



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

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing in of Police Officer Christian Marinello
5. Public Comments
6. Motion to Approve Meeting Minutes from July 16, 2026
7. Motion to Approve the Early Release Accounts Payable for July 30, 2026
8. Motion to Approve the Accounts Payable for August 6, 2026
9. New Business
 - a. Resolution #26-28 Approving a Final Plat of Subdivision for Oakstead Neighborhood K
 - b. Resolution #26-29 Approving a Final Plat of Subdivision for Oakstead Neighborhood S
 - c. Resolution #26-30 Approving a Final Plat of Subdivision for Oakstead Neighborhood H
 - d. Resolution #26-31 Approving a Final Plat of Subdivision for Oakstead Neighborhood I
 - e. Resolution #26-32 Approving a Final Plat of Subdivision for Oakstead Neighborhood J
 - f. Resolution #26-33 Approving a Final Plat of Resubdivision for Prairie Ridge North Outlot 11 & 1221 Fox Hedge Trail
 - g. Ordinance #26-35 Approving a Variance for a Real Estate Sign Height and Sign Area at the Property Identified by PIN# 01-11-200-012
 - h. Ordinance #26-36 Approving a Variance for a Temporary Gravel Parking Lot for the Property Located at 203 Loves Crossing & 205 Metrix Drive
 - i. Resolution #26-34 Approving a Contract with Andy Frain Services for School Crossing Guard Services
 - j. Resolution #26-35 Approving a License Agreement with Coon Creek Country Days for Use of Village Property Located at 185 Town Place Road
 - k. Resolution #26-36 Accepting Public Improvements and Approving a Letter of Credit Reduction for Oakstead Off-Site Water Main Project
 - l. Resolution #26-37 Approving the Release of a Maintenance Bond for Ryan Drive Construction
10. Old Business
 - a. Resolution #26-38 Approving a Professional Services Agreement with Engineering Enterprises, Inc. for Oakstead Lift Station Inspection in the Amount of \$28,438

11. Staff Reports

- a. Building Report
- b. Engineering Report

12. Village Board Committee Reports

- a. Business Development Commission

13. Announcements

14. Executive Session

15. Adjournment

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

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

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



Village of Hampshire
Village Board Meeting Minutes
Thursday, July 16, 2026 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

1. **Call to Order**

Village President Michael J. Reid Jr, called to order the Village Board Meeting at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday July 16, 2026.

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

Present: Village President Michael J. Reid Jr, Trustee Fodor, Trustee Jarnebro, Trustee Koth, Trustee Pollastrini.

Absent: Trustee Kelly, Trustee Robinson.

A Quorum was Established.

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

3. **Pledge of Allegiance**

Steve Dennison from EEI led the Pledge of Allegiance.

4. **Public Comments**

Bonnie Whildin from Hampshire Hills talked about the covenants in Hampshire Hills subdivision and stated that fences were not allowed. At this time new residences are moving into that area, and a fence has been installed against the covenants, and she would like to know who is responsible.

Robert Arens reported concerns of speeding in his neighborhood and requesting signs and police surveillance. It was explained to him that the subdivision has not been turned over to the Village yet and therefore there was not much the Village could do. President Reid asked Chief Pann to do whatever he could legally do to help alleviate some of the problems there.

Jennifer Abbatacola resident of Hampshire is a Kane County Board member and an author. She shared a copy of her new children's book, "Home Free" to the members at the Hampshire Village Board meeting. This book is about the founding of Hampshire and a bit of what Hampshire was, has become and the blessing we have.

5. **A Motion to Approve Meeting Minutes from June 18, 2026.**

Trustee Pollastrini moved to Approve Meeting Minutes from June 18, 2026.

Seconded by: Trustee Jarnebro.

Roll Call Vote.

Ayes: Fodor, Jarnebro, Koth, Kelly, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

6. **A Motion to Approve Early Release Accounts Payable for July 2, 2026 in the amount of \$262,393.50.**

Trustee Jarnebro moved to Approve Early Release Accounts Payable for July 2, 2026 in the amount of \$262,393.50.

Seconded by: Trustee Jarnebro.

Roll Call Vote.

Ayes: Fodor, Jarnebro, Koth, Kelly, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

7. **A Motion to Approve Accounts Payable for July 16, 2026, in the amount of \$603,780.12.**

Trustee Fodor moved to Accounts Payable for July 16, 2026, in the amount of \$603,780.12.

Seconded by: Trustee Jarnebro.

Roll Call Vote.

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

8. **New Business**

a. **Ordinance 26-32 Approving a Master Service Agreement with Dacra for Adjudication Software Services.**

Trustee Koth moved to Approve Ordinance 26-32 Approving a Master Service Agreement with Dacra for Adjudication Software Services.

Seconded by: Trustee Jarnebro.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.
Motion Approved.

b. **Resolution 26-24 Approving a Professional Service Agreement with Engineering Enterprises, Inc. for Oakstead Lit Station Inspection in the Amount of \$28,449.**

Trustee Fodor moved to Table Resolution 26-24 Approving a Professional Service Agreement with Engineering Enterprises, Inc. for Oakstead Lit Station Inspection in the Amount of \$28,449.

Seconded by: Trustee Pollastrini.

All Call Vote:

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nays: None.

Absent: Kelly, Robinson.

Abstain: None.

Approved to Table.

c. **Resolution 26-25 Approving a Professional Service Agreement with Engineering Enterprises, Inc. for IEPA State Revolving Funds (SRF) in the Amount of \$29,046.**

Trustee Fodor moved to Approve Resolution 26-25 Approving a Professional Service Agreement with Engineering Enterprises, Inc. for IEPA State Revolving Funds (SRF) in the Amount of \$29,046.

Seconded by: Trustee Jarnebro.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nays: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

d. **Resolution 26-26 Approving a Professional Service Agreement with Engineering Enterprises, Inc. for Engineering Services for Washington Avenue and White Tail Circle Road Resurfacing in the Amount of \$77,954.**

Trustee Koth moved to Approve Resolution 26-26 Approving a Professional Service Agreement with Engineering Enterprises, Inc. for Engineering Services for Washington Avenue and White Tail Circle Road Resurfacing in the Amount of \$77,954.

Seconded by: Trustee Fodor.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Koth. Pollastrini.

Nays: None.

Absent: Kelly, Robinson.

Abstain: None.
Motion Approved

e. **Resolution 26-27 Approving a contract with Stark & Son for Lead Service Line Replacement at 199 Maple Place.**

Trustee Jarnebro moved to Approve Resolution 26-27 Approving a contract with Stark & Son for Lead Service Line Replacement at 199 Maple Place.

Seconded by: Trustee Fodor.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

f. **Ordinance 26-33 Approving a Temporary Construction Easement for Lead Service Line Replacement at 199 Maple Place.**

Trustee Pollastrini moved to approve Ordinance 26-33 Approving a Temporary Construction Easement for Lead Service Line Replacement at 199 Maple Place.

Seconded by: Trustee Jarnebro.

All Call Vote:

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

g. **Ordinance 26-34 Approving a contract with LOCiS for Computer Software for Police Pension.**

Trustee Koth moved to Approve a contract with LOCiS for Computer Software for Police Pension.

Seconded by: Trustee Fodor.

Roll Call Vote:

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

9. **Old Business**

No discussion.

10. **Staff Reports**

a. Building Report

b. Engineering Report

Trustee Pollastrini asked for an updated list of what has been completed and not completed for the lead service line removals.

She also asked about the Tinajero project. It was reported that the improvements for IDOT have been finished and they are still working on the building.

c. Police Report

Trustee Pollastrini inquired about the series of burglaries. Chief Pann shared someone was taken into custody and charged with several counts of burglary and at this time they have been released. Chief Pann also shared that there was an auto theft in which a person was taken into custody and released. He also shared that there was one auto theft in July.

President Reid shared that he received a phone call from the Mayor of Pingree Grove complimenting the Hampshire Police Department for their work and professionalism with assisting Pingree Grove Police. President Reid thanked Chief Pann and staff for the outstanding job they all do.

Chief Pann reported that Officer Sean McGreevy is now a full-time detective and will be doing all of the investigative work for the Hampshire Police Department. Officer Korus finished his training and is now out on his own, Officer Clemente Sanchez will be done with academy next month which will put the PD at full staff. Chief Pann also shared that the new locker room at the PD is complete as well as some other small upgrades to the Police Department building.

It was shared and explained that there is a bill that was passed at the State Legislature that forbids data from being used for evaluation for performance for employees. Information may still be shared for reporting purposes.

Trustee Pollastrini complimented the Police Department staff on all their work.

d. Financial Report

11. Village Board Committee Reports

a. Business Development Commission

Mr. Khan shared that the last BDC meeting was cancelled due to not

having a quorum and the next BDC meeting will be on August 12.

12. Announcements

- a. July 23 will be Community Helpers Night. Trustee Koth offered to represent the Village for this event.
- b. President Reid informed the board that the Coon Creek Liquor License has been approved and looking for staff members to serve in the beer tent on Friday night. There will be a float in the Coon Creek parade for the celebration of our 150 birthday and the 250 birthday for USA. Veterans will be riding on the float this year and trustees will be walking handing items out.
- c. Chief Pann reported that National Night out will be July 31.

13. Executive Session

No discussion.

14. Adjournment

Trustee Fodor moved to adjourn at 8:05 p.m.

Seconded by: Trustee Koth.

All Call Vote.

Ayes: Fodor, Jarnebro, Koth, Pollastrini.

Nayes: None.

Absent: Kelly, Robinson.

Abstain: None.

Motion Approved.

Meeting Video Available Online at www.hamsphireil.org



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Agenda Supplement

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on August 6, 2026
RE: PZC-26-07 - Oakstead Neighborhoods H, I & J and K, R & S - Final Plat of Subdivision

Background: The Oakstead Subdivision project dates back to 2004 when a preliminary plat was presented to the Village. In 2021, the preliminary plat was revised to its current version. When Crown is ready to develop a neighborhood, it submits a Final Plat of Subdivision for review and approval by the Village.

The following is a comparison between what was proposed in the Preliminary Plat and what is being proposed in the Final Plats:

Neighborhood	Preliminary Plat		Final Plat		Difference
	# Homes	Min. Lot Size	# Homes	Min. Lot Size	
H	41	7,800 sq. ft.	41	7,800 sq. ft.	0
I	51	7,800 sq. ft.	48	7,800 sq. ft.	-3 Homes
J	78	9,100 sq. ft.	81	9,100 sq. ft.	+3 Homes
K	83	7,800 sq. ft.	83	7,930 sq. ft.	0
R	18*		18*	7,040 sq. ft.	0
S	46	6,890 sq. ft.	46	6,890 sq. ft.	0
Total:	299 [#]		299 [#]		0

* Preliminary Plat identified 54 units for Neighborhood R. The Final Plat of Subdivision does not identify the total number of units. There are 18 multi-family/townhome buildings proposed.

Total number does not include the number of multi-family/townhome buildings from Neighborhood R

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission held a Public Meeting on the matter on July 27, 2026 and recommended approval of the Final Plats of Subdivision by a vote of 4-0 pursuant to Staff's Recommended Condition of Approval that the remaining engineering comments be addressed prior to Village signature and recording of the plats.

There are no Findings of Fact required for a Plat of Subdivision.

Public Comments: No public comments were provided prior to or during the Public Meeting.

Note: The Petitioner has requested to withdraw approval of Oakstead Neighborhood R due to it currently being undetermined if the 18 multi-family/townhomes building will be platted individually for each unit.

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation for a Final Plats of Subdivision for the Oakstead Neighborhoods H, I, J, K, and S.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Oakstead Preliminary Plat of Subdivision, dated March 12, 2021
4. Final Plat of Subdivision for Oakstead Neighborhood H, dated June 24, 2026
5. Final Plat of Subdivision for Oakstead Neighborhood I, dated June 24, 2026
6. Final Plat of Subdivision for Oakstead Neighborhood J, dated June 24, 2026
7. Final Plat of Subdivision for Oakstead Neighborhood K, dated June 24, 2026
8. Final Plat of Subdivision for Oakstead Neighborhood R, dated June 24, 2026
9. Final Plat of Subdivision for Oakstead Neighborhood S, dated June 25, 2026
10. Engineering Enterprises, Inc. (EEI) Oakstead Plats H, I, J Review Letter, dated July 21, 2026
11. Engineering Enterprises, Inc. (EEI) Oakstead Plats K, R, S Review Letter, dated July 21, 2026



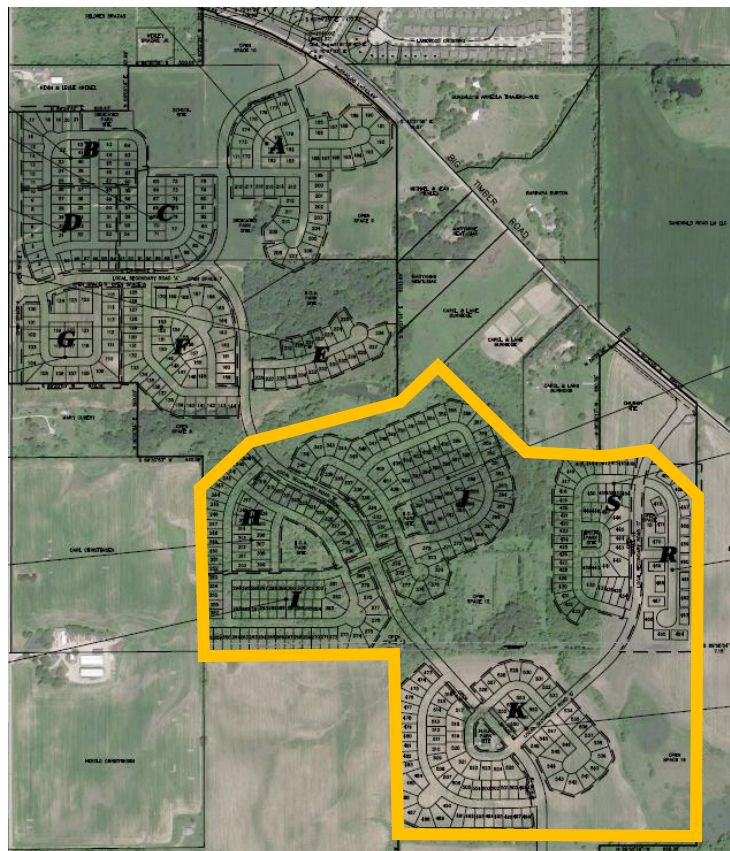
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on July 27, 2026
RE: PZC-26-07 - Oakstead Neighborhoods H, I & J and K, R & S - Final Plat of Subdivision

PROPOSAL: Hampshire East, LLC dba Crown Community Development (Petitioner & Owner) is requesting the approval of the following:

1. Final Plat of Subdivision for Oakstead Neighborhood H
2. Final Plat of Subdivision for Oakstead Neighborhood I
3. Final Plat of Subdivision for Oakstead Neighborhood J
4. Final Plat of Subdivision for Oakstead Neighborhood K
5. Final Plat of Subdivision for Oakstead Neighborhood R
6. Final Plat of Subdivision for Oakstead Neighborhood S





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BACKGROUND: The Oakstead Subdivision project dates back to 2004 when a preliminary plat was presented to the Village. In 2021, the preliminary plat was revised to its current version. When Crown is ready to develop a neighborhood, it submits a Final Plat of Subdivision for review and approval by the Village.

ANALYSIS: The Village engineer reviewed the proposed Plats of Subdivision and provided comments. The Village Engineer believes the remaining comments are minor and will not impact or change the lot location, density, number of lots, or lot sizes.

	Preliminary Plat		Final Plat		Difference
Neighborhood	# Homes	Min. Lot Size	# Homes	Min. Lot Size	
H	41	7,800 sq. ft.	41	7,800 sq. ft.	0
I	51	7,800 sq. ft.	48	7,800 sq. ft.	-3 Homes
J	78	9,100 sq. ft.	81	9,100 sq. ft.	+3 Homes
K	83	7,800 sq. ft.	83	7,930 sq. ft.	0
R	18*		18*	7,040 sq. ft.	
S	46	6,890 sq. ft.	46	6,890 sq. ft.	0
Total:	299#		299#		

* Preliminary Plat identified 54 units for Neighborhood R. The Final Plat of Subdivision does not identify the total number of units. There are 18 multi-family/townhome buildings proposed.

Total number does not include the number of multi-family/townhome buildings from Neighborhood R

REQUIRED FINDINGS OF FACT: There are no required findings of fact for a plat of resubdivision.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition as of July 23, 2026

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is recommending the following condition of approval:

1. Prior to signature by the Village and recording of the documents all engineering comments shall be addressed and final plats approved by the Village Engineer.

RECOMMENDED MOTIONS:

1. I move to recommend approval of PZC-26-07 for the following pursuant to Staff's Recommended Condition of Approval:
 - a. Final Plat of Subdivision for Oakstead Neighborhood H
 - b. Final Plat of Subdivision for Oakstead Neighborhood I
 - c. Final Plat of Subdivision for Oakstead Neighborhood J



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- d. Final Plat of Subdivision for Oakstead Neighborhood K
- e. Final Plat of Subdivision for Oakstead Neighborhood R
- f. Final Plat of Subdivision for Oakstead Neighborhood S

DOCUMENTS ATTACHED:

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Land Use Application

Date: 6/25/26

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

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

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: HAMPSHIRE EAST LLC Email: DOLSEM@CROWN-CHICAGO.COM

Address: 2056 WESTINGHOUSE AVE, SUITE 280 Phone: (630) 267-0782
NAPERVILLE, IL 60563

CONTACT PERSON (if different from applicant)

Name: DAN OLSEN Email: S.A.A.

Address: S.A.A. Phone: S.A.A.

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

☒ YES ☐ NO

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

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

☐ YES ☒ NO

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

PROPERTY INFORMATION

Name of Development (if any): OAKSTAD: NEIGHBORHOODS H, I & J AND K, R & S

Address: SE QUADRANT OF RT 20 AND BIG TIMBER ROAD

Parcel Number(s): AS SHOWN ON FINAL PLATS OF SUBDIVISION

Total Area (acres): 187.74

Legal Description: must be attached to this application

Fire Protection District: HAMPSHIRE FIRE PROTECTION DISTRICT

School District: CUSD 300

Library District: ELLA JOHNSON

Park District: HAMPSHIRE TOWNSHIP PARK DISTRICT

Township: HAMPSHIRE

Current Zoning District: PUD

Current Use:

AGRICULTURE

Proposed Zoning/Variance/Use:

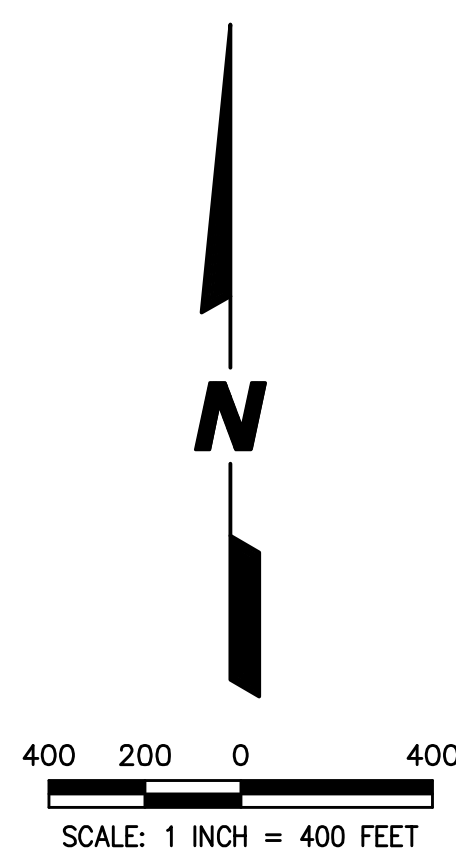
SINGLE FAMILY ATTACHED & DETACHED UNITS

Reason/Explanation for Zoning/Variance/Use:

SUBSTANTIALLY CONFORMS TO APPROVED PRELIMINARY
PLAT & PLAN

PRELIMINARY PLAT OF SUBDIVISION
FOR
OAKSTEAD

SHEET 1 OF 4



B
±8.494 ACRES
60' x 130' SFD
7,800 S.F.
30 HOMES

A
±15.810 ACRES
70' x 130' SFD
9,100 S.F.
48 HOMES

C
±8.834 ACRES
60' x 130' SFD
7,800 S.F.
35 HOMES

D
±8.049 ACRES
60' x 130' SFD
7,800 S.F.
34 HOMES

E
±5.768 ACRES
70' x 130' SFD
9,100 S.F.
20 HOMES

F
±13.533 ACRES
21 - 70' x 130' SFD
9,100 S.F.
25 - 60' x 130' SFD
7,800 S.F.
46 HOMES

G
±8.836 ACRES
50 DUPLEX HOMES

H
±11.101 ACRES
60' x 130' SFD
7,800 S.F.
41 HOMES

I
±14.581 ACRES
60' x 130' SFD
7,800 S.F.
51 HOMES

P
±11.082 ACRES
70' x 130' SFD
9,100 S.F.
32 HOMES

Q
±11.777 ACRES
TOWNHOMES
94 HOMES

J
±24.793 ACRES
70' x 130' SFD
9,100 S.F.
78 HOMES

S
±11.896 ACRES
53' x 130' SFD
6,890 S.F.
ACTIVE ADULT
46 HOMES

R
±10.448 ACRES
ACTIVE ADULT
RANCH TOWNHOMES
54 HOMES

K
±25.952 ACRES
39 - 70' x 130' SFD
9,100 S.F.
44 - 60' x 130' SFD
7,800 S.F.
83 HOMES

L
±20.608 ACRES
60' x 130' SFD
7,800 S.F.
78 HOMES

N
±25.963 ACRES
53' x 130' SFD
6,890 S.F.
ACTIVE ADULT
116 HOMES

M
±7.575 ACRES
60' x 130' SFD
7,800 S.F.
26 HOMES

O
±14.115 ACRES
60' x 130' SFD
7,800 S.F.
51 HOMES

SINGLE FAMILY RESIDENTIAL AREA SUMMARY

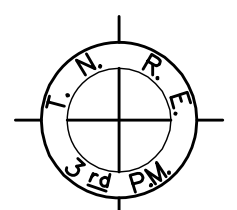
Neighborhood	# Homes	Planned Lot Size	Average Lot Size (Sq. Ft.)	Max Lot Size (Sq. Ft.)	Min Lot Size (Sq. Ft.)	Median Lot Size (Sq. Ft.)	Total Lot Area (Ac.)	Total Lot Area (Sq. Ft.)	Neighborhood Area (Ac.)
A	48	9,100	10,956	16,340	9,100	9,933	525,873	12,07	15,810
B	30	7,800	8,734	17,447	7,800	7,801	262,010	6.01	8,494
C	35	7,800	8,317	13,290	7,800	7,800	291,082	6.68	8,384
D	34	7,800	8,110	10,497	7,800	7,800	275,727	6.33	8,049
E	20	9,100	9,877	13,459	9,099	9,463	197,530	4.53	5,768
F	46	7,800	9,822	15,304	7,800	9,206	451,796	10.37	13,533
G	50	9,700	11,948	18,161	9,715	10,437	296,204	6.80	8,836
H	41	7,800	8,807	12,008	7,800	8,563	361,103	8.29	11,101
I	51	7,800	9,426	16,191	7,800	9,151	480,711	11.04	14,581
J	78	9,100	10,464	15,118	9,100	9,889	816,157	18.74	24,793
K	83	7,800 & 9,100	10,359	15,443	7,800	9,750	859,830	19.74	25,952
L	78	7,800	8,670	14,227	7,329	8,190	676,298	15.53	20,608
M	26	7,800	8,602	12,883	7,800	8,321	223,662	5.13	7,575
N	116	6,890	7,614	12,191	6,630	7,155	883,223	20.28	25,963
O	51	7,800	9,627	19,582	7,800	8,542	490,987	11.27	14,115
P	32	9,100	12,162	25,358	9,100	9,884	389,177	8.93	11,082
Q	46	6,890	8,834	16,831	6,890	8,060	406,351	9.33	11,896
Total Single Family Homes	865		9,563	25,358	6,630	8,563	7,953,330	182.58	247,622

MULTI FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Neighborhood Area (Ac.)
Q	94	11.777
R	54	10.448
Total Multi Family Homes	148	22.225

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE (Heavy Dashed Line)
- BUILDING LINE (Long Dashed Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON KANE COUNTY FIRM.



OVERALL SITE DATA

LAND USE	UNITS	ACRES	PERCENT
BIG TIMBER ROAD 1/2 R.O.W.	—	1.3	0.23%
ROUTE 20 1/2 R.O.W.	—	3.2	0.57%
LOCAL SECONDARY ROADS/STREETS 66' R.O.W.	—	25.2	4.50%
MINOR ROADS/STREETS 60' R.O.W.	—	59.9	10.71%
OPEN SPACE	—	263.6	47.12%
(PARKS, PIPELINE EASEMENT, STWM AREAS, FLOODPLAIN, PRESERVED AREAS)	—	—	—
LIFT STATION	—	0.5	0.09%
SCHOOL SITE	—	11.0	1.97%
CHURCH SITE	—	6.3	1.13%
TRADITIONAL HOUSING:			
9,100 S.F. LOTS (70'x130')	238	54.9	9.81%
7,800 S.F. LOTS (60'x130')	415	91.1	16.29%
DUPLEXES	50	6.8	1.22%
TOWNHOMES	94	3.7	0.66%
TOTAL TRADITIONAL DWELLING UNITS	797		
ACTIVE ADULT HOUSING:			
6,890 S.F. LOTS (53'x130')	162	29.6	5.29%
RANCH TOWNHOMES	54	2.9	0.52%
TOTAL ACTIVE ADULT DWELLING UNITS	216		
TOTAL	1013	559.4	100.0%

PREPARED FOR:

HAMPSHIRE EAST, LLC.
1751A W. DIEHL ROAD
NAPERVILLE, IL 60563
(630) 851-5490

PREPARED BY:



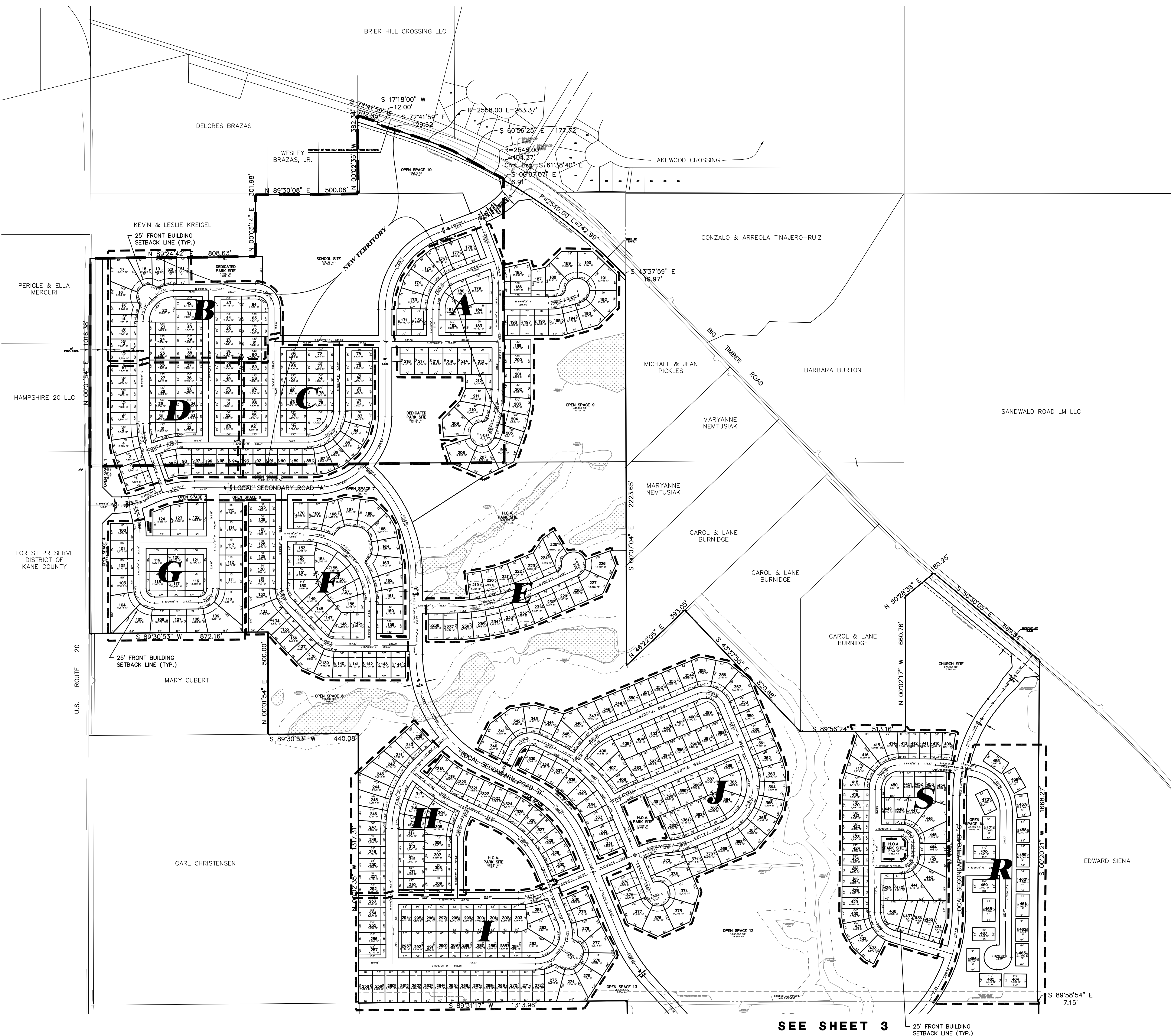
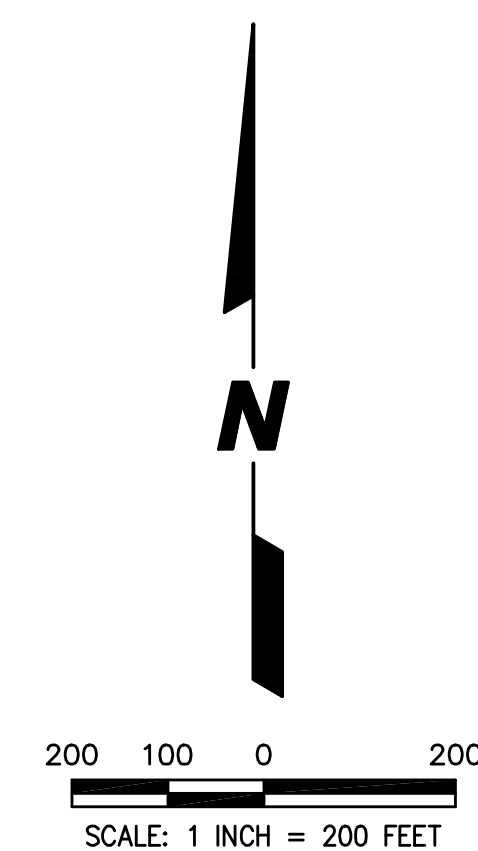
CEMCON, Ltd.

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

DISC NO.: 456267 FILE NAME: PREPLAT
DRAWN BY: DDD FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 01-15-2021 JOB NO.: 456.267
XREF: LOT/CALC, TOPO 2020 PROJECT MANAGER: DRG
REVISED: 03/12/2021/ODD
REVISED: 03/15/2021/ODD UPDATE UNIT COUNT

PRELIMINARY PLAT OF SUBDIVISION
FOR
OAKSTEAD

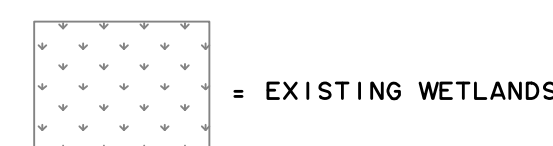
SHEET 2 OF 4



SEE SHEET 3

NOTES:

1. PROPOSED R.O.W.'S SHALL BE 60' WIDE UNLESS OTHERWISE NOTED.
2. LOT NUMBERING FOR PARKS AND OPEN SPACES TO BE DETERMINED AT TIME OF FINAL PLAT.

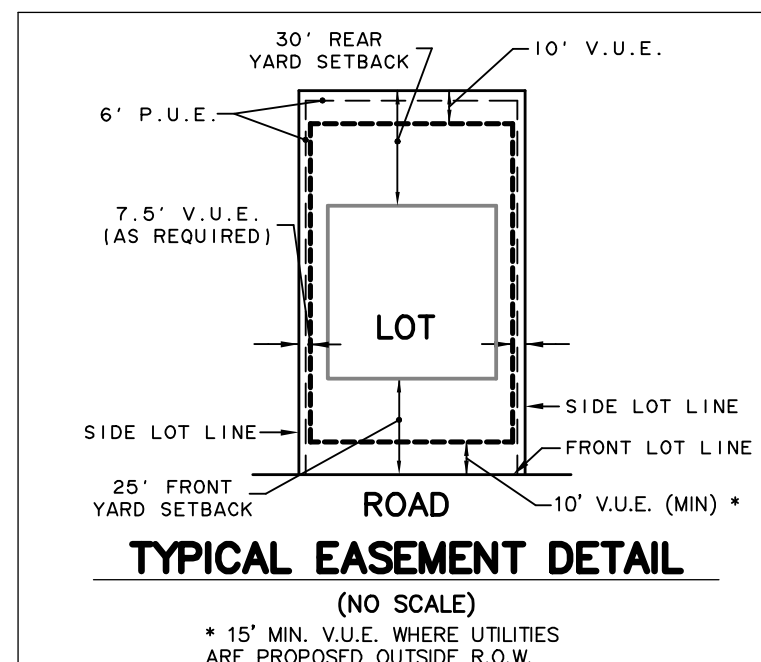
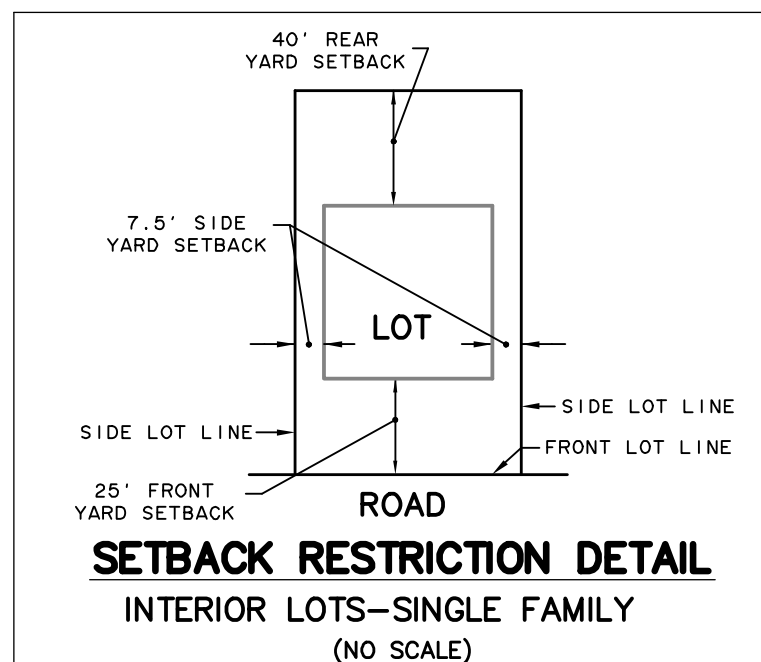
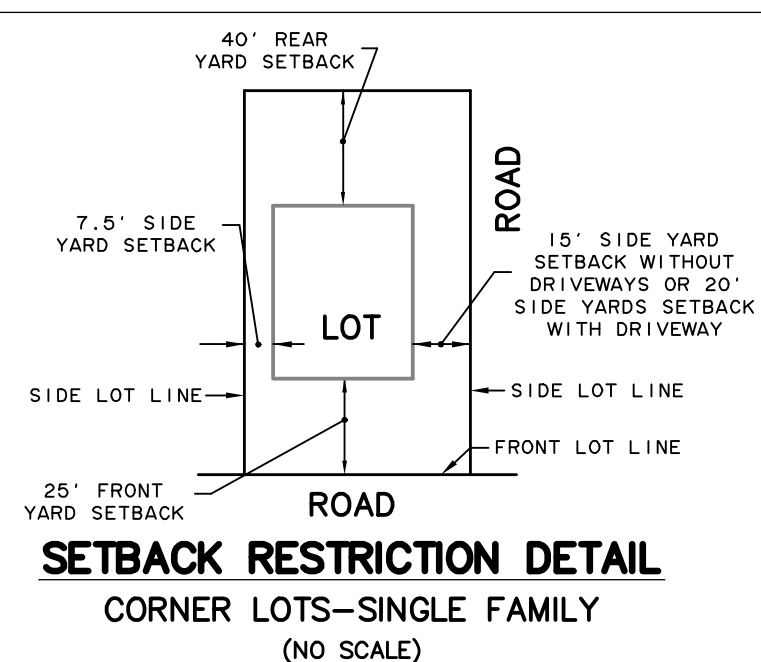


EXISTING WETLANDS

FLOODPLAIN LIMITS

WETLAND BUFFER

LIMITS OF NEW TERRITORY TO BE ANNEXED TO THE VILLAGE OF HAMPSHIRE



LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

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

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REVISED: 03/12/2021/ODD

PRELIMINARY PLAT OF SUBDIVISION
FOR
OAKSTEAD

SHEET 3 OF 4



200 100 0 200
SCALE: 1 INCH = 200 FEET

SEE SHEET 2

FOREST PRESERVE
DISTRICT OF
KANE COUNTY

HEROLD CHRISTENSEN

MESTEK II FAMILY LP

EDWARD SIENA

U.S. ROUTE 20

25' FRONT BUILDING SETBACK LINE (TYP.)

25' FRONT BUILDING
SETBACK LINE (TYP.)

S 00°02'28" E 1318.11'

N 89°58'38" W 655.35'

25' FRONT BUILDING
SETBACK LINE (TYP.)

SEE SHEET 4

ALLENS
CORNERS
HAMPSHIRE
LLC

ZUBINA MIRZA

ZUBINA MIRZA

STEVEN LINK

TDJC HOLDINGS LLC

HELEN SCHRAM

ROBERT & EVELYN CONRO

EXISTING WETLANDS

FLOODPLAIN LIMITS
WETLAND BUFFER

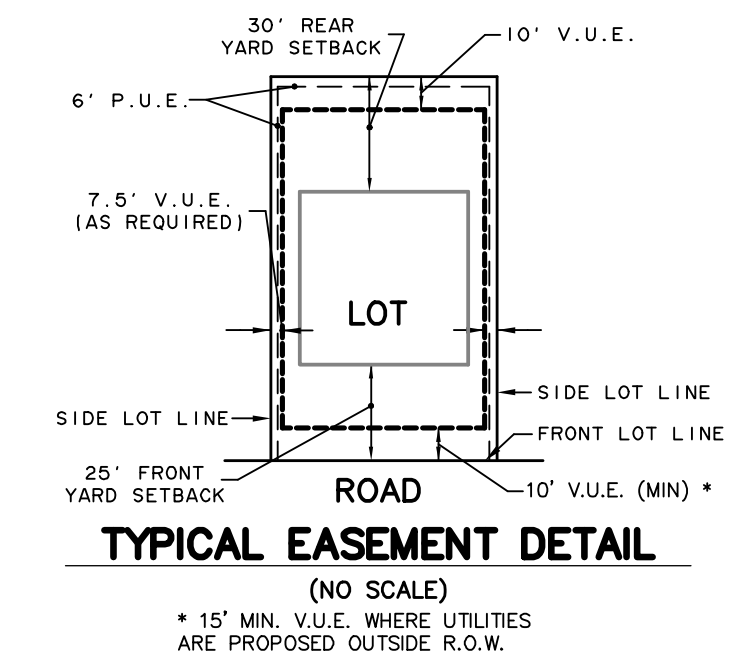
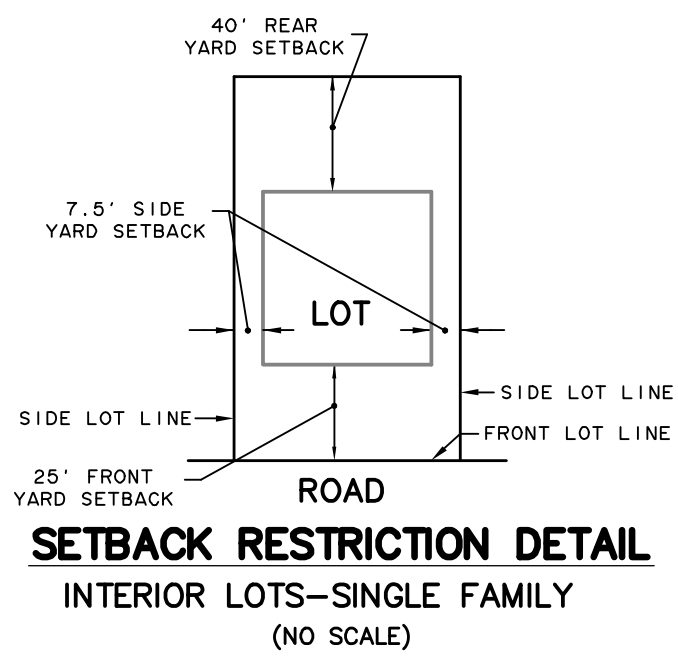
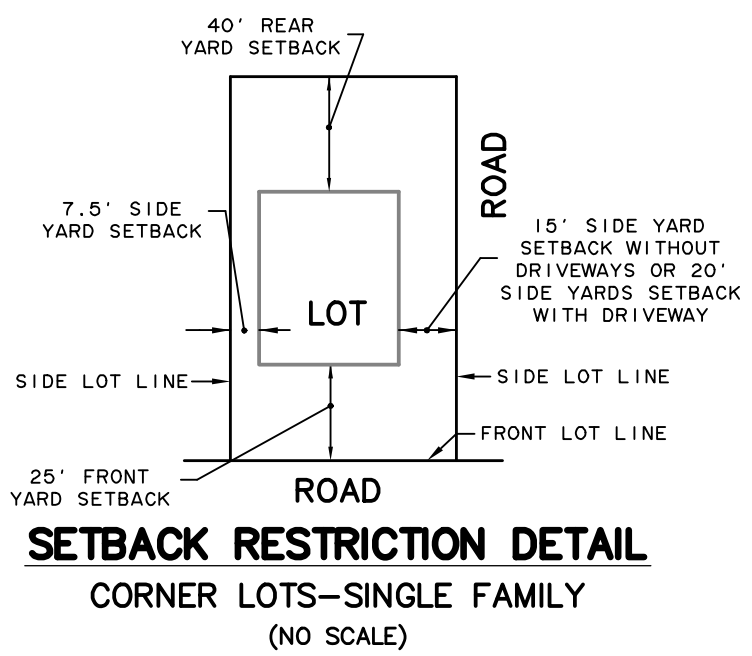
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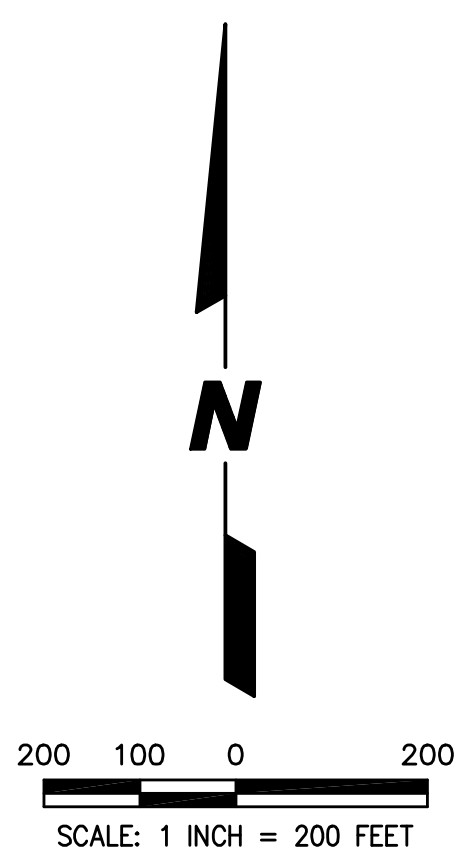
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LOT DIMENSIONS & AREAS ARE
APPROXIMATIONS & WILL VARY
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HAMPSHIRE EAST, LLC.
1751A W. DIEHL ROAD
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COMPLETION DATE: 01-15-2021 JOB NO.: 456.267
XREF: LOTCALC, TOPO 2020 PROJECT MANAGER: DRG
REVISED: 03/12/2021/000





SETBACKS	
FRONT TO R.O.W.	25'
SIDE TO R.O.W.	15'
SIDE TO ADJACENT LOT LINE	20'
REAR TO ADJACENT LOT LINE	30'

ALLOWABLE ENCROACHMENTS:

- 1. FRONT PORCHES AND COVERED STOOPS MAY PROTRUDE UP TO 5' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- 2. PATIOS, DECKS, BALCONIES AND THREE-SEASON ROOMS MAY PROTRUDE UP TO 10' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- 3. SIDE ENTRYWAYS MAY PROTRUDE UP TO 5' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- 4. FRONT ENTRY STAIRS MAY PROTRUDE UP TO 10' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- 5. AIR CONDITIONING UNITS, BAY WINDOWS, CHIMNEYS, FIREPLACES, EAVES AND OPEN PORCHES MAY PROTRUDE UP TO 26" IN THE REQUIRED SIDE YARD.

