M-2, or M-3 (except as otherwise specifically permitted above);
8. Adult Entertainment Establishments;
9. Tattoo Parlors
10. Body-Piercing Establishments
11. Firearms Stores
12. Other similar manufacturing, industrial, or warehousing uses.



**EXHIBIT P -2**

**BULK STANDARDS FOR COMMERCIAL AREA**

<b>Floor Area Ratio</b>	Not to exceed 1.8
<b>Front Yard:</b>	
<b>Adjacent to an Arterial Road</b>	Not less than 40' in depth
<b>Adjacent to an Internal or Collector Road</b>	Not less than 25' in depth
<b>Side Yard:</b>	
<b>Abutting to Residential or Agricultural</b>	Not less than 20'
<b>Abutting any other property</b>	Not less than 10'
<b>Rear Yard:</b>	
<b>Adjacent to an Arterial Road</b>	40'
<b>Adjacent to an Internal or Collector Road</b>	Not less than 10'
<b>Abutting any residential or agricultural property</b>	Not less than 20'
<b>Abutting any other property</b>	Not less than 10'
<b>Building Height</b>	Not more than 35' or 3 levels, not including basement, whichever is greater.
<b>Maximum Building Lot Coverage</b>	50%
<b>Maximum Impervious Surface</b>	90%
<b>Building Height – Accessory Use</b>	1 story, or 15', whichever is greater

## EXHIBIT Q

### CONTRACT ADMINISTRATIVE PROCEDURES

The following terms and provisions shall apply to the construction of any public improvements designed by the Village Engineer and undertaken by Owner pursuant to the terms of an Annexation Agreement with the Village. Terms described herein shall have the same meaning as given to them in the Annexation Agreement.

A. Utilities for Improvements. Owner shall provide for the installation and construction of all necessary utilities (i.e., water, sanitary sewer, stormwater detention and piping, electric, gas if required, and phone) and street access for any sites containing a well, well house and treatment facility, elevated water storage tank, booster pump, pressure reducing valve or lift station.

B. Ownership of Site Improvements. Owner shall retain title to the public improvements and all components on site until accepted by the Village. Owner shall at all times permit the Village and its employees, agents and assigns access to all facilities.

C. Contractors. Village and Owner will collaborate on developing a list of contractors pre-approved to bid for the construction or installation of said public improvements (the "Approved Contractors").

D. Bidding. For any public improvements designed by the Village Engineer, Village will transfer to Owner the construction documents when design has been completed. After all required permits have been received, Owner will request bids from the Approved Contractors. All of the bids received, and the Owner's recommendation for award, will be submitted to the Village for review and approval. The Village may, for demonstrable cause, object to the Owner's recommendation for award. If the Village does not object within 10 days after receipt of Owner's recommendation for award, Village shall be deemed to have approved the recommendation. After the Village has approved Owner's recommendation for awarding a contract, Owner may enter into a construction contract with the contractor receiving the award.

E. Contract Administration. The Village Engineer shall administer all construction contracts; administration shall include: facilitation of the pre-construction conference, review of shop drawings, review and preparation of change order(s), periodic construction observation, preparation of field reports, holding and attending periodic construction progress meetings, and review of and recommendations re pay requests.

F. Payment Request/Processing. Contractors shall submit payment requests to the Village Engineer as specified in the contract documents, but not more frequently than once per month. The Village Engineer will review the pay request and will issue a letter to Owner recommending appropriate payment. Subject to Owner's agreement with the payment request, the Owner will then pay the contractor in accordance with the contract documents. If the Village and Owner do not agree on an appropriate payment, the Village shall direct the Village Engineer to re-consider its recommendation after discussing same with the engineer for the Owner,

discussing the matter further and/or meeting with the parties, all in light of the work completed to date and the work remaining to be done by said contractor. After reconsideration, the Village Engineer may make further recommendation, which recommendation shall then be final and binding.

G. Change Orders/Processing. Any changes to the contract documents that require the issuance of a change order will take effect only after recommendations and/or approvals have been obtained from the following parties: Construction Contractor, Owner, and Village. Signature lines will be provided for all said parties on all change orders. The recommendation approval process, and then the appropriate signatures, shall be coordinated in the following order: 1) Contractor, 2) Owner; and 3) Village.