SETBACKS		
FRONT	25'	Minimum per Hampshire code
SIDE CORNER	15'	12' Minimum per Hampshire R-3 code
SIDE - INTERIOR	7'	10' Minimum per Hampshire R-3 Code
REAR	30'	40' Minimum per Hampshire Code

- ALLOWABLE ENCROACHMENTS:**
- 1. FRONT PORCHES AND COVERED STOOPS MAY PROTRUDE UP TO 5' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
 - 2. PATIOS, DECKS, AND THREE-SEASON ROOMS MAY PROTRUDE UP TO 10' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
 - 3. SIDE ENTRY WAYS MAY PROTRUDE UP TO 5' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
 - 4. FRONT ENTRY STAIRS MAY PROTRUDE UP TO 10' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
 - 5. AIR CONDITIONING UNITS, BAY WINDOWS, CHIMNEYS, FIREPLACES, EAVES AND OPEN PORCHES MAY PROTRUDE UP TO 26" IN THE REQUIRED SIDE YARD.

SETBACKS		
FRONT	25'	30' Minimum per Hampshire R-2 Code
SIDE CORNER	15'	Minimum per Hampshire code
SIDE - INTERIOR	6'	10' Minimum per Hampshire R-2 code
REAR	30'	40' Minimum per R-2 Hampshire Code

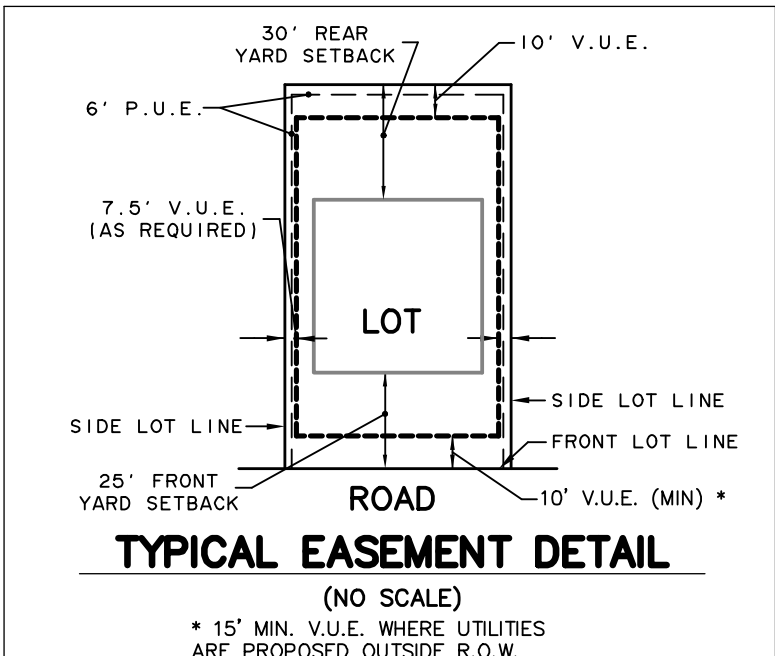
- ALLOWABLE ENCROACHMENTS:
1. PORCHES AND COVERED STOOPS SHALL BE ALLOWED TO PROTRUDE 5' INTO THE REQUIRED FRONT YARD.
 2. PATIOS, DECKS, AND THREE-SEASON ROOMS SHALL BE ALLOWED WITHIN THE REQUIRED REAR YARD SETBACK UP TO 10' OF THE PROPERTY LINE.
 3. AIR CONDITIONING UNITS, BAY WINDOWS, CHIMNEYS, FIREPLACES, EAVES AND OPEN PORCHES MAY PROTRUDE UP TO 26" IN THE REQUIRED SIDE YARD.

SETBACKS		
FRONT	25'	30' Minimum per Hampshire R-2 Code
SIDE CORNER	15'	Minimum per Hampshire code
SIDE - INTERIOR	7.5'	10' Minimum per R-2 Hampshire Code
REAR	30'	40' Minimum per R-2 Hampshire Code

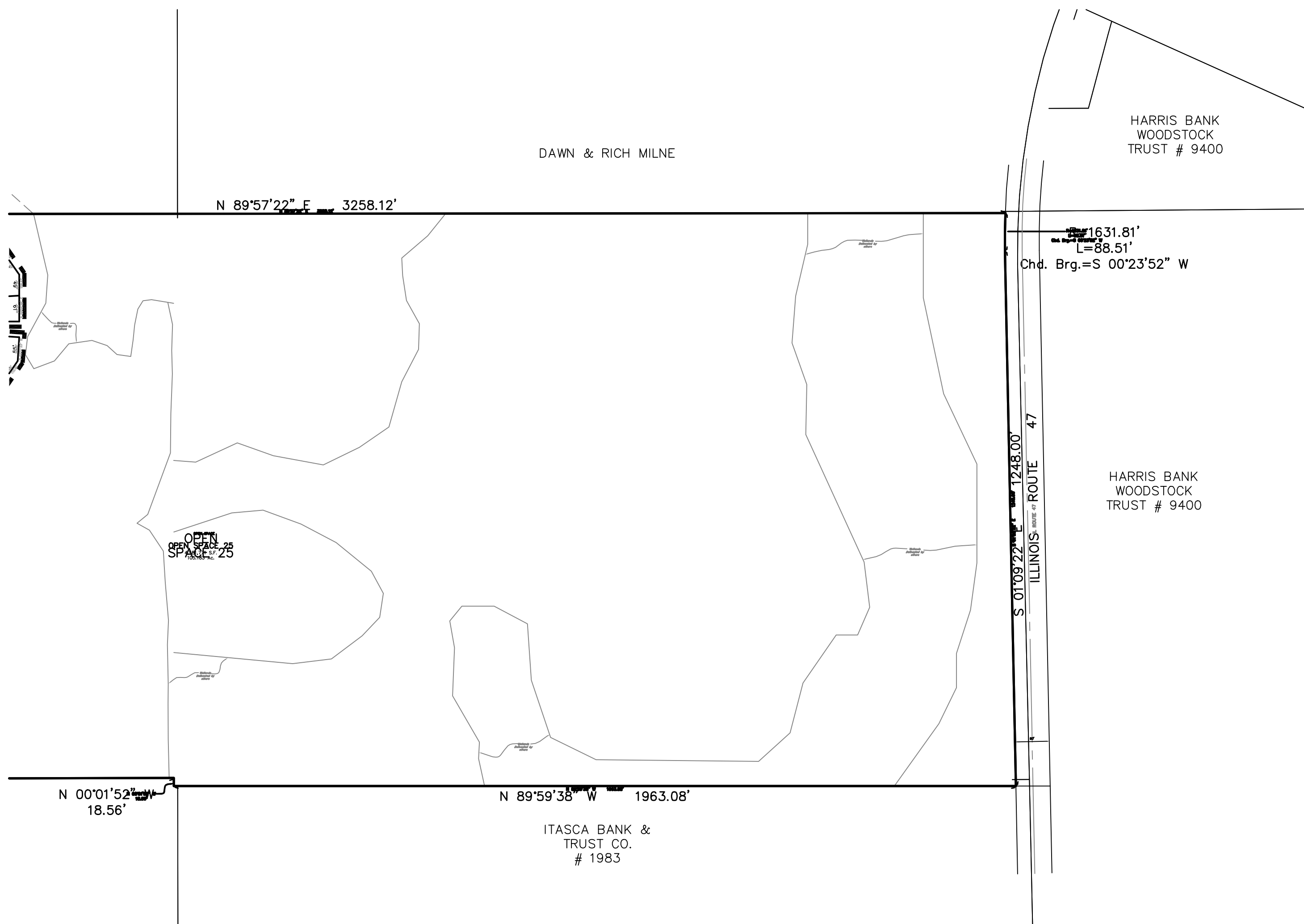
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SETBACKS		
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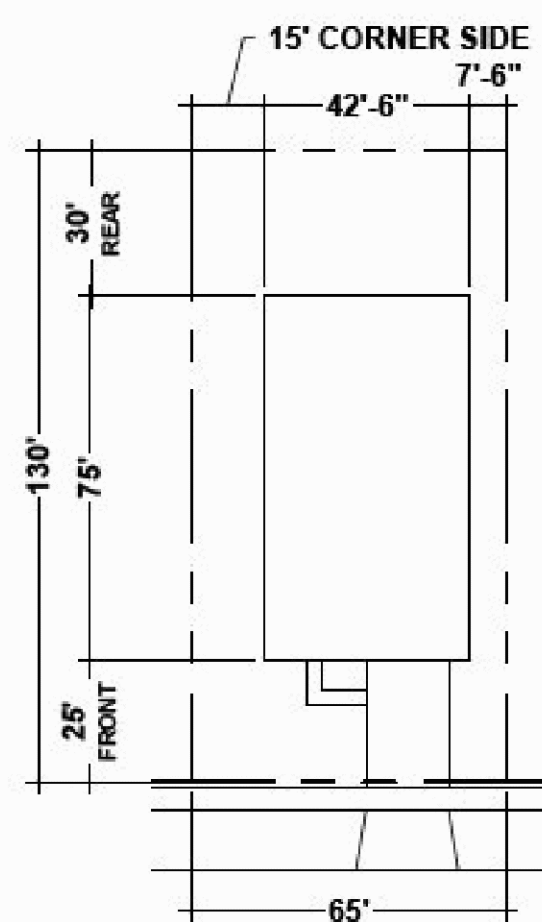
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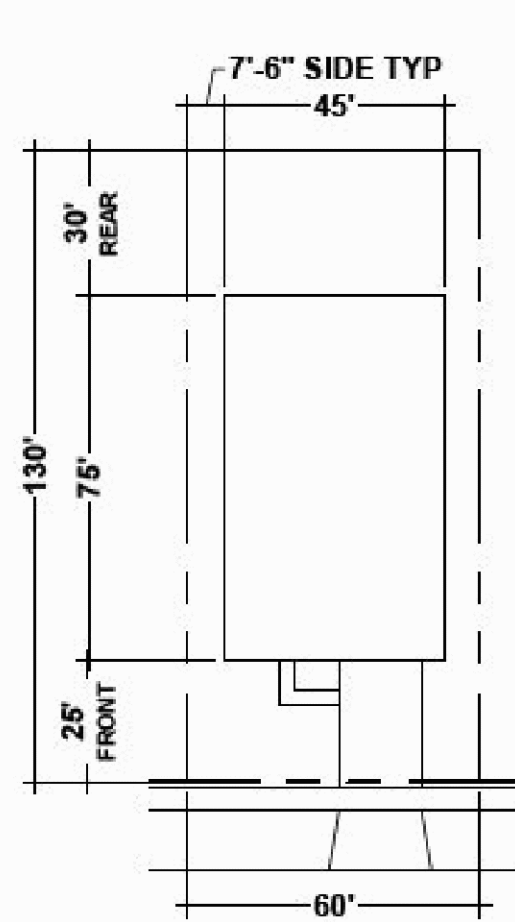
LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.



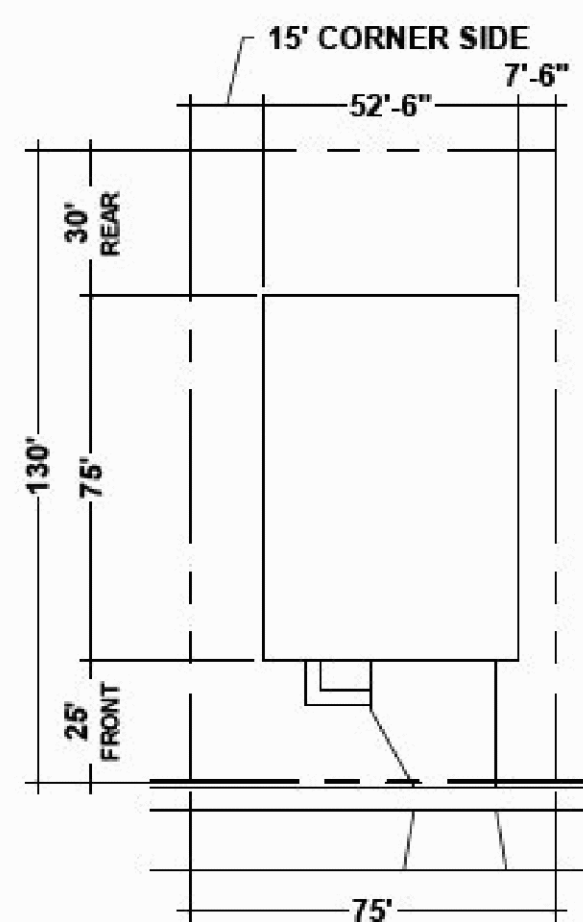
SEE SHEET 3



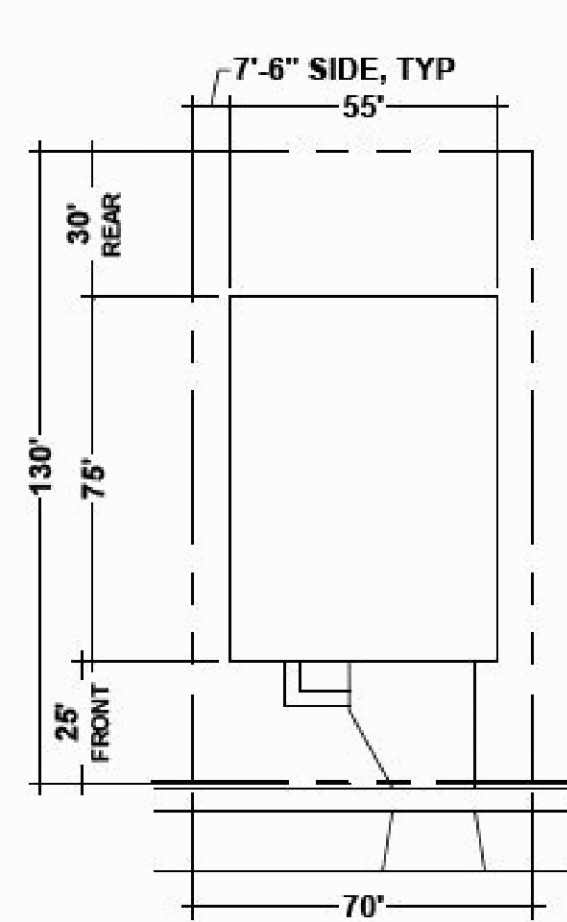
CORNER LOT TY
7,800 S.F. SINGLE FAMILY LOTS
SCALE: 1"=50'



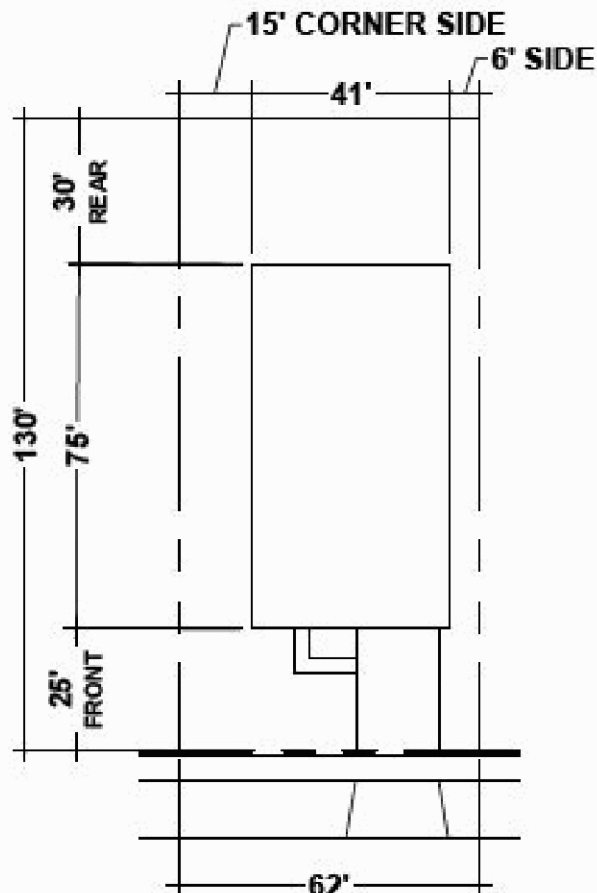
TYPICAL LOT



CORNER LOT
9,100 S.F. SINGLE FAMILY LOTS
SCALE: 1"=50'

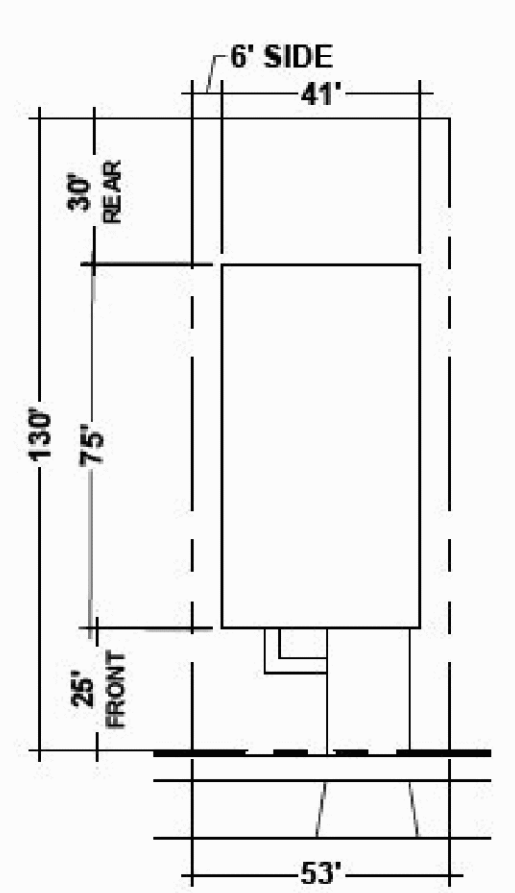


TYPICAL LOT

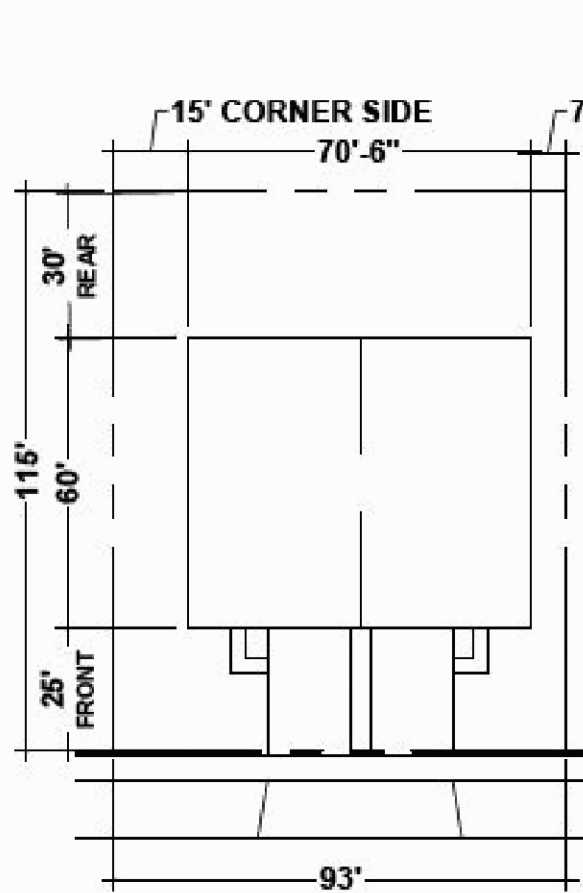


CORNER LOT TYPICAL LOT

6,890 S.F. ACTIVE ADULT SINGLE FAMILY LOTS
SCALE: 1"=50'

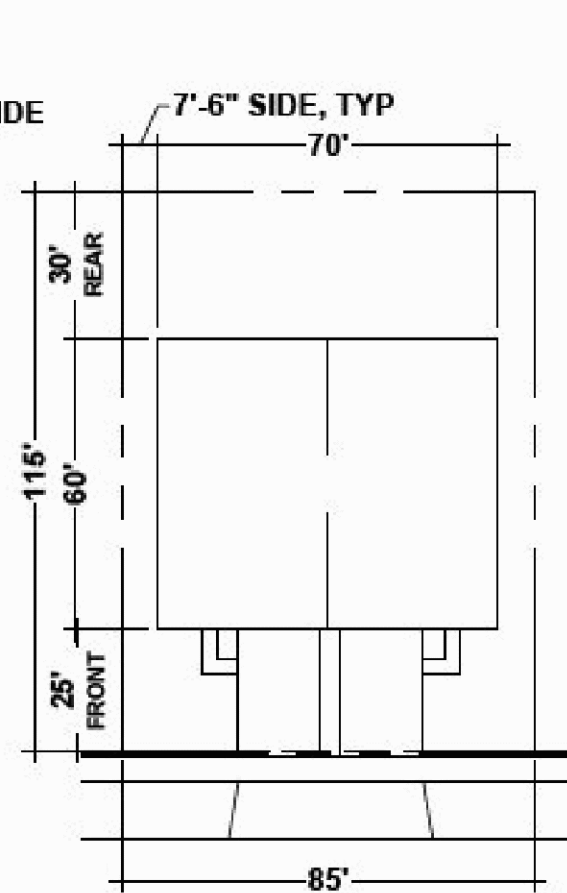


TYPICAL LOT



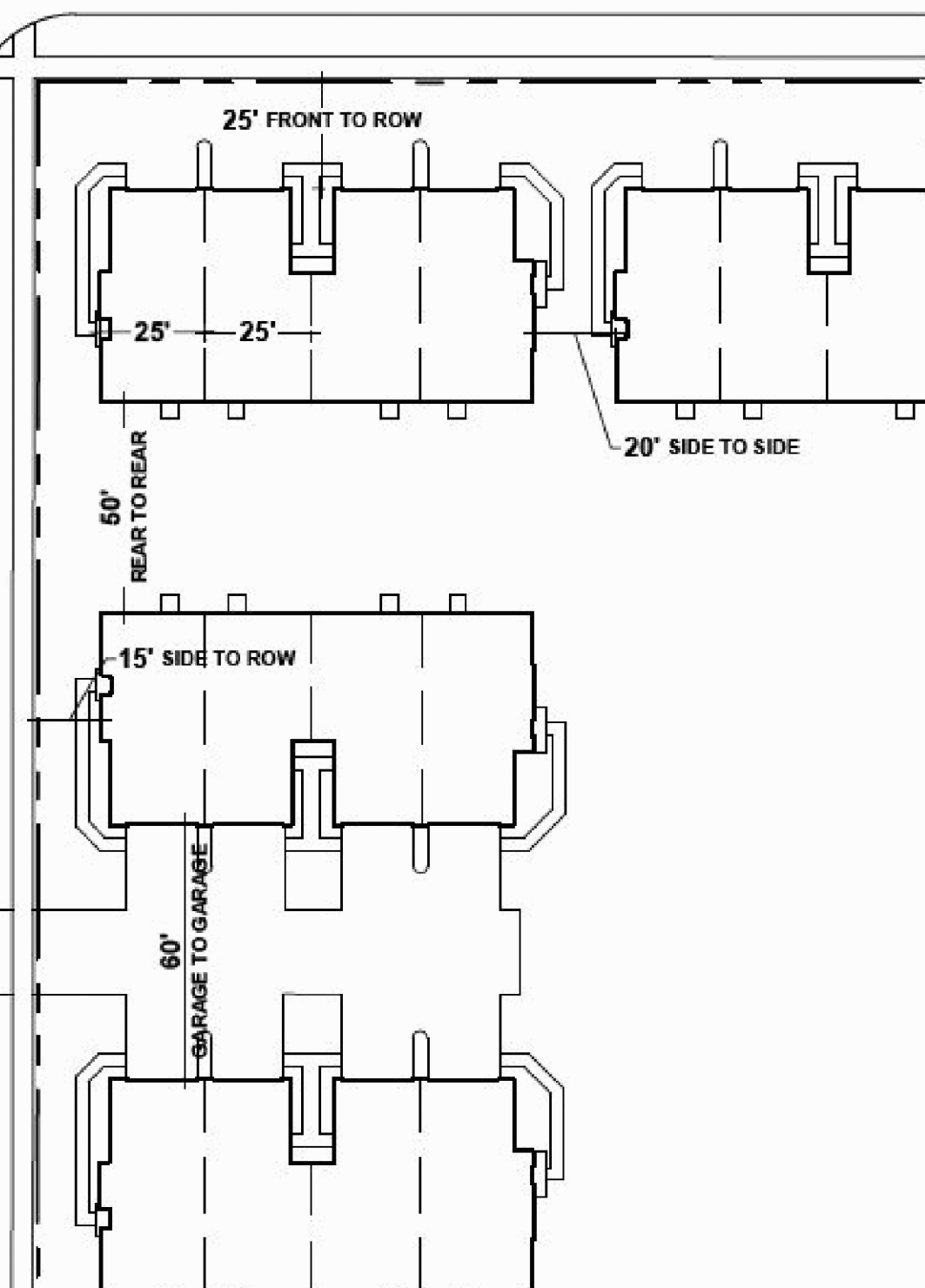
CORNER LOT TYPICAL

TWO-FAMILY RESIDENCE (DUPLEX) LOTS
SCALE: 1"=50'



TYPICAL LOT

FRONT TO R.O.W.	25'
FRONT TO FRONT	50'
FRONT TO SIDE	35'
SIDE TO R.O.W.	15'
SIDE TO SIDE	20'
SIDE TO REAR	40'
REAR TO REAR	50'
GARAGE TO GARAGE	60'



MINIMUM BUILDING SEPERATIONS
TRADITIONAL TOWNHOMES
SCALE: 1"=50'

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

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Baltimore, MD 21202-3275

Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456267 FILE NAME: PREPLAT

DRAWN BY: DDD FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 01-15-2021 JOB NO.: 456.267

XREF: LOTCALC, TOPO 2020 PROJECT MANAGER: DRG
REVISED: 03/12/2021/DDD

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FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD H

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

THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 25-_____

RESOLUTION APPROVING A FINAL PLAT OF
SUBDIVISION FOR OAKSTEAD SUBDIVISION NEIGHBORHOOD H

TOTAL AREA OF SUBDIVISION

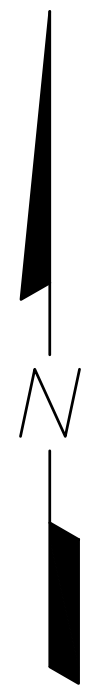
19.217 ACRES

(MORE OR LESS)

PARCEL INDEX NUMBERS

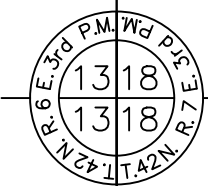
PART OF 01-13-400-008
PART OF 01-13-400-008
PART OF 01-13-400-009
HAMPSHIRE, ILLINOIS

SHEET 1 OF 3



100 50 0 100
SCALE: 1 INCH = 100 FEET

FIP 3/4"
PER MON. REC.
2002K037384



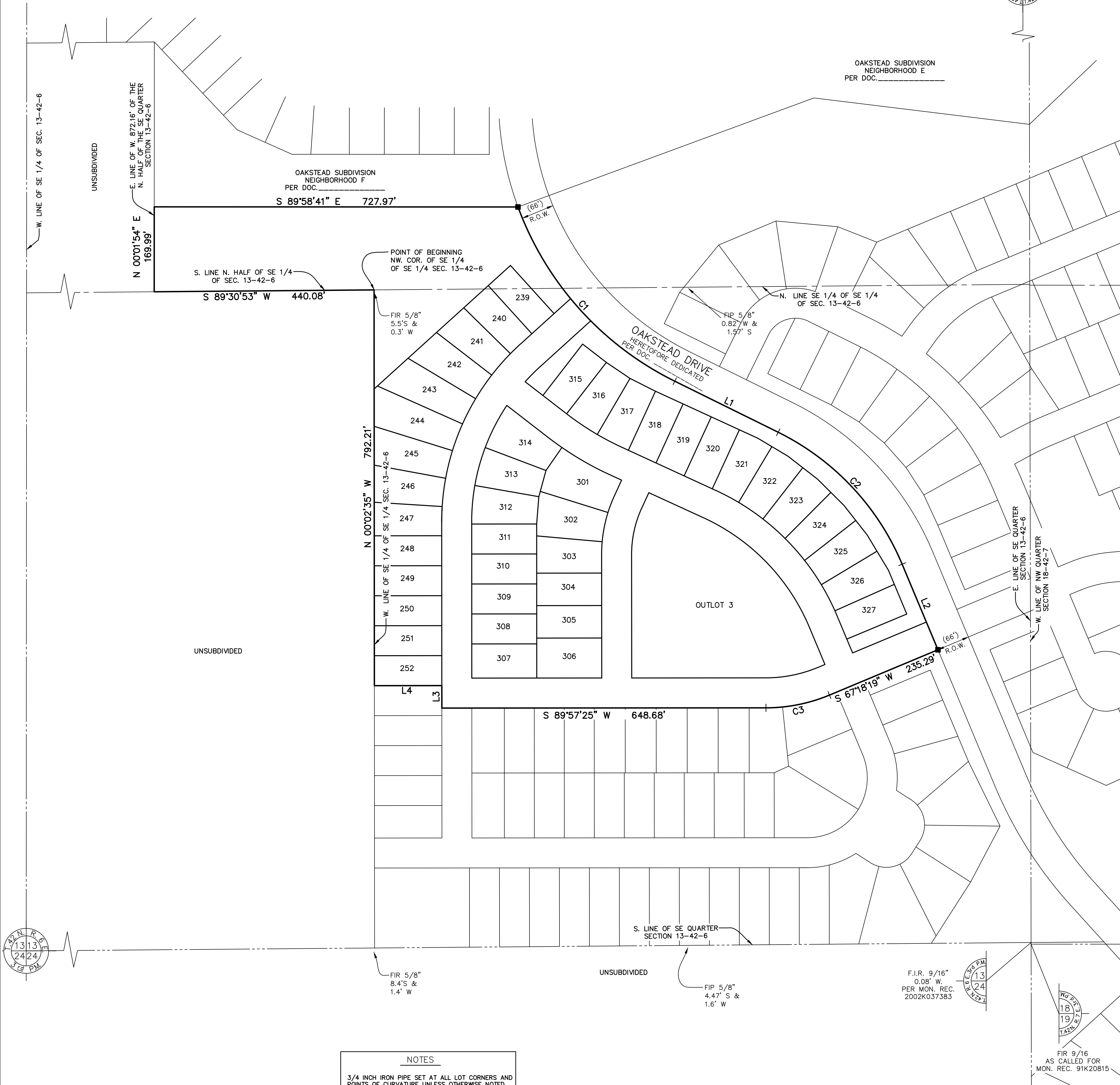
OAKSTEAD SUBDIVISION
NEIGHBORHOOD E
PER DOC.

**SITE
LOCATION**

VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 63°43'32" E	230.83'
L2	S 22°41'41" E	185.59'
L3	N 00°02'35" W	45.00'
L4	S 89°57'25" W	135.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	480.59'	633.00'	S 41°58'32" E	469.13'
C2	370.24'	517.00'	S 43°12'36" E	362.38'
C3	130.46'	330.00'	S 78°37'52" W	129.62'



NOTES

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC
DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD
DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS
OTHERWISE NOTED.

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

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

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

B.L. - BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED UPON THE
NORTH LINE OF THE SUBJECT SITE BEING
S 89°58'41" E (ASSUMED).

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

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

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

LEGEND

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



F.I.R. 9/16"
0.08' W.
PER MON. REC.
2002K037383



FIP 9/16"
AS CALLED FOR
MON. REC. 91K20815

PREPARED FOR:

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

PREPARED BY:



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60502-9675 PH: 630.862.2100 FAX: 630.862.2199
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DISC NO.: 456279 FILE NAME: SUBPLAT-H_C3D
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 04-20-26 JOB NO.: 456.279
PROJECT REFERENCE: 456.209 & 456.267
CHECKED BY: JRP 03-16-26
REVISED 06-24-26\AJB PER VILLAGE COMMENTS DATED 06-09-26
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FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD H

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

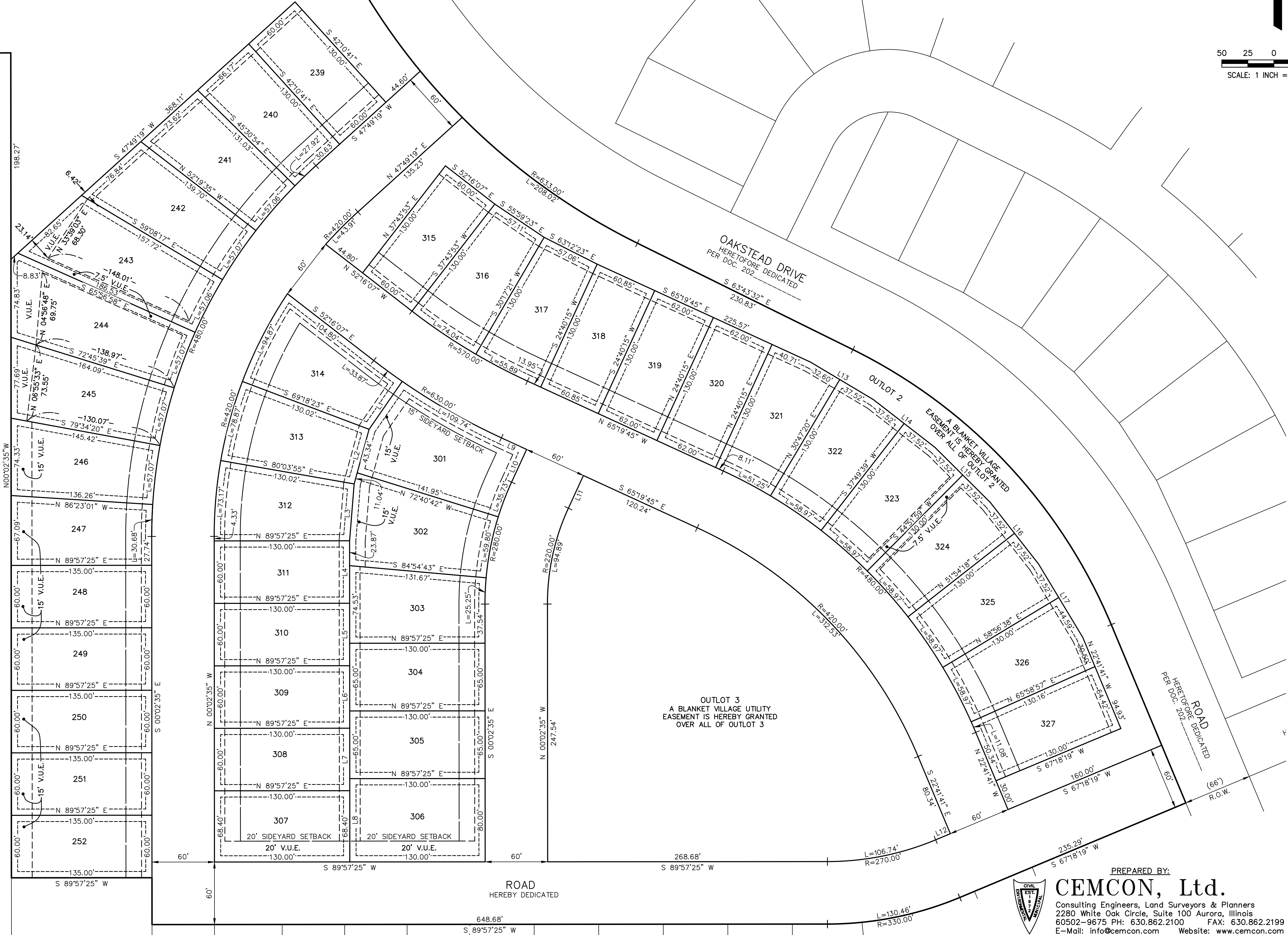
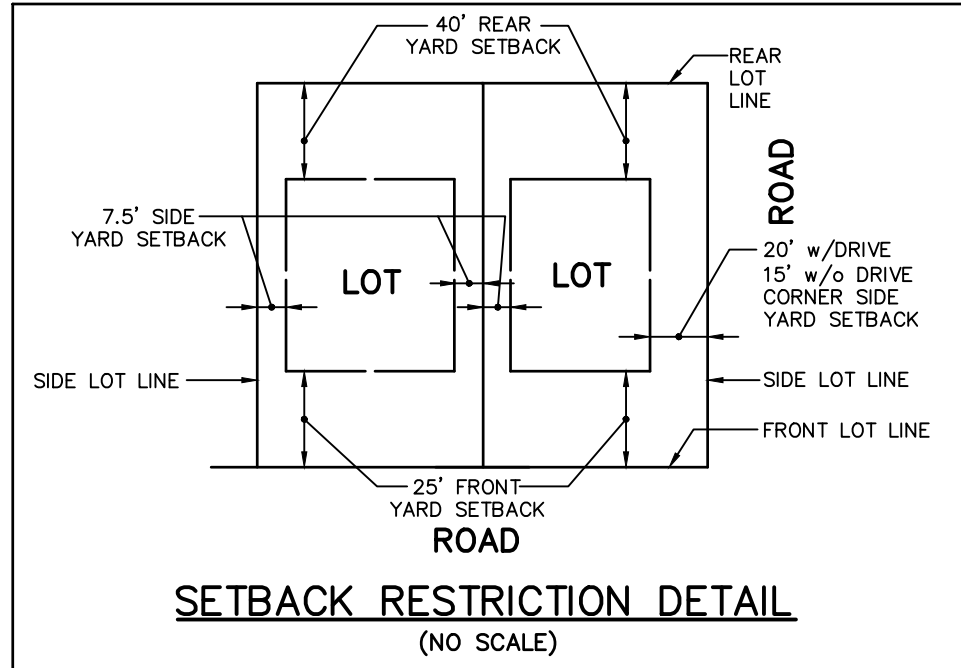
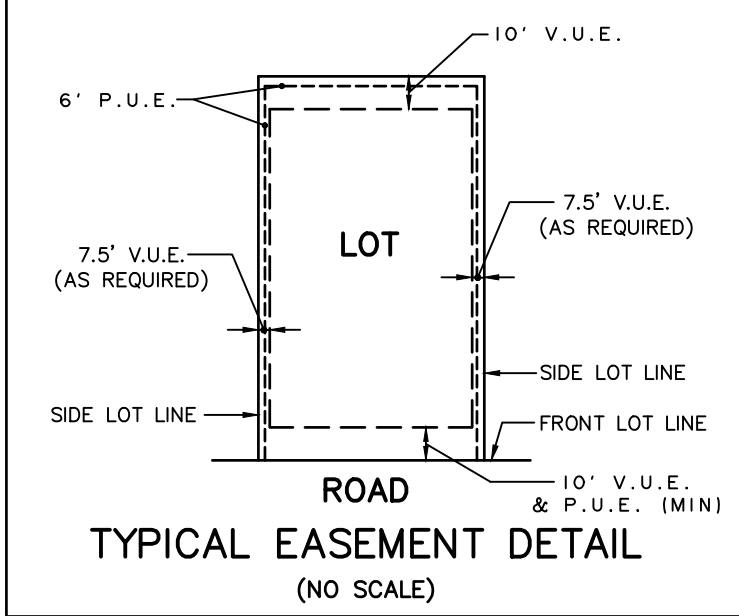


OAKSTEAD SUBDIVISION
NEIGHBORHOOD F
PER DOC. 17089C0126J

OUTLOT 1
A BLANKET STORMWATER MANAGEMENT EASEMENT,
A PUBLIC UTILITY AND VILLAGE UTILITY
EASEMENT ARE HEREBY GRANTED OVER
ALL OF OUTLOT 1

Approximate Limits of a
Zone A per F.I.R.M. Panel
17089C0126J

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 34°39'03" W	55.96'
L2	S 15°18'51" W	54.37'
L3	S 04°34'39" W	54.78'
L4	S 00°02'35" E	60.00'
L5	S 00°02'35" E	60.00'
L6	S 00°02'35" E	60.00'
L7	S 00°02'35" E	60.00'
L8	N 00°02'35" W	80.00'
L9	S 65°19'45" E	26.67'
L10	S 24°40'15" W	34.55'
L11	N 24°40'15" E	34.55'
L12	S 67°18'19" W	15.29'
L13	N 59°12'40" W	70.11'
L14	N 52°10'21" W	75.03'
L15	N 45°08'01" W	75.03'
L16	N 38°05'42" W	75.03'
L17	N 31°03'22" W	82.11'



PREPARED BY:
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CHECKED BY: JRP 03-16-26
REVISED 06-24-26\AJB PER VILLAGE COMMENTS DATED 06-09-26
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DRAWING PATH: P:\456279\SURVEY\DRAWINGS\PLATS\SUBPLAT-H_C3D.DWG
PLOT FILE CREATED: 6/24/2026 BY: TONY BILUS

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE EAST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

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

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

HAMPSHIRE EAST LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

TITLE TITLE
PRINTED NAME PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF HAMPSHIRE WEST, LLC, 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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35--3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 30 MINUTES 53 SECONDS WEST, 440.08 FEET TO A LINE THAT IS 872.16 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 01 MINUTE 54 SECONDS EAST, 169.99 FEET ALONG SAID PARALLEL LINE TO THE SOUTHWEST CORNER OF OUTLOT 8 IN OAKSTEAD NEIGHBORHOOD F RECORDED AS DOCUMENT _____; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, 727.97 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 8 TO THE WESTERLY LINE OF OAKSTEAD DRIVE DEDICATED PER DOCUMENT _____; THE FOLLOWING FOUR COURSES ARE ALONG SAID WESTERLY LINE; 1) THENCE SOUTHEASTERLY, 480.59 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 633.00 FEET AND A CHORD BEARING SOUTH 41 DEGREES 58 MINUTES 32 SECONDS EAST; 2) THENCE SOUTH 63 DEGREES 43 MINUTES 32 SECONDS EAST, 230.83 FEET; 3) THENCE SOUTHEASTERLY, 370.24 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 517.00 FEET AND A CHORD BEARING SOUTH 43 DEGREES 12 MINUTES 36 SECONDS EAST; 4) THENCE SOUTH 22 DEGREES 41 MINUTES 41 SECONDS EAST, 185.59 FEET; THENCE SOUTH 67 DEGREES 18 MINUTES 19 SECONDS WEST, 235.29 FEET; THENCE SOUTHWESTERLY, 130.46 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET AND A CHORD BEARING SOUTH 78 DEGREES 37 MINUTES 52 SECONDS WEST; THENCE SOUTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, 648.68 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 35 SECONDS WEST, 45.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 25 SECONDS WEST, 135.00 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 02 MINUTES 35 SECONDS WEST, 792.21 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

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

I FURTHER CERTIFY THAT 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 17089C126J, DATED JUNE 2, 2015. BUT THAT ALL SPECIAL FLOOD HAZARD AREAS ARE CONTAINED IN STORMWATER MANAGEMENT EASEMENTS OR LAND TO BE CONVEYED TO THE VILLAGE OF HAMPSHIRE AND THAT NO PARTS OF LOTS 239 THROUGH 327 (INCLUSIVE) ARE LOCATED WITHIN SAID SPECIAL FLOOD HAZARD AREA.

I 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/). 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).

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____TH DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184--002937
EXPIRATION DATE IS APRIL 30, 2027

FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD H

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

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT HAMPSHIRE, ILLINOIS THIS ____ DAY OF _____, 20____.

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____.

COUNTY CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____.

VILLAGE COLLECTOR

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT: _____

ATTEST: _____

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)

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

DATED THIS ____ DAY OF _____, 20____.

CHAIRMAN

SECRETARY

SHEET 3 OF 3

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

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

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

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

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

PUBLIC UTILITY EASEMENT PROVISIONS
(ELECTRIC AND COMMUNICATION)

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

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

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

DRAINAGE EASEMENT PROVISIONS

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

VILLAGE UTILITY EASEMENT PROVISIONS

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

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS 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, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

PREPARED BY:

CEMCON, Ltd.

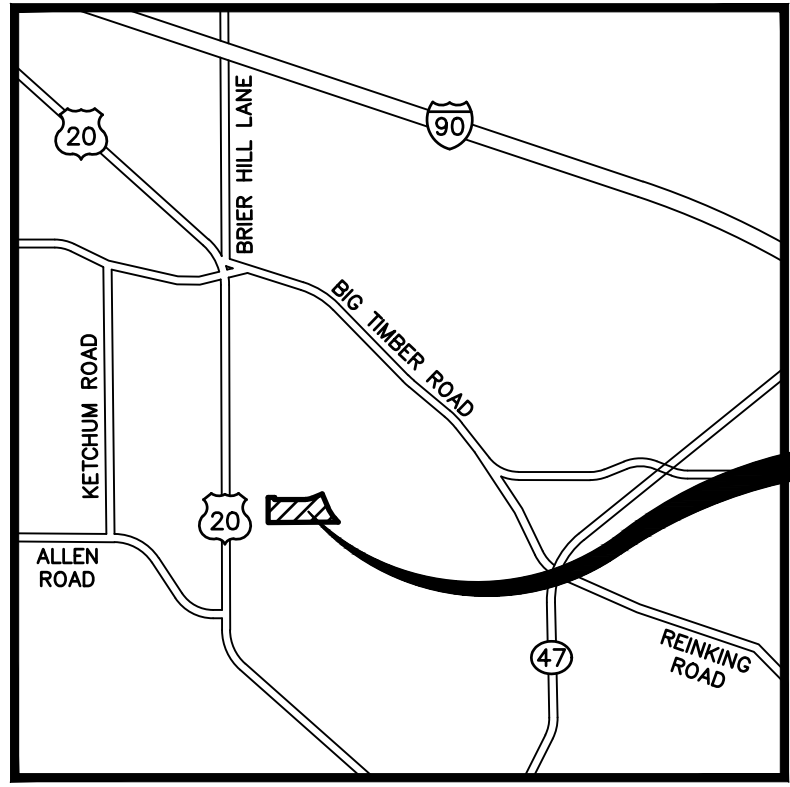
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502--9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 456279 FILE NAME: SUBPLAT-H_C3D
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 04--20--26 JOB NO.: 456.279
PROJECT REFERENCE: 456.209 & 456.267
CHECKED BY: JRP 03--16--26
REVISED 06--24--26\AJB PER VILLAGE COMMENTS DATED 06--09--26

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FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD I

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

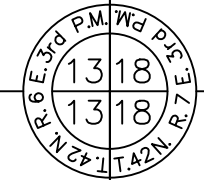


VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°57'25" E	135.00'
L2	S 00°02'35" E	45.00'
L3	S 42°14'45" E	97.95'
L4	S 89°31'17" W	145.71'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	130.46'	330.00'	N 78°37'52" E	129.62'
C2	284.25'	833.00'	S 32°28'13" E	282.87'

FIP 3/4"
PER MON. REC.
2002K037384



OAKSTEAD SUBDIVISION
NEIGHBORHOOD E
PER DOC. _____

TOTAL AREA OF SUBDIVISION

14.693 ACRES

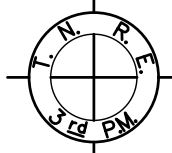
(MORE OR LESS)

PARCEL INDEX NUMBERS

PART OF 01-13-400-008
PART OF 01-13-400-006
PART OF 02-18-300-002
HAMPSHIRE, ILLINOIS

LEGEND

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



SECTION CORNER OR QUARTER SECTION CORNER



NOTES

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

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

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

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

B.L. - BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19-42-7 BEING N 00°07'46" W (ASSUMED).

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

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

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

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
253	8,100	278	10,664
254	8,100	279	14,441
255	8,100	280	16,191
256	8,100	281	7,800
257	8,775	282	7,800
258	9,505	283	7,800
259	9,478	284	7,800
260	9,451	285	7,800
261	9,423	286	7,800
262	9,396	287	7,800
263	9,369	288	7,800
264	9,341	289	7,800
265	9,314	290	8,450
266	9,287	291	8,450
267	9,259	292	7,800
268	9,232	293	7,800
269	9,205	294	7,800
270	13,519	295	8,060
271	15,850	296	8,060
272	11,734	297	8,060
273	11,407	298	8,060
274	12,279	299	8,060
275	12,117	300	9,389
276	9,151	OUTLOT 1	55,890
277	8,450	OUTLOT 2	30,286

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



PREPARED BY:
CEMCON, Ltd.

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

DISC NO.: 456279 FILE NAME: SUBPLAT-L_C3D

DRAWN BY: AJB FLD. BK. / PG. NO.: N/A

COMPLETION DATE: 04-20-26 JOB NO.: 456.279

PROJECT REFERENCE: 456.209 & 456.267

CHECKED BY: JRP 03-12-26

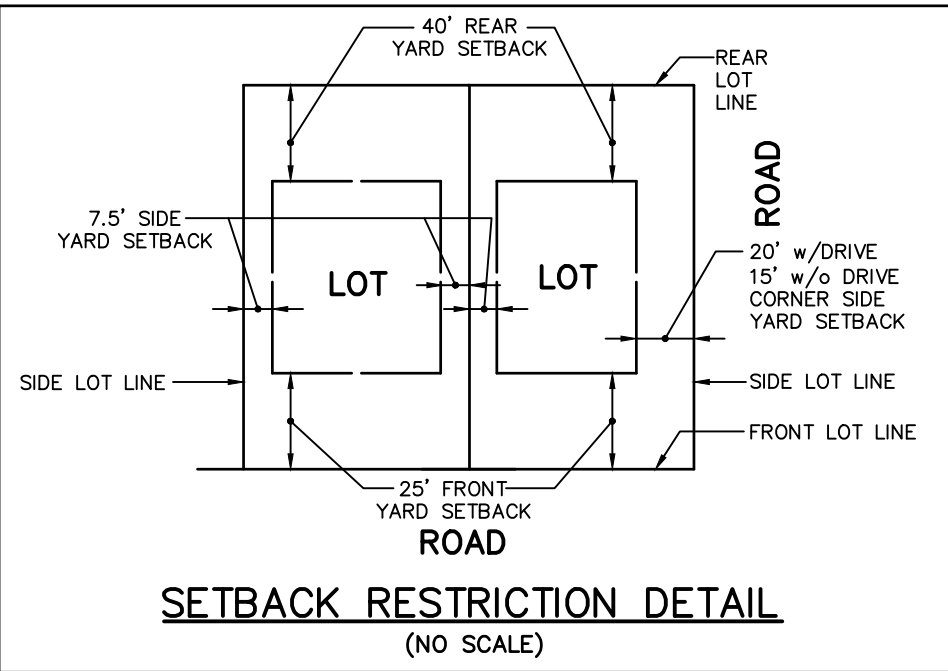
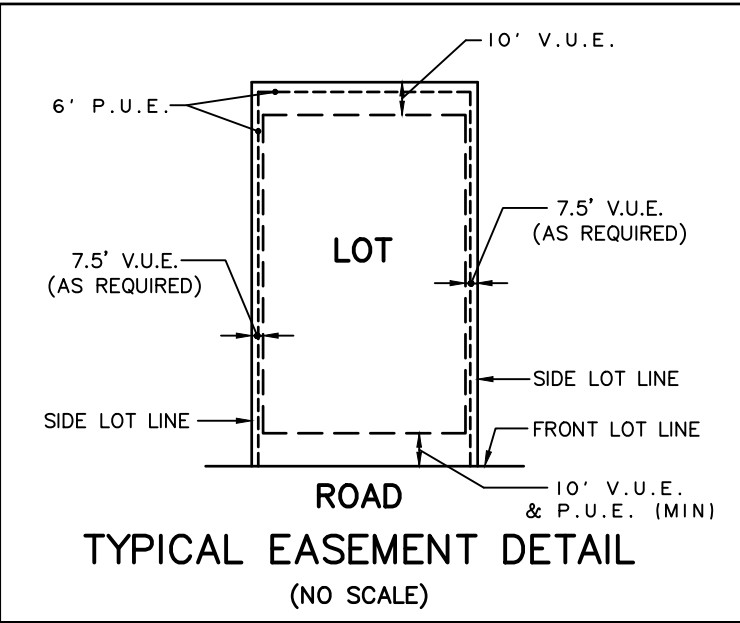
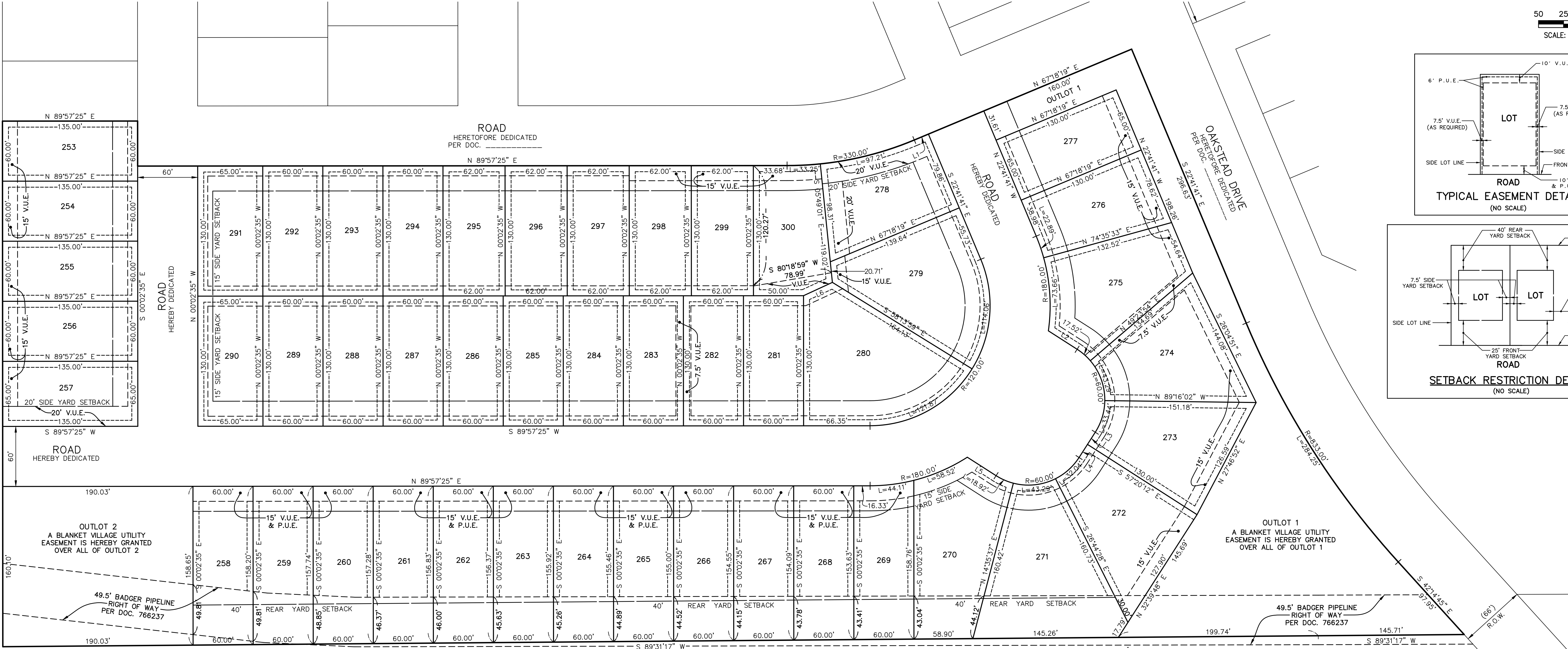
REVISED 06-24-26/AJB PER VILLAGE COMMENTS DATED 06-09-26

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FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD I

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD
PRINCIPAL MERIDIAN, AND THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 7 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 67°18'19" E	15.29'
L2	N 57°20'12" W	34.10'
L3	N 32°39'48" E	14.44'
L4	N 32°39'48" E	15.56'
L5	S 57°20'12" E	34.10'
L6	N 65°16'10" E	31.75'



PREPARED BY:
CEMCON, Ltd.

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

DISC NO.: 456279 FILE NAME: SUBPLAT-1_C3D
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 04-20-26 JOB NO.: 456.279
PROJECT REFERENCE: 456.209 & 456.267
CHECKED BY: JRP 03-12-26
REVISED 06-24-26/AJB PER VILLAGE COMMENTS DATED 06-09-26

DRAWING PATH: P:\456279\SURVEY\DRAWINGS\PLATS\SUBPLAT--L_C3D.DWG
PLOT FILE CREATED: 6/24/2026 BY: TONY BILIS

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE EAST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

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

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

HAMPSHIRE EAST LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

_____ TITLE _____
_____ PRINTED NAME _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF HAMPSHIRE WEST, LLC, 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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 31 MINUTES 17 SECONDS WEST, 1313.96 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13 TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 02 MINUTES 35 SECONDS WEST, 525.10 ALONG SAID WEST LINE; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS EAST, 135.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 35 SECONDS EAST, 45.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 25 SECONDS EAST, 648.68 FEET; THENCE EASTERLY, 130.46 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET AND A CHORD BEARING NORTH 78 DEGREES 37 MINUTES 52 SECONDS EAST; THENCE NORTH 67 DEGREES 18 MINUTES 19 SECONDS EAST, 235.29 FEET TO THE WESTERLY LINE OF OAKSTEAD DRIVE AS DEDICATED BY DOCUMENT _____; THE FOLLOWING THREE COURSES ARE ALONG SAID WESTERLY LINE; 1) THENCE SOUTH 22 DEGREES 41 MINUTES 41 SECONDS EAST, 296.63 FEET; 2) THENCE SOUTHERLY, 284.25 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 833.00 FEET AND A CHORD BEARING SOUTH 32 DEGREES 28 MINUTES 13 SECONDS EAST; 3) THENCE SOUTH 42 DEGREES 14 MINUTES 45 SECONDS EAST, 97.95 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 17 SECONDS WEST, 145.71 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

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

I 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 17089C0126J, DATED JUNE 2, 2015, ALL OF THE PROPERTY IS IN ZONE X, AREAS OF MINIMAL FLOODING.

I 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/). 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).

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____TH DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT HAMPSHIRE, ILLINOIS THIS ____ DAY OF _____, 20____.

_____ VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____

_____ COUNTY CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____.

_____ VILLAGE COLLECTOR

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT: _____

ATTEST: _____

PLANNING AND ZONING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

DATED THIS ____ DAY OF _____, 20____.

_____ CHAIRMAN

_____ SECRETARY

FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD I

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

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

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

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

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

PUBLIC UTILITY EASEMENT PROVISIONS
(ELECTRIC AND COMMUNICATION)

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 SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

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

DRAINAGE EASEMENT PROVISIONS

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

VILLAGE UTILITY EASEMENT PROVISIONS

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

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS 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, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.



PREPARED BY:
CEMCON, Ltd.

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

DISC NO.: 456279 FILE NAME: SUBPLAT--L_C3D
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 04-20-26 JOB NO.: 456.279
PROJECT REFERENCE: 456.209 & 456.267
CHECKED BY: JRP 03-12-26
REVISED 06-24-26/AJB PER VILLAGE COMMENTS DATED 06-09-26

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

OAKSTEAD SUBDIVISION
NEIGHBORHOOD E
PER DOC. _____

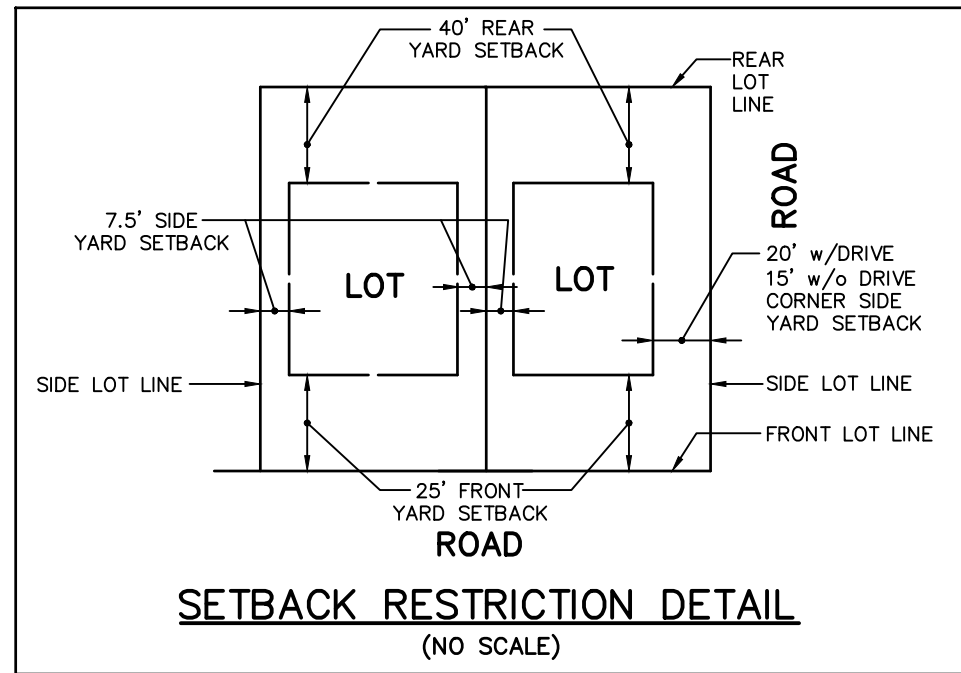


Diagram of MATCH LINE A-A. A dashed line is shown with dimensions: 50, 24'48", 66'8.3", and 61'14.38".

SEE SHEET
MATCH LINE

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	63.48'	630.00'	S 64°25'08" W
C2	60.30'	570.00'	S 25°43'31" E

PREPARED BY:
CEMCON, Ltd.

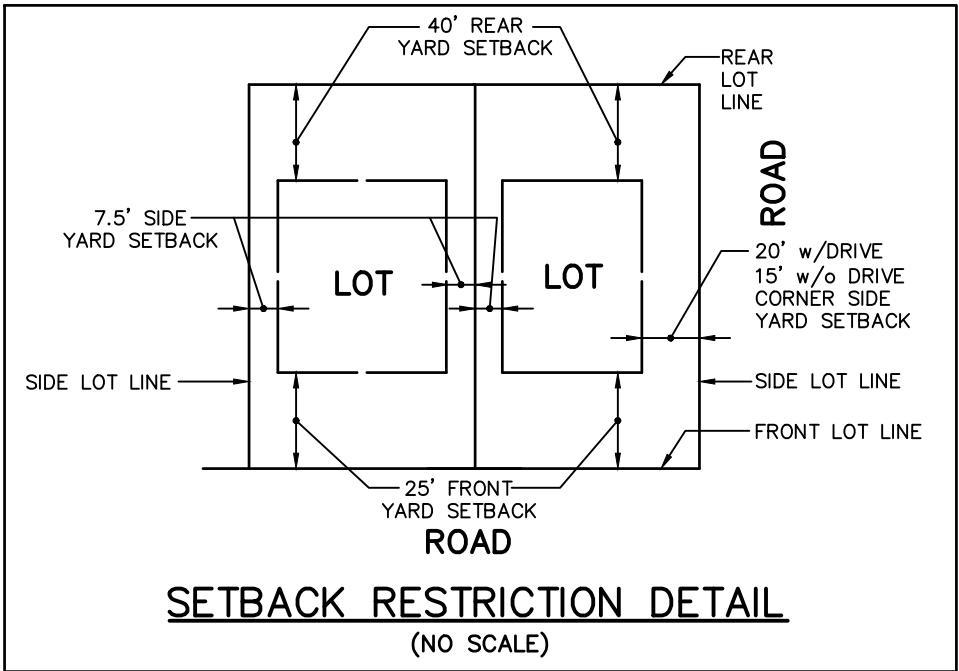
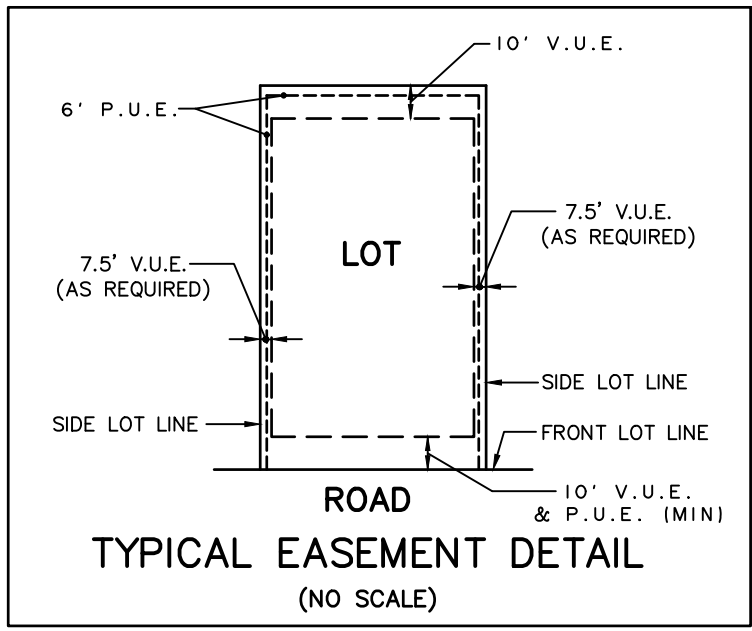
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CHECKED BY:
REVISED 06-24-26\AJB PER VILLAGE COMMENTS DATED 06-02-26

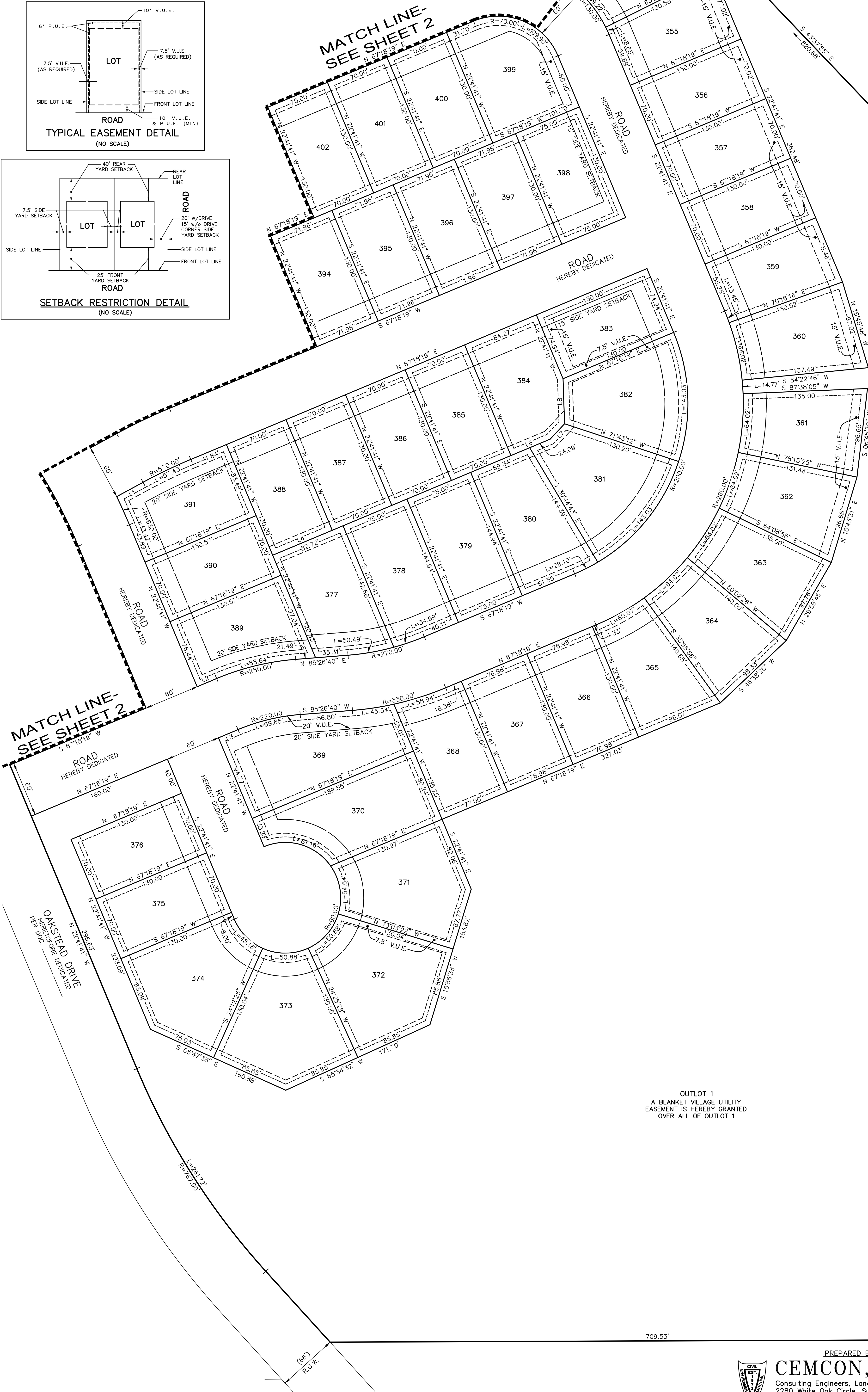
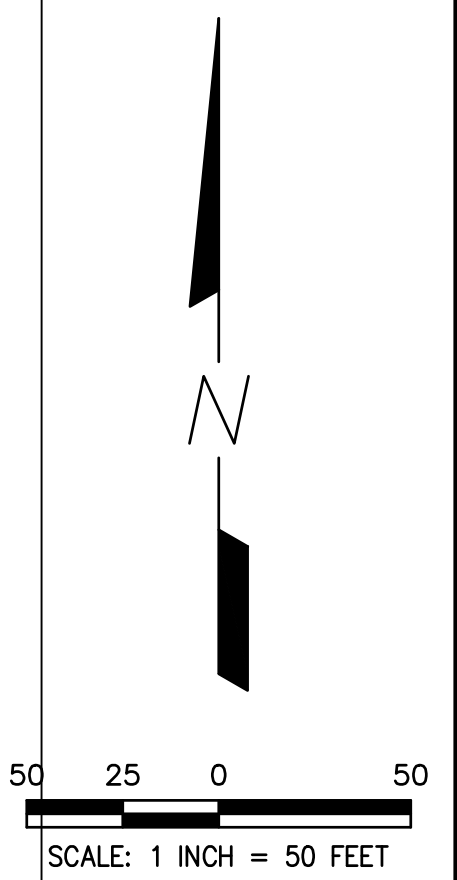
FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD J

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD
PRINCIPAL MERIDIAN, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 7 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 61°31'57" E	32.44'
L2	S 67°18'19" W	22.97'
L3	N 67°18'19" E	22.97'
L4	S 67°18'19" W	70.00'
L5	N 67°18'19" E	70.00'
L6	S 67°18'19" W	46.15'
L7	N 43°15'03" E	22.80'
L8	S 01°59'14" E	48.93'

SHEET 3 OF 4



PREPARED BY:
CEMCON, Ltd.

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COMPLETION DATE: 04-20-26 JOB NO.: 456.279
PROJECT REFERENCE: 456.209 & 456.267

CHECKED BY:
REVISED 06-24-26\AJB PER VILLAGE COMMENTS DATED 06-02-26
Copyright © 2026 Cemcon, Ltd. All rights reserved.

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
 SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE EAST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

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

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

HAMPSHIRE EAST LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

_____	_____
TITLE	TITLE
_____	_____
PRINTED NAME	PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
 SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF HAMPSHIRE WEST, LLC, 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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, 239.03 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE NORTHEASTERLY LINE OF OAKSTEAD DRIVE AS DEDICATED PER DOCUMENT _____; THENCE NORTH 42 DEGREES 14 MINUTES 45 SECONDS WEST, 60.34 FEET ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING; THE FOLLOWING SIX COURSES ARE ALONG SAID NORTHEASTERLY LINE; 1) THENCE NORTH 42 DEGREES 14 MINUTES 45 SECONDS WEST, 103.75 FEET; 2) THENCE NORTHERLY, 261.72 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 767.00 FEET AND A CHORD BEARING NORTH 32 DEGREES 28 MINUTES 13 SECONDS WEST; 3) THENCE NORTH 22 DEGREES 41 MINUTES 41 SECONDS WEST, 482.22 FEET; 4) THENCE NORTHERLY, 417.50 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 583.00 FEET AND A CHORD BEARING NORTH 43 DEGREES 12 MINUTES 36 SECONDS WEST; 5) THENCE NORTH 63 DEGREES 43 MINUTES 32 SECONDS WEST, 230.83 FEET; 6) THENCE NORTHWESTERLY, 430.48 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 567.00 FEET AND A CHORD BEARING NORTH 41 DEGREES 58 MINUTES 32 SECONDS WEST TO THE SOUTHERLY LINE OF OUTLOT 14 IN OAKSTEAD SUBDIVISION NEIGHBORHOOD E RECORDED AS DOCUMENT _____, THE FOLLOWING TWO COURSES ARE ALONG SAID SOUTHERLY LINE; 1) THENCE NORTH 69 DEGREES 46 MINUTES 29 SECONDS EAST, 565.18 FEET; 2) THENCE SOUTH 83 DEGREES 01 MINUTE 00 SECONDS EAST, 434.50 FEET TO THE SOUTHEASTERLY LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 2020K064438; THENCE NORTH 46 DEGREES 22 MINUTES 05 SECONDS EAST, 393.05 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE SOUTH 43 DEGREES 37 MINUTES 55 SECONDS EAST, 820.68 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, 61.92 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00 DEGREES 03 MINUTES 36 MINUTES WEST, 1270.87 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 709.53 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

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

I 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 17089C0130J, DATED JUNE 2, 2015, ALL OF THE PROPERTY IS IN ZONE X, AREAS OF MINIMAL FLOODING.

I 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/). 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).

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____TH DAY OF _____, 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD J

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
 SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT HAMPSHIRE, ILLINOIS THIS ____ DAY OF _____, 20____

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
 SS.
COUNTY OF KANE)

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____.

COUNTY CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
 SS
COUNTY OF KANE)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____

VILLAGE COLLECTOR

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
 SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____

VILLAGE PRESIDENT: _____

ATTEST: _____

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

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

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

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

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

PUBLIC UTILITY EASEMENT PROVISIONS
(ELECTRIC AND COMMUNICATION)

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 SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

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

DRAINAGE EASEMENT PROVISIONS

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

VILLAGE UTILITY EASEMENT PROVISIONS

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

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

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

PREPARED BY:



CEMCON, Ltd.

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

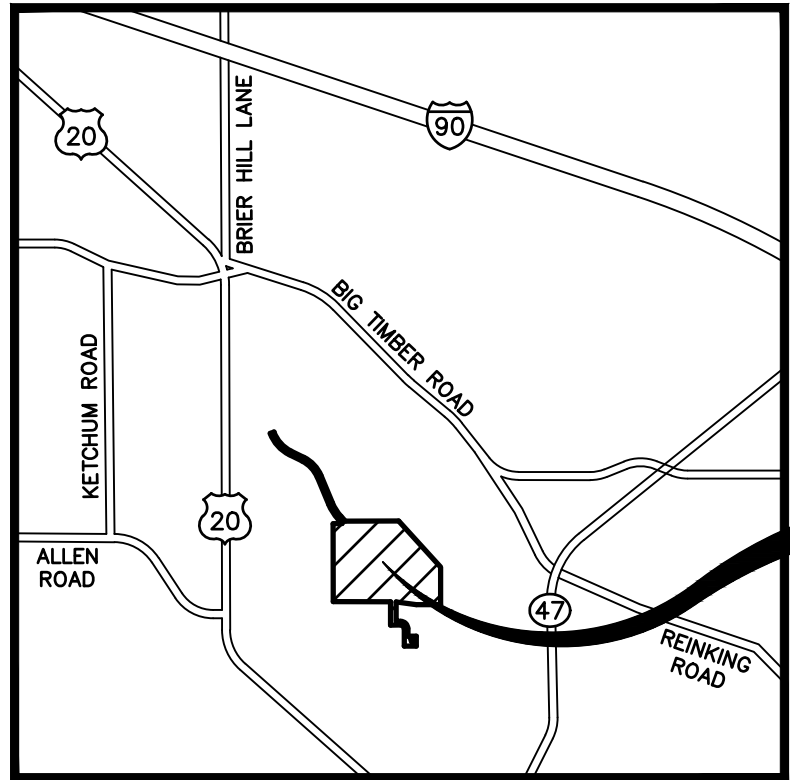
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DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 04-20-26 JOB NO.: 456.279
PROJECT REFERENCE: 456.209 & 456.267

CHECKED BY:
REVISED 06-24-26\AJB PER VILLAGE COMMENTS DATED 06-02-26

FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD K

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF
THE THIRD PRINCIPAL MERIDIAN, THE SOUTHWEST QUARTER OF SECTION 18 AND THE
NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 7
EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS.

SHEET 1 OF 6



VICINITY MAP

SITE
LOCATION

THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)

VILLAGE OF HAMPSHIRE
RESOLUTION NO. 25-
RESOLUTION APPROVING A FINAL PLAT OF
SUBDIVISION FOR OAKSTEAD SUBDIVISION NEIGHBORHOOD K

200 100 0 200
SCALE: 1 INCH = 200 FEET

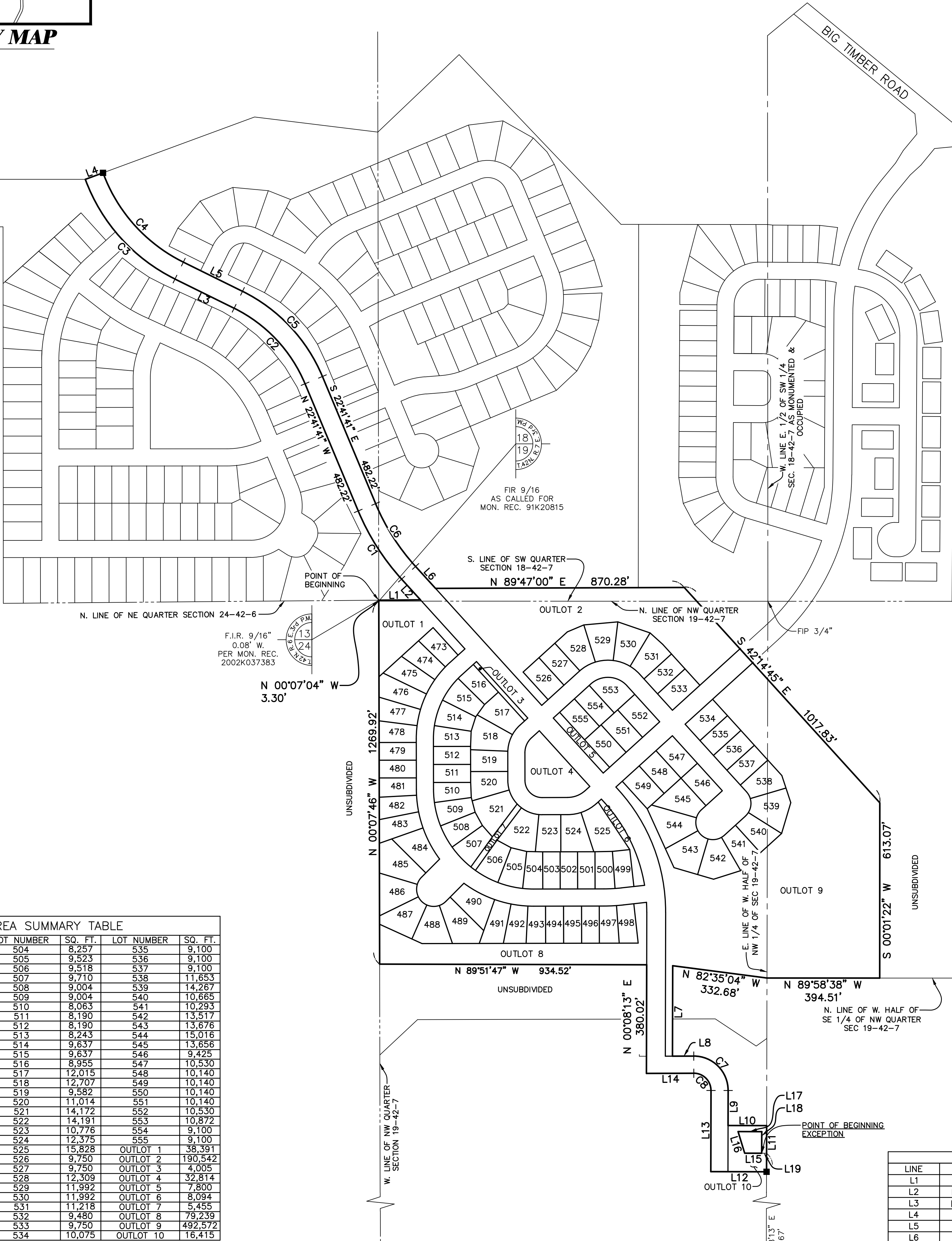
TOTAL AREA OF SUBDIVISION

52.332 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS

PART OF 01-13-400-006
PART OF 02-18-300-002
PART OF 02-19-100-003
PART OF 02-19-100-004
HAMPSHIRE, ILLINOIS

U.S. ROUTE 20



LOT AREA SUMMARY TABLE

LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
473	8,414	504	8,257	535	9,100
474	9,352	505	9,523	536	9,100
475	10,871	506	9,518	537	9,100
476	11,757	507	9,710	538	11,653
477	9,831	508	9,004	539	14,267
478	8,823	509	9,004	540	10,665
479	8,060	510	8,063	541	10,293
480	8,060	511	8,190	542	13,517
481	8,333	512	8,190	543	13,676
482	9,161	513	8,243	544	15,016
483	10,387	514	9,637	545	13,656
484	11,146	515	9,637	546	9,425
485	14,809	516	8,955	547	10,530
486	13,037	517	12,015	548	10,140
487	14,553	518	12,707	549	10,140
488	12,685	519	9,582	550	10,140
489	14,945	520	11,014	551	10,140
490	11,583	521	14,172	552	10,530
491	10,592	522	14,191	553	10,872
492	9,313	523	10,776	554	9,100
493	8,459	524	12,375	555	9,100
494	8,190	525	15,828	OUTLOT 1	38,391
495	8,190	526	9,750	OUTLOT 2	190,542
496	8,060	527	9,750	OUTLOT 3	4,005
497	8,456	528	12,309	OUTLOT 4	32,814
498	8,567	529	11,992	OUTLOT 5	7,800
499	8,284	530	11,992	OUTLOT 6	8,094
500	8,539	531	11,218	OUTLOT 7	5,455
501	7,930	532	9,480	OUTLOT 8	79,239
502	7,930	533	9,750	OUTLOT 9	492,572
503	7,930	534	10,075	OUTLOT 10	16,415

FOUND MAGNETIC NAIL
(0.06' N. & 0.32' W.)

FIP 3/4"
3.4' E. & ON LINE
PER DOC. 2002K037385

LINE	BEARING	LENGTH
L1	N 89°31'17" E	145.71'
L2	N 42°14'45" W	97.95'
L3	N 63°43'32" W	230.83'
L4	N 69°46'29" E	66.00'
L5	S 63°43'32" E	230.83'
L6	S 42°14'45" E	103.75'
L7	S 00°08'13" W	316.41'
L8	N 89°52'14" E	74.44'
L9	S 00°08'13" W	122.46'
L10	S 89°51'47" E	135.00'
L11	S 00°08'13" W	161.45'
L12	N 89°51'47" W	195.00'
L13	N 00°08'13" E	283.92'
L14	S 89°52'14" W	165.72'
L15	N 89°51'47" W	59.61'
L16	N 17°01'59" W	79.02'
L17	S 89°51'47" E	82.94'
L18	S 00°08'13" W	75.50'
L19	N 89°51'47" W	17.00'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	284.25'	833.00'	N 32°28'13" W	282.87'
C2	370.24'	517.00'	N 43°12'36" W	362.38'
C3	480.59'	633.00'	N 41°58'32" W	469.13'
C4	430.48'	567.00'	S 41°58'32" E	420.22'
C5	417.50'	583.00'	S 43°12'36" E	408.64'
C6	261.72'	767.00'	S 32°28'13" E	260.46'
C7	189.05'	120.00'	S 44°59'46" E	170.10'
C8	94.53'	60.00'	N 44°59'46" W	85.05'

NOTES

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC
DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD
DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS
OTHERWISE NOTED.

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

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

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

B.L. - BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED UPON THE WEST
LINE OF THE NORTHWEST QUARTER OF SECTION
19-42-7 BEING N 00°07'46" W (ASSUMED).

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

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

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

LEGEND

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

FOUND PK NAIL
PER DOC. 2002K037383

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DRAWING PATH: F:\456279\SURVEY\DRAWINGS\PLATS\SUBPLAT-K_C20.DWG

PLOT FILE CREATED: 6/24/2026 BY: TONY BLUS

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

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
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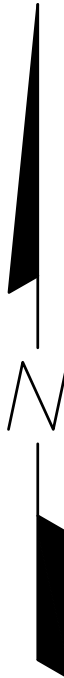
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DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 03-11-26 JOB NO.: 456.279
PROJECT REFERENCE: 456.209 & 456.267

CHECKED BY: JRP 02-25-26
REVISED 06-24-26/AJB PER VILLAGE COMMENTS DATED 06-02-26

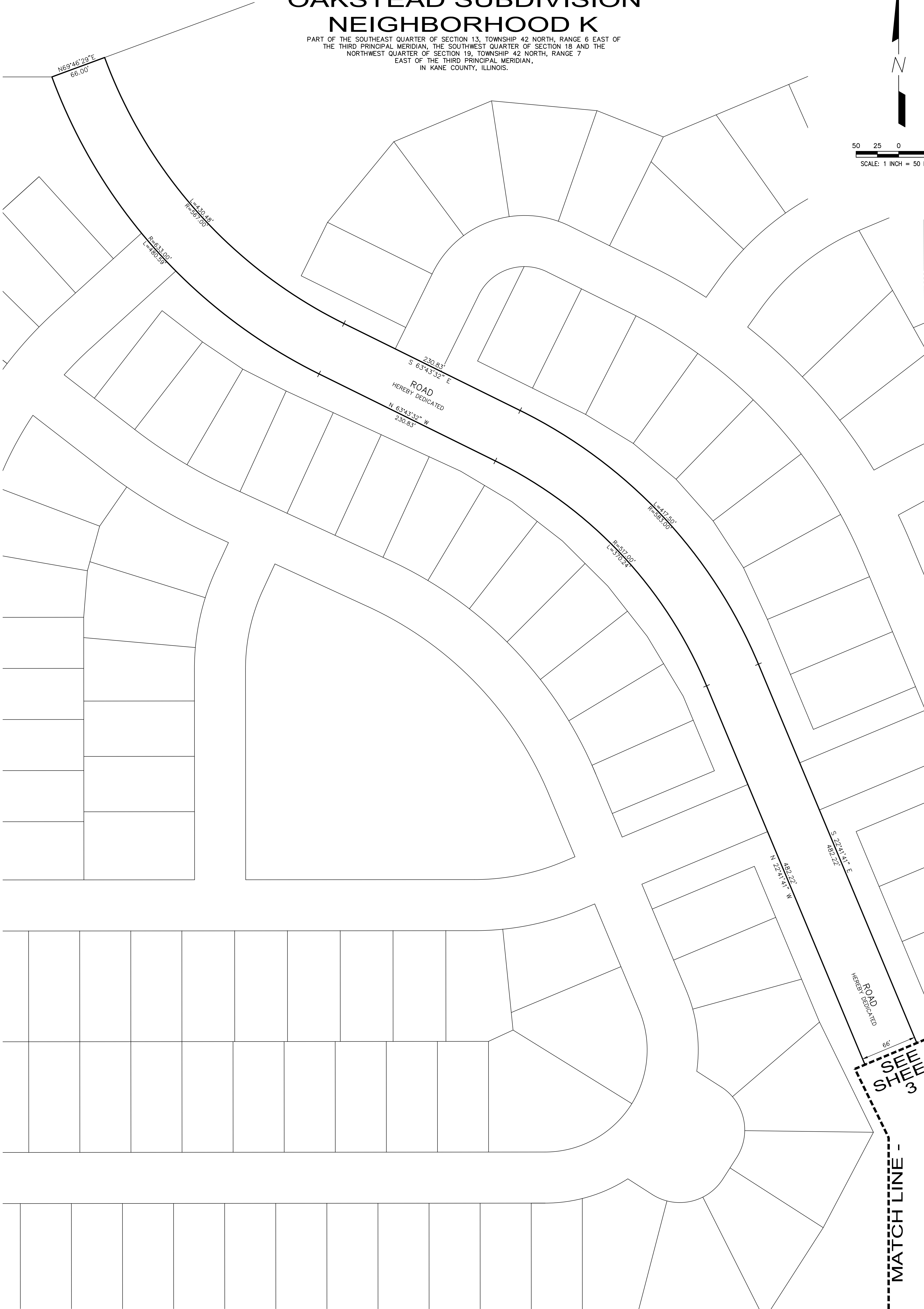
FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD K

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF
THE THIRD PRINCIPAL MERIDIAN, THE SOUTHWEST QUARTER OF SECTION 18 AND THE
NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 7
EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS.

SHEET 2 OF 6



50 25 0 50
SCALE: 1 INCH = 50 FEET



PREPARED BY:
CEMCON, Ltd.

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

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FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD K

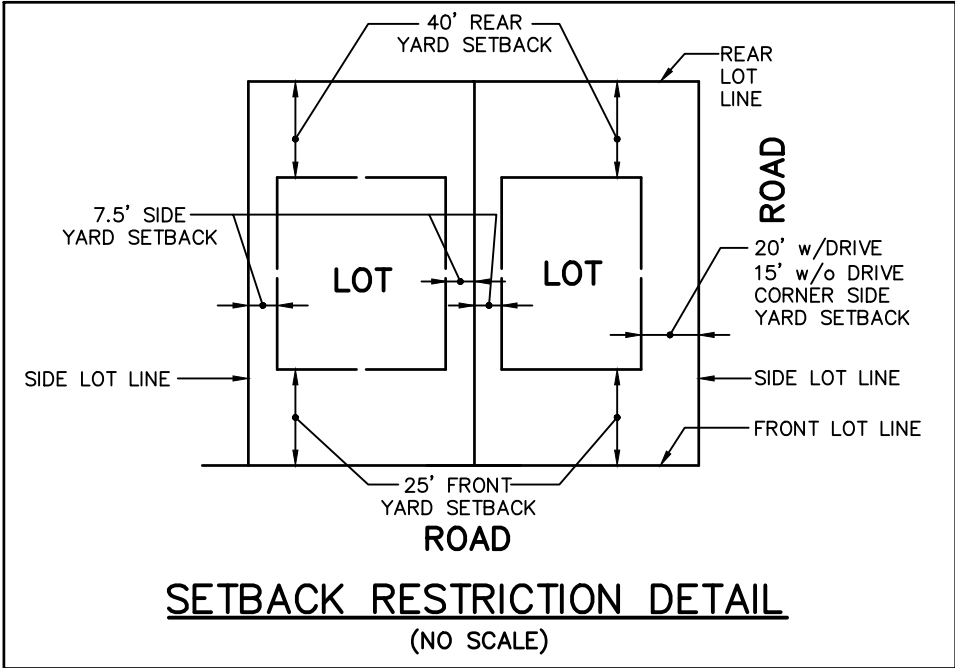
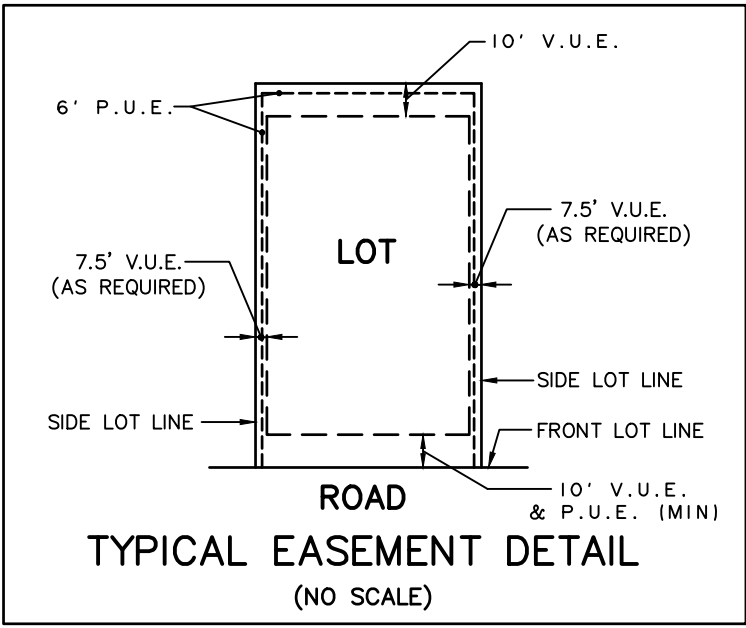
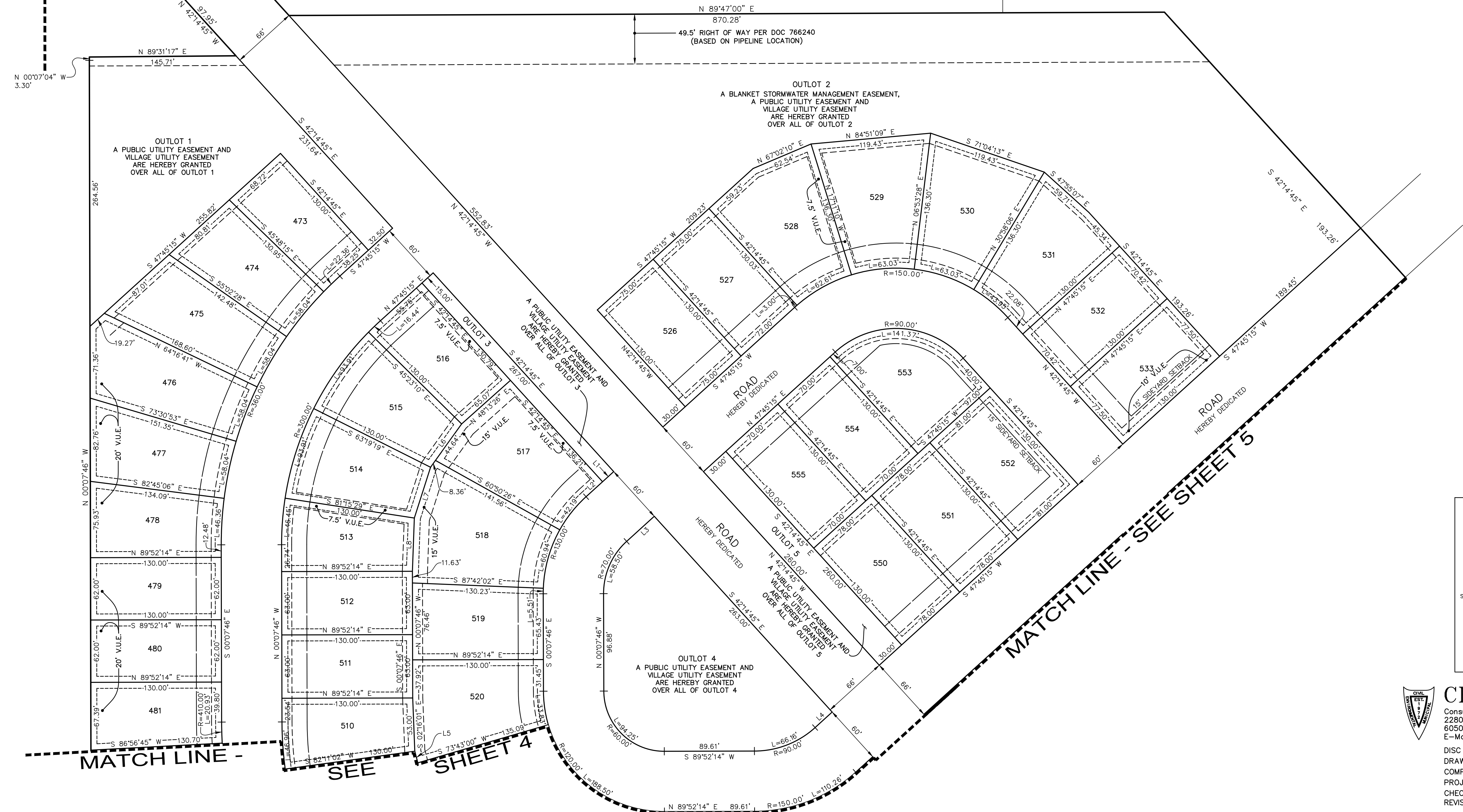
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NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 7
EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 47°45'15" W	15.00'
L2	S 47°45'15" W	22.12'
L3	N 47°45'15" E	37.12'
L4	N 47°45'15" E	22.92'
L5	N 14°44'04" W	11.93'
L6	S 35°38'45" W	53.00'
L7	S 17°42'36" W	53.00'
L8	S 02°04'11" W	53.00'



SEE
SHEET
2

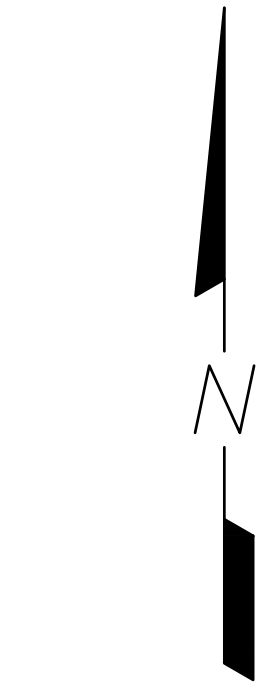
MATCH LINE - -



PREPARED BY:
CEMCON, Ltd.

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

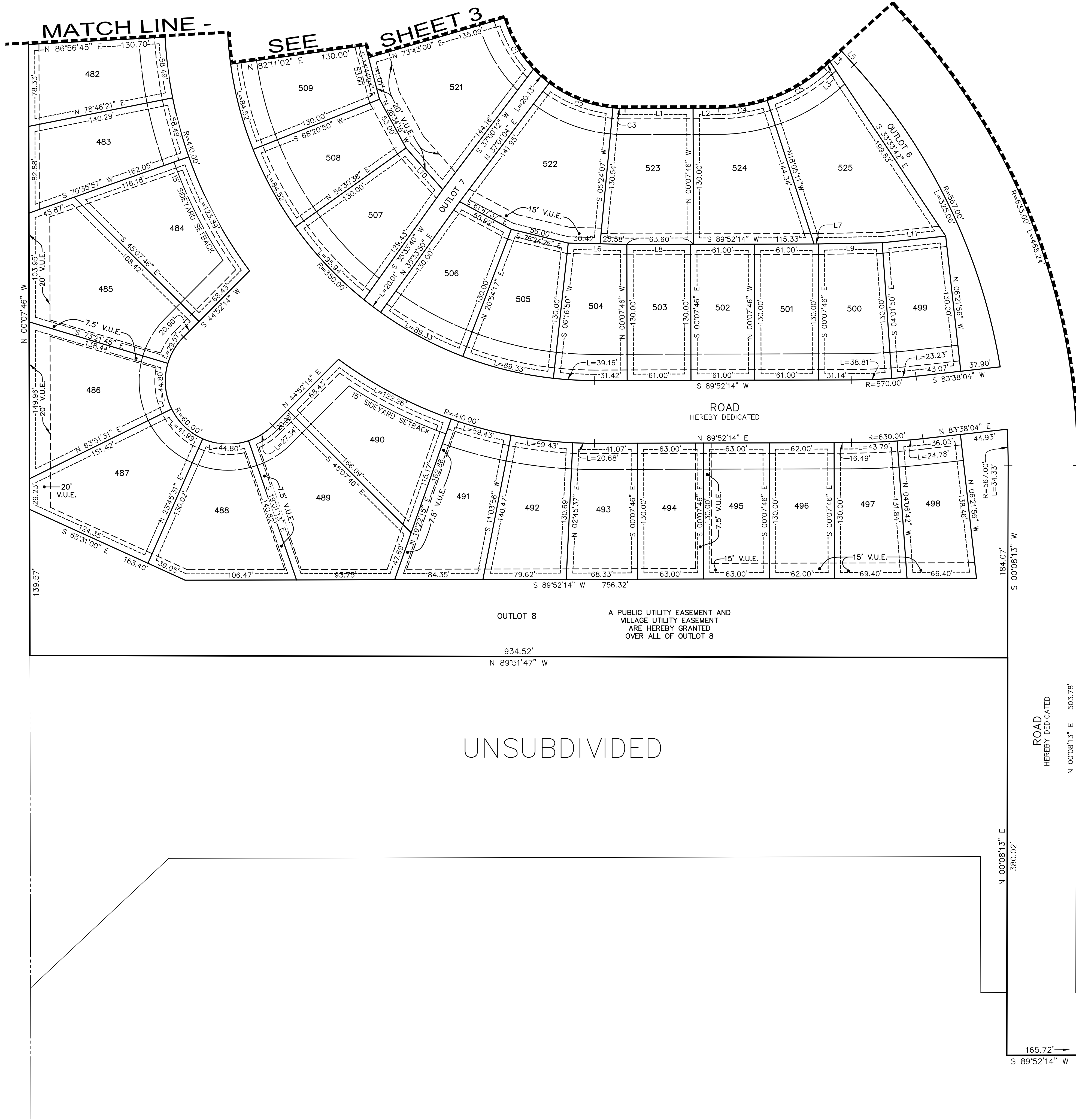
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DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 03-11-26 JOB NO.: 456.279
PROJECT REFERENCE: 456.209 & 456.267
CHECKED BY: JRP 02-25-26
REVISED 06-24-26\AJB PER VILLAGE COMMENTS DATED 06-02-26
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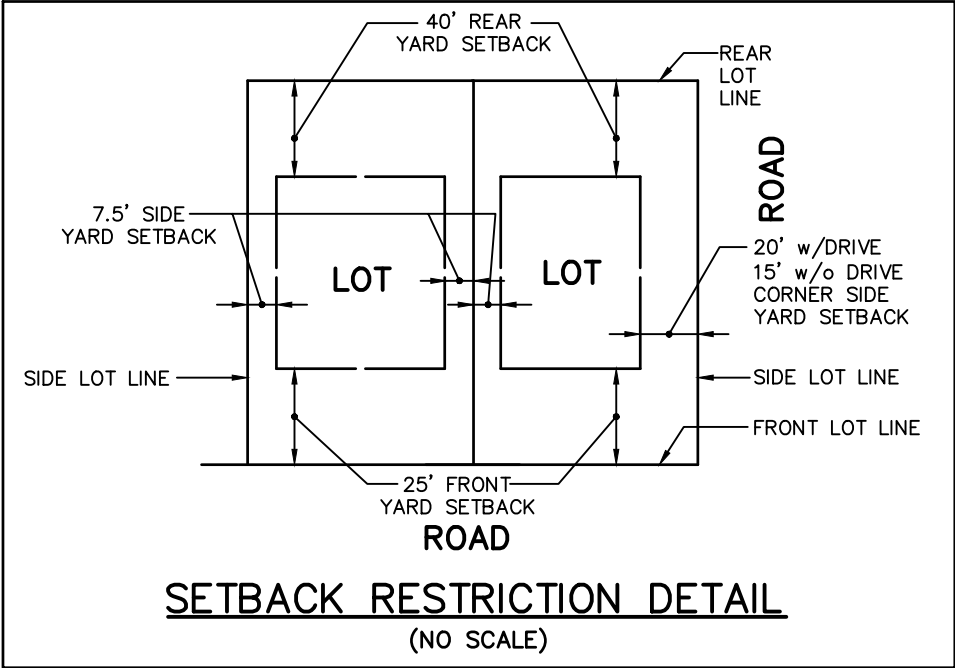
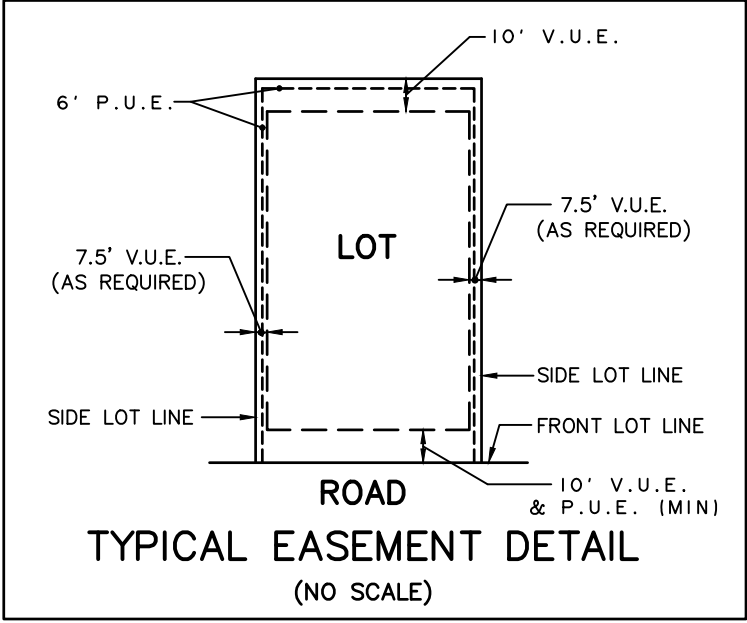
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°52'14" E	65.02'
L2	N 89°52'14" E	24.59'
L3	N 47°45'15" E	7.92'
L4	N 47°45'15" E	15.00'
L5	S 42°14'45" E	17.54'
L6	S 88°43'19" E	56.00'
L7	S 89°52'14" W	4.07'
L8	N 89°52'14" E	61.00'
L9	N 88°54'51" E	61.08'
L10	S 41°25'33" E	53.00'
L11	S 83°58'44" W	61.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	56.73'	120.00'	S 29°49'37" E	56.20'
C2	66.22'	120.00'	S 68°47'25" E	65.38'
C3	11.58'	120.00'	S 87°21'49" E	11.58'
C4	47.01'	150.00'	N 80°53'32" E	46.82'
C5	63.25'	150.00'	N 59°50'02" E	62.78'

NOTE:
A BLANKET PUBLIC UTILITY EASEMENT
AND VILLAGE UTILITY EASEMENT ARE
HEREBY GRANTED OVER ALL OF
OUTLOTS 6 AND 7

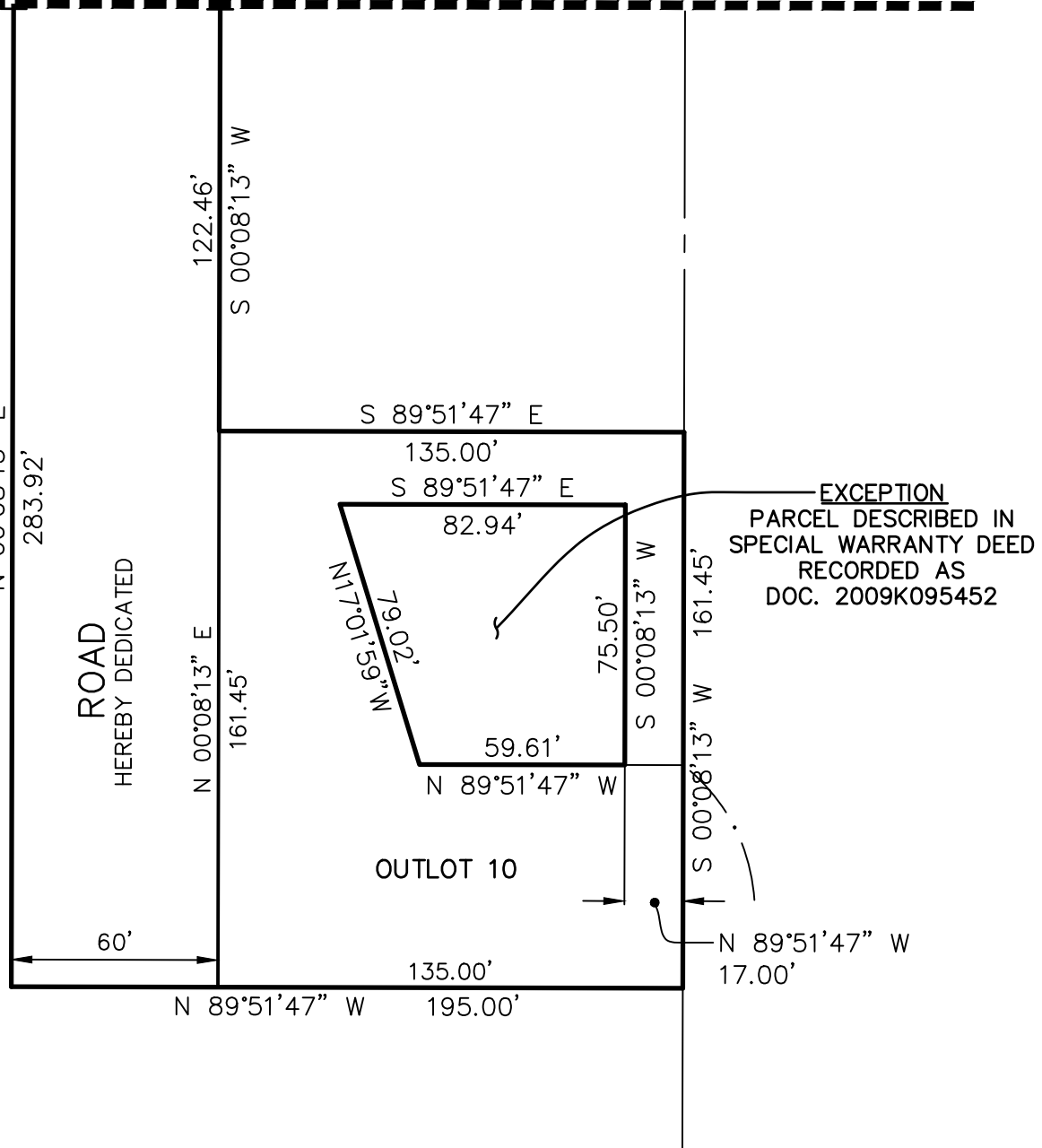
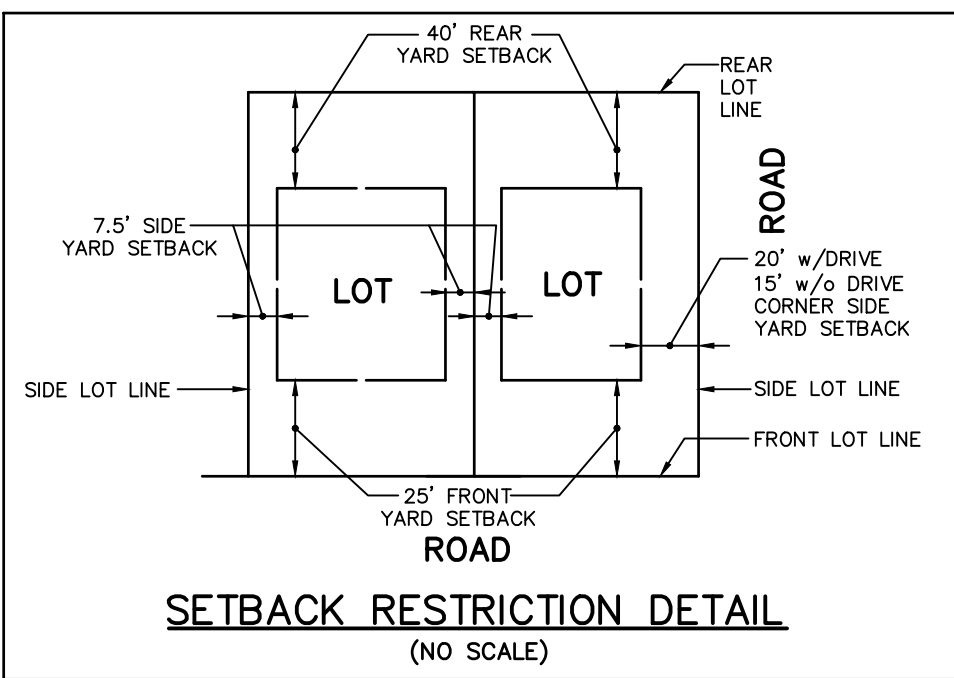
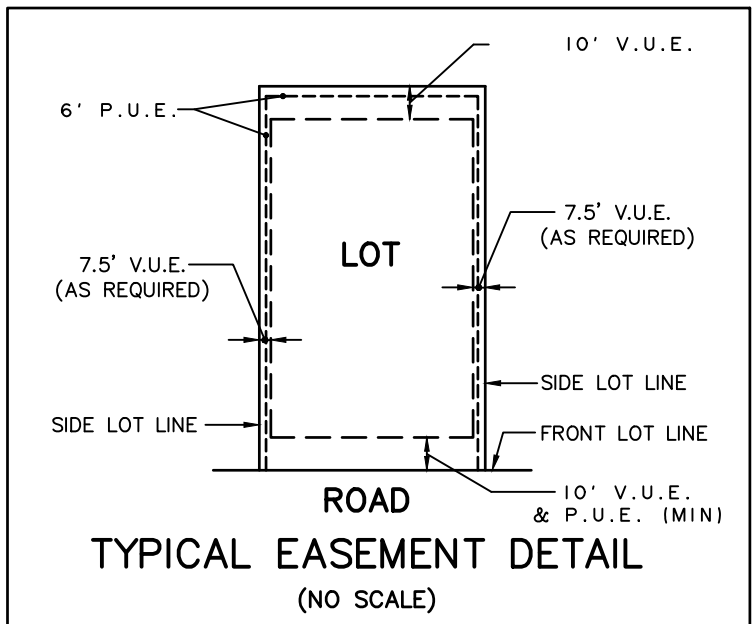
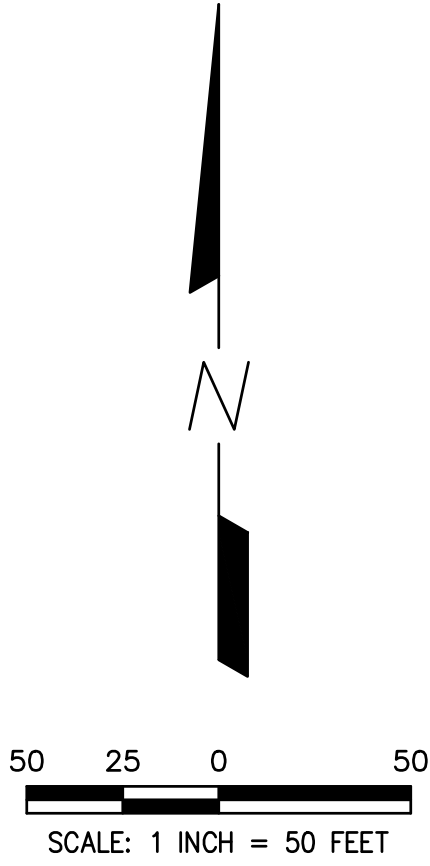


MATCH LINE - SEE SHEET 5

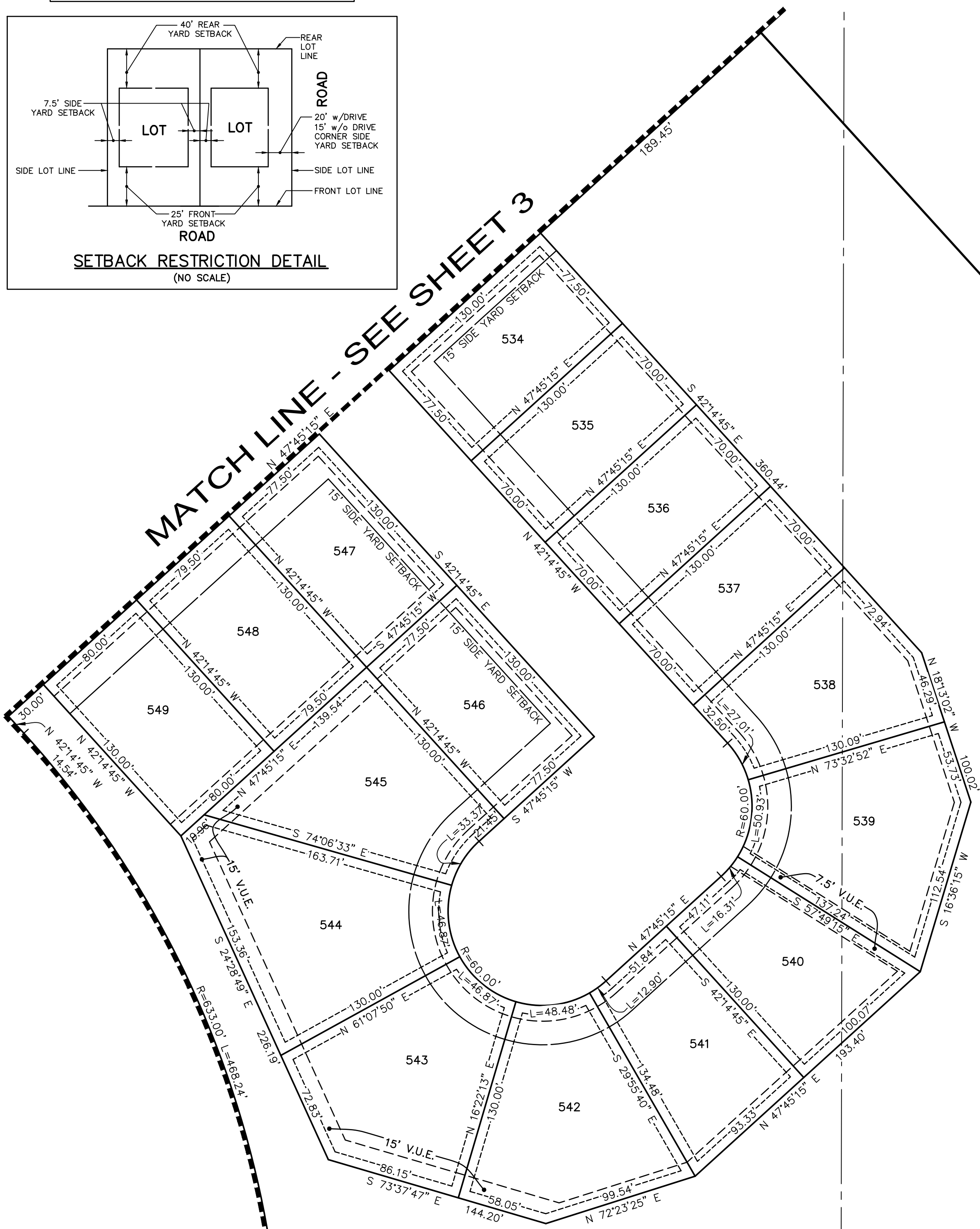


PREPARED BY:
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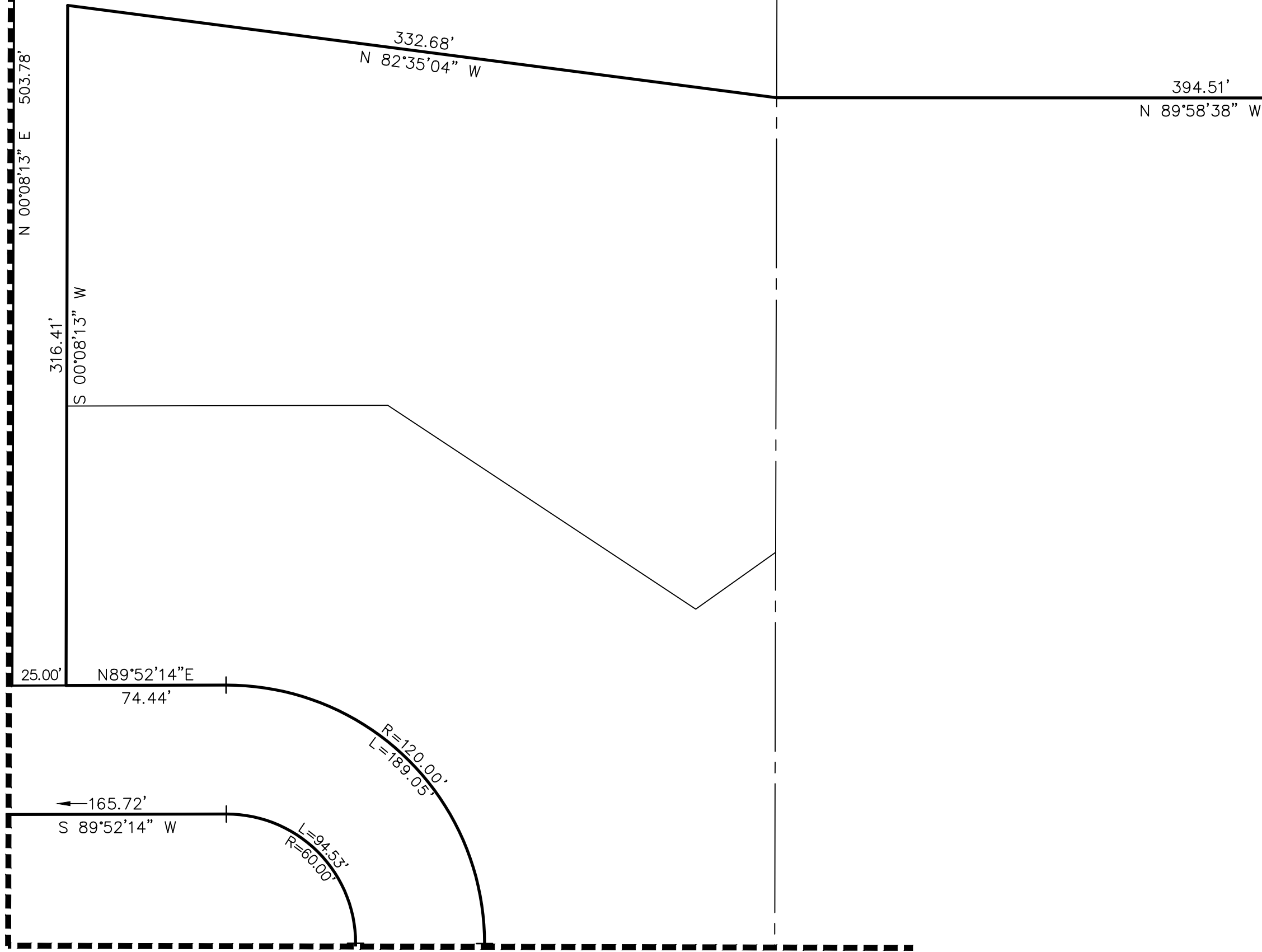
MATCH LINE A-A



MATCH LINE - SEE SHEET 3



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



MATCH LINE A-A



PREPARED BY:
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FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD K

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 07 MINUTES 04 SECONDS WEST, 3.30 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 31 MINUTES 17 SECONDS EAST, 145.71 FEET; THENCE NORTH 42 DEGREES 14 MINUTES 45 SECONDS WEST, 97.95 FEET; THENCE NORTHWESTERLY, 284.25 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 833.00 FEET AND A CHORD BEARING NORTH 32 DEGREES 28 MINUTES 13 SECONDS WEST; THENCE NORTH 22 DEGREES 41 MINUTES 41 SECONDS WEST, 482.22 FEET; THENCE NORTHWESTERLY, 370.24 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 517.00 FEET AND A CHORD BEARING NORTH 43 DEGREES 12 MINUTES 36 SECONDS WEST; THENCE NORTH 63 DEGREES 43 MINUTES 32 SECONDS WEST, 230.83 FEET; THENCE NORTHWESTERLY, 480.59 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 633.00 FEET AND A CHORD BEARING NORTH 41 DEGREES 58 MINUTES 32 SECONDS WEST TO THE SOUTHEAST CORNER OF OUTLOT 8 IN OAKSTEAD SUBDIVISION NEIGHBORHOOD F RECORDED AS DOCUMENT 2026K _____; THENCE NORTH 69 DEGREES 46 MINUTES 29 SECONDS EAST, 66.00 FEET ALONG A SOUTHERLY LINE OF SAID SUBDIVISION; THENCE SOUTHEASTERLY, 430.48 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 567.00 FEET AND A CHORD BEARING SOUTH 41 DEGREES 58 MINUTES 32 SECONDS EAST; THENCE SOUTH 63 DEGREES 43 MINUTES 32 SECONDS EAST, 230.83 FEET; THENCE SOUTHEASTERLY, 417.50 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 583.00 FEET AND A CHORD BEARING SOUTH 43 DEGREES 12 MINUTES 36 SECOND EAST; THENCE SOUTH 22 DEGREES 41 MINUTES 41 SECONDS EAST, 482.22 FEET; THENCE SOUTHERLY, 261.72 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 767.00 FEET AND A CHORD BEARING SOUTH 32 DEGREES 28 MINUTES 13 SECONDS EAST; THENCE SOUTH 42 DEGREES 14 MINUTES 45 SECONDS EAST, 103.75 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS EAST, 870.28 FEET; THENCE SOUTH 42 DEGREES 14 MINUTES 45 SECONDS EAST, 1017.83 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 22 SECONDS WEST, 613.07 FEET TO THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 58 MINUTES 38 SECONDS WEST, 394.51 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 19; THENCE NORTH 82 DEGREES 35 MINUTES 04 SECONDS WEST, 332.68 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 13 SECONDS WEST, 316.41 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 14 SECONDS EAST, 74.44 FEET; THENCE SOUTHEASTERLY, 189.05 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING SOUTH 44 DEGREES 59 MINUTES 46 SECONDS EAST; THENCE SOUTH 00 DEGREES 08 MINUTES 13 SECONDS WEST, 122.46 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 47 SECONDS EAST, 135.00 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 19; THENCE SOUTH 00 DEGREES 08 MINUTES 13 SECONDS WEST, 161.45 FEET ALONG SAID EAST LINE; THENCE NORTH 89 DEGREES 51 MINUTES 47 SECONDS WEST, 195.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 13 SECONDS EAST, 283.92 FEET; THENCE NORTHWESTERLY, 84.53 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET AND A CHORD BEARING NORTH 44 DEGREES 59 MINUTES 46 SECONDS WEST; THENCE SOUTH 89 DEGREES 52 MINUTES 14 SECONDS WEST, 165.72 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 13 SECONDS EAST, 60.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 14 SECONDS WEST, 25.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 46 SECONDS WEST, 130.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 14 SECONDS WEST, 775.75 FEET; THENCE SOUTH 46 DEGREES 50 MINUTES 09 SECONDS WEST, 180.97 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00 DEGREES 07 MINUTES 46 SECONDS WEST, 1587.79 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN AS MONUMENTED PER DOCUMENT 2002K037383; THENCE NORTH 00 DEGREES 11 MINUTES 49 SECONDS WEST, 2638.16 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTH LINE THEREOF; THENCE NORTH 89 DEGREES 30 MINUTES 25 SECONDS EAST, 2624.81 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 57 MINUTES 22 SECONDS EAST, 1349.17 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 08 MINUTES 13 SECONDS EAST, 706.67 FEET ALONG SAID EAST LINE; THENCE NORTH 89 DEGREES 51 MINUTES 47 SECONDS WEST, 17.00 FEET TO THE POINT OF BEGINNING, BEING ON A LINE THAT IS 17.00 FEET WESTERLY OF AND PARALLEL WITH SAID EAST LINE; THENCE CONTINUE NORTH 89 DEGREES 51 MINUTES 47 SECONDS WEST, 59.61 FEET; THENCE NORTH 17 DEGREES 01 MINUTES 59 SECONDS WEST, 79.02 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 47 SECONDS EAST, 82.94 FEET TO AFOREMENTIONED PARALLEL LINE; THENCE SOUTH 00 DEGREES 08 MINUTES 13 SECONDS WEST, 75.50 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

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

I FURTHER CERTIFY THAT 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 17089C130J, DATED JUNE 2, 2015, BUT THAT ALL SPECIAL FLOOD HAZARD AREAS ARE CONTAINED IN STORMWATER MANAGEMENT EASEMENTS OR LAND TO BE CONVEYED TO THE VILLAGE OF HAMPSHIRE AND THAT NO PARTS OF LOTS 473 THROUGH 555 (INCLUSIVE) ARE LOCATED WITHIN SAID SPECIAL FLOOD HAZARD AREA.

I 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/). 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).

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____TH DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE EAST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

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

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

HAMPSHIRE EAST LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

_____	_____
TITLE	TITLE
_____	_____
PRINTED NAME	PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF HAMPSHIRE WEST, LLC, 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

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT HAMPSHIRE, ILLINOIS THIS ____ DAY OF _____, 20____.

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____.

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____.

VILLAGE COLLECTOR

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT: _____

ATTEST: _____

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

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

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

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

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

PUBLIC UTILITY EASEMENT PROVISIONS
(ELECTRIC AND COMMUNICATION)

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 SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

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

DRAINAGE EASEMENT PROVISIONS

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

VILLAGE UTILITY EASEMENT PROVISIONS

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

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS 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 THERETH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

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

PREPARED BY:



CEMCON, Ltd.

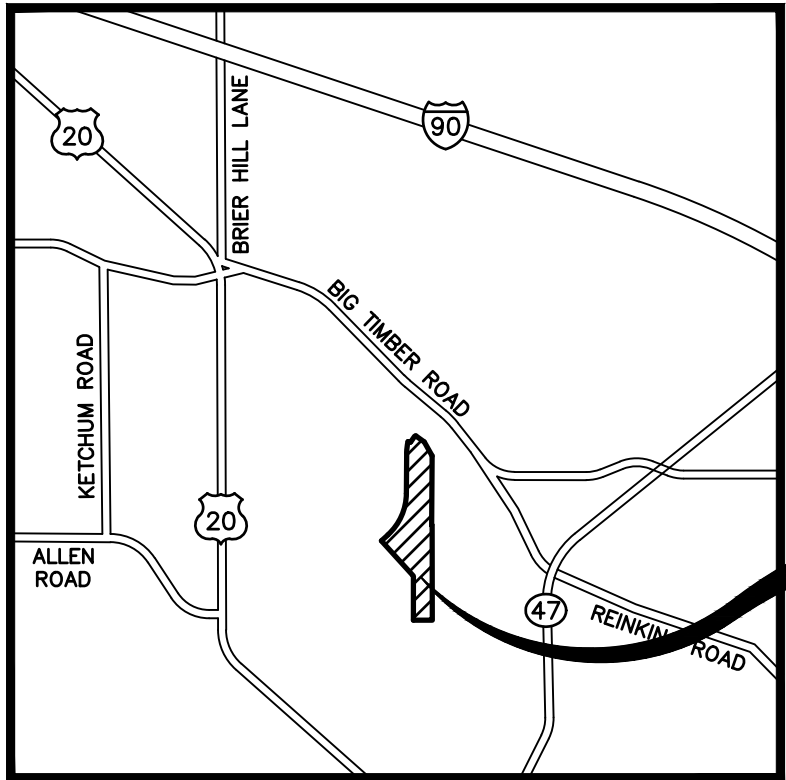
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 456279 FILE NAME: SUBPLAT-K
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 03-11-26 JOB NO.: 456.279
PROJECT REFERENCE: 456.209 & 456.267
CHECKED BY: JRP 02-25-26
REVISED 06-24-26\AJB PER VILLAGE COMMENTS DATED 06-02-26

FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD R

PART SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, BOTH IN
TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

SITE
LOCATION



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 47°45'15" E	122.10'
L2	S 78°56'30" E	20.22'
L3	N 34°45'56" E	102.59'
L4	N 79°45'56" E	14.14'
L5	S 55°14'04" E	144.51'
L6	S 29°02'07" E	221.94'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD BEARING
C1	156.86'	684.00'	N 06°54'32" E	156.52'
C2	15.63'	230.00'	S 76°59'40" E	15.63'

VILLAGE OF HAMPSHIRE
RESOLUTION NO. 25-
RESOLUTION APPROVING A FINAL PLAT OF
SUBDIVISION FOR OAKSTEAD SUBDIVISION NEIGHBORHOOD R

100 50 0 100
SCALE: 1 INCH = 100 FEET

TOTAL AREA OF SUBDIVISION

21.781 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBERS

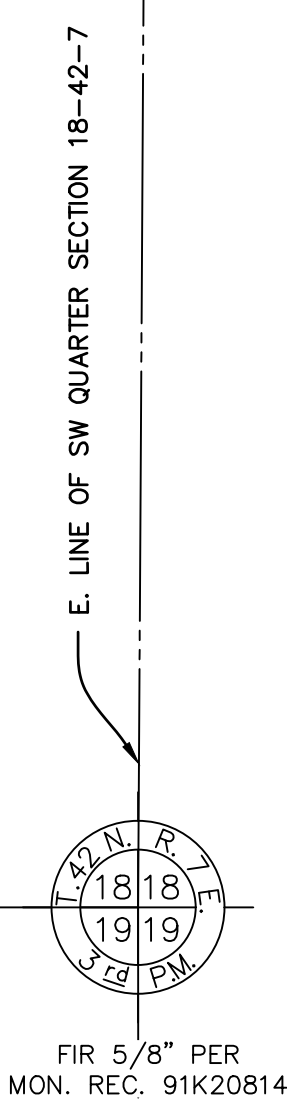
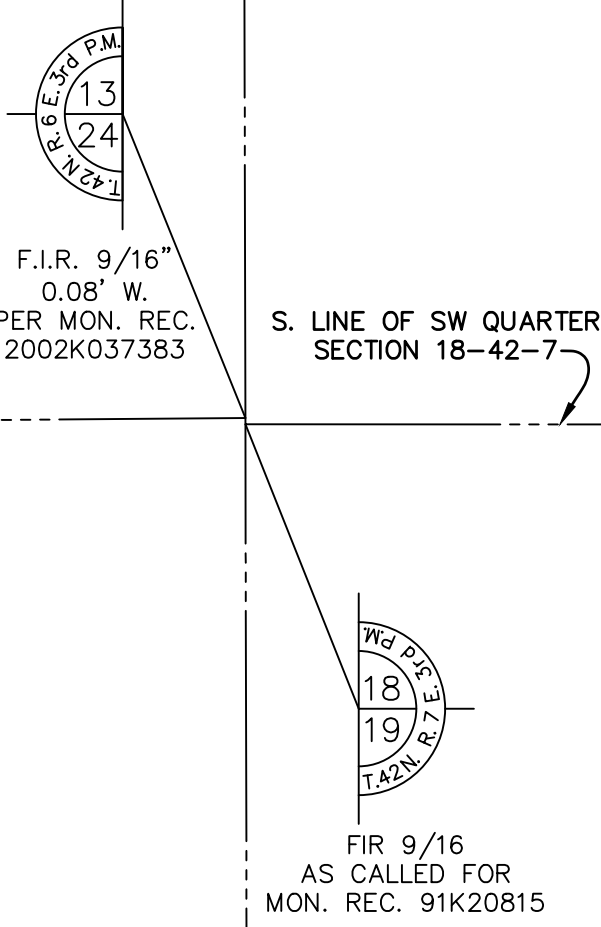
PART OF 01-13-400-006
PART OF 02-18-300-002
PART OF 02-19-100-003
PART OF 02-19-100-004
HAMPSHIRE, ILLINOIS

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND
POINTS OF CURVATURE UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF.
DIMENSIONS SHOWN ALONG CURVES ARE ARC
DISTANCES.
DIMENSIONS ENCLOSED WITH () ARE RECORD DATA.
ALL OTHER DIMENSIONS ARE MEASURED.
ALL EASEMENTS ARE HEREBY GRANTED UNLESS
OTHERWISE NOTED.
THE BEARINGS SHOWN ARE BASED UPON THE SOUTH
LINE OF THE SUBJECT SITE BEING N 89°58'38" W
(ASSUMED).
GAP IN LOT NUMBERING DUE TO THE PREDEFINED
LOT NUMBERING WITHIN THE OAKSTEAD DEVELOPMENT.
F.I.P. = FOUND IRON PIPE (ø AS SHOWN)
F.I.R. = FOUND IRON ROD (ø AS SHOWN)
OUTLOTS 1-3 TO BE OWNED AND MAINTAINED BY THE
HOMEOWNERS ASSOCIATION.

LOT AREA SUMMARY TABLE

LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
455	7,040	465	7,040
456	7,040	466	7,040
457	7,040	467	7,040
458	7,040	468	7,040
459	7,040	469	7,040
460	7,040	470	7,040
461	7,040	471	7,040
462	7,040	472	7,040
463	7,040	OUTLOT 1	42,505
464	7,040	OUTLOT 2	152,180
		OUTLOT 3	546,547



THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)

LEGEND

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

PREPARED BY:



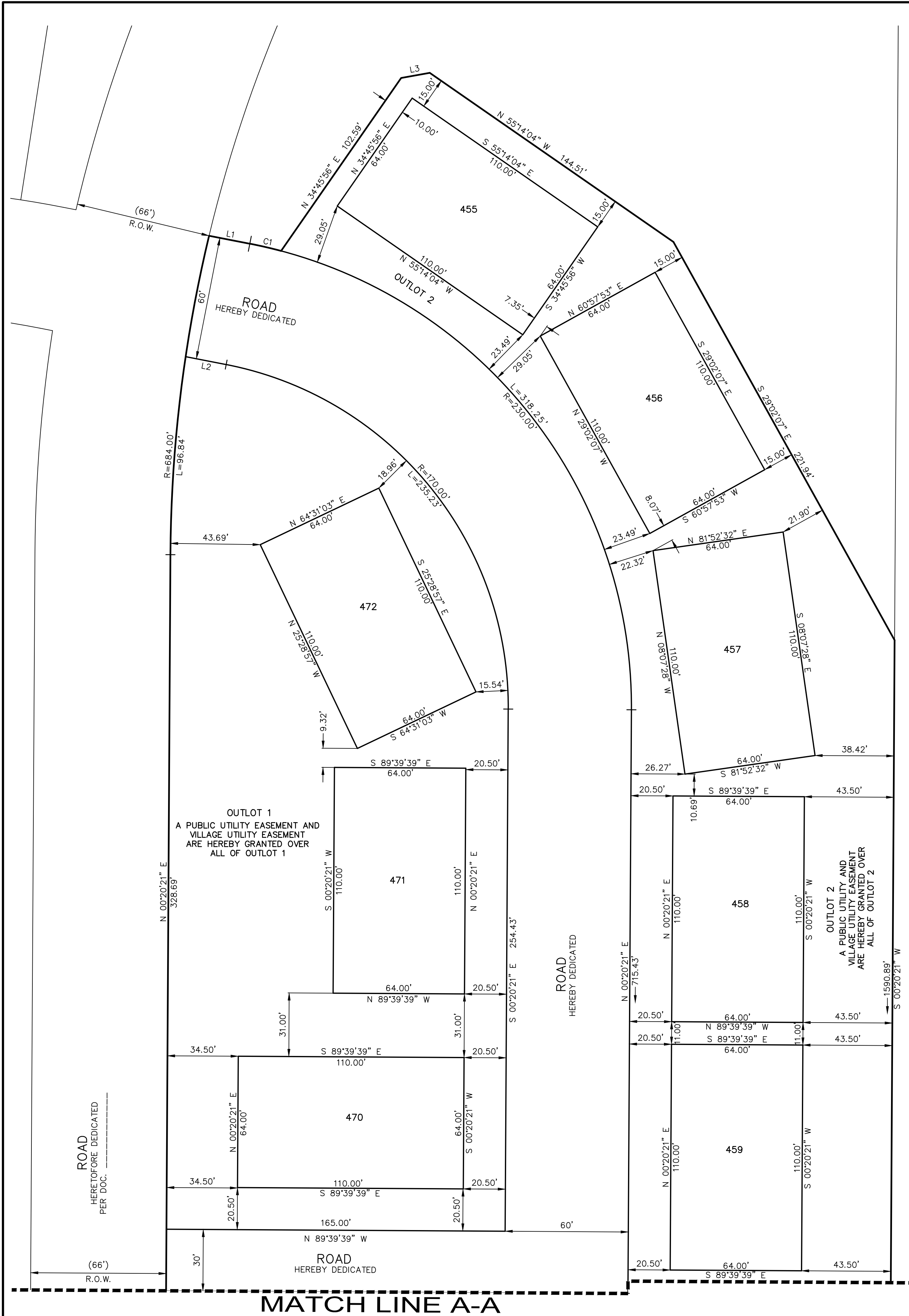
CEMCON, Ltd.

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

DISC NO.: 456279 FILE NAME: SUBPLAT-R
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 03-25-26 JOB NO.: 456.279
PROJECT REFERENCE: 456.209 & 456.267

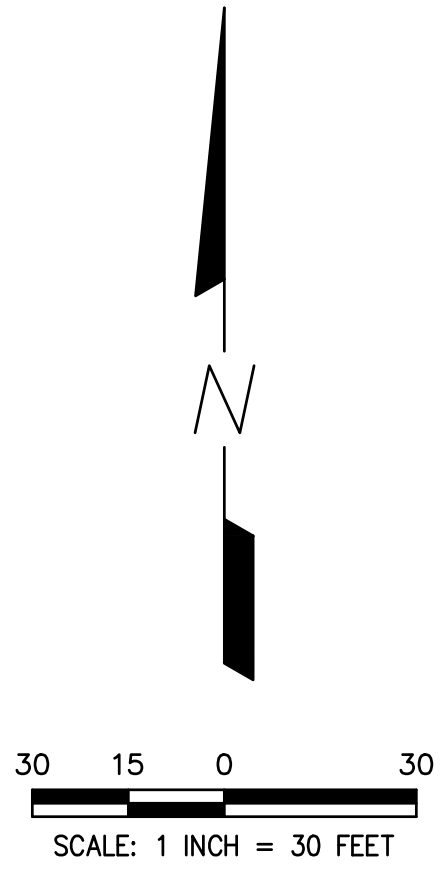
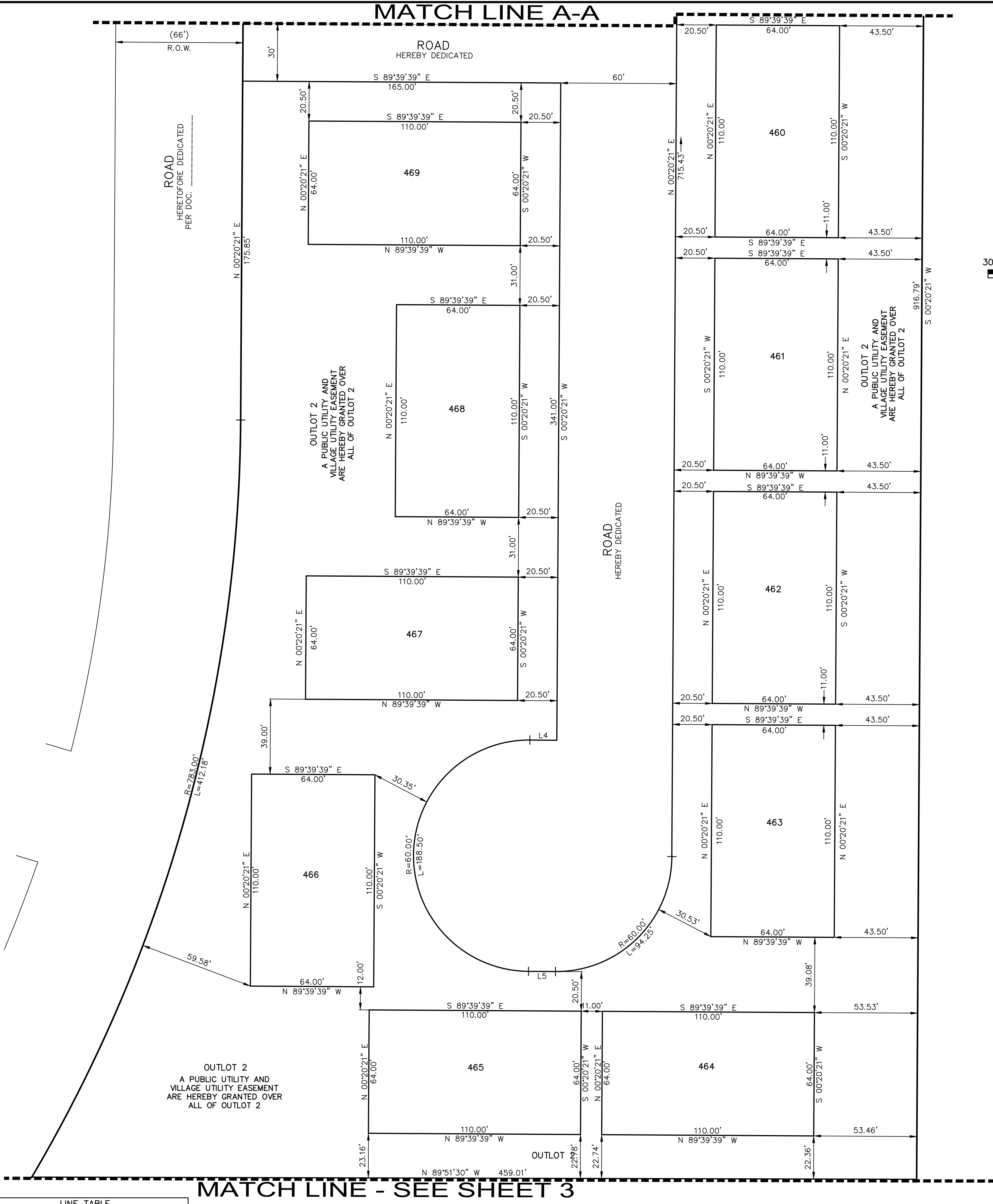
CHECKED BY: JRP 03-31-26
REVISED 06-24-26/AJB PER VILLAGE COMMENTS DATED 06-15-26
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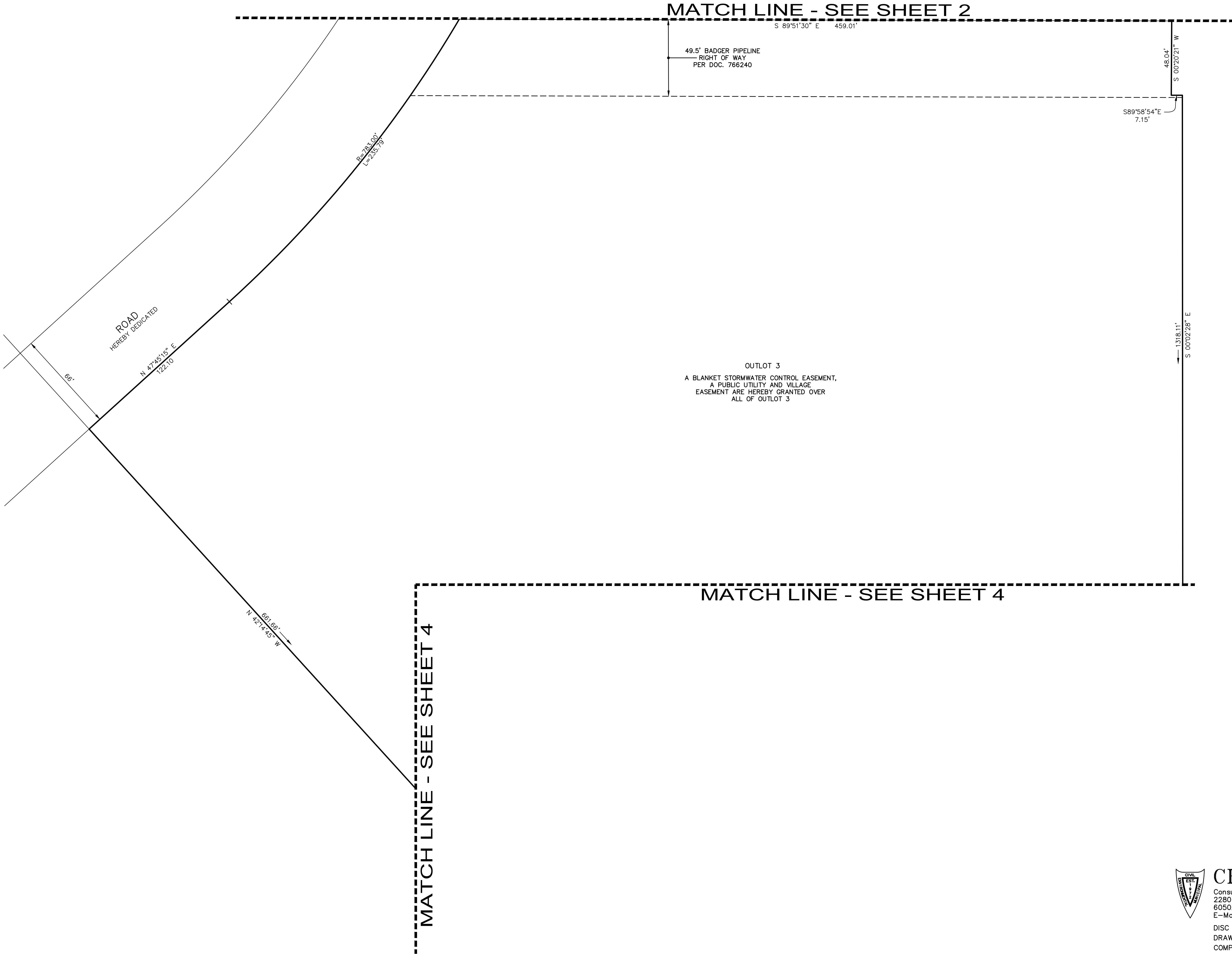
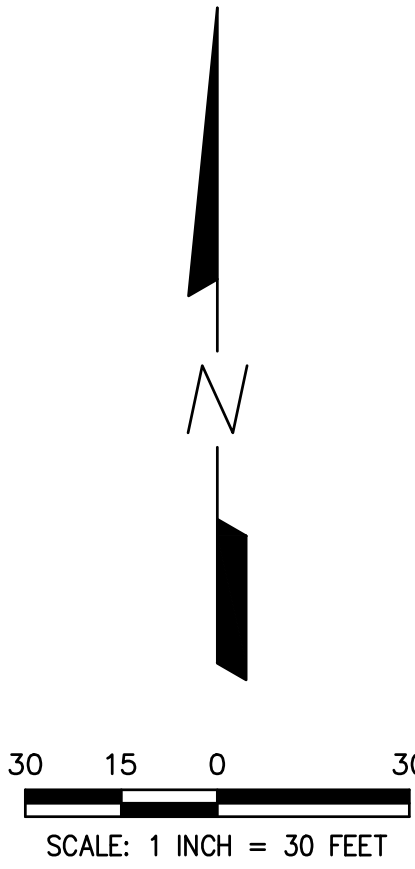
PLOT FILE CREATED: 6/24/2028 BY: TONY BLIS
DRAWING PATH: P:\456279\SURVEY\DRAWINGS\PLATS\SUBPLAT-R_C3D.DWG



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 78°56'30" E	20.22'
L2	S 78°56'30" E	20.13'
L3	N 79°45'56" E	14.14'
L4	N 89°39'39" W	14.00'
L5	S 89°39'39" E	14.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD BEARING
C1	15.63'	230.00'	S 76°59'40" E	15.63'





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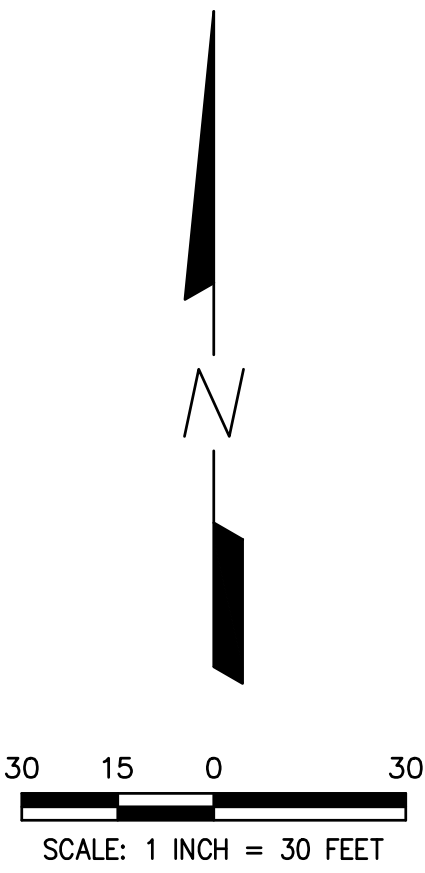
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PLOT FILE CREATED: 6/24/2026 BY: TONY BLUS DRAWING PATH: F:\456279\SURVEY\DRAWINGS\PLATS\SUBPLAT-R.DWG

---MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 3

SHEET 4 OF 5



661.66'
N 42°14'45" W

1318.11'

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

N 00°01'22" E
613.07'

260.84'
N 89°58'38" W



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD R

PART SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, BOTH IN
TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE EAST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE FEE, SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

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

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

HAMPSHIRE EAST LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

_____	_____
TITLE	TITLE
_____	_____
PRINTED NAME	PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOWN TO ME TO BE THE PRESIDENT AND SECRETARY OF HAMPSHIRE WEST, LLC, 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

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT HAMPSHIRE, ILLINOIS THIS ____ DAY OF _____, 20____.

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____.

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____.

VILLAGE COLLECTOR

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT: _____

ATTEST: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, BOTH IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19 AND THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 02 MINUTES 28 SECONDS EAST, 1318.11 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 58 MINUTES 38 SECONDS WEST, 260.84 FEET ALONG SAID NORTH LINE; THENCE NORTH 00 DEGREES 01 MINUTE 22 SECONDS EAST, 613.07 FEET; THENCE NORTH 42 DEGREES 14 MINUTES 45 SECONDS WEST, 661.66 FEET; THENCE NORTH 47 DEGREES 45 MINUTES 15 SECONDS EAST, 122.10 FEET; THENCE NORTHEASTERLY, 647.97 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 783.00 FEET AND A CHORD BEARING NORTH 24 DEGREES 02 MINUTES 48 SECONDS EAST; THENCE NORTH 00 DEGREES 20 MINUTES 21 SECONDS EAST, 564.55 FEET; THENCE NORTHERLY, 156.86 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 684.00 FEET AND A CHORD BEARING NORTH 06 DEGREES 54 MINUTES 32 SECONDS EAST; THENCE SOUTH 78 DEGREES 56 MINUTES 30 SECONDS EAST, 20.22 FEET; THENCE SOUTHEASTERLY, 15.63 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET AND A CHORD BEARING SOUTH 76 DEGREES 59 MINUTES 40 SECONDS EAST; THENCE NORTH 34 DEGREES 45 MINUTES 56 SECONDS EAST, 102.59 FEET; THENCE NORTH 79 DEGREES 45 MINUTES 56 SECONDS EAST, 14.14 FEET; THENCE SOUTH 55 DEGREES 14 MINUTES 04 SECONDS EAST, 144.51 FEET; THENCE SOUTH 29 DEGREES 02 MINUTES 07 SECONDS EAST, 221.94 FEET TO THE WEST LINE OF A PROPERTY DESCRIBED IN A TRUSTEE'S DEED RECORDED AS DOCUMENT 90K35649; THENCE SOUTH 00 DEGREES 20 MINUTES 21 SECONDS WEST, 964.83 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST, 7.15 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

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

I FURTHER CERTIFY THAT 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 17089C130J, DATED JUNE 2, 2015. BUT THAT ALL SPECIAL FLOOD HAZARD AREAS ARE CONTAINED IN STORMWATER MANAGEMENT EASEMENTS OR LAND TO BE CONVEYED TO THE VILLAGE OF HAMPSHIRE AND THAT NO PARTS OF LOTS 455 THROUGH 472 (INCLUSIVE) ARE LOCATED WITHIN SAID SPECIAL FLOOD HAZARD AREA.

I 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/). 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).

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____TH DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

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

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

PUBLIC UTILITY EASEMENT PROVISIONS
(ELECTRIC AND COMMUNICATION)

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 SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT. THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

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

DRAINAGE EASEMENT PROVISIONS

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

VILLAGE UTILITY EASEMENT PROVISIONS

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

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS 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, THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

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

PREPARED BY:



CEMCON, Ltd.

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

DISC NO.: 456279 FILE NAME: SUBPLAT-R
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 03-25-26 JOB NO.: 456.279
PROJECT REFERENCE: 456.209 & 456.267
CHECKED BY: JRP 03-31-26
REVISED 06-24-26\AJB PER VILLAGE COMMENTS DATED 06-15-26

(CITY/TOWN) (STATE) (ZIP CODE)

RESOLUTION APPROVING A FINAL PLAT OF
SUBDIVISION FOR OAKSTEAD SUBDIVISION NEIGHBORHOOD S

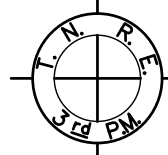
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	77.00'	5208.79'	S 50°04'40" E	77.00'
C2	15.63'	230.00'	N 76°59'40" W	15.63'
C3	156.86'	684.00'	S 06°54'32" W	156.52'

(MORE OR LESS)

PART OF 01-13-400-006
PART OF 02-18-300-002
PART OF 02-19-100-003
PART OF 02-19-100-004
HAMPSHIRE, ILLINOIS

OUTLOTS 2-6 TO BE OWNED AND MAINTAINED BY THE
HOMEOWNERS ASSOCIATION.

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

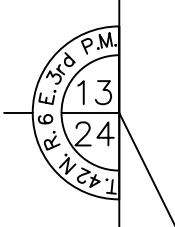
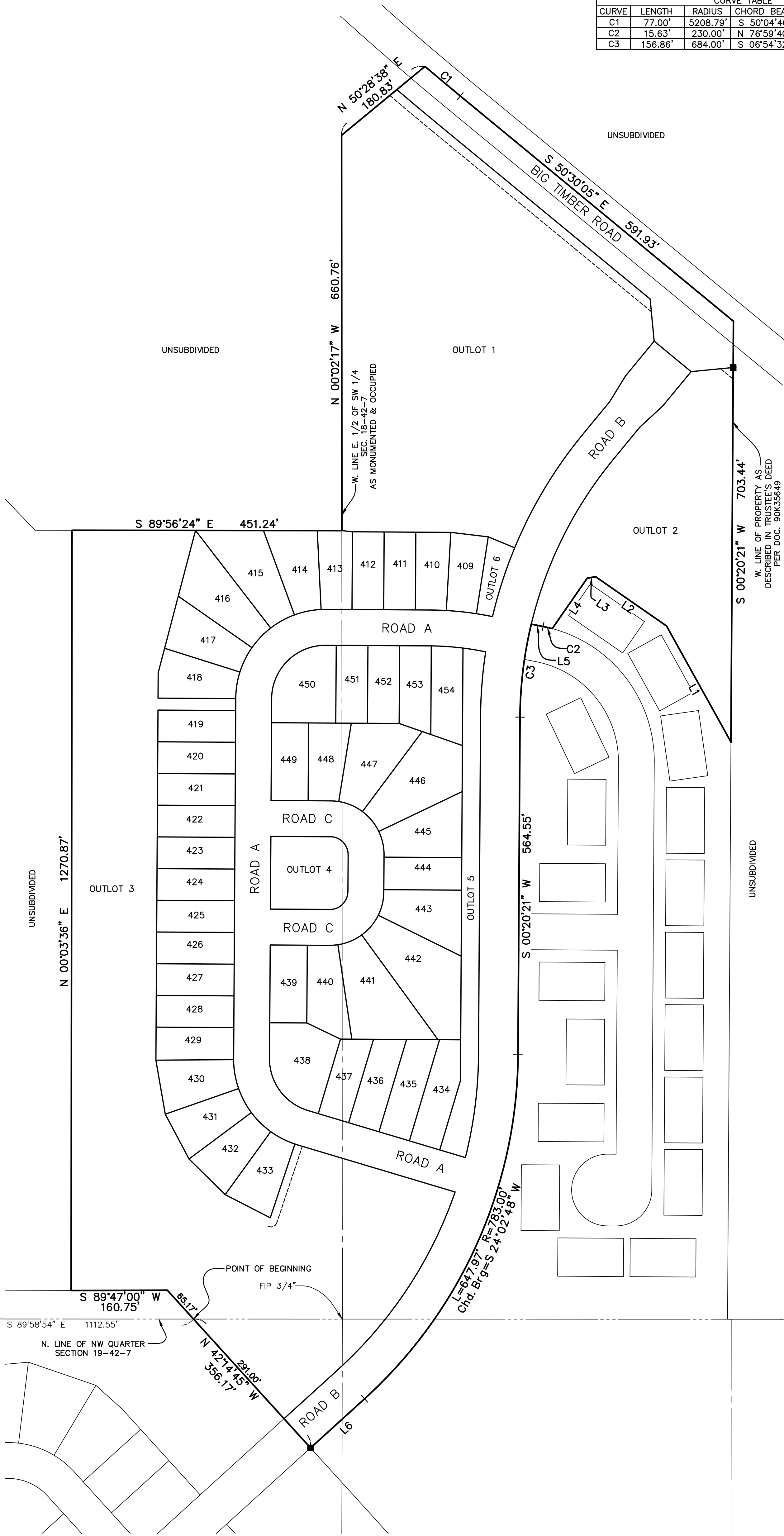


— SECTION CORNER OR QUARTER SECTION
CORNER

VICINITY MAP

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
409	7,385	435	8,944
410	7,169	436	8,122
411	6,890	437	7,307
412	6,890	438	13,071
413	7,267	439	8,060
414	9,263	440	9,187
415	12,586	441	15,812
416	12,586	442	18,103
417	9,262	443	10,379
418	8,524	444	7,071
419	6,890	445	10,379
420	6,890	446	15,232
421	6,890	447	11,865
422	6,890	448	7,982
423	6,890	449	8,060
424	6,890	450	12,231
425	6,890	451	6,890
426	6,890	452	6,890
427	6,890	453	7,370
428	6,890	454	8,268
429	7,071	OUTLOT 1	269,169
430	8,955	OUTLOT 2	100,621
431	8,315	OUTLOT 3	329,855
432	8,315	OUTLOT 4	15,344
433	8,315	OUTLOT 5	26,711
434	9,087	OUTLOT 6	4,457

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO BIG TIMBER ROAD FROM OUTLOT 1 OR OUTLOT 2.
2. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO ROAD B WITHIN 500 FEET OF BIG TIMBER ROAD.



F.I.R. 9/16"
0.08' W.
PER MON. REC
2002K037383

S. LINE OF SW QUARTER
SECTION 18, 18-7

-POINT OF COMMENCEMENT

FIR 9/16
AS CALLED FOR
MON. REC. 91K20815

FIR 5/8" PER
MON. REC. 91K20814

PREPARED BY:

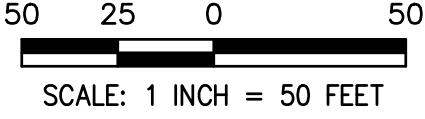
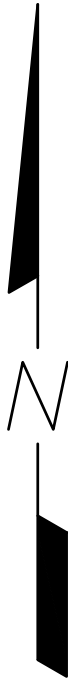
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2195
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 456279 FILE NAME: SUBPLAT-S
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 03-11-26 JOB NO.: 456.279

CHECKED BY: JRP 03-02-26
 REVISED 06-25-26\AJB PER COMMENTS DATED 06-15-26
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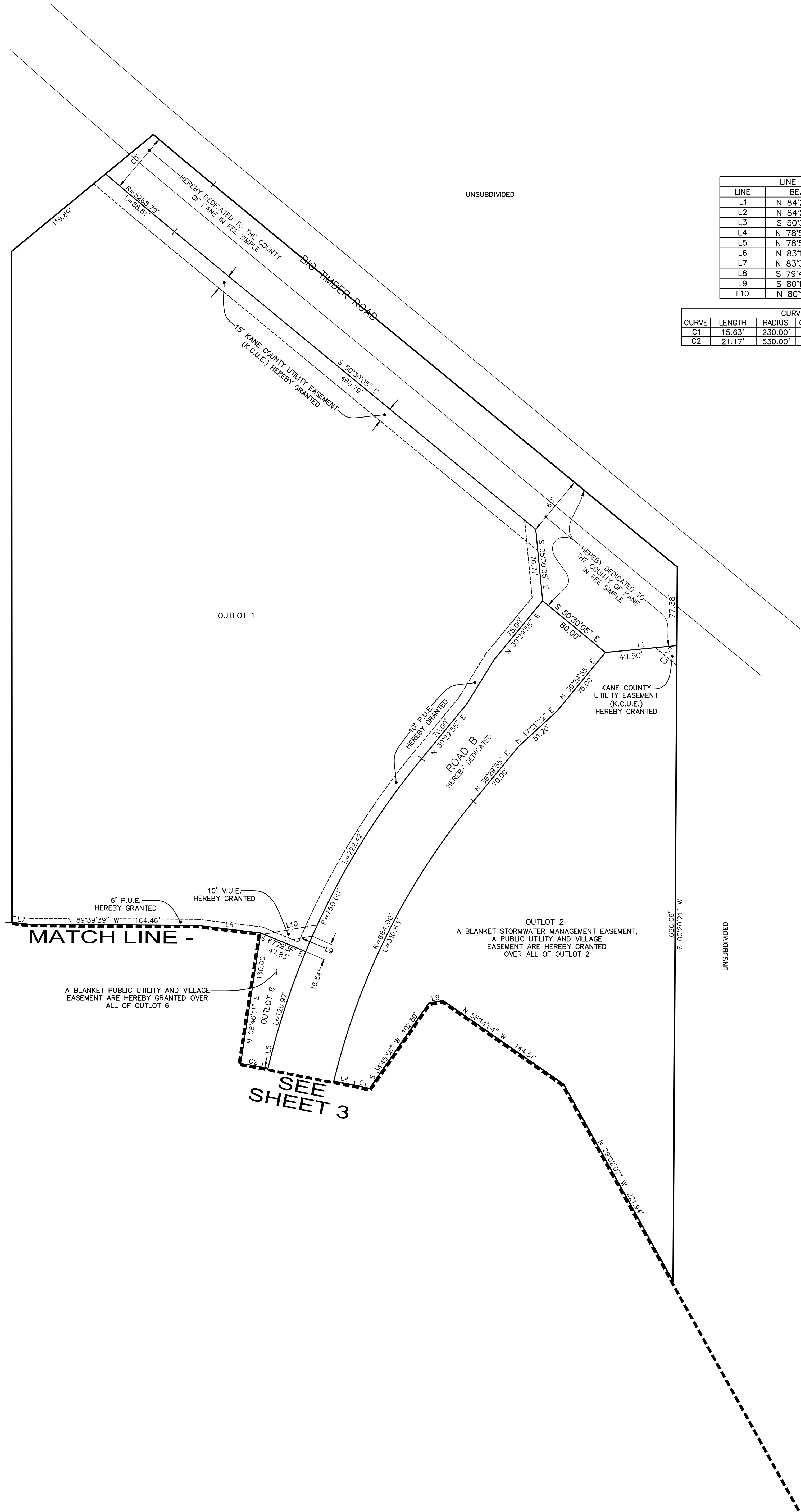
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 84°29'55" E	70.71'
L2	N 84°29'55" E	21.21'
L3	S 50°30'05" E	27.22'
L4	N 78°56'30" W	20.22'
L5	N 78°56'30" W	6.16'
L6	N 83°10'07" W	63.08'
L7	N 83°34'49" W	17.88'
L8	S 79°45'56" W	14.14'
L9	S 80°12'52" W	30.96'
L10	N 80°12'52" E	53.53'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	15.63'	230.00'	N 76°59'40" W	15.63'
C2	21.17'	530.00'	N 80°05'10" W	21.17'

UNSUBDIVIDED

UNSUBDIVIDED

UNSUBDIVIDED



MATCH LINE -

SEE SHEET 3

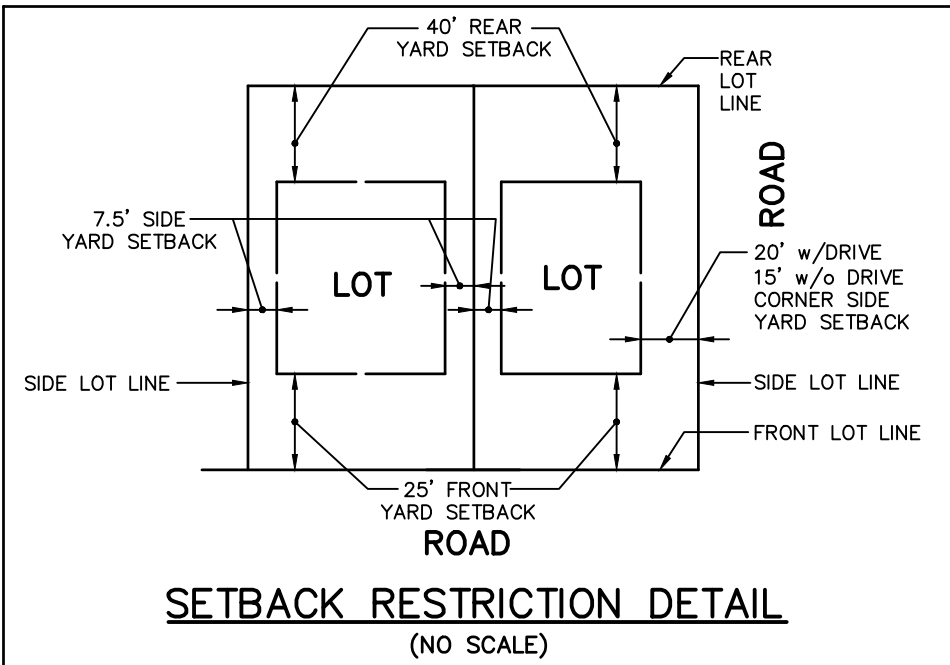
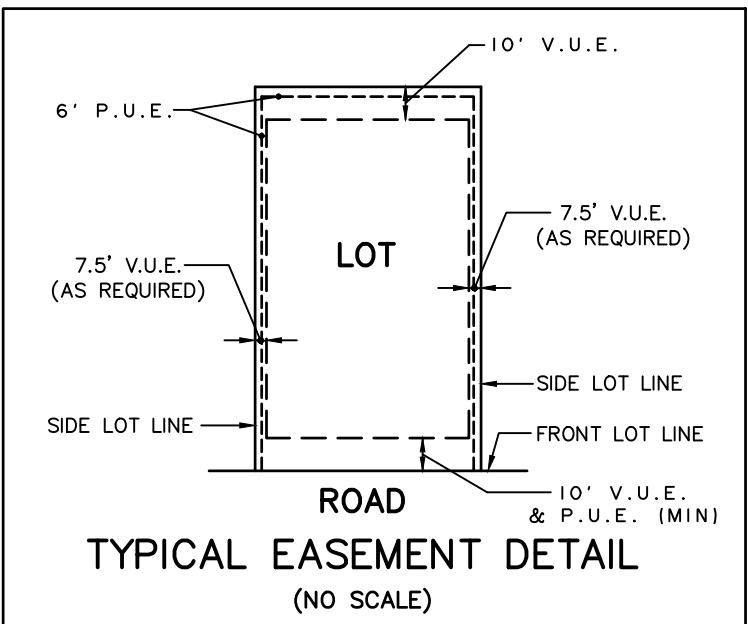
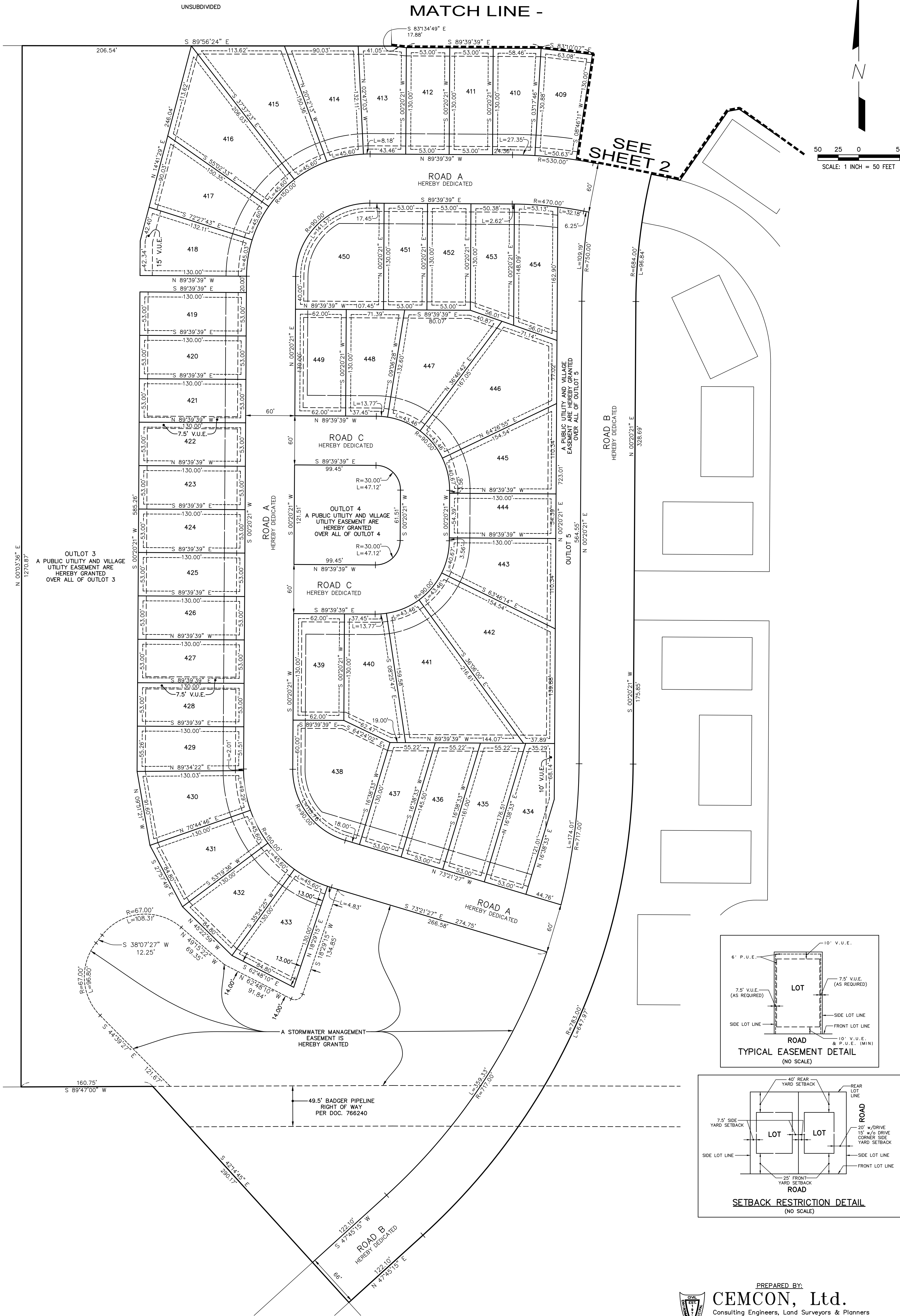
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FINAL PLAT OF SUBDIVISION
OF
OAKSTEAD SUBDIVISION
NEIGHBORHOOD S

PART SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, BOTH IN
TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

SHEET 4 OF 4

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE EAST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

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

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

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

HAMPSHIRE EAST LLC
1751A WEST DIEHL ROAD
NAPERVILLE, IL 60563

TITLE

PRINTED NAME

PRINTED NAME

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY
AND STATE AFORESAID, DO HEREBY CERTIFY THAT
AND _____ PERSONALLY KNOWN TO ME TO BE THE
PRESIDENT AND SECRETARY OF HAMPSHIRE WEST, LLC, 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

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR
THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THE REQUIRED
IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE
COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED
IMPROVEMENTS.

DATED AT HAMPSHIRE, ILLINOIS THIS ____ DAY OF _____, 20____.

VILLAGE ENGINEER

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA,
ILLINOIS, THIS ____ DAY OF _____, A.D., 20____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

I, _____, VILLAGE COLLECTOR OF THE
VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO
DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS
OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN
APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____

VILLAGE COLLECTOR

COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

ACCEPTED AND APPROVED THIS ____ DAY OF _____, A.D., 20____

KANE COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND
PLATTED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER
OF SECTION 19, BOTH IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL
MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89
DEGREES 58 MINUTES 54 SECONDS EAST, 1112.55 FEET ALONG THE SOUTH LINE OF SAID
SOUTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 14
MINUTES 45 SECONDS WEST, 65.17 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00
SECONDS WEST, 160.75 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 36 SECONDS EAST,
1270.87 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 24 SECONDS EAST, 451.24 FEET
TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 18;
THENCE NORTH 00 DEGREES 02 MINUTES 17 SECONDS WEST, 660.76 FEET ALONG SAID
WEST LINE; THENCE NORTH 50 DEGREES 28 MINUTES 38 SECONDS EAST, 180.83 FEET TO
THE CENTERLINE OF BIG TIMBER ROAD; THE FOLLOWING TWO COURSES ARE ALONG SAID
CENTERLINE; 1) THENCE SOUTHEASTERLY, 77.00 FEET ALONG A CURVE TO THE LEFT,
HAVING A RADIUS OF 5208.79 FEET AND A CHORD BEARING SOUTH 50 DEGREES 04
MINUTES 40 SECONDS EAST; 2) THENCE SOUTH 50 DEGREES 30 MINUTES 05 SECONDS
EAST, 591.93 FEET TO THE WEST LINE OF A PROPERTY DESCRIBED IN A TRUSTEE'S DEED
RECORDED AS DOCUMENT 90K35649; THENCE SOUTH 00 DEGREES 20 MINUTES 21 SECONDS
WEST, 703.44 FEET ALONG SAID WEST LINE; THENCE NORTH 29 DEGREES 02 MINUTES 07
SECONDS WEST, 221.94 FEET; THENCE NORTH 55 DEGREES 14 MINUTES 04 SECONDS WEST,
144.51 FEET; THENCE SOUTH 79 DEGREES 45 MINUTES 56 SECONDS WEST, 14.14 FEET;
THENCE SOUTH 34 DEGREES 45 MINUTES 56 SECONDS WEST, 102.59 FEET; THENCE
NORTHWESTERLY 15.63 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00
FEET AND A CHORD BEARING NORTH 76 DEGREES 59 MINUTES 40 SECONDS WEST; THENCE
NORTH 78 DEGREES 56 MINUTES 30 SECONDS WEST, 20.22 FEET; THENCE SOUTHERLY
156.86 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 684.00 FEET AND A
CHORD BEARING SOUTH 06 DEGREES 54 MINUTES 32 SECONDS WEST; THENCE SOUTH 00
DEGREES 20 MINUTES 21 SECONDS WEST, 564.55 FEET; THENCE SOUTHWESTERLY, 647.97
FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 783.00 FEET AND A CHORD
BEARING SOUTH 24 DEGREES 02 MINUTES 48 SECONDS WEST; THENCE SOUTH 47 DEGREES
45 MINUTES 15 SECONDS WEST, 122.10 FEET; THENCE NORTH 42 DEGREES 14 MINUTES 45
SECONDS WEST, 291.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE
REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET
AND DECIMAL PARTS THEREOF IF FURTHER CERTIFY THE ABOVE DESCRIBED PROPERTY IS
LOCATED WITHIN ZONE X AND A ZONE A AS IDENTIFIED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY BASED ON F.I.R.M. MAP PANEL 17089C0130J, DATED JUNE 2, 2015,

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

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

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____TH DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

GENERAL PROVISIONS COMMON TO ALL EASEMENTS:

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

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

PUBLIC UTILITY EASEMENT PROVISIONS
(ELECTRIC AND COMMUNICATION)

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
SOUNDS AND SIGNALS, TOGETHER WITH THE RIGHT TO INSTALL
REQUIRED SERVICE CONNECTIONS TO SERVE THE IMPROVEMENTS OF
EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP
TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR
THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT.
THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL
NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO
VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE
PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS,
SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR
LATER INTERFERE WITH THE AFORESAID USES OR THE RIGHTS HEREIN
GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND.
NO OVERHEAD LINES WILL BE PERMITTED.

PUBLIC UTILITY EASEMENT PROVISIONS
(NICOR)

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

DRAINAGE EASEMENT PROVISIONS

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

VILLAGE UTILITY EASEMENT PROVISIONS

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

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT
THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER
OBSTRUCTION THAT IS 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, THE LAWN OR
SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE
OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL
SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO
RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND
SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY
CLEAN AND WORKMANLIKE CONDITION.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

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

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



PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9875 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 456279 FILE NAME: SUBPLAT-S
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 03-11-26 JOB NO.: 456.279
PROJECT REFERENCE: 456.209 & 456.267
CHECKED BY: JRP 03-02-26
REVISED 06-25-26\AJB PER COMMENTS DATED 06-15-26
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ENGINEERING ENTERPRISES, INC.

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

July 21, 2026

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

Re: *Oakstead Neighborhoods H, I, & J*
Final Engineering Review – 2nd Submittal
Village of Hampshire

Mr. May:

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

- Final Plat of Subdivision – Neighborhood H (3 sheets) dated June 24, 2026, prepared by CEMCON
- Final Plat of Subdivision – Neighborhood I (3 sheets) dated June 24, 2026, prepared by CEMCON
- Final Plat of Subdivision – Neighborhood J (4 sheets) dated June 24, 2026, prepared by CEMCON

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

Plat of Subdivision Comments

1. Revise the owner's name in the notary certificate.
2. Add the missing document numbers to the surveyor's certificate.
3. Add the road names.
4. Add the document number for Oakstead Drive.

Neighborhood H

5. Revise the easement on Outlot 2 to read Village Utility Easement.

Neighborhood I

6. A larger VUE is needed on the north side of Lot 270.
7. Dimension the existing Badger pipeline easement to the corners of Outlots 1 and 2.

Neighborhood J

8. Add the Planning and Zoning Commission Certificate.
9. Revise the Blanket SME label for Outlot 1 on sheet 3.

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

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.



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

TNP/CEP

pc: Mary Jo Seehausen, Village Manager (Via email)
Karen Stuehler, Village Clerk (Via email)
Mo Kahn, Assistant Village Manager (Via email)
Jason Hinkle, Crown Community Development (Via email)



ENGINEERING ENTERPRISES, INC.

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

July 21, 2026

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

Re: *Oakstead Neighborhoods K, R, & S*
Final Engineering Review – 2nd Submittal, Plats Only
Village of Hampshire

Mr. May:

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

- Final Plat of Subdivision – Neighborhood K (6 sheets) dated June 24, 2026, prepared by CEMCON
- Final Plat of Subdivision – Neighborhood R (5 sheets) dated June 24, 2026, prepared by CEMCON
- Final Plat of Subdivision – Neighborhood S (4 sheets) dated June 25, 2026, prepared by CEMCON

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

Plat of Subdivision Comments

General

1. Add the road names to all roads on all sheets.
2. Neighborhood S will need to be recorded before K and R for dedicated access.
3. Add the document number to the plats for the roadway dedication.
4. The revised plats containing the road names and dedications are to be resubmitted for final review.
5. Add the Owner's name and address to all the plats.

Neighborhood K

6. The owner's name in the owner's certificate and notary certificate do not match.
7. Add the missing document number to the surveyor's certificate.
8. Add the Planning and Zoning Commission Certificate.

Neighborhood R

9. Revise the sheet numbers
10. The owner's name in the owner's certificate and notary certificate do not match.
11. Add the Planning and Zoning Commission Certificate.
12. Revise the easement labels on Outlot 3.
13. Revise the curve table heading for chord length.

Neighborhood S

14. Revise the easement labels on all outlots to read Village Utility Easement.
15. The owner's name in the owner's certificate and notary certificate do not match.
16. Add the Planning and Zoning Commission Certificate.
17. Add the Village Board Certificate
18. The basin overflow on the south side of Outlot 3 is outside the SME. Revise as necessary.

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

Respectfully submitted,

ENGINEERING ENTERPRISES, INC.



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

TNP/CEP

pc: Mary Jo Seehausen, Village Manager (Via email)
Karen Stuehler, Village Clerk (Via email)
Mo Kahn, Assistant Village Manager (Via email)
Jason Hinkle, Crown Community Development (Via email)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Oakstead Neighborhood K*)

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

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village and enabling the Village to control development in the area; and

WHEREAS, Hampshire East LLC or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located in Oakstead Neighborhood K, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Property; and

WHEREAS, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, Chapter 7 of the Municipal Code of Hampshire of 1985 (the “Village Code”) sets forth the subdivision regulations for the Village and governs the process by which lots or parcels of land are subdivided and land is platted within the Village; and

WHEREAS, the planning and zoning commission (the “PZC”) is authorized to approve plats of subdivision and make recommendations to the Village Board upon proposed

VILLAGE OF HAMPSHIRE

subdivisions; and

WHEREAS, pursuant to proper notice, hearing(s) were held regarding the approval of the plat(s) of subdivision; and

WHEREAS, at the hearing(s), the PZC was presented with evidence, comments were solicited, and due consideration was given to the Owner's application/request to subdivide all or a portion of the Property (the "Subdivision"); and

WHEREAS, the PZC determined that the Final Plat generally met the requirements of: (1) Chapter 7 of the Village Code; (2) Chapter 6 of the Village Code, known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the "Zoning Ordinance"); (3) the official map of the Village; and (4) other applicable provisions of the Village Code; and

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat, subject to the Village engineer approving the same prior to its execution and recording; and

WHEREAS, the Subdivision will promote the public health, safety, comfort, morals and welfare of the Village and will allow for development of land within the Village; and

WHEREAS, the Corporate Authorities have determined and hereby find that it is advisable, necessary and in the best interests of the Village and its residents to grant, approve and authorize the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board;

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

VILLAGE OF HAMPSHIRE

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

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby waive any requirements of Chapter 7 of the Village Code, the Zoning Ordinance, other provisions of the Village Code and any other applicable requirements regarding additional hearings or findings concerning the Subdivision or plats related thereto and hereby find and determine that the Subdivision will not cause substantial injury to the value of other property in the neighborhood in which it is to be situated and is in the best interests of the health, safety and welfare of the Village and its residents.

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board, including the Village engineer approving the Final Plat prior to its execution and recording. The officers, agents and employees of the Village shall take all action necessary or reasonably required by the Village to carry out and give effect to the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

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

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute

VILLAGE OF HAMPSHIRE

or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

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

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

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

ADOPTED THIS ____ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ____ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(FINAL PLAT)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE (RESOLUTION)

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

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Oakstead Neighborhood K*)

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Oakstead Neighborhood S*)

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

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village and enabling the Village to control development in the area; and

WHEREAS, Hampshire East LLC or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located in Oakstead Neighborhood S, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Property; and

WHEREAS, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, Chapter 7 of the Municipal Code of Hampshire of 1985 (the “Village Code”) sets forth the subdivision regulations for the Village and governs the process by which lots or parcels of land are subdivided and land is platted within the Village; and

WHEREAS, the planning and zoning commission (the “PZC”) is authorized to approve plats of subdivision and make recommendations to the Village Board upon proposed

VILLAGE OF HAMPSHIRE

subdivisions; and

WHEREAS, pursuant to proper notice, hearing(s) were held regarding the approval of the plat(s) of subdivision; and

WHEREAS, at the hearing(s), the PZC was presented with evidence, comments were solicited and due consideration was given to the Owner's application/request to subdivide all or a portion of the Property (the "Subdivision"); and

WHEREAS, the PZC determined that the Final Plat generally met the requirements of: (1) Chapter 7 of the Village Code; (2) Chapter 6 of the Village Code, known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the "Zoning Ordinance"); (3) the official map of the Village; and (4) other applicable provisions of the Village Code; and

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat, subject to the Village engineer approving the same prior to its execution and recording; and

WHEREAS, the Subdivision will promote the public health, safety, comfort, morals and welfare of the Village and will allow for development of land within the Village; and

WHEREAS, the Corporate Authorities have determined and hereby find that it is advisable, necessary and in the best interests of the Village and its residents to grant, approve and authorize the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board;

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

VILLAGE OF HAMPSHIRE

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

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby waive any requirements of Chapter 7 of the Village Code, the Zoning Ordinance, other provisions of the Village Code and any other applicable requirements regarding additional hearings or findings concerning the Subdivision or plats related thereto and hereby find and determine that the Subdivision will not cause substantial injury to the value of other property in the neighborhood in which it is to be situated and is in the best interests of the health, safety and welfare of the Village and its residents.

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board, including the Village engineer approving the Final Plat prior to its execution and recording. The officers, agents and employees of the Village shall take all action necessary or reasonably required by the Village to carry out and give effect to the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

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

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute

VILLAGE OF HAMPSHIRE

or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

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

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

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

ADOPTED THIS ____ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ____ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A
(FINAL PLAT)

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE
(RESOLUTION)

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

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*Oakstead Neighborhood S*)**

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Oakstead Neighborhood H*)

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

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village and enabling the Village to control development in the area; and

WHEREAS, Hampshire East LLC or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located in Oakstead Neighborhood H, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Property; and

WHEREAS, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, Chapter 7 of the Municipal Code of Hampshire of 1985 (the “Village Code”) sets forth the subdivision regulations for the Village and governs the process by which lots or parcels of land are subdivided and land is platted within the Village; and

WHEREAS, the planning and zoning commission (the “PZC”) is authorized to approve plats of subdivision and make recommendations to the Village Board upon proposed

VILLAGE OF HAMPSHIRE

subdivisions; and

WHEREAS, pursuant to proper notice, hearing(s) were held regarding the approval of the plat(s) of subdivision; and

WHEREAS, at the hearing(s), the PZC was presented with evidence, comments were solicited, and due consideration was given to the Owner's application/request to subdivide all or a portion of the Property (the "Subdivision"); and

WHEREAS, the PZC determined that the Final Plat generally met the requirements of: (1) Chapter 7 of the Village Code; (2) Chapter 6 of the Village Code, known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the "Zoning Ordinance"); (3) the official map of the Village; and (4) other applicable provisions of the Village Code; and

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat, subject to the Village engineer approving the same prior to its execution and recording; and

WHEREAS, the Subdivision will promote the public health, safety, comfort, morals and welfare of the Village and will allow for development of land within the Village; and

WHEREAS, the Corporate Authorities have determined and hereby find that it is advisable, necessary and in the best interests of the Village and its residents to grant, approve and authorize the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board;

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

VILLAGE OF HAMPSHIRE

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

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby waive any requirements of Chapter 7 of the Village Code, the Zoning Ordinance, other provisions of the Village Code and any other applicable requirements regarding additional hearings or findings concerning the Subdivision or plats related thereto and hereby find and determine that the Subdivision will not cause substantial injury to the value of other property in the neighborhood in which it is to be situated and is in the best interests of the health, safety and welfare of the Village and its residents.

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board, including the Village engineer approving the Final Plat prior to its execution and recording. The officers, agents and employees of the Village shall take all action necessary or reasonably required by the Village to carry out and give effect to the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

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

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute

VILLAGE OF HAMPSHIRE

or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

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

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

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

ADOPTED THIS ____ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ____ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(FINAL PLAT)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE (RESOLUTION)

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

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Oakstead Neighborhood H*)

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Oakstead Neighborhood I*)

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

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village and enabling the Village to control development in the area; and

WHEREAS, Hampshire East LLC or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located in Oakstead Neighborhood I, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Property; and

WHEREAS, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, Chapter 7 of the Municipal Code of Hampshire of 1985 (the “Village Code”) sets forth the subdivision regulations for the Village and governs the process by which lots or parcels of land are subdivided and land is platted within the Village; and

WHEREAS, the planning and zoning commission (the “PZC”) is authorized to approve plats of subdivision and make recommendations to the Village Board upon proposed

VILLAGE OF HAMPSHIRE

subdivisions; and

WHEREAS, pursuant to proper notice, hearing(s) were held regarding the approval of the plat(s) of subdivision; and

WHEREAS, at the hearing(s), the PZC was presented with evidence, comments were solicited, and due consideration was given to the Owner's application/request to subdivide all or a portion of the Property (the "Subdivision"); and

WHEREAS, the PZC determined that the Final Plat generally met the requirements of: (1) Chapter 7 of the Village Code; (2) Chapter 6 of the Village Code, known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the "Zoning Ordinance"); (3) the official map of the Village; and (4) other applicable provisions of the Village Code; and

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat, subject to the Village engineer approving the same prior to its execution and recording; and

WHEREAS, the Subdivision will promote the public health, safety, comfort, morals and welfare of the Village and will allow for development of land within the Village; and

WHEREAS, the Corporate Authorities have determined and hereby find that it is advisable, necessary and in the best interests of the Village and its residents to grant, approve and authorize the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board;

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

VILLAGE OF HAMPSHIRE

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

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby waive any requirements of Chapter 7 of the Village Code, the Zoning Ordinance, other provisions of the Village Code and any other applicable requirements regarding additional hearings or findings concerning the Subdivision or plats related thereto and hereby find and determine that the Subdivision will not cause substantial injury to the value of other property in the neighborhood in which it is to be situated and is in the best interests of the health, safety and welfare of the Village and its residents.

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat, subject to any conditions specified by the Village Board, including the Village engineer approving the Final Plat prior to its execution and recording. The officers, agents and employees of the Village shall take all action necessary or reasonably required by the Village to carry out and give effect to the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

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

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute

VILLAGE OF HAMPSHIRE

or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

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

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

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

ADOPTED THIS ____ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ____ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(FINAL PLAT)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE (RESOLUTION)

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

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS (*Oakstead Neighborhood J*)

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

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village and enabling the Village to control development in the area; and

WHEREAS, Hampshire East LLC or an authorized designee or related entity (the “Owner”) has submitted a request to subdivide property located in Oakstead Neighborhood J, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat of subdivision for the Property; and

WHEREAS, it is necessary to subdivide the Property in accordance with the final plat of subdivision (the “Final Plat”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, Chapter 7 of the Municipal Code of Hampshire of 1985 (the “Village Code”) sets forth the subdivision regulations for the Village and governs the process by which lots or parcels of land are subdivided and land is platted within the Village; and

WHEREAS, the planning and zoning commission (the “PZC”) is authorized to approve plats of subdivision and make recommendations to the Village Board upon proposed

VILLAGE OF HAMPSHIRE

subdivisions; and

WHEREAS, pursuant to proper notice, hearing(s) were held regarding the approval of the plat(s) of subdivision; and

WHEREAS, at the hearing(s), the PZC was presented with evidence, comments were solicited, and due consideration was given to the Owner's application/request to subdivide all or a portion of the Property (the "Subdivision"); and

WHEREAS, the PZC determined that the Final Plat generally met the requirements of: (1) Chapter 7 of the Village Code; (2) Chapter 6 of the Village Code, known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the "Zoning Ordinance"); (3) the official map of the Village; and (4) other applicable provisions of the Village Code; and

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat, subject to the Village engineer approving the same prior to its execution and recording; and

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

VILLAGE OF HAMPSHIRE

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

SECTION 5. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute

VILLAGE OF HAMPSHIRE

or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

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

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

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

ADOPTED THIS ____ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ____ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(FINAL PLAT)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE (RESOLUTION)

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

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

Agenda Supplement

TO:	President Reid; Board of Trustees
FROM:	Mo Khan, Assistant Village Manager for Development
FOR:	Village Board Meeting on August 6, 2026
RE:	PZC-26-10 - Prairie Ridge North Outlot 11 & 1221 Fox Hedge Trail - Plat of Resubdivision

Background: The property owners of 1221 Fox Hedge Trail contacted Crown regarding purchasing a portion of Outlot 11 to expand their lot size/area. Crown agreed to sell a portion of Outlot 11 that is not located within the 66 ft. wide gas easement pending approval of the Plat of Resubdivision by the Village.

The Village engineer reviewed the proposed Plat of Resubdivision and found it to be in general conformance with Village code requirements.

Planning & Zoning Commission Recommendation: The Planning and Zoning Commission held a Public Meeting on the matter on July 27, 2026 and recommended approval of the Final Plats of Subdivision by a vote of 4-0.

There are no Findings of Fact required for a Plat of Subdivision.

Public Comments: No public comments were provided prior to or during the Public Meeting.

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation for a Final Plat of Resubdivision for Prairie Ridge North Outlot 11 & 1221 Fox Hedge Trail.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Plat of Resubdivision - Prairie Ridge North Outlot 11 and 1221 Fox Hedge Trail



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

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on July 27, 2026
RE: PZC-26-10 - Prairie Ridge North Outlot 11 & 1221 Fox Hedge Trail - Plat of Resubdivision

PROPOSAL: Hampshire West, LLC dba Crown Community Development and Anthony & Emily Canelakes (Petitioners & Owners) are requesting the approval of the following:

1. Final Plat of Resubdivision of Prairie Ridge North Outlot 11 and 1221 Fox Hedge Trail





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

BACKGROUND: The property owners of 1221 Fox Hedge Trail contacted Crown regarding purchasing a portion of Outlot 11 to expand their lot size/area. Crown agreed to sell a portion of Outlot 11 that is not located within the 66 ft. wide gas easement pending approval of the Plat of Resubdivision by the Village.

ANALYSIS: The Village engineer reviewed the proposed Plat of Resubdivision and found it to be in general conformance with Village code requirements.

REQUIRED FINDINGS OF FACT: There are no required findings of fact for a plat of resubdivision.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition as of July 23, 2026.

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is not recommending any conditions of approval.

RECOMMENDED MOTIONS:

1. I move to recommend approval of PZC-26-10 for a Final Plat of Resubdivision of Prairie Ridge North Outlot 11 and 1221 Fox Hedge Trail.

DOCUMENTS ATTACHED:

1. Land Use Application
2. Plat of Resubdivision – Prairie Ridge North Outlot 11 and 1221 Fox Hedge Trail



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

Land Use Application

Date: 7/6/26

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

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

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: Hampshire West LLC Email: _____

Address: 2056 WESTINS AVE | SUITE 280 | NAPERVILLE | IL Phone: 630.851.5490

CONTACT PERSON (if different from applicant)

Name: Katrina Spiller Email: kspiller@crown-chicago.com

Address: 2056 WESTINS AVE | SUITE 280 | NAPERVILLE | IL Phone: 630.566.2512

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

☒ YES ☐ NO

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

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

☒ YES ☐ NO

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

PROPERTY INFORMATION

Name of Development (if any): PRAIRIE RIDGE OF HAMPSHIRE NORTH

Address: OUTLOT 11 - CORNERSTONE NEIGH Z

Parcel Number(s): 01-15-178-016

Total Area (acres): 0.359 ACRES

Legal Description: must be attached to this application

Fire Protection District: Hampshire FPD

School District: D300

Library District: ELLA JOHNSON

Park District: HAMPSHIRE TOWNSHIP PD

Township: HAMPSHIRE TOWNSHIP

Current Zoning District: PRD

Current Use:

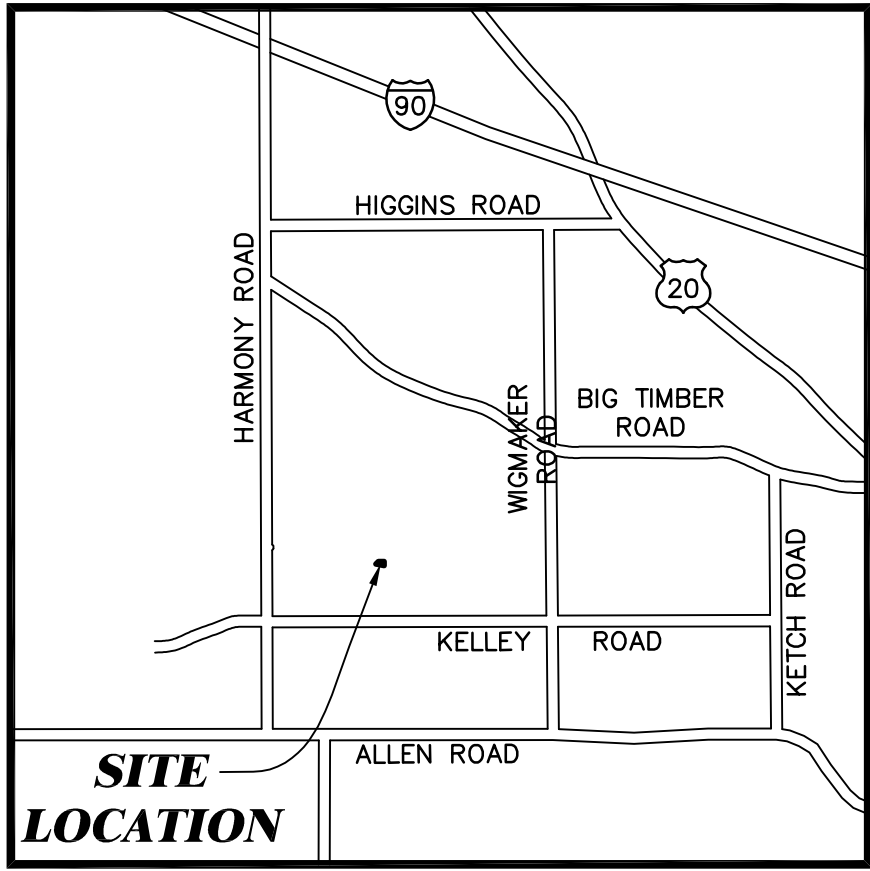
Residential

Proposed Zoning/Variance/Use:

Residential

Reason/Explanation for Zoning/Variance/Use:

OPEN SPACE SECTION WILL BE GIVEN TO THE ADJACENT HOMEOWNER TO BE MAINTAINED.



VICINITY MAP

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

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

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

DATED AT NAPERVILLE, IL DUPAGE COUNTY, ILLINOIS

THIS ____ DAY OF _____, 20____.

BY: _____ SECRETARY

TITLE

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

OUTLOT 11 IN PRAIRIE RIDGE NEIGHBORHOOD Z, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 15 IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 2023 AS DOCUMENT 2023K034702, IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF IF FURTHER CERTIFY THAT (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 F.I.R.M. MAP PANEL 17089C0107J, DATED JUNE 2, 2015,

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

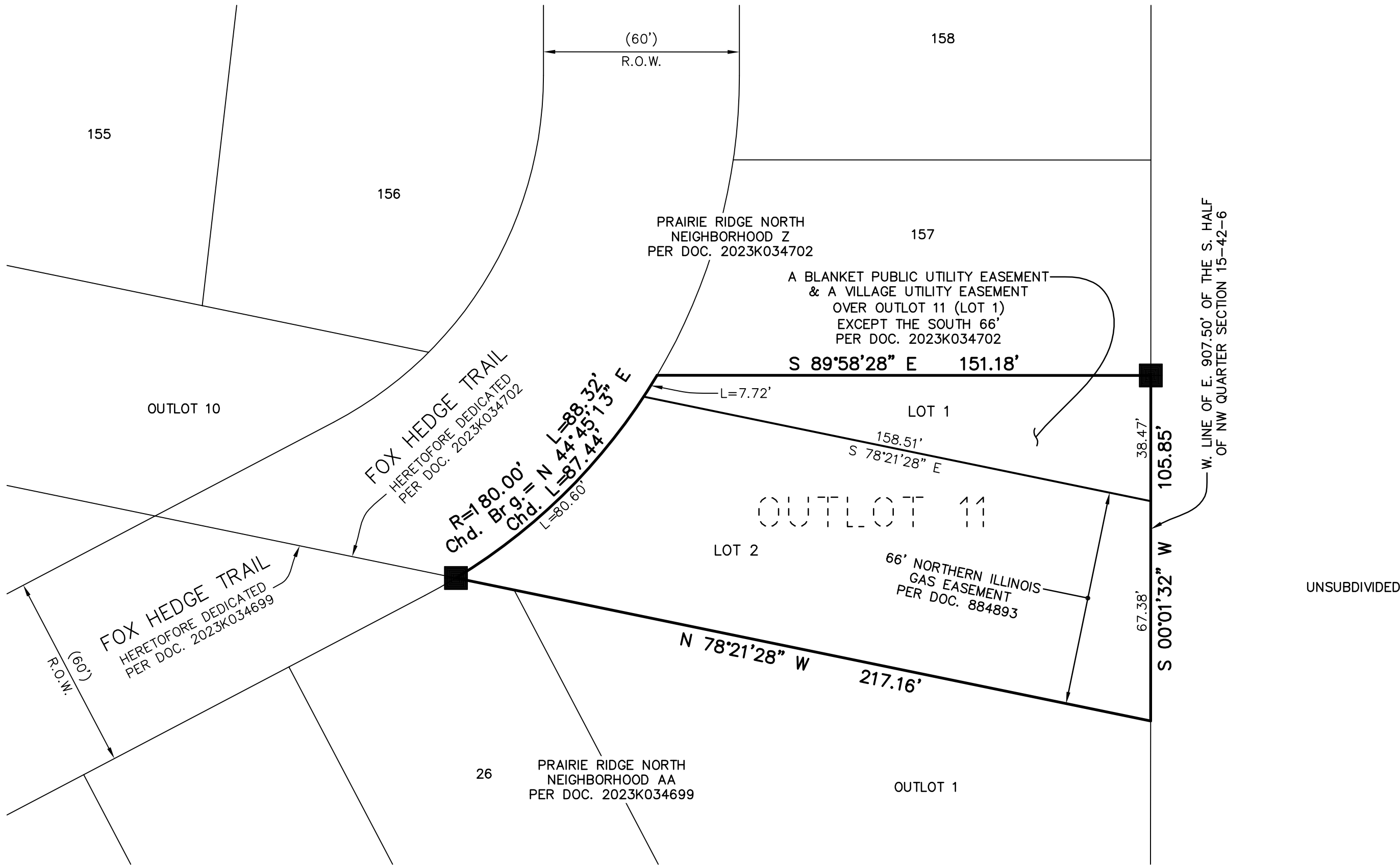
I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS ____ DAY OF _____, 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

FINAL PLAT OF SUBDIVISION
OF
RESUBDIVISION OF OUTLOT 11
PRAIRIE RIDGE NORTH NEIGHBORHOOD Z
PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH,
RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT HAMPSHIRE WEST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S)

COMMUNITY UNIT SCHOOL DISTRICT 300

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

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

KANE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____

COUNTY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

DATED THIS ____ DAY OF _____, 20____.

SECRETARY

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS,

THIS ____ DAY OF _____, 20____.

VILLAGE PRESIDENT: _____

ATTEST: _____

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 20____.

VILLAGE COLLECTOR

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

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

THIS ____ DAY OF _____, 20____.

VILLAGE ENGINEER

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

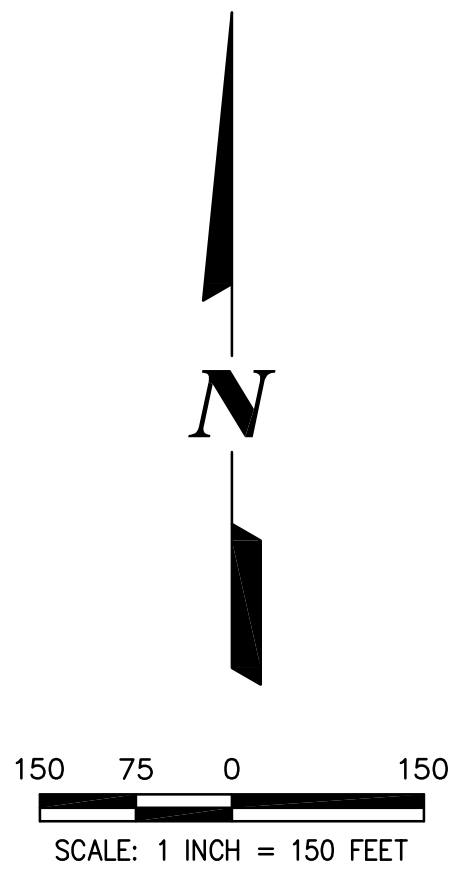
(PRINT NAME)

(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)

TOTAL AREA OF SUBDIVISION
0.359 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER
01-15-178-016
HAMPSHIRE, ILLINOIS



NOTES

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

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

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

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

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

B.L. — BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBJECT SITE BEING S 00°01'32" W (ASSUMED).

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

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

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

LEGEND

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

LOT AREA SUMMARY TABLE			
LOT NUMBER	SQ. FT.	LOT NUMBER	SQ. FT.
1	3,481	2	12,157

PREPARED FOR:
HAMPSHIRE WEST, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
2056 WESTINGS AVENUE, SUITE 280
NAPERVILLE, IL 60563
(630) 851-5490



CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DISC NO.: 456275 FILE NAME: SUBPLAT-Z
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 04-25-23 JOB NO.: 456.275
PROJECT REFERENCE: 456.216
CHECKED BY:
REVISIONS: 7-17-26/SMR PER REVIEW LETTER

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*Resubdivision - Prairie Ridge North Outlot 11 & 1221 Fox Hedge Trail*)**

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

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village and enabling the Village to control development in the area; and

WHEREAS, Hampshire West LLC or an authorized designee or related entity (the “Owner”) submitted a request to resubdivide property located at Outlot 11 in the Prairie Ridge North Neighborhood - Z, Hampshire, Illinois (the “Property”), which is further described in the application for subdivision, incorporated herein by reference; and

WHEREAS, the Owner previously received approval for a preliminary plat and final plat of subdivision for a portion of the Property, but additional open space will be given to the adjacent homeowner to maintain resulting in the need to resubdivide the Property; and

WHEREAS, Chapter 7 of the Municipal Code of Hampshire of 1985 (the “Village Code”) sets forth the subdivision regulations for the Village, which includes resubdivisions, and governs the process by which lots or parcels of land are subdivided and land is platted within the Village; and

WHEREAS, the planning and zoning commission (the “PZC”) is authorized to approve plats of subdivision and make recommendations to the Village Board upon proposed

VILLAGE OF HAMPSHIRE

subdivisions; and

WHEREAS, pursuant to proper notice, hearing(s) were held regarding the approval of the plat(s) of subdivision; and

WHEREAS, at the hearing(s), the PZC was presented with evidence, comments were solicited, and due consideration was given to the Owner's application/request to resubdivide all or a portion of the Property (the "Subdivision"), in accordance with the revised final plat of subdivision (the "Final Plat"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the PZC determined that the Final Plat generally met the requirements of: (1) Chapter 7 of the Village Code; (2) Chapter 6 of the Village Code, known as the Zoning Ordinance for the Village of Hampshire, County of Kane, State of Illinois (the "Zoning Ordinance"); (3) the official map of the Village; and (4) other applicable provisions of the Village Code; and

WHEREAS, the PZC voted to recommend that the Corporate Authorities grant the requested Subdivision and approve the Final Plat; and

WHEREAS, the Village Engineer has approved the Final Plat and pursuant to Subsection 7-1-3.F of the Village Code, the Village Board may vary and make exceptions in instances where it finds sufficient evidence of hardship caused by topographic conditions, or where any other reasonable deterrents prevail; and

WHEREAS, the Subdivision will promote the public health, safety, comfort, morals and welfare of the Village and will allow for development of land within the Village; and

WHEREAS, the Corporate Authorities have determined and hereby find that it is advisable, necessary and in the best interests of the Village and its residents to grant, approve and authorize the Subdivision in accordance with the Final Plat;

VILLAGE OF HAMPSHIRE

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

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

SECTION 2. After thoughtful consideration, the Corporate Authorities hereby waive any requirements of Chapter 7 of the Village Code, the Zoning Ordinance, other provisions of the Village Code and any other applicable requirements regarding additional hearings or findings concerning the Subdivision or Final Plat and hereby find and determine that the Subdivision will not cause substantial injury to the value of other property in the neighborhood in which it is to be situated and is in the best interests of the health, safety and welfare of the Village and its residents.

SECTION 3. Based on the foregoing findings, the Corporate Authorities hereby authorize, approve and grant the Subdivision in accordance with the Final Plat subject to any conditions specified by the Village Board. The officers, agents and employees of the Village shall take all action necessary or reasonably required by the Village to carry out and give effect to the purpose of this Resolution and shall take all action necessary in conformity therewith, which may include filing and recording a copy of this Resolution, the Final Plat and other documentation required by law.

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

VILLAGE OF HAMPSHIRE

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

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

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

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

ADOPTED THIS ____ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A
(FINAL PLAT)

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE
(RESOLUTION)

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

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR
PROPERTY LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS**
(Resubdivision - Prairie Ridge North Outlot 11 & 1221 Fox Hedge Trail)

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

Agenda Supplement

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on August 6, 2026
RE: PZC-26-08 - 01-11-200-012 - Variances

Background: David Huang (Petitioner & Owner) is requesting the approval of the following to install a real estate sign:

1. Request for Variance to Sec. 6-12-4-C-2 referenced by Sec. 6-12-3-L of the Hampshire Zoning Ordinance to permit a real estate sign size area of 128 sq. ft., whereas the maximum size area allowed is 60 sq. ft.
2. Request for Variance to Sec. 6-12-4-C-3 referenced by Sec. 6-12-3-L of the Hampshire Zoning Ordinance to permit a real estate sign height of 11 ft., whereas the maximum height allowed is 5.5 ft.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission held a Public Hearing on the matter on July 27, 2026 and recommended approval of the variances by a vote of 4-0. The Planning and Zoning Commission adopted Village staff's findings of fact as included in the Planning and Zoning Commission Agenda Supplement.

Public Comments: No public comments were provided prior to or during the Public Hearing.

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation for the following:

1. Request for Variance to Sec. 6-12-4-C-2 referenced by Sec. 6-12-3-L of the Hampshire Zoning Ordinance to permit a real estate sign size area of 128 sq. ft., whereas the maximum size area allowed is 60 sq. ft.
2. Request for Variance to Sec. 6-12-4-C-3 referenced by Sec. 6-12-3-L of the Hampshire Zoning Ordinance to permit a real estate sign height of 11 ft., whereas the maximum height allowed is 5.5 ft.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Plat of Survey
4. Sign Rendering
5. Petitioner's Findings of Fact



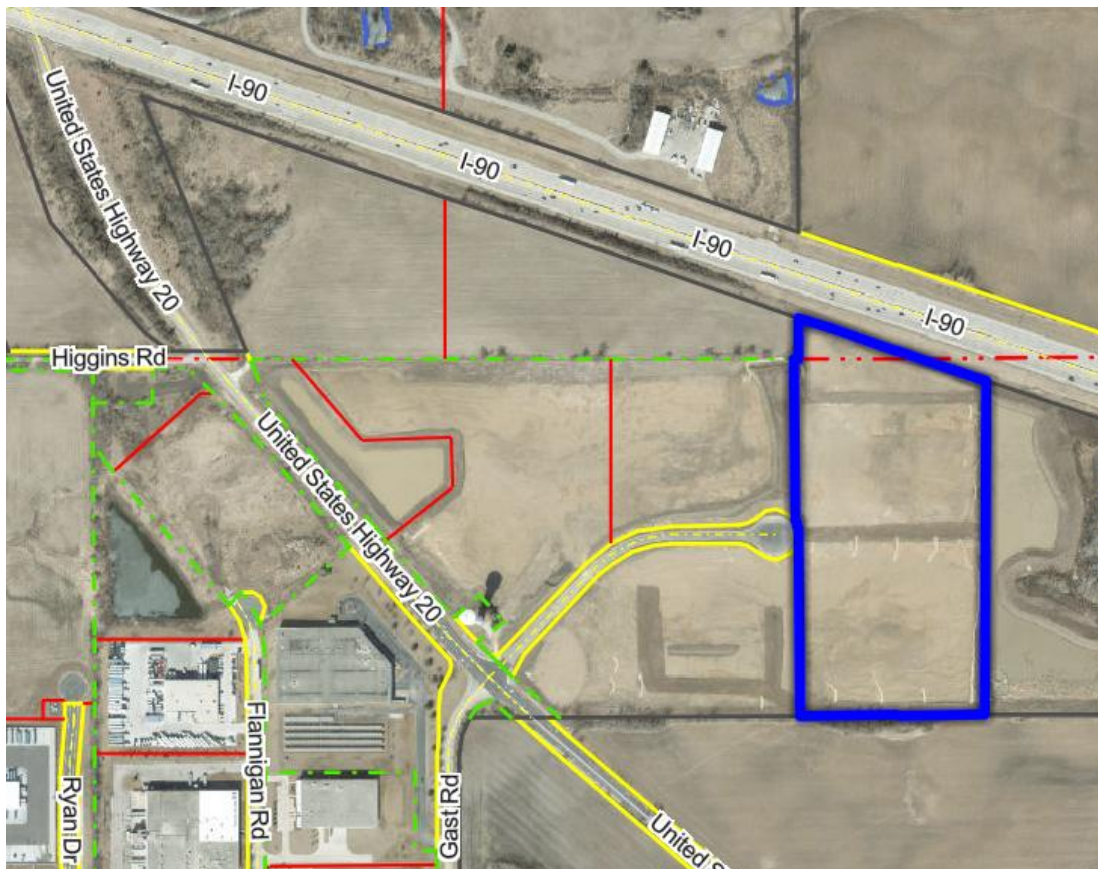
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on July 27, 2026
RE: PZC-26-08 - 01-11-200-012 - Variances

PROPOSAL: David Huang (Petitioner & Owner) is requesting the approval of the following to install a real estate sign:

1. Request for Variance to Sec. 6-12-4-C-2 referenced by Sec. 6-12-3-L of the Hampshire Zoning Ordinance to permit a real estate sign size area of 128 sq. ft., whereas the maximum size area allowed is 60 sq. ft.
2. Request for Variance to Sec. 6-12-4-C-3 referenced by Sec. 6-12-3-L of the Hampshire Zoning Ordinance to permit a real estate sign height of 11 ft., whereas the maximum height allowed is 5.5 ft.





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

BACKGROUND: The Hampshire 90 Logistics Park located off of Gast Road and US Highway 20 was constructed as a speculative industrial park. In order to better market the site for potential development, the Petitioner is requesting a larger real estate sign along the frontage of Interstate 90 than what is permitted by the Village's zoning ordinance.

ANALYSIS: The subject property for where the proposed real estate sign will be installed is approximately 22 acres and is currently unimproved.

The subject property is zoned M-2, General Industrial.

The following are the adjacent property zoning and uses:

North: Interstate 90

South: F, Farming (Unincorporated Kane County) - Unimproved/Farming

East: M-2, General Industrial - Unimproved

West: M-2, General Industrial - Detention/Retention Pond & Open Area

The following is a summary of the applicable zoning standards for real estate signs:

Code Section	Description	Requirement	Proposed
Sec. 6-12-3-L-6	Sign Setback	≥ 8 ft.	8 ft.
Sec. 6-12-4-C-2	Sign Area	≤ 60 sq. ft.	128 sq. ft.
Sec. 6-12-4-C-3	Sign Height	≤ 5.5 ft.	11 ft.

REQUIRED FINDINGS OF FACT: The following are the required findings of fact for a Variance per Sec. 6-14-3-F-11-a:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located, and that the variation, if granted, will not alter the essential character of the locality.
2. That the plight of the owner is due to unique circumstances and that the variation, if granted, will not alter the essential character of the locality

PROPOSED FINDINGS OF FACT: The proposed findings of fact shall be as follows:

1. The subject property cannot yield a reasonable return due to the right-of-way width that separates the Interstate 90 roadway from the subject property. The right-of-way width separating the roadway from the subject property is approximately 80 ft. This separation distance would make it harder to see a sign on the subject property.



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

2. The plight of the owner is due to unique circumstance due to being adjacent to Interstate 90. Travel speeds are higher on interstate roadways which would require larger signs in order to be readable. Larger signs are common along interstate roadways and would not alter the essential character of the locality.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition as of July 23, 2026.

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is not recommending any conditions of approval.

RECOMMENDED MOTION:

I move to accept and adopt Staff's Findings of Fact included in the Agenda Supplement and recommend approval of Case# PZC-26-08 for the following:

1. Variance to Sec. 6-12-4-C-2 referenced by Sec. 6-12-3-L of the Hampshire Zoning Ordinance to permit a real estate sign size area of 128 sq. ft., whereas the maximum size area allowed is 60 sq. ft.
2. Variance to Sec. 6-12-4-C-3 referenced by Sec. 6-12-3-L of the Hampshire Zoning Ordinance to permit a real estate sign height of 11 ft., whereas the maximum height allowed is 5.5 ft.

DOCUMENTS ATTACHED:

1. Land Use Application
2. Plat of Survey
3. Sign Rendering
4. Petitioner's Findings of Fact



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

Land Use Application

Date: _____

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

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

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: David Huang Email: david@worldrhythm.com
Address: 2505 Bath Road, Elgin IL 60124 Phone: (847) 477-4561

CONTACT PERSON (if different from applicant)

Name: John Cassidy Email: jcassidy@lee-associates.com
Address: 9450 W. Bryn Mawr Ave, Suite 550, Rosemont, IL 60018 Phone: (312) 371-0098

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

☒ YES ☐ NO

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

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

☐ YES ☒ NO

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

PROPERTY INFORMATION

Name of Development (if any): Midwest Logistics Center

Address: Route 20 : East Road, Hampshire (Northeast Corner) 18N775 US Highway 20

Parcel Number(s): 01-11-100-007, 01-11-200-007, 01-11-100-014, 01-11-200-010

Total Area (acres): 84.4 Acres

Legal Description: must be attached to this application

Fire Protection District: Hampshire Fire Protection District

School District: District 300

Library District: Ella Johnson Memorial Public Library District

Park District: Hampshire Township Park District

Township: Hampshire Township

Current Zoning District: M2 - General Industrial

Current Use:

Industrial Development

Proposed Zoning/Variance/Use:

Signage Variance only

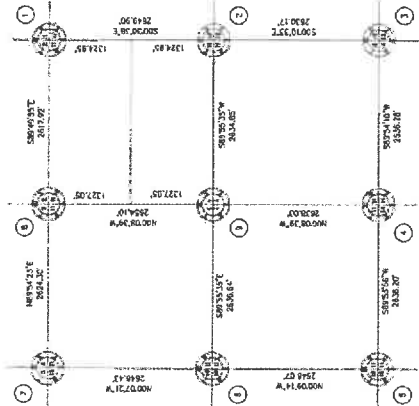
Reason/Explanation for Zoning/Variance/Use:

Requesting signage larger than permitted per ordinance

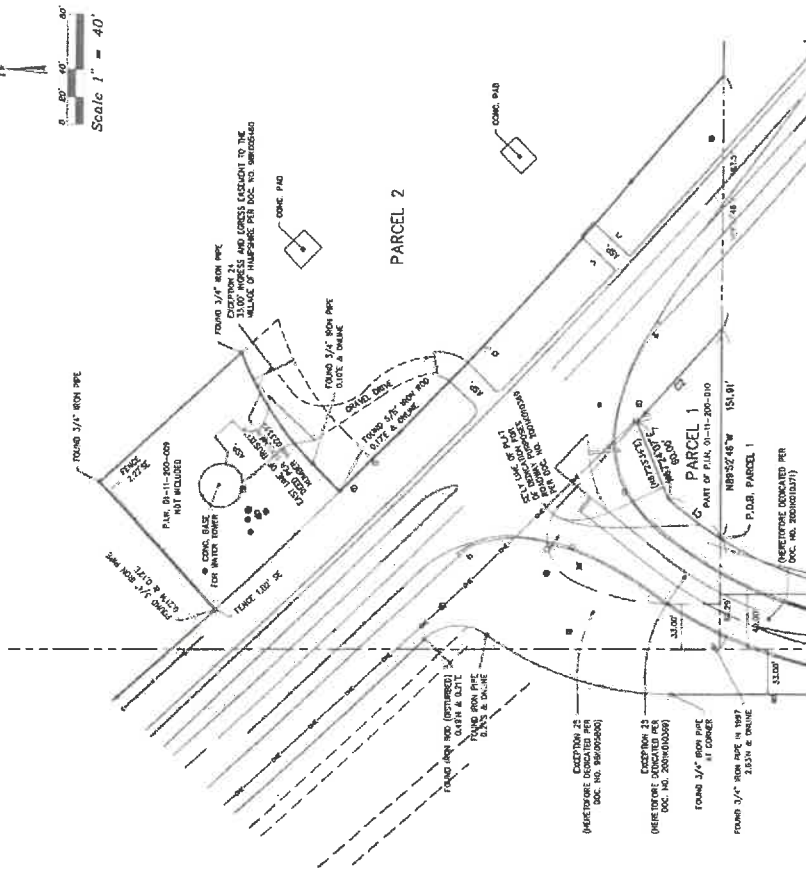
ALTA/NSPS LAND TITLE SURVEY

DETAIL OF PARCEL 1 AND SOUTHWEST CORNER OF PARCEL 2

SECTION DETAIL (NOT TO SCALE)



1. FOUND 1/4" IRON PIPE (NIP) AT THE NORTHWEST CORNER OF SECTION 11-42-8 PER MONUMENT RECORD 183434
2. FOUND 1/2" IRON PIPE (NIP) AT THE EAST 1/4 CORNER OF SECTION 11-42-8 PER MONUMENT RECORD 183434
3. FOUND 1/2" IRON PIPE (NIP) AT THE SOUTHWEST CORNER OF SECTION 11-42-8 PER MONUMENT RECORD 183434
4. FOUND 1/2" IRON PIPE (NIP) AT THE SOUTH 1/4 CORNER OF SECTION 11-42-8 PER MONUMENT RECORD 183434
5. FOUND 1/2" IRON PIPE (NIP) AT THE SOUTHWEST CORNER OF SECTION 11-42-6 PER MONUMENT RECORD 183434
6. FOUND 1/4" IRON PIPE (NIP) AT THE WEST 1/4 CORNER OF SECTION 11-42-6 PER MONUMENT RECORD 183434
7. FOUND 1/4" IRON PIPE (NIP) AT THE WEST 1/4 CORNER OF SECTION 11-42-6 PER MONUMENT RECORD 183434
8. FOUND 1/2" IRON PIPE (NIP) AT THE NORTH 1/4 CORNER OF SECTION 11-42-6 PER MONUMENT RECORD 183434
9. FOUND 1/2" IRON PIPE (NIP) AT THE CENTER OF SECTION 11-42-6



CHUCK	BOONE	LYNN	CR	CD
CI	24.00'	21.00'	21.00'	21.00'
CI	24.00'	21.00'	21.00'	21.00'

CHUCK TABLE



JACOB & HEFNER
ASSOCIATES, INC.
11111 111TH STREET, SUITE 111
DENVER, COLORADO 80231
303.755.1111
www.jacob-hefner.com

Survey No.	11-42-8
Drawn By:	ALTA/NSPS LAND TITLE SURVEY
Checked By:	ALTA/NSPS LAND TITLE SURVEY
Date:	11-42-8
Scale:	1" = 40'

[illegible][illegible]

JACOB & HEFFNER
ASSOCIATES
1315 N. Second Street, 2nd Floor, Denver, CO 80202
PH 303-733-1400, FAX 303-733-4661
www.jacobandheffner.com
Shirley Hoffmeister, Broker/Owner
License No. 300-003775 Exp. 6/30/01

SHEET 3 OF 3

Survey No.:	820BH
Ordered By:	RECONSTRUCTION & WORLD
Description:	ALTA/ASPH LANE TITLE SURVEY
Date Prepared:	JULY 6, 2010
Scale:	1" = 40' N/A

CUSTOMER:



JOB LOCATION:

Rte 20 & Gast Rd.,
Hampshire, IL 60140

PROJECT:

(1) 8x16' Single face - MDO

DATE:

04.09.2026

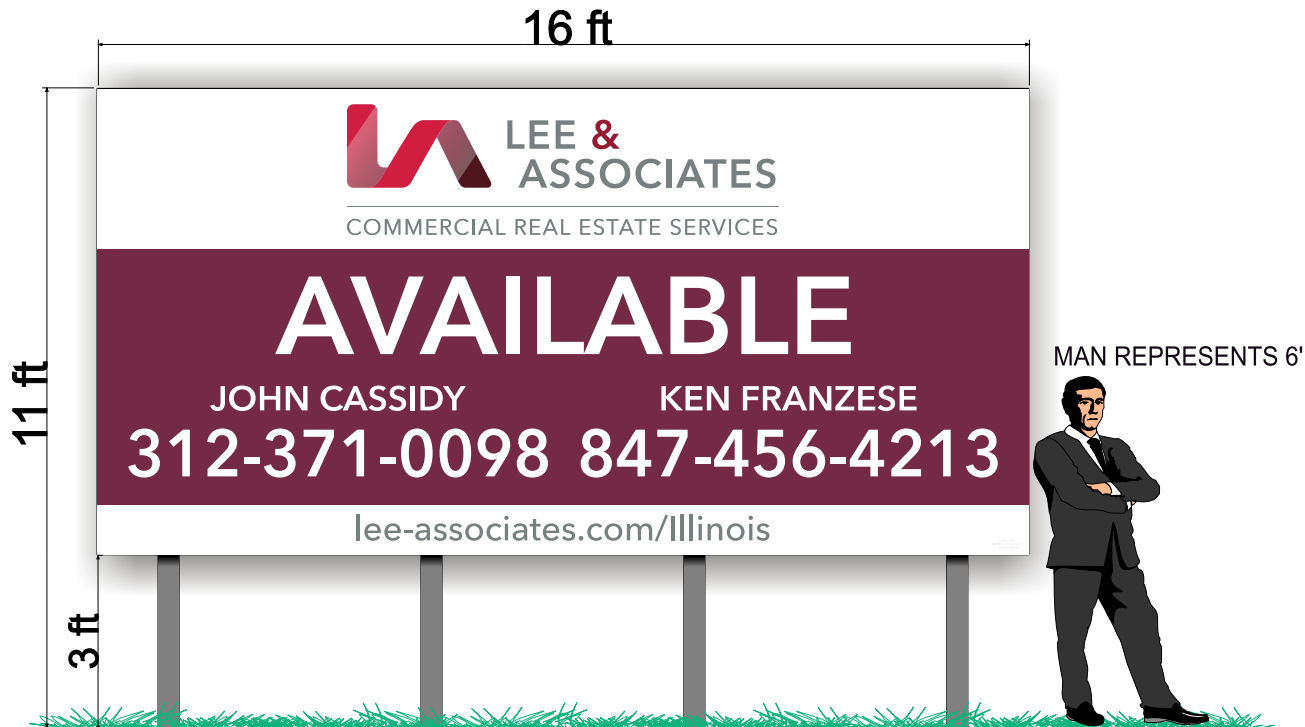
FILE ID:

LA033126C

REVISIONS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

SCALE:



APPROVAL _____

DATE _____

COLOR ON ACTUAL SIGN MAY VARY SLIGHTLY FROM ELECTRONIC PROOF
CNC GRAPHICS IS NOT RESPONSIBLE FOR DAMAGE/REPAIR TO WALL SURFACES AFTER INSTALLATION OF WALL SIGNAGE DUE TO MOUNTING HOLES REQUIRED TO INSTALL
CNC GRAPHICS IS NOT RESPONSIBLE FOR DAMAGE TO ANY PRIVATE UNDERGROUND UTILITY SUCH AS IRRIGATION SYSTEMS, PARKING LOT LIGHTS, ETC. -THIS IS THE RESPONSIBILITY OF OWNERSHIP TO MARK PRIOR TO ANY WORK BEING STARTED**
**JULIE UNDERGROUND LOCATING SERVICE IS NOT AWARE OF ANY PRIVATE UTILITIES AND THEREFORE DOES NOT MARK THEM.

Village of Hampshire
Variance – Finding of Facts

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located, and that the variation, if granted, will not alter the essential character of the locality.

Response: The subject property is being developed as a significant commercial/industrial project intended to attract tenants/buyers from a broad geographic area including those traveling via interstate I-90. Strict application of the Village's sign regulations would impair the property's exposure on I-90, thereby limiting the effectiveness of the marketing efforts and ultimate success of the development. Granting the variance will not alter the essential character of the locality. The signage is appropriately sized for I-90 signage and designed to enhance the project and act as an identifier for the property.

2. That the plight of the owner is due to unique circumstances and that the variation, if granted, will not alter the essential character of the locality.

Response: The circumstances giving rise to the requested variance are unique to this property given the fact that it fronts on I-90, a high-speed interstate where motorists have limited viewing time and require greater visibility distance in order to read said signage. The requested signage will face I-90 only and therefore will not affect other properties and will not alter the essential character of the locality. The interstate frontage is both a benefit and a constraint as there is added exposure only if the signage is large enough for motorists to identify at higher speeds.

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

**AN ORDINANCE GRANTING VARIANCES TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(U.S. Route 20 and Gast Road – Signage)**

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

THIS ____ DAY OF _____, 2026

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

**VILLAGE OF HAMPSHIRE
ORDINANCE NO. _____**

**AN ORDINANCE GRANTING VARIANCES TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(*U.S. Route 20 and Gast Road – Signage*)**

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

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

WHEREAS, Section 11-13-5 of the Illinois Municipal Code (65 ILCS 5/11-13-5) authorizes the Corporate Authorities to approve variations to zoning regulations; and

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

WHEREAS, there exists certain real property located at or about U.S. Route 20 and Gast Road, Hampshire, Illinois 60140 (the “Property”), which is further described in the Application (defined below); and

WHEREAS, David Huang or a related entity or designee (the “Applicant”) submitted an application to the Village that included exhibits containing plans and specifications for the Property (the “Application”), incorporated herein by reference; and

WHEREAS, the Applicant is requesting variances from the Zoning Ordinance to allow a real estate sign to be installed on the Property with a surface area of one hundred twenty-eight (128) square feet, which exceeds the maximum sixty (60) square feet, and with a height of eleven (11) feet, which exceeds the maximum five and one-half (5 ½) feet at the Property (the “Zoning Relief”); and

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

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

WHEREAS, at the Hearing, testimony was given, evidence was presented, comments were solicited and the public was afforded opportunities to be heard regarding the Application and the proposed Zoning Relief and due consideration was given to the Application; and

WHEREAS, the PZC considered the factors set forth in Subsection 6-12-14 of the Zoning Ordinance and based on the testimony and evidence given at the Hearing, the PZC made certain findings of fact and recommended to the Corporate Authorities that the Zoning Relief be granted and approved (the “Findings of Fact”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Corporate Authorities have duly considered the Application and the recommendation of the PZC in connection with the requested Zoning Relief; and

WHEREAS, the Corporate Authorities have also found that complying with the strict letter of the Village Code will cause the Applicant practical difficulties or a particular hardship because the Applicant is attempting to market property in the Village for development, but due to the size

and location of the Property, a larger sign is needed so that vehicles traveling on I-90 can see and read the sign; and

WHEREAS, the Zoning Relief will promote the public health, safety, comfort, morals and welfare; and

WHEREAS, after review of the Application and related evidence, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to approve the Zoning Relief, subject to any conditions set forth by the Corporate Authorities;

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

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

SECTION 2. After thoughtful consideration and based on the Application and other testimony and evidence, including the fact that the Village has allowed larger signage off of I-90, the sign is sized to be seen by vehicles traveling on I-90 and the signage will face I-90 and not impact other properties in the area, the Corporate Authorities hereby waive any inconsistencies in the Zoning Ordinance, and hereby find that: (a) the Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district; (b) the plight of the Property owner is due to unique circumstances; (c) the Zoning Relief, if granted, will not alter the essential character of the locality; (d) granting the Zoning Relief will not be detrimental to the public welfare or injurious to other property or improvements in the

neighborhood in which the Property is located nor will it impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood; and (e) the Applicant demonstrated that the unique physical surroundings, shape, or topographical conditions of the Property involved would bring a particular hardship on the owner. Based on the foregoing, the Corporate Authorities hereby authorize, approve and grant the Zoning Relief, subject to any conditions specified by the Corporate Authorities. The employees and officers of the Village are authorized and directed to take any and all action necessary to carry out the intent of this Ordinance.

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

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

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

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

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

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

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

ADOPTED THIS __ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

EXHIBIT A
(FINDINGS OF FACT)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE

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

**AN ORDINANCE GRANTING VARIANCES TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(U.S. Route 20 and Gast Road – Signage)**

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

Agenda Supplement

TO:	President Reid; Board of Trustees
FROM:	Mo Khan, Assistant Village Manager for Development
FOR:	Village Board Meeting on August 6, 2026
RE:	PZC-26-09 - 203 Loves Crossing & 205 Metrix Drive - Variance

Background: Chris Helle (Petitioner & Owner) is requesting the approval of the following to construct a temporary gravel parking lot:

1. Request for Variance to Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a temporary gravel parking lot, whereas parking lots must be constructed of a paved surface.

Truck Country currently operates a business at 205 Metrix Dr. The business is planning to expand its operation that will include constructing two additions on the existing building and expanding its parking lot onto the property located at 203 Metrix Dr. In order to accommodate the additions and the new parking lot, a temporary gravel parking lot is being requested to park trucks and trailers at 203 Loves Crossing for a period of twelve months. Before or after the twelve months expires, Truck Country plans to pave the new parking lot area in accordance with Sec. 6-11-2-J of the Hampshire Zoning Ordinance.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission held a Public Hearing on the matter on July 27, 2026 and recommended approval of the variances by a vote of 4-0 pursuant to Staff's recommended condition of approval that the temporary gravel parking lot shall only be utilized for a maximum of twelve months from the date of Village Board approval and then shall be constructed as a paved parking lot in order to park and store any vehicles, trucks, and trailers.

The Planning and Zoning Commission adopted Village staff's findings of fact as included in the Planning and Zoning Commission Agenda Supplement.

Public Comments: No public comments were provided prior to or during the Public Hearing.

Recommendation: For the Village Board to consider the Planning & Zoning Commission approval recommendation pursuant to Staff's recommended condition of approval for the following:

1. Request for Variance to Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a temporary gravel parking lot, whereas parking lots must be constructed of a paved surface.

Attachments:

1. Planning & Zoning Commission Agenda Supplement
2. Land Use Application
3. Plat of Survey
4. Site Plan
5. Petitioner's Findings of Fact



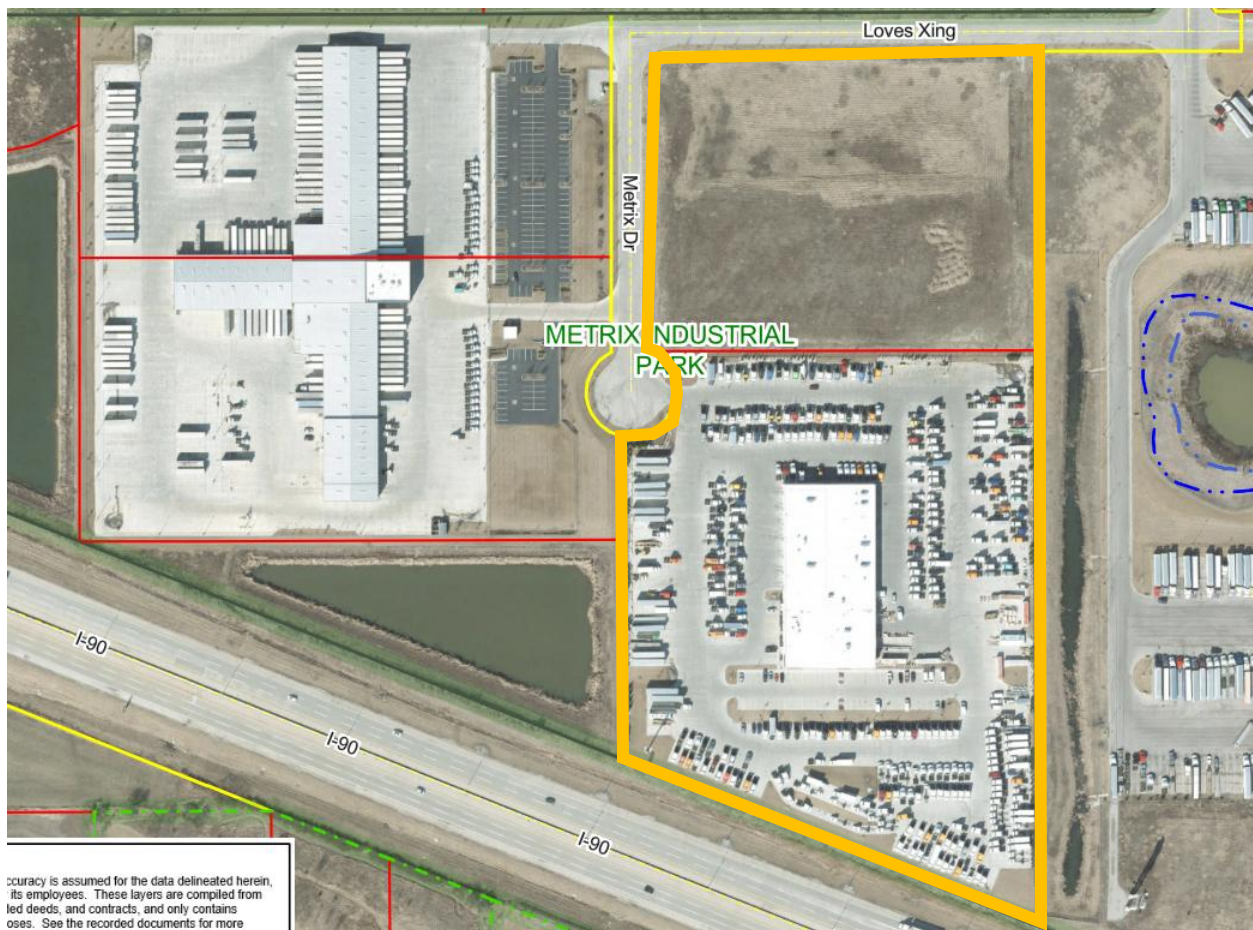
Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on July 27, 2026
RE: PZC-26-09 - 203 Loves Crossing & 205 Metrix Drive - Variance

PROPOSAL: Chris Helle (Petitioner & Owner) is requesting the approval of the following to construct a temporary gravel parking lot:

1. Request for Variance to Sec. 6-11-2-J of the Hampshire Zoning Ordinance to permit a temporary gravel parking lot, whereas parking lots must be constructed of a paved surface.



Accuracy is assumed for the data delineated herein, its employees. These layers are compiled from recorded deeds, and contracts, and only contains uses. See the recorded documents for more



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

BACKGROUND: Truck Country currently operates a business at 205 Metrix Dr. The business is planning to expand its operation that will include constructing two additions on the existing building and expanding its parking lot onto the property located at 203 Metrix Dr. In order to accommodate the additions and the new parking lot, a temporary gravel parking lot is being requested to park trucks and trailers at 203 Loves Crossing for a period of twelve months. Before or after the twelve months expires, Truck Country plans to pave the new parking lot area in accordance with Sec. 6-11-2-J of the Hampshire Zoning Ordinance.

ANALYSIS: The subject properties are approximately 21 acres and located at the southeast corner of Loves Crossing and Metrix Drive. The property at 205 Metrix Dr. is currently improved with an approximately 45,000 square feet building and truck/trailer parking lot. The property at 203 Loves Crossing is currently unimproved.

The subject properties are zoned:

1. 205 Metrix Dr. - HC, Highway Commercial
2. 203 Loves Crossing - M-1, Restricted Industrial

The following are the adjacent property zoning and uses:

North: F- Farming (Unincorporated Kane County) - Residential/Farming
South: Interstate 90
East: HC, Highway Commercial - Gas Station/Truck Stop
West: M-2, General Industrial - Logistics/Warehouse

REQUIRED FINDINGS OF FACT: The following are the required findings of fact for a Variance per Sec. 6-14-3-F-11-a:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located, and that the variation, if granted, will not alter the essential character of the locality.
2. That the plight of the owner is due to unique circumstances and that the variation, if granted, will not alter the essential character of the locality

PROPOSED FINDINGS OF FACT: The proposed findings of fact shall be as follows:

1. The subject property cannot yield a reasonable return due to the maneuvering needs for the truck and trailers parked at the subject property. Additionally, the temporary gravel parking lot will become the base of the paved surface for the new parking lot area. The requested variance will not alter the essential character of the locality as it is located adjacent to other truck/trailer storage uses.



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2. The plight of the owner is due to unique circumstances as the business will need to maneuver and move around trucks and trailers as the two building additions are being built. Additionally, the temporary gravel parking lot will become the base of the paved surface for the new parking lot area. The requested variance will not alter the essential character of the locality as it is located adjacent to other truck/trailer storage uses.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition as of July 23, 2026.

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is recommending the following condition of approval:

1. The temporary gravel parking lot shall only be utilized for a maximum of twelve months from the date of Village Board approval and then shall be constructed as a paved parking lot in order to park and store any vehicles, trucks, and trailers.

RECOMMENDED MOTION:

I move to accept and adopt Staff's Findings of Fact included in the Agenda Supplement and recommend approval of Case# PZC-26-09 for a variance to Sec. 6-11-2-J to permit a gravel parking lot, whereas a paved surface is required, for a period of twelve months and pursuant to Staff's Recommend Condition of Approval.

DOCUMENTS ATTACHED:

1. Land Use Application
2. Plat of Survey
3. Site Plan
4. Petitioner's Findings of Fact



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

Land Use Application

Date: 6/29/2026

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

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

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: Chris Helle Email: chrishelle@mccoygroup.com
Address: 501 Bell St. Dubuque, IA 52001 Phone: 563-845-3352

CONTACT PERSON (if different from applicant)

Name: Chris Johns Email: chrisj@eua.com
Address: 333 East Chicago St. Milwaukee, WI Phone: 414-291-8152

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

x YES ___ NO

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

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

___ YES x NO

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

PROPERTY INFORMATION

Name of Development (if any): METRIX INDUSTRIAL PARK

Address: 203 LOVES XING HAMPSHIRE, IL 60140

Parcel Number(s): 01-03-251-001

Total Area (acres): 7.52 acres

Legal Description: must be attached to this application

Fire Protection District: _____

School District: _____

Library District: _____

Park District: _____

Township: _____

Current Zoning District: M-1 Restricted Industrial

Current Use:

Vacant

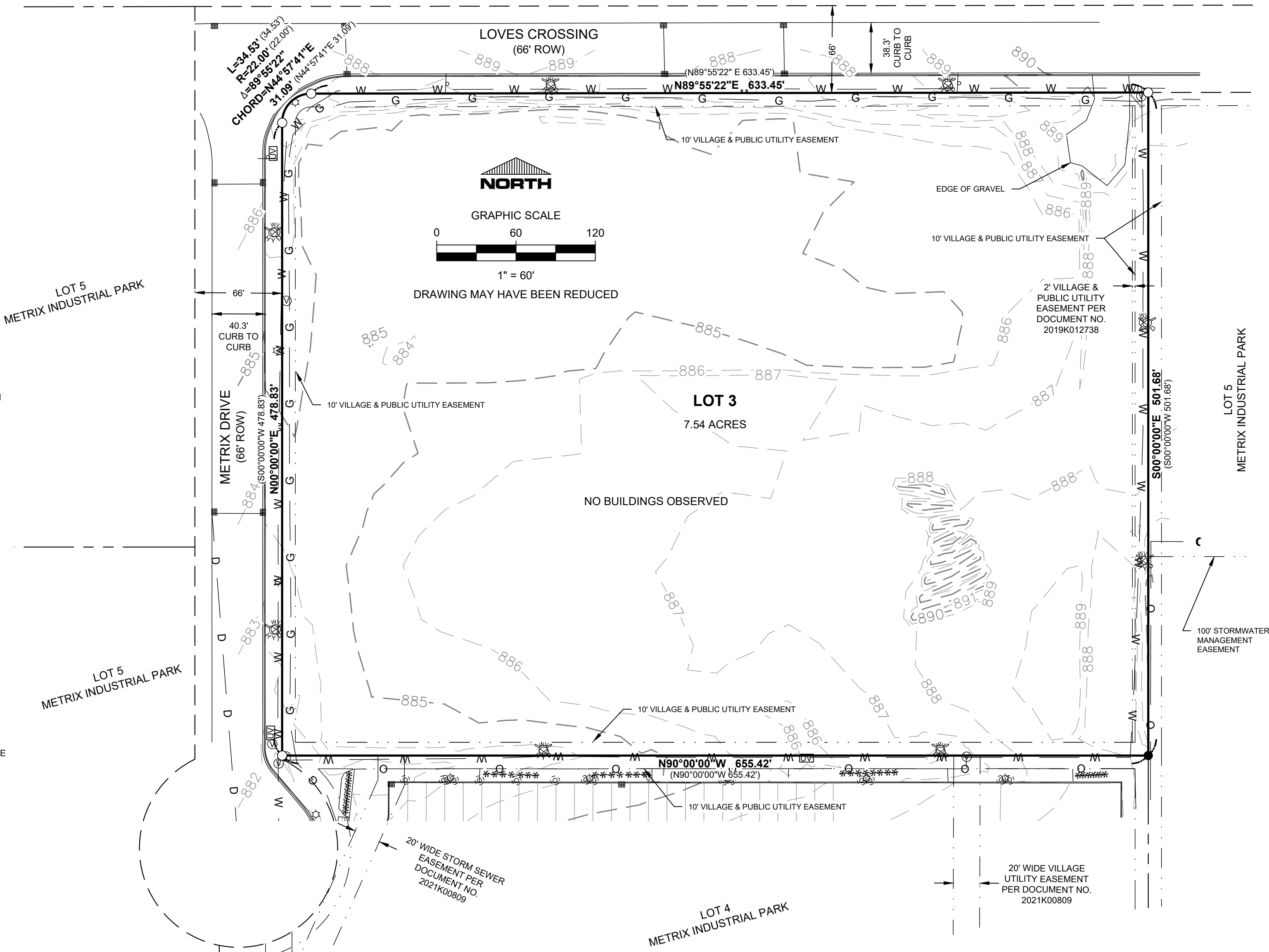
Proposed Zoning/Variance/Use:

Sec. 6-11-2-J, which requires parking lots to be a paved surface

Reason/Explanation for Zoning/Variance/Use:

Truck Country is planning to connect the new parcel and expand the parking area for the existing retail truck sales & service located at 205 Metrix Dr. and while adding two additions to the existing building. Truck Country is proposing to construct a temporary gravel parking lot at 203 Loves Xing for approximately 60 truck to the east of the existing facility. The added temporary parking will alleviate the truck traffic congestion during the construction project and will need to be in place for 12 months.

ALTA/NSPS LAND TITLE SURVEY
LOT 3 OF METRIX INDUSTRIAL PARK, BEING A PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN
IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS



PROPERTY ADDRESS
203 LOVES XING, HAMPSHIRE, IL 60140

FLOOD ZONE NOTE
BY GRAPHIC PLOTTING ONLY, THE SITE IS LOCATED IN ZONE X (AREA WITH REDUCED FLOOD RISK DUE TO LEVEES) PER THE FLOOD INSURANCE RATE MAP, PANEL NO. 17089C0020JF, EFFECTIVE DATE JUNE 2, 2015.

ZONING
NO ZONING LETTER WAS PROVIDED TO THE SURVEYOR.

GROSS LAND AREA
TOTAL AREA OF SURVEYED: 7.54 ACRES

OWNER'S NOTE
CURRENT OWNERS:

ROSEROCK HOLDINGS, LLC
GRANT THORNTON, LP LOVE'S
PO BOX 5256
OAK BROOK, IL 60522

UTILITY PROVIDERS
JULIE LOCATES: (800) 892-0123

DESCRIPTION
LOT 3 IN METRIX INDUSTRIAL PARK, BEING A PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2018 AS DOCUMENT NUMBER 2018K039163, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

SURVEYOR'S NOTES:

1. FIELDWORK WAS CONDUCTED ON 3/05/2026
2. SURVEY WAS COMPLETED FOR HAMPSHIRE TRUCK COUNTRY.
3. BEARINGS ARE REFERENCED TO ILLINOIS EAST, ZONE 1201, UNITED STATES, STATE PLANE COORDINATE SYSTEM, NAD83(2011)
4. THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD.
5. TOTAL AREA SURVEYED IS 7.54 ACRES
6. VERTICAL REFERENCE TO NAVD 88 USING NGS MONUMENT NO. AJ2939. (TABLE A - #5)
7. NO BUILDINGS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK. (TABLE A - #7(a))
8. NO GAPS OR OVERLAPS BETWEEN THE SURVEY BOUNDARY AND THE ADJOINERS WAS OBSERVED DURING THE PROCESS OF THE SURVEY.

NOTES FOR SCHEDULE B - EXCEPTIONS

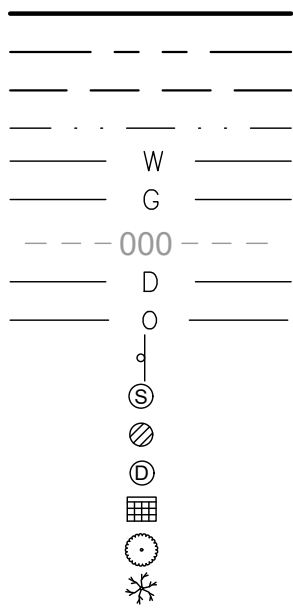
BASED UPON ALTA COMMITMENT FOR THE TITLE INSURANCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 26002999EL; DATED MARCH 26, 2026.

EXCEPTIONS

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. WE SHOULD BE FURNISHED A PROPERLY EXECUTED ALTA STATEMENT AND, UNLESS THE LAND INSURED IS A CONDOMINIUM UNIT, A SURVEY IF AVAILABLE. MATTERS DISCLOSED BY THE ABOVE DOCUMENTATION WILL BE SHOWN SPECIFICALLY.
7. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
8. TAXES FOR THE YEARS 2025 AND 2026. TAXES FOR THE YEARS 2025 AND 2026 ARE NOT YET DUE OR PAYABLE. PERMANENT TAX NO.: 01-03-251-001 NOTE: TAXES FOR THE YEAR 2024 AMOUNTING TO \$3,705.04 ARE PAID OF RECORD.
9. NOTE FOR INFORMATION: THE "MAIL TO" ADDRESS ON THE CURRENT TAX BILL DIFFERS FROM THE PROPERTY ADDRESS REFERENCED HERE IN THIS COMMITMENT. AS AN ANTI-FRAUD MEASURE, AN "ABSENTEE OWNER" LETTER HAS BEEN SENT TO THE ADDRESS NOTED ON THE TAX BILL REQUESTING THAT THE PROPERTY OWNER CONFIRM THEIR INTENT TO SELL THE PROPERTY. ADDITIONAL STEPS WILL BE TAKEN PRIOR TO CLOSING TO CONFIRM THE IDENTITY OF THE SELLER. THOSE STEPS MAY INVOLVE THE USE OF MITEK, A THIRD PARTY IDENTITY VERIFICATION SERVICE, OR THE USE OF REMOTE ONLINE NOTARIZATION.
10. THE SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD, THEREFORE THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE.
11. IF WORK HAS BEEN PERFORMED ON THE LAND WITHIN THE LAST SIX MONTHS WHICH MAY SUBJECT THE LAND TO LIENS UNDER THE MECHANICS LIEN LAWS, THE COMPANY SHOULD BE FURNISHED SATISFACTORY EVIDENCE THAT THOSE WHO HAVE PERFORMED SUCH WORK HAVE BEEN FULLY PAID AND HAVE WAIVED THEIR RIGHTS TO A LIEN. IF EVIDENCE IS NOT PROVIDED OR IS UNSATISFACTORY, THIS COMMITMENT/POLICY WILL BE SUBJECT TO THE FOLLOWING EXCEPTION: ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.
12. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
13. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW: LIMITED LIABILITY COMPANY: ROSEROCK HOLDINGS, LLC
13.a. A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
13.b. IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENT THERETO WITH THE APPROPRIATE FILING STAMPS.
13.c. IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
13.d. A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY WAS CREATED.
13.e. IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.
14. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.
15. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE BY THE CORPORATION NAMED BELOW: NAME OF CORPORATION: TRUCK COUNTRY OF ILLINOIS, INC.
14.a. A COPY OF THE CORPORATION BY-LAWS AND ARTICLES OF INCORPORATION
14.b. AN ORIGINAL OR CERTIFIED COPY OF A RESOLUTION AUTHORIZING THE TRANSACTION CONTEMPLATED HEREIN
14.c. IF THE ARTICLES AND/OR BY-LAWS REQUIRE APPROVAL BY A PARENT ORGANIZATION, A COPY OF THE ARTICLES AND BY-LAWS OF THE PARENT
14.d. A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY WAS CREATED
14.e. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.
16. UPON ANY CONVEYANCE OR MORTGAGE OF THE LAND, A STATEMENT FROM THE SECRETARY OF THE BOARD OF MANAGERS OF THE TOWNHOME, HOMEOWNERS, OR OTHER ASSOCIATION, THAT THERE ARE NO UNPAID ASSESSMENT LIENS EXISTING BY REASON OF THE NONPAYMENT OF ASSESSMENTS SHOULD BE FURNISHED. NOTE: THE STATEMENT SHOULD COVER THE RECORDING DATE OF THE MORTGAGE OR, IF TITLE IS TO BE CONVEYED, THE RECORDING DATE OF THE DEED, WHICHEVER DATE IS LATER.
17. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
18. VILLAGE & PUBLIC UTILITY EASEMENT, AND THE TERMS AND PROVISIONS THERETO, AS SHOWN ON THE PLAT OF SUBDIVISION, AFORESAID, AS FOLLOWS: AFFECTS 10' FROM ALL LOT LINES
19. STORMWATER MANAGEMENT EASEMENT, AND THE TERMS AND PROVISIONS THERETO, AS SHOWN ON THE PLAT OF SUBDIVISION, AFORESAID, AS FOLLOWS: 20' IN WIDTH, NEAR THE SOUTHERN LOT LINE. SEE PLAT FOR EXACT LOCATION.
20. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES, TOGETHER WITH UTILITY RIGHTS THEREIN.
21. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
22. RIGHTS OF ADJOINING AND CONTIGUOUS OWNERS TO HAVE MAINTAINED THE UNINTERRUPTED FLOW OF THE WATERS OF ANY STREAM WHICH MAY FLOW ON OR THROUGH THE LAND.
23. GRANT DATED SEPTEMBER 8, 1937 AND RECORDED DECEMBER 15, 1937 AS DOCUMENT 417306 MADE BY JOHN EBERT TO ILLINOIS NORTH UTILITIES CO., A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OF THE RIGHT TO PLACE AND MAINTAIN ITS POLES, WIRES AND NECESSARY FIXTURES, WITH THE RIGHT OF ACCESS TO THE SAME FOR THE MAINTAINING THEREOF AND TO OPERATE AN ELECTRIC TRANSMISSION LINE UPON AND OVER THE SAME; ALSO TO TRIM OR CUT SUCH SAPLINGS AND TREES AS MAY BE NECESSARY FOR THE PROPER CONSTRUCTION, OPERATION AND MAINTENANCE OF SAID POLES, WIRES & NECESSARY FIXTURES, UPON AND OVER THE WEST SIDE OF HIGHWAY THAT PASSES THRU GRANTOR'S PROPERTY LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS. (AFFECTS UNDERLYING PROPERTY)
24. GRANT DATED APRIL 5, 1933 AND RECORDED JUNE 26, 1933 AS DOCUMENT 365374 FROM FRED LAUE TO ILLINOIS NORTH UTILITIES CO., A CORPORATION OF ILLINOIS ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO PLACE AND MAINTAIN ITS POLES, WIRES AND NECESSARY FIXTURES, WITH THE RIGHT OF ACCESS TO THE SAME FOR THE MAINTAINING THEREOF AND TO OPERATE AN ELECTRIC TRANSMISSION LINE UPON AND OVER THE SAME, ALSO TO TRIM OR CUT SUCH SAPLINGS AND TREES AS MAY BE NECESSARY FOR THE PROPER CONSTRUCTION, OPERATION AND MAINTENANCE OF SAID POLES, WIRES & NECESSARY FIXTURES, UPON AND OVER THE WEST SIDE OF HIGHWAY THAT PASSES THRU GRANTOR'S PROPERTY LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS. (AFFECTS UNDERLYING PROPERTY)
25. ANNEXATION AGREEMENT BY AND BETWEEN THE VILLAGE OF HAMPSHIRE AND BICKNESE, ET AL., APPROVED JANUARY 4, 2018 AND RECORDED JULY 9, 2018 AS DOCUMENT NO. 2018K032782.
26. TERMS AND PROVISIONS OF ORDINANCE NO. 18-02, AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS (LOVES DEVELOPMENT), RECORDED JULY 13, 2018 AS DOCUMENT NO. 2018K033677. (SEE INSTRUMENT FOR PARTICULARS)
27. TERMS AND PROVISIONS OF RECIPROCAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JULY 27, 2018 AS DOCUMENT NO. 2018K036326. (SEE INSTRUMENT FOR PARTICULARS)
28. EASEMENTS, SETBACK LINES, COVENANTS AND RESTRICTIONS AND ALL OTHER MATTERS, (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3807 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) AS SHOWN ON THE PLAT OF METRIX INDUSTRIAL PARK RECORDED AUGUST 13, 2018 AS DOCUMENT NO. 2018K039163, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. (SEE INSTRUMENT FOR PARTICULARS)
29. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RELATING IN PART TO ASSOCIATION, ASSESSMENT AND LIEN THEREFOR, AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS SET FORTH BELOW, AS AMENDED FROM TIME TO TIME RECORDED ON SEPTEMBER 10, 2018 AS RECORDED NO. 2018K044125.
30. TERMS AND PROVISIONS OF SIGN EASEMENT AGREEMENT RECORDED SEPTEMBER 10, 2018 AS DOCUMENT NO. 2018K044126. (SEE INSTRUMENT FOR PARTICULARS)
31. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA NO. 28, AS DISCLOSED BY ORDINANCE RECORDED NOVEMBER 2, 2018 AS RECORDED NO. 2018K053571, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
32. TERMS AND PROVISIONS OF GRANT OF EASEMENT RECORDED APRIL 2, 2019 AS DOCUMENT NO. 2019K012738. (SEE INSTRUMENT FOR PARTICULARS)
33. ALL ENDORSEMENT REQUESTS SHOULD BE MADE PRIOR TO CLOSING TO ALLOW AMPLE TIME FOR THE COMPANY TO EXAMINE REQUIRED DOCUMENTATION. (THIS NOTE WILL BE WAIVED FOR POLICY).

EXCEPTIONS - LEGEND

- NSR NOT SURVEY RELATED
- DNA DOES NOT APPLY TO SURVEYED PROPERTY



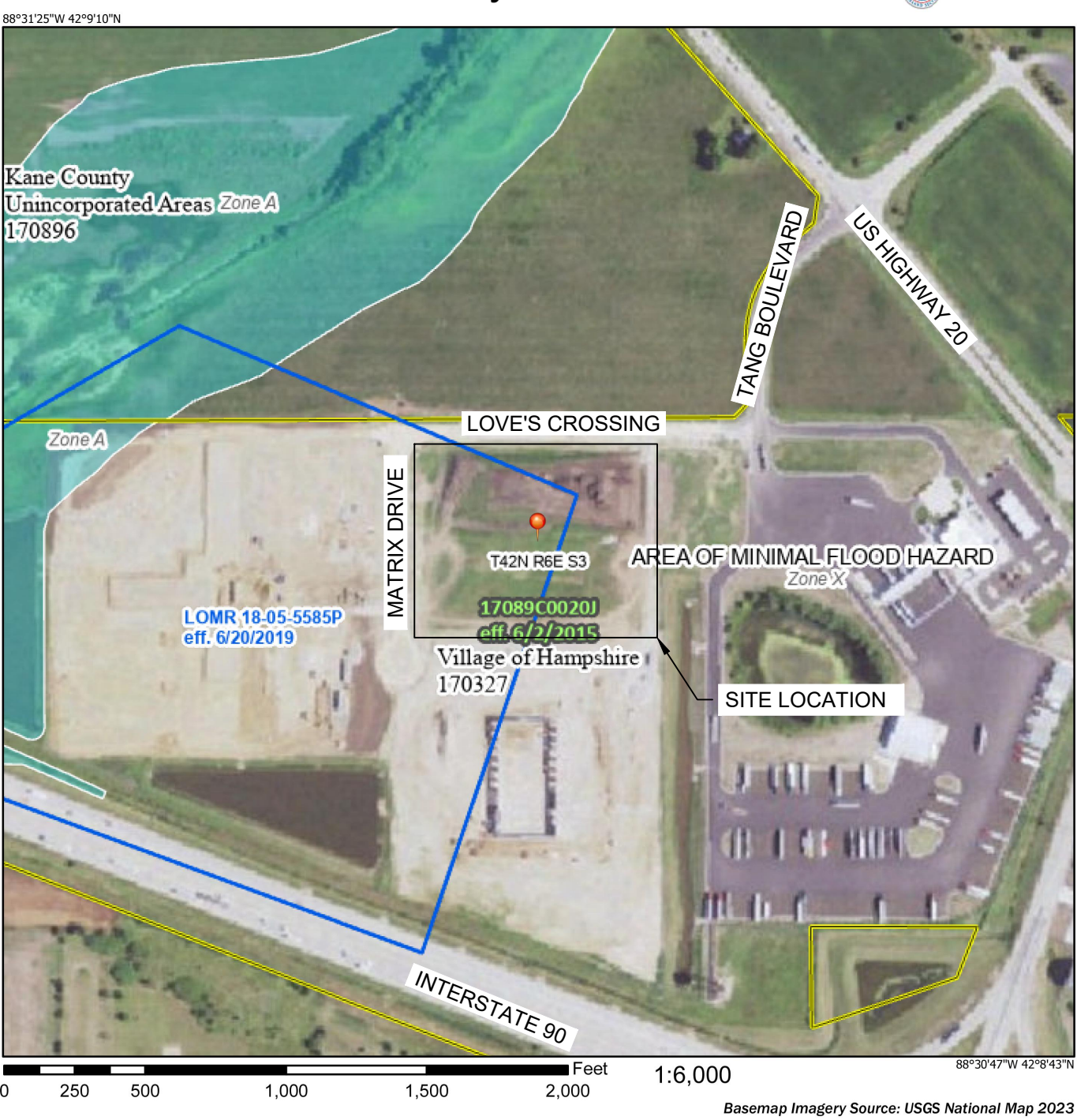
SUBJECT PROPERTY LINE
EXISTING PROPERTY LINE
RIGHT-OF-WAY LINE
EXISTING EASEMENT
UNDERGROUND WATER
UNDERGROUND GAS
EXISTING CONTOUR
STORM SEWER
CHAINLINK FENCE
SIGN
SANITARY MANHOLE
AREA INTAKE
STORM MANHOLE
CATCH BASIN
DECIDUOUS TREE
CONIFEROUS TREE

BOLLARD
UTILITY VAULT
LIGHT POLE
UTILITY PEDESTAL
WATER VALVE
FIRE HYDRANT
WATER VALVE MANHOLE
RECORD DIMENSION
FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
SET 5/8" REBAR UNLESS OTHERWISE NOTED
POINT OF BEGINNING
POINT OF COMMENCEMENT
RIGHT-OF-WAY

LEGEND

VICINITY MAP

National Flood Hazard Layer FIRMette



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levees Zone X
- Area with Flood Risk due to Levees Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transient
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transient Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not used as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/28/2026 at 11:42 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.

SURVEYOR'S CERTIFICATE

BASED UPON ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 26002999EL; DATED MARCH 26, 2026

TO: TRUCK COUNTRY OF ILLINOIS, INC.; CHICAGO TITLE INSURANCE COMPANY; AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8 AND 11(a) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED MARCH 2, 3, 4 & 5, 2026.

MICHAEL K. OLSON, ILLINOIS LICENSE NO. 3596
LICENSE RENEWAL DATE NOVEMBER 30, 2026

DATE

BCZ ENGINEERING - 188 EAST SIMMONS STREET
GALESBURG, IL 61401

BCZ ENGINEERS • ARCHITECTS • LAND SURVEYORS

WWW.BCZENGINEERING.COM

origin design

800 556-4491 origindesign.com

DRAWN GSB PLAT NO ALTA
CHECKED MKO PROJ NO 25108
DATE 4-29-26 SHEET 1 of 1
P:25108/DRAWING/SURVEY/25108 ALTA

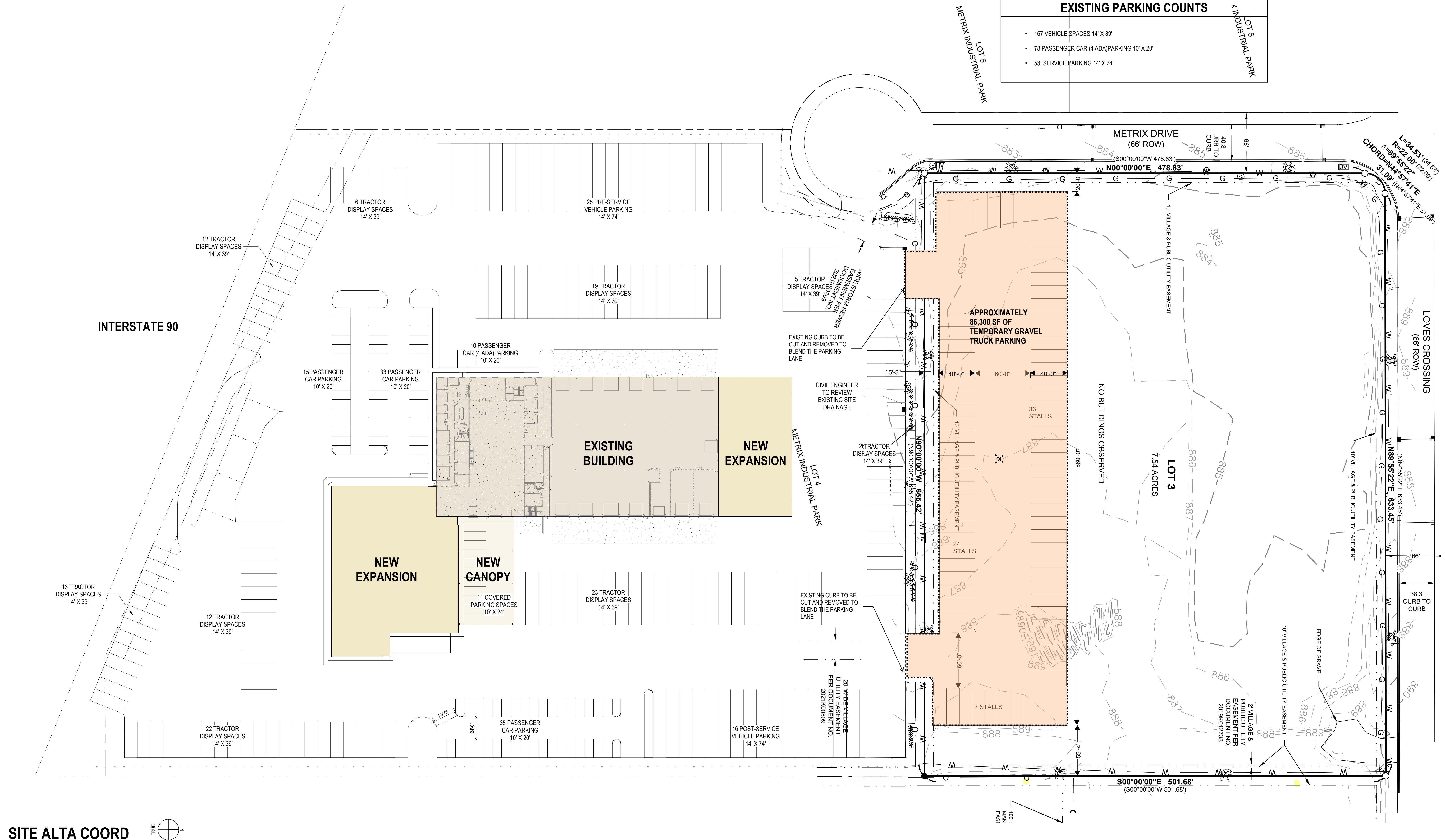
NEW PARKING COUNTS

- 312 VEHICLE SPACES 14' X 39'
- 93 PASSENGER CAR (4 ADA) PARKING 10' X 20'
- 11 COVERED SPACE 10' X 24'
- 56 SERVICE PARKING 14' X 74'

EXISTING PARKING COUNTS

- 167 VEHICLE SPACES 14' X 39'
- 78 PASSENGER CAR (4 ADA) PARKING 10' X 20'
- 53 SERVICE PARKING 14' X 74'

LOT 5
INDUSTRIAL PARK



SITE ALTA COORD



SITE PLAN

June 25, 2026
Truck Country

Village of Hampshire
Variance – Finding of Facts

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located, and that the variation, if granted, will not alter the essential character of the locality

Response:

The gravel paving surface will be a temporary condition to increase safety on the existing Truck Country at 205 Metrix Drive, during the construction phase for the two planned additions to the building. The completed condition for 203 Loves Xing is approximately 220 truck parking stalls for retail sales which will be paved with concrete.

2. That the plight of the owner is due to unique circumstances and that the variation, if granted, will not alter the essential character of the locality

Response:

The dealership is planning to increase both the warehouse and service area, so the site will be changing. Granting the variance will allow for earlier safer storage and traffic flow on site while the construction projects take place. This will be a temporary condition for 12 months, and the final construction on the lot will be concrete paving.

THE VILLAGE OF HAMPSHIRE

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A VARIANCE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
*(203 Loves Crossing & 205 Metrix Drive – Temporary Gravel Parking Lot)***

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

THIS ____ DAY OF _____, 2026

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

**VILLAGE OF HAMPSHIRE
ORDINANCE NO. _____**

**AN ORDINANCE GRANTING A VARIANCE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(203 Loves Crossing & 205 Metrix Drive – Temporary Gravel Parking Lot)**

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

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

WHEREAS, Section 11-13-5 of the Illinois Municipal Code (65 ILCS 5/11-13-5) authorizes the Corporate Authorities to approve variations to zoning regulations; and

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

WHEREAS, there exists certain real property located at or about 203 Loves Crossing and 205 Metrix Drive, Hampshire, Illinois 60140 (the “Property”); and

WHEREAS, Chris Helle or a related entity or designee (the “Applicant”) submitted an application to the Village that included exhibits containing plans and specifications for the Property (the “Application”), incorporated herein by reference; and

WHEREAS, the Applicant is requesting a variance from the Zoning Ordinance to allow for the construction and use of a temporary gravel parking lot at a portion of the Property for twelve (12) months (the “Zoning Relief”); and

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

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

WHEREAS, at the Hearing, testimony was given, evidence was presented, comments were solicited, the public was afforded opportunities to be heard regarding the Application and the proposed Zoning Relief and due consideration was given to the Application; and

WHEREAS, the PZC considered the factors set forth in Subsection 6-14-3F.11 of the Zoning Ordinance and based on the testimony and evidence given at the Hearing, the PZC made certain findings of fact and recommended to the Corporate Authorities that the Zoning Relief be denied (the “Findings of Fact”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Corporate Authorities have duly considered the recommendation of the PZC, the Application and the evidence, including that there is currently a gravel lot at the Property; and

WHEREAS, the Corporate Authorities have also found that complying with the strict letter of the Village Code will cause the Applicant practical difficulties or a particular hardship due to fact that a business located at the Property is seeking to add additions to a building and expand the parking area for an existing retail truck sales and service business and the Applicant is seeking to

use a temporary gravel parking lot, instead of the required paved parking lot, during construction to ease truck traffic congestion; and

WHEREAS, the Zoning Relief will promote the public health, safety, comfort, morals and welfare as the gravel lot will be temporary and will ease potential negative traffic impacts during construction; and

WHEREAS, after review of the Application, related evidence and PZC's recommendation, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to approve the Zoning Relief, subject to any conditions set forth by the Corporate Authorities;

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

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

SECTION 2. After thoughtful consideration and based on the Application and other testimony and evidence, including that the Applicant is using the gravel parking lot for twelve (12) months or less to provide adequate maneuvering and parking for trucks and trailers during a construction project and that there are other truck/trailer storage uses in the area, the Corporate Authorities hereby waive any inconsistencies in the Zoning Ordinance and find that: (a) the Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district; (b) the plight of the Applicant, who is also the owner, is due to unique circumstances; (c) the Zoning Relief, if granted, will not alter the essential character of the

locality; and (d) granting the Zoning Relief will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the Property is located nor will it impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood. Based on the foregoing, the Corporate Authorities hereby authorize, approve and grant the Zoning Relief, subject to any conditions specified by the Corporate Authorities. The employees and officers of the Village are authorized and directed to take any and all action necessary to carry out the intent of this Ordinance.

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

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

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

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

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

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

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

ADOPTED THIS ____ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS ____ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

EXHIBIT A
(FINDINGS OF FACT)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE

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

**AN ORDINANCE GRANTING A VARIANCE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF HAMPSHIRE, KANE AND
MCHENRY COUNTIES, ILLINOIS
(203 Loves Crossing & 205 Metrix Drive – Gravel Parking Lot)**

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

Agenda Supplement

TO:	President Reid; Board of Trustees
FROM:	Douglas Pann, Chief of Police
FOR:	Village Board Meeting on August 6, 2026
RE:	Approval of 2026-2028 Term Rate Amendment - Andy Frain Services Crossing Guard Contract

Background

The Village contracts with Andy Frain Services, Inc. to provide school crossing guard services. The current agreement, originally executed in 2022, has provided reliable staffing for the Village's school crossing guard program. The proposed amendment extends the agreement through **July 31, 2028**, and adjusts the hourly billing rates effective August 1, 2026.

Analysis

The last rate adjustment, approved in August 2024, established a regular bill rate of **\$27.56** per hour and overtime/holiday rates of **\$41.34** per hour. The proposed amendment increases the regular bill rate to **\$28.38** per hour and the overtime/holiday rates to **\$42.57** per hour, representing an increase of **\$0.82 per hour (3.0%)** for the regular rate and **\$1.23 per hour (3.0%)** for overtime and holiday rates.

The adjustment reflects increased labor and operating costs associated with providing qualified crossing guards. All other terms and conditions of the existing agreement remain unchanged. Approval of the amendment will ensure uninterrupted crossing guard services for Hampshire schools, maintain continuity with an experienced service provider, and avoid the administrative costs associated with procuring and transitioning to a new contractor.

Recommendation

Staff recommends approval of the 2026-2028 Term Rate Amendment with Andy Frain Services, Inc., extending the agreement through July 31, 2028.



AMENDMENT TO SERVICE AGREEMENT

Effective August 1, 2026 (“Effective Date”), this Amendment (“Amendment”) to Service Agreement amends that certain Service Agreement made by and between Andy Frain Services, Inc. (“Contractor”) and **Village of Hampshire, IL** (“Customer”), as follows:

WHEREAS, Customer and Contractor (collectively the “Parties”) entered into that Service Agreement effective June 29, 2022 (the “**Agreement**”) setting forth the terms and conditions under which Contractor provides Customer certain security services and event personnel for the purpose of performing certain security services (as defined in the Agreement);

WHEREAS, the Parties now wish to amend the Agreement by entering into this Amendment with such amended terms to commence as of the Effective Date; and

WHEREAS, any term not defined in this Amendment shall have the same meaning ascribed thereto in the Agreement.

NOW, THEREFORE, in consideration of the mutual agreements and promises contained herein, the Parties hereby agree to amend the Agreement as delineated below commencing as of the Effective Date:

1. **Term.** The Parties agree to extend the Term of the Agreement to July 31, 2028.
2. **Rates.** The Parties agree the Rates to the Agreement will be modified, effective August 1, 2026 through July 31, 2028, as follows:

Service Personnel	Bill Rate	Overtime	Holiday
Crossing Guard	\$28.38	\$42.57	\$42.57

3. The Parties agree that this Amendment shall be incorporated by reference into and shall be made part of the Agreement. The Services as contemplated under this Amendment shall remain subject to all other terms and conditions contained in the Agreement. All other provisions of the Agreement not expressly modified herein this Amendment shall remain in full force and effect, it being understood that, in the event of a conflict between the terms of this Amendment and the Agreement, the terms of this Amendment will take precedence. For the convenience of the Parties, this Amendment may be executed in any number of counterparts, including by facsimile, electronic signature or portable document format (i.e., .PDF), each of which shall be deemed to be an original and all of which taken together shall constitute but one and the same instrument. The execution of a counterpart of the signature page of this Amendment shall be deemed to be the execution of a counterpart of this Amendment.

IN WITNESS WHEREOF, the parties hereto as of the day and year first written above have duly executed this Agreement.

[SIGNATURE PAGE TO FOLLOW]



ANDY FRAIN SERVICES, INC., an Illinois Corporation

By: _____

Vincent Bove

Vice President

Date: _____

VILLAGE OF HAMPSHIRE

By: _____

Date: _____

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION AUTHORIZING AND APPROVING AN AMENDMENT TO A SERVICES AGREEMENT ON BEHALF OF THE VILLAGE OF HAMPSHIRE, COUNTIES OF KANE AND MCHENRY, STATE OF ILLINOIS (*Andy Frain Services, Inc. – School Crossing Guard Services*)

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

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

WHEREAS, pursuant to Section 2-3-8 of the Illinois Municipal Code (65 ILCS 5/2-3-8) the Village may contract and be contracted with; and

WHEREAS, previously the Village entered into a services agreement (the “Agreement”) with Andy Frain Services, Inc. or a related entity or designee (the “Contractor”), which sets forth the terms under which the Contractor provides crossing guard and security services on behalf of the Village (the “Services”); and

WHEREAS, the Contractor and the Village desire to amend the Agreement in accordance with the terms of the Amendment to Service Agreement (the “Amendment”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, to continue receiving the Services, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to authorize and approve the Amendment;

VILLAGE OF HAMPSHIRE

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

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

SECTION 2. The Corporate Authorities hereby approve of and authorize the Amendment and authorize the President or his designee to execute and enter into the Amendment, with such insertions, omissions and changes as shall be approved by the Corporate Authorities. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The Village is authorized to allocate, spend and receive all necessary funds to fulfill the requirements of the Amendment and this Resolution.

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

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

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

VILLAGE OF HAMPSHIRE

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

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

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

ADOPTED THIS ____ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

Exhibit A **(Amendment)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE
(RESOLUTION)

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

**A RESOLUTION AUTHORIZING AND APPROVING AN AMENDMENT TO A
SERVICES AGREEMENT ON BEHALF OF THE VILLAGE OF HAMPSHIRE,
COUNTIES OF KANE AND MCHENRY, STATE OF ILLINOIS
(*Andy Frain Services, Inc. – School Crossing Guard Services*)**

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

Agenda Supplement

TO:	President Reid; Board of Trustees
FROM:	Mo Khan, Assistant Village Manager for Development
FOR:	Village Board Meeting on August 6, 2026
RE:	Resolution Approving Coon Creek Country Days Festival License Agreement

Background: Coon Creek Country Days holds a festival in the Village typically in August. Village property at 185 Town Place is utilized as part of the festival grounds for various purposes. The previous license agreement expired with the 2025 event. The license agreement was updated to approve the use of Village property for the festival for the years of 2026-2030.

Recommendation: For the Village Board to consider a Resolution Approving Coon Creek Country Days Festival License Agreement.

LICENSE AGREEMENT

This LICENSE AGREEMENT is made as of the Effective Date herein provided by and between the Village of Hampshire, an Illinois Municipal Corporation, 234 South State Street, Hampshire, IL (the “Village”) and Coon Creek Country Days, Inc., an Illinois not-for-profit entity with its registered place of business at 185 South State Street, Hampshire, IL 60140 (“Coon Creek”). The Village and Coon Creek may each be referred to herein as a “Party” and collectively, as the “Parties.”

WITNESSETH:

WHEREAS, the Village is the owner of certain territory located on North State Street at or near an intersection with Town Hall Road in the Village, and legally described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, Coon Creek annually runs a community festival known as “Coon Creek Country Days,” a four-day festival held at or around the first weekend in August of each year (the “Festival”); and

WHEREAS, the Festival organizers are planning for the Festival for 2026 and in subsequent years, and desire to utilize the Property as the location for conducting the Festival at that time; and

WHEREAS, the Property is currently vacant and it is anticipated that it will remain vacant and would be available for purposes of conducting the Festival in 2026 and in subsequent years; and

WHEREAS, the Village desires that the Festival be held in 2026, and in subsequent years, and is willing to grant permission to Coon Creek, its agents, servants, contractors, and invitees of Coon Creek to use and occupy the public land described herein during the times and for such purposes as are set forth herein; and

WHEREAS, the Village would grant a license to Coon Creek for such purpose; and

WHEREAS, the Village desires a full, complete and absolute indemnity against any and all loss or damage which the Village, its officers, employees and attorneys might incur by reason of the use and occupation of the Property as herein contemplated and further desires that certain insurance be procured and maintained during the term of this License Agreement.

NOW, THEREFORE, in consideration of the promises herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed and understood between the Parties as follows:

1. Subject to the terms of this License Agreement, the Village hereby grants to Coon Creek, for the benefit of Coon Creek and its agents, servants, contractors, and invitees, a license to enter upon, use and occupy the Property for the purpose of conducting the Coon Creek Country Days annual festival, including time for set up and take down, for a 21-day period in

2026, 2027, 2028, 2029 and 2030, in each case including a period of fourteen (14) days before and seven (7) days after the scheduled first day of the festival.

2. The license and authority herein granted include a right of access for all necessary machinery, equipment and materials required for the Festival, and also, shall include the right of parking of motor vehicles for agents, servants, contractors, and invitees to the Festival.

3. Use of the Property shall be substantially in accordance with the diagram of the Festival layout as shown on Exhibit "C," attached hereto and incorporated herein by this reference.

4. Use of the Property shall be subject to the easement rights, and any other rights afforded to Grantor in the Special Warranty Deed from Hampshire East, LLC to the Village, as described on Exhibit "B" attached hereto and incorporated herein by this reference.

5. At the conclusion of each annual period described herein for conducting the festival, and at the conclusion of the term of this License Agreement, Coon Creek and its agents, servants, and contractors shall remove any and all machinery, equipment and materials utilized by it for the Festival, and restore the Property to its condition prior to the Festival.

6. The Village shall have the right upon breach of any provision, term or condition of the Agreement by Coon Creek or any of its agents, servants, or contractors, to immediately revoke this License upon written notice to Coon Creek.

7. The rights afforded to Coon Creek under this License Agreement are personal and shall not be assignable, either in whole or in part, but include and contemplate the use of the Property only by the agents, servants, and contractors engaged by Coon Creek for purposes of conducting the Festival, and invitees of Coon Creek for the Festival.

8. Coon Creek does not have and shall not claim at any time any estate or interest of whatsoever kind or nature in the Property by virtue of this License Agreement.

9. Prior to entry onto the Property, Coon Creek shall provide the Village with copies of the certificate(s) of insurance required by Paragraph 11 of this Agreement.

10. Coon Creek and its agents, servants and contractors, to the full extent permitted by law, and to the extent the Village is not protected by the insurance provided under Paragraph 10 hereof, shall pay for any and all loss and damage to property and injury to and death of all persons whatsoever, including but not limited to reasonable attorneys' fees, arising wholly or in part, from or in connection with the use of the Property as herein contemplated, and Coon Creek and its agents, servants, and contractors shall defend, indemnify and hold the Village and the Protected Parties harmless against all claims and liabilities of whatsoever kind or nature arising in whole or in part from or in connection with the use of the Property as herein contemplated and from any and all such losses, damage, injury or death, and against any and all consequent costs and expenses, including but not limited to reasonable attorneys' fees, except to the extent the same is caused by the intentional acts or the negligence of the Village or any of the Protected Parties.

For purposes of this License Agreement, the term "Protected Parties," as used herein, shall be deemed to refer to and include the officers, employees, and attorneys of the Village.

11. Not in limitation of the provisions of Paragraph 10 of this Agreement, it is agreed and understood that at its sole cost and expense, Coon Creek, for itself and its agents, servants, and contractors shall furnish evidence to the Village in a form satisfactory to the Village that Coon Creek and its agents, servants and contractors are insured with a carrier or carriers satisfactory to the Village for the following coverages:

(a) Broad Form Comprehensive General Liability in an amount of not less than \$2,000,000.00 combined single limit, including the following coverages:

- (i) premises/operation;
- (ii) independent contractors;
- (iii) contractual liability;
- (iv) personal injury ABC including deletion of employee exclusions; and
- (v) deletion of XCU exclusion;

(b) Automobile liability for owned, non-owned and hired vehicles in an amount of not less than \$500,000.00 combined single limit; and

(c) Workmen's Compensation Insurance Policy limits according to Illinois law.

Such evidence shall also show that the Village and its Protected Parties have been named as additional insureds under such insurance policies identified as "(a)," "(b)" and "(c)" above. Coon Creek for itself and for its agents, servants and contractors shall keep in force such policy or policies as shall be sufficient to cover any claims made as a result of its use or occupancy of the Property.

12. Coon Creek agrees that the use and occupation of the Property shall be in compliance with all applicable laws, statutes, ordinances, rules and regulations, including, without limitation, those of the Village; the County of Kane; the State of Illinois; the United States of America, and any agency of any of the foregoing, and that Coon Creek will protect, save and keep the Village and the Protected Parties forever harmless and indemnified against and from any penalty and damage or charges imposed for any violation by Coon Creek and its Contractors of any such laws, statutes, ordinances, rules and regulations, Coon Creek shall be responsible for obtaining all permits and approvals required for the Permitted Uses.

13. Coon Creek shall keep the Property free and clear of mechanics' or materialmen's liens for labor and/or materials furnished in connection with its use pursuant to this License Agreement, or otherwise. Coon Creek shall pay and discharge or bond over all mechanics or materialmen's liens that may be filed against the Property as a result of the performance of any work and the furnishing of any materials related to this use or occupancy of the Property.

14. All notices required under the terms of this License Agreement shall be in writing and sent to the Parties hereto at the addresses respectively listed below either by facsimile or by overnight courier service. Notices sent by facsimile shall be deemed received on the day sent, if sent before 4:00 p.m. on a business day, or on the next business day, if sent later or on a non-

business day, while notices sent by overnight courier shall be deemed received on the next business day.

To the Village: Village of Hampshire
234 South State Street
PO Box 457
Hampshire, IL 60140
Attn: Village President

To Coon Creek: Coon Creek Country Days, Inc.
c/o Ms. Sara Habberfield
PO Box 927
Hampshire, IL 60140

Either Party may at any time in accordance with the requirements of this paragraph give notice to the other of such other or additional person, or location, to whom or at which notice shall be given.

15. Unless terminated earlier pursuant to Paragraph 6 of this Agreement, the right of Coon Creek to use and occupy the Property for the purposes set forth in this License Agreement shall terminate at 11:59 p.m. on the seventh day after the scheduled first day of the festival in the year 2030.

16. The duties and obligations imposed upon Coon Creek by Paragraphs 10, 12, 11, and 12 shall continue and survive termination of Coon Creek's right to use and occupy the Property under this Agreement.

17. The laws of the State of Illinois shall govern the interpretation, validity, performance and enforcement of this Agreement.

18. Venue of any cause of action arising from or in connection with this License Agreement shall exclusively be in Kane County, Illinois.

19. The person(s) executing this License Agreement warrant and covenant that each has been duly authorized to execute and deliver same on behalf of the entity for which he/she has signed below.

20. The recitals above are incorporated into this Agreement by this reference.

21. This License Agreement shall not be amended, modified or altered except by a written instrument duly executed by each of the Parties.

IN WITNESS WHEREOF, the undersigned have executed this License Agreement at Hampshire, Kane County, Illinois as of the Effective Date.

COON CREEK COUNTRY DAYS, INC.

By:_____

Date Signed by Coon Creek / the Effective Date: _____, 2026.

VILLAGE OF HAMPSHIRE

By:_____

Its: President

EXHIBIT A

The Property

THAT PART OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

Commencing at the Northeast corner of the Southeast Quarter of said Section 21 per Monument Record 1557006; thence North 89 degrees 50 minutes 03 seconds West, 40.00 feet along the North line of said Southeast Quarter to the West line of state street as dedicated per document 2006K094681 (the following 2 courses are along said West line); thence North 00 degrees 18 minutes 32 seconds East, 0.05; thence North 00 degrees 10 minutes 02 seconds East, 69.21 feet, to the point of beginning;

Thence South 27 degrees 58 minutes 54 seconds West, 512.89 feet; thence South 74 degrees 54 minutes 52 seconds West, 452.57 feet; thence North 80 degrees 42 minutes 02 seconds West, 431.12 feet; thence North 00 degrees 10 minutes 02 seconds East, 617.90 feet; thence South 89 degrees 55 minutes 34 seconds East, 716.64 feet; thence easterly, tangent to the last described course, 136.36 feet along a curve to the left, having a radius of 340.00 feet, the chord of said curve bearing North 78 degrees 35 minutes 03 seconds East; thence North 67 degrees 05 minutes 40 seconds East, 55.08 feet, tangent to the last described course; thence easterly, tangent to the last described course, 104.28 feet along a curve to the right, having a radius of 260.00 feet, the chord of said curve bearing North 78 degrees 35 minutes 03 seconds East; thence South 89 degrees 55 minutes 34 seconds East, 75.13 feet, tangent to the last described course; thence South 44 degrees 52 minutes 46 seconds East, 35.33 feet to aforementioned West line of state street; thence South 00 degrees 10 minutes 02 seconds West, 159.55 feet, along said West line, to the point of beginning.

PIN	01-21-426-028; 01-21-200-050 (affects land in addition to the territory described above)
Common Address:	185 Town Place Road, Hampshire, IL

EXHIBIT “B”

Diagram of Festival Layout

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION AUTHORIZING AND APPROVING THE COON CREEK COUNTRY DAYS FESTIVAL LICENSE AGREEMENT FOR THE VILLAGE OF HAMPSHIRE, COUNTIES OF KANE AND MCHENRY, STATE OF ILLINOIS

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

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to ensuring that the Village operates in a safe, efficient, economical and proper manner; and

WHEREAS, the Village is authorized to enter into agreements concerning the use and licensing of Village-owned property and facilities for public purposes; and

WHEREAS, the Coon Creek Country Days Festival has become a longstanding annual community tradition that celebrates the Village's heritage while providing recreational, cultural, educational, and family-oriented activities for residents and visitors; and

WHEREAS, the annual festival promotes civic pride, encourages community engagement, supports local organizations and businesses, attracts visitors to the Village, and contributes to the economic vitality of the Village and the surrounding area; and

WHEREAS, the Village has historically partnered with the organizers of the Coon Creek Country Days Festival by authorizing the use of designated Village-owned property and public facilities necessary for the successful planning and operation of the annual event; and

WHEREAS, the Corporate Authorities recognize that effective planning and coordination of a large-scale community festival requires substantial advance preparation, scheduling,

VILLAGE OF HAMPSHIRE

fundraising, sponsorship development, volunteer recruitment, and coordination with Village departments and public safety agencies; and

WHEREAS, entering into a multi-year License Agreement will provide continuity and certainty for both the Village and the festival organizers, facilitate long-term planning, improve operational efficiency, and promote the continued success of the Coon Creek Country Days Festival; and

WHEREAS, the proposed License Agreement establishes the respective rights and responsibilities of the Village and the festival organizers regarding the use of Village property, compliance with applicable laws, insurance requirements, indemnification obligations, maintenance responsibilities, scheduling, and other operational matters necessary for the annual conduct of the festival; and

WHEREAS, the Corporate Authorities have reviewed the proposed Coon Creek Country Days Festival License Agreement providing for annual use of designated Village property through and including the 2030 festival season, find the terms of the Agreement to be fair, reasonable, and in the best interests of the Village, and determine that approval of the Agreement will promote the continued success of this important community event while protecting the interests of the Village and its residents; and

WHEREAS, the Corporate Authorities find that approving the Coon Creek Country Days Festival License Agreement will serve the public health, safety, and welfare by establishing a clear framework governing the continued operation of the Festival on Village property and by fostering an annual community event that benefits the Village and its residents.

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

VILLAGE OF HAMPSHIRE

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

SECTION 2. The Corporate Authorities hereby approve of and authorize the Coon Creek Country Days Festival License Agreement, a copy of which is attached hereto as Exhibit A, and authorize the President or his designee to execute and enter into the said Agreement, with such insertions, omissions and changes as shall be approved by the Corporate Authorities. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The Village is authorized to allocate, spend and/or receive all necessary funds to fulfill the requirements of the said Agreement and this Resolution.

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

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

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

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

VILLAGE OF HAMPSHIRE

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

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

ADOPTED THIS ____ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ____ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

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VILLAGE OF HAMPSHIRE

Exhibit A **(Agreement)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK’S CERTIFICATE
(RESOLUTION)

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

**A RESOLUTION AUTHORIZING AND APPROVING THE COON CREEK COUNTRY
DAYS FESTIVAL LICENSE AGREEMENT FOR THE VILLAGE OF HAMPSHIRE,
COUNTIES OF KANE AND MCHENRY, STATE OF ILLINOIS**

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



ENGINEERING ENTERPRISES, INC.

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

MEMO

To: Village of Hampshire

From: Engineering Enterprises

Date: July 28, 2026

Re: Oakstead Off-Site Water Main – Agenda Supplement

EEI Job #: MO2313-D

Background

The Oakstead Subdivision requires improvements to the Village's water main system. One of the improvements is an Off-Site Water Main to provide water main looping for the project. The Off-Site Water Main, from the Village's Pressure Reducing Valve Station on Route 20 to the west side of the Oakstead development (Route 20 south of Big Timber), was recently completed.

The Developer is requesting acceptance of the public improvements and reduction of their Letter of Credit (LOC) for the project to the required maintenance bond amount. Following acceptance, the improvements will enter a one-year maintenance period. EEI recommends the reduction of the LOC and acceptance of the Oakstead Off-Site Water Main.



ENGINEERING ENTERPRISES, INC.

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

July 27, 2026

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

**Re: Oakstead Off-Site Water Main
LOC Reduction and Acceptance of Public Improvements
Village of Hampshire**

Ms. Seehausen:

We have reviewed the request for acceptance of the Oakstead Off-Site Water Main public improvements installed as part of the required water main looping for the Oakstead Subdivision. EEI conducted punch list inspections in coordination with Public Works to verify completion of the public improvements. The owner has completed all the punch list items. We are attaching the Certificate of Acceptance for the project.

There is a one-year maintenance period required following acceptance of the public improvements which requires a maintenance bond in the amount of 10% of the cost of the completed improvements. The Developer's Engineer has submitted a Letter of Credit (LOC) reduction request which would reduce the project LOC to the 10% value (attached). EEI has reviewed this submittal and recommends reduction of the LOC from \$1,087,406.25 to \$86,992.50 to serve as the maintenance bond for the project. In addition, the owner needs to provide a Bill of Sale to the Village.

We recommend Village acceptance of the public improvements for the Oakstead Off-Site Water Main project following submittal of the executed Bill of Sale.

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

Respectfully Submitted,
ENGINEERING ENTERPRISES, INC.

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

TNP/me

Enclosures

pc: Karen Stuehler, Village Clerk (via email)
Lori Lyons, Finance Director (via email)
Mo Kahn, Assistant Village Manager (via email)
James Vasselli, Village Attorney (via email)
Jason Hinckle, Crown (via email)

https://eeiweb.sharepoint.com/sites/G/Documents/Public/Hampshire/2023/HA2313-D Oakstead, Neighborhood A-G/Construction/OffSite WM/OffSiteWater_Acceptance01.doc

Hampshire

**CERTIFICATE FOR ACCEPTANCE
OF PUBLIC IMPROVEMENTS**

Project: Oakstead Off-Site Water Main

Improvements: _____ Streets
_____ Sidewalks _____ Storm Sewer System
 X Water Main _____ Retention/Detention Basin
_____ Sanitary Sewer Main _____ Other Drainage Facilities
_____ Street Lights _____ Parkway Trees
_____ Other Improvements: _____

1. The above-described improvements constitute public improvements constructed or installed in Village Easements or across Kane County ROW (Big Timber Road) or State of Illinois ROW (Route 20).

2. All of said improvements have been inspected by Engineering Enterprises, Inc. and continue to meet the standards set forth in the Village of Hampshire Subdivision Code and/or any applicable annexation agreement for the development and may be accepted by the Corporate Authorities at this time.

July 27, 2026
DATE

ENGINEERING ENTERPRISES, INC.
Village Engineer

By: _____

Note: Upon completion of all required improvements and acceptance thereof by the Village, any cash or letter of credit shall be reduced to an amount equal to ten (10%) percent of the estimated construction costs, which sum shall be retained for a period of one year following acceptance and may be used by the Village to make any necessary repairs arising out of the defects in work or materials. 7-2-4(D)(3).

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

'PROJECT: OAKSTEAD NEIGHBORHOODS A-G - OFFSITE WATERMAIN

DATE June 12, 2026

JOB NO.: 456.267

REVISED:

Per Rev 2 Engineering Plans Dated 10-24-25

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	AMOUNT	QUANTITY COMPLETED	REDUCTION AMOUNT
LETTER OF CREDIT NO. NUSCGS061075							
I. EROSION CONTROL IMPROVEMENTS							
1.	Silt Fence	7,650	EA.	\$ 1.50	\$ 11,475.00	7,650	\$ (11,475.00)
2.	Construction Entrance	1	EA.	7,500.00	7,500.00	1	(7,500.00)
3.	Topsoil Strip	2,200	CY	4.00	8,800.00	2,200	(8,800.00)
4.	Topsoil Respread/ Grading	2,200	CY	5.00	11,000.00	2,200	(11,000.00)
5.	Restoration (Seed and Blanket)	198,000	S.F.	0.50	99,000.00	198,000	(99,000.00)
Total Erosion Control Improvements				\$	137,775.00		\$ (137,775.00)

II. WATERMAIN IMPROVEMENTS							
1.	DIWM 16", Cl. 52 w/ Polyethelene Wrap	3,979	L.F.	\$ 160.00	\$ 636,640.00	3,979	\$ (636,640.00)
2.	16" Valve in 5' Dia. Vault	5	E.A.	7,500.00	37,500.00	5	(37,500.00)
3.	Directionally Drill 24" Steel Casing Pipe	173	L.F.	120.00	20,760.00	173	(20,760.00)
4.	Hydrant w/Aux. Valve	5	E.A.	7,000.00	35,000.00	5	(35,000.00)
5.	Plug and Block	1	E.A.	750.00	750.00	1	(750.00)
6.	Connect to Existing Watermain	1	E.A.	1,500.00	1,500.00	1	(1,500.00)
Total Watermain Improvements				\$	732,150.00		\$ (732,150.00)

SUMMARY

I. EROSION CONTROL IMPROVEMENTS	\$	137,775.00	\$	(137,775.00)
II. WATERMAIN IMPROVEMENTS	\$	732,150.00	\$	(732,150.00)
TOTAL IMPROVEMENTS	\$	869,925.00	\$	(869,925.00)
LETTER OF CREDIT AMOUNT (125% OF TOTAL ESTIMATE)	\$	1,087,406.25		
LETTER OF CREDIT REDUCTION/COMPLETED IMPROVEMENTS			\$	(956,917.50)

TOTAL IMPROVEMENT COST	\$	869,925.00
TOTAL VALUE OF COMPLETED IMPROVEMENTS	\$	(869,925.00)
COST TO COMPLETE IMPROVEMENTS	\$	-
ORIGINAL BALANCE LETTER OF CREDIT NUSCGS061075	\$	1,087,406.25
NEW BALANCE LETTER OF CREDIT	\$	86,992.50
(125% COST TO COMPLETE + 10% TOTAL COMPLETED IMPROVEMENTS)		

BILL OF SALE

HAMPSHIRE EAST LLC (“the Owner”), in consideration of One Dollar and other good and valuable consideration, does hereby grant, sell, transfer, and deliver unto the VILLAGE OF HAMPSHIRE, a Municipal Corporation in Kane and McHenry Counties, Illinois (the “Village”), the following goods, chattels, and other items of personal property, constructed or installed in relation to the Oakstead development project in the Village, including the following improvements as constructed and accepted in accordance with the Village approved plans:

Oakstead Offsite Watermain Extension located near the intersection of Big Timber Road and U.S. Route 20, Hampshire, Illinois, as part of the final engineering plans dated August 22, 2023, with revisions through March 17, 2026.

The object of this Bill of Sale is to grant, sell, transfer, and deliver to the Village, with any exceptions noted herein, ownership in all the above-described goods, chattels, fixtures, improvements, and items of personality comprising the public improvements constructed or installed in relation to said project in the Village. The foregoing public improvements are conveyed **AS IS, WHERE IS, and IN THEIR AS-CONSTRUCTED CONDITION**, without any warranties, express or implied, except as expressly set forth herein.

The Owner hereby covenants solely as to title that it is the lawful owner of the goods, chattels, fixtures, improvements, and personality described above; that such items are free from all encumbrances created by or through owner; that the Owner has the right to sell and convey the same as aforesaid; that the Owner warrants and will defend the same against the lawful claims and demands of all persons; and that the person executing this Bill of Sale has been duly authorized by Owner to do so on its behalf.

Acceptance of this Bill of Sale shall constitute the Village’s acknowledgement that the improvements described herein have been constructed in accordance with the Village’s requirements. Notwithstanding anything to the contrary contained herein, the Village’s acceptance of the Oakstead Offsite Watermain Extension is subject to the maintenance period and maintenance bond required by the Municipal Code of Hampshire of 1985 and any other applicable laws, rules, ordinances, regulations or Village practices.

Dated at _____ Illinois, this ____ day of August, 2026.

HAMPSHIRE EAST LLC

By: _____
Name: _____
Its: _____

Subscribed and sworn to before me this
____ day of _____, 2026.

Notary Public

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS AND AUTHORIZING AND APPROVING A LETTER OF CREDIT REDUCTION IN CONNECTION WITH THE OAKSTEAD OFF-SITE WATER MAIN IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS

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

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

WHEREAS, pursuant to Section 7-5-1 of the Municipal Code of Hampshire of 1985 (the “Village Code”) the Village may accept streets and improvements by resolution after the Village engineer files a certificate with the Village clerk (the “Village Clerk”) certifying that all improvements required to be constructed or installed have been fully completed and constructed or installed; and

WHEREAS, in connection with the water main looping for the Oakstead subdivision the developer or a related party or entity (the “Developer”) was required to complete Oakstead off-site water main public improvements (the “Improvements”); and

WHEREAS, in accordance with the Village Code, the Developer was required to provide a letter of credit to the Village in connection with the Improvements (the “Letter of Credit”); and

WHEREAS, the Developer is requesting a reduction of the Letter of Credit and has requested that the Village accept the Improvements; and

VILLAGE OF HAMPSHIRE

WHEREAS, Engineering Enterprises, Inc. (the “Village Engineer”) has certified that the Improvements have been satisfactorily completed, constructed or installed in accordance with applicable codes, engineering plans, agreements and ordinances as further described in the certificate for acceptance of public improvements, which is part of the Village Engineer’s recommendation (the “Recommendation”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Developer has tendered to the Village a bill of sale (the “Bill of Sale”) granting, selling, transferring and delivering to the Village ownership of the Improvements; and

WHEREAS, it is in the best interest of the Village to accept the Improvements subject to a one (1) year maintenance period (the “Maintenance Period”) covering a performance guarantee of the Developer; and

WHEREAS, in accordance with Section 7-2-4(D)(3) of the Village Code, the Village will retain bonds during the Maintenance Period to secure the future maintenance of the Improvements, in an amount equal to ten percent (10%) of the estimated construction cost of the Improvements (the “Maintenance Bonds”); and

WHEREAS, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the Village and its residents to accept the Improvements and reduce the Letter of Credit while retaining ten percent (10%) of the estimated construction cost of the Improvements to serve as the Maintenance Bonds, as more specifically set forth in the Recommendation;

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

VILLAGE OF HAMPSHIRE

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

SECTION 2. The Village hereby accepts the Improvements, subject to the Maintenance Period, which shall commence upon formal acceptance of Improvements by the Village. The Village hereby reduces the Letter of Credit, while retaining ten percent (10%) of the estimated construction cost of the Improvements to serve as the Maintenance Bonds, in accordance with the Recommendation. The President or his designee is hereby authorized to execute any documentation and take any action necessary to effectuate the intent of this Resolution. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The officers, agents and employees of the Village shall take all action necessary or reasonably required by the Village to carry out and give effect to the purpose of this Resolution and shall take all action necessary in conformity therewith. The Village is authorized to allocate, spend and receive all necessary funds to fulfill the requirements of this Resolution.

SECTION 3. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

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

VILLAGE OF HAMPSHIRE

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

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

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

ADOPTED THIS __ DAY OF _____, 2026.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(RECOMMENDATION)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE (RESOLUTION)

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

A RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS AND AUTHORIZING AND APPROVING A LETTER OF CREDIT REDUCTION IN CONNECTION WITH THE OAKSTEAD OFF-SITE WATER MAIN IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



ENGINEERING ENTERPRISES, INC.

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

MEMO

To: Village of Hampshire

From: Engineering Enterprises

Date: July 28, 2026

**Re: Hampshire Grove Business Park 2 - Ryan Drive Extension
Agenda Supplement**

EEI Job #: MO2208-D

Background

The public improvements for the Old Dominion project and Ryan Drive extension were accepted by the Village in November of 2024. The improvements were subject to a one-year maintenance period, and the Developer provided maintenance bonds for Ryan Drive and Old Dominion.

At the end of the maintenance period EEI coordinated with Public Works to conduct a punch list inspection to identify maintenance items for completion by the Developer. The maintenance items for the public improvements on the Old Dominion project site were completed in the Fall of 2025, and the maintenance bond was released.

The Developer has now completed the maintenance punch list items for the improvements for the Ryan Drive extension. Therefore, it is appropriate to release the maintenance bond for Ryan Drive.



ENGINEERING ENTERPRISES, INC.

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

July 28, 2026

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

**Re: Hampshire Grove Business Park 2 – Ryan Drive Extension
Maintenance Bond Release Request
Village of Hampshire**

Ms. Seehausen:

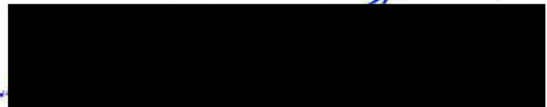
The public improvements for the Old Dominion project and Ryan Drive extension were accepted by the Village in November of 2024. The improvements were subject to a one-year maintenance period, and the Developer provided maintenance bonds for Ryan Drive and Old Dominion. The maintenance bond for Old Dominion was released in the fall of 2025.

The Developer has now completed the maintenance punch list items for the Ryan Drive Extension public improvements. Therefore, it is appropriate to release the maintenance bond for Ryan Drive.

We recommend the Village release the maintenance bond for the Ryan Drive Extension project, Travelers Maintenance Bond 108030713 in the amount of \$160,587.00.

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

Respectfully Submitted,
ENGINEERING ENTERPRISES, INC.


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

TNP/me

pc: Karen Stuehler, Village Clerk (via email)
Lori Lyons, Finance Director (via email)
Mo Kahn, Assistant Village Manager (via email)
James Vasselli, Village Attorney (via email)
Kevin McDonough, Northern Builders (via email)

[https://eeiweb.sharepoint.com/sites/G/Documents/Public/Hampshire/2022/HA2208 Jafari Property-Northern Builders \(Hampshire Grove, Lot 2\)/Construction/Acceptance/RyanDrive_MaintRelease_01.doc](https://eeiweb.sharepoint.com/sites/G/Documents/Public/Hampshire/2022/HA2208%20Jafari%20Property-Northern%20Builders%20(Hampshire%20Grove,%20Lot%202)/Construction/Acceptance/RyanDrive_MaintRelease_01.doc)

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION APPROVING THE RELEASE OF A MAINTENANCE BOND IN CONNECTION WITH THE OLD DOMINION PROJECT ON RYAN DRIVE IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS

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

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

WHEREAS, pursuant to the Municipal Code of Hampshire of 1985, the Village requires applicants to submit performance bonds or other security in connection with undertaking certain improvements or maintenance within the Village; and

WHEREAS, the owner or a developer (the “Developer”) for the Old Dominion project (“Old Dominion Project”) and the Ryan Drive extension project (the “Ryan Extension Project”) undertook certain public improvements (the “Improvements”); and

WHEREAS, the Village has accepted the Improvements, but the Improvements were subject to a one-year maintenance period and maintenance bonds; and

WHEREAS, Engineering Enterprises, Inc. (“EEI”) recommended that the release of and the Village previously released the maintenance bond for the Old Dominion Project; however, certain punch list items needed to be addressed on the Ryan Extension Project; and

WHEREAS, EEI confirmed that the Developer has completed the punch list maintenance items, the maintenance period has ended and EEI recommends releasing the maintenance bond for

VILLAGE OF HAMPSHIRE

the Ryan Extension Project as set forth as set forth in EEI's Recommendation (the "Recommendation"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, based on the foregoing, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the Village and its residents to release the maintenance bond for the Ryan Extension Project in accordance with the Recommendation;

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

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

SECTION 2. The Village hereby releases the maintenance bond for the Ryan Extension Project in accordance with the Recommendation. The President or his designee is hereby authorized to execute any documentation and take any action necessary to effectuate the intent of this Resolution. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The officers, agents and employees of the Village shall take all action necessary or reasonably required by the Village to carry out and give effect to the purpose of this Resolution and shall take all action necessary in conformity therewith. The Village is authorized to allocate, spend and receive all necessary funds to fulfill the requirements of this Resolution.

VILLAGE OF HAMPSHIRE

SECTION 3. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

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

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

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

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

VILLAGE OF HAMPSHIRE

ADOPTED THIS __ DAY OF _____, 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF _____, 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(RECOMMENDATION)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE (RESOLUTION)

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

A RESOLUTION APPROVING THE RELEASE OF A MAINTENANCE BOND IN CONNECTION WITH THE OLD DOMINION PROJECT ON RYAN DRIVE IN THE VILLAGE OF HAMPSHIRE, KANE AND MCHENRY COUNTIES, ILLINOIS

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



ENGINEERING ENTERPRISES, INC.

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

MEMO

To: Village of Hampshire

From: Engineering Enterprises

Date: July 29, 2026

Re: Oakstead Lift Station Visual Condition Assessment – Agenda Supplement

EEI Job #: MO2617-V

Background

Crown is proceeding with development of their Oakstead subdivision and has recently submitted engineering plans for Neighborhoods KRS and HIJ for review. These neighborhoods are tributary to the Oakstead Lift Station which was constructed by Crown in 2008/2009 and was accepted by the Village. The lift station has been dormant since construction, and the Village needs to assess the current condition and provide any needed repairs and rehabilitation to bring the station online.

The first step in the process is to assess the current condition of the Oakstead Lift Station and determine the scope of the rehabilitation required. Since the lift station does not have an active electrical service, this will involve a visual inspection and assessment of the various components of the lift station. EEI has engaged specialized subconsultants to assist with the inspection of the lift station components.

Following the visual condition assessment, design, bidding, and construction for the rehabilitation project could proceed. EEI estimates that the total process could take up to two years so there is a need to proceed with the assessment.

The Village has requested that EEI prepare a Professional Services Agreement (PSA) for the lift station assessment. EEI has significant experience on similar projects and recently completed the design and construction engineering for the Prairie Ridge North Lift Station. EEI has prepared the attached PSA in the amount of \$28,438.00 for engineering services. We anticipate completion of the assessment in November 2026.

**Agreement for Professional Services
Oakstead Lift Station Visual Condition Assessment
Village of Hampshire, Kane County, IL**

THIS AGREEMENT, by and between the Village of Hampshire, hereinafter referred to as the "Village" or "OWNER" and Engineering Enterprises, Inc. hereinafter referred to as the "Contractor" or "ENGINEER" agrees as follows:

A. Services:

The Engineer shall furnish the necessary personnel, materials, equipment and expertise to make the necessary investigations, analysis and calculations along with exhibits, cost estimates and narrative, to complete all necessary engineering services to the Village as indicated on the included Attachment B. Services to be provided include Preliminary Engineering Services for the Village's Oakstead Lift Station.

B. Term:

Services will be provided beginning on the date of execution of this agreement and continuing, until terminated by either party upon 7 days written notice to the non-terminating party or upon completion of the Services. Upon termination the Contractor shall be compensated for all work performed for the Village prior to termination.

C. Compensation and maximum amounts due to Contractor:

Engineer shall receive as compensation for all work and services to be performed herein an amount based on the Estimate of Level of Effort and Associated Cost included in Attachment C. Engineering will be paid for monthly based on the percentage of the project that is complete, and will be paid for as a Fixed Fee (FF) in the amount of \$28,438.00. The hourly rates for this project are shown in Attachment E. All payments will be made according to the Illinois State Prompt Payment Act and not less than once every thirty days.

D. Changes in Rates of Compensation:

In the event that this contract is designated in Section B hereof as an Ongoing Contract, Contractor, on or before February 1st of any given year, shall provide written notice of any change in the rates specified in Section C hereof (or on any attachments hereto) and said changes shall only be effective on and after May 1st of that same year

E. Ownership of Records and Documents:

Contractor agrees that all books and records and other recorded information developed specifically in connection with this agreement shall remain the property of the Village. Contractor agrees to keep such information confidential and not to disclose or disseminate the information to third parties without the consent of the Village. This confidentiality shall not apply to material or information, which would otherwise be subject to public disclosure



through the freedom of information act or if already previously disclosed by a third party. Upon termination of this agreement, Contractor agrees to return all such materials to the Village. The Village agrees not to modify any original documents produced by Contractor without contractors consent. Modifications of any signed duplicate original document not authorized by ENGINEER will be at OWNER's sole risk and without legal liability to the ENGINEER. Use of any incomplete, unsigned document will, likewise, be at the OWNER's sole risk and without legal liability to the ENGINEER.

F. Governing Law:

This contract shall be governed and construed in accordance with the laws of the State of Illinois. Venue shall be in Kane County, Illinois.

G. Independent Contractor:

Contractor shall have sole control over the manner and means of providing the work and services performed under this agreement. The Village's relationship to the Contractor under this agreement shall be that of an independent contractor. Contractor will not be considered an employee to the Village for any purpose.

H. Certifications:

Employment Status: The Contractor certifies that if any of its personnel are an employee of the State of Illinois, they have permission from their employer to perform the service.

Anti-Bribery: The Contractor certifies it is not barred under 30 Illinois Compiled Statutes 500/50-5(a) - (d) from contracting as a result of a conviction for or admission of bribery or attempted bribery of an officer or employee of the State of Illinois or any other state.

Loan Default: If the Contractor is an individual, the Contractor certifies that he/she is not in default for a period of six months or more in an amount of \$600 or more on the repayment of any educational loan guaranteed by the Illinois State Scholarship Commission made by an Illinois institution of higher education or any other loan made from public funds for the purpose of financing higher education (5 ILCS 385/3).

Felony Certification: The Contractor certifies that it is not barred pursuant to 30 Illinois Compiled Statutes 500/50-10 from conducting business with the State of Illinois or any agency as a result of being convicted of a felony.

Barred from Contracting: The Contractor certifies that it has not been barred from contracting as a result of a conviction for bid-rigging or bid rotating under 720 Illinois Compiled Statutes 5/33E or similar law of another state.

Drug Free Workplace: The Contractor certifies that it is in compliance with the Drug Free Workplace Act (30 Illinois Compiled Statutes 580) as of the effective date of this contract. The Drug Free Workplace Act requires, in part, that Contractors, with 25 or more employees



certify and agree to take steps to ensure a drug free workplace by informing employees of the dangers of drug abuse, of the availability of any treatment or assistance program, of prohibited activities and of sanctions that will be imposed for violations; and that individuals with contracts certify that they will not engage in the manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the contract.

Non-Discrimination, Certification, and Equal Employment Opportunity: The Contractor agrees to comply with applicable provisions of the Illinois Human Rights Act (775 Illinois Compiled Statutes 5), the U.S. Civil Rights Act, the Americans with Disabilities Act, Section 504 of the U.S. Rehabilitation Act and the rules applicable to each. The equal opportunity clause of Section 750.10 of the Illinois Department of Human Rights Rules is specifically incorporated herein. The Contractor shall comply with Executive Order 11246, entitled Equal Employment Opportunity, as amended by Executive Order 11375, and as supplemented by U.S. Department of Labor regulations (41 C.F.R. Chapter 60). The Contractor agrees to incorporate this clause into all subcontracts under this Contract.

International Boycott: The Contractor certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act (30 ILCS 582).

Record Retention and Audits: If 30 Illinois Compiled Statutes 500/20-65 requires the Contractor (and any subcontractors) to maintain, for a period of 3 years after the later of the date of completion of this Contract or the date of final payment under the Contract, all books and records relating to the performance of the Contract and necessary to support amounts charged to the Village under the Contract. The Contract and all books and records related to the Contract shall be available for review and audit by the Village and the Illinois Auditor General. If this Contract is funded from contract/grant funds provided by the U.S. Government, the Contract, books, and records shall be available for review and audit by the Comptroller General of the U.S. and/or the Inspector General of the federal sponsoring agency. The Contractor agrees to cooperate fully with any audit and to provide full access to all relevant materials.

United States Resident Certification: (This certification must be included in all contracts involving personal services by non-resident aliens and foreign entities in accordance with requirements imposed by the Internal Revenue Services for withholding and reporting federal income taxes.) The Contractor certifies that he/she is a: x United States Citizen Resident Alien Non-Resident Alien The Internal Revenue Service requires that taxes be withheld on payments made to non resident aliens for the performance of personal services at the rate of 30%.

Tax Payer Certification : Under penalties of perjury, the Contractor certifies that its Federal Tax Payer Identification Number or Social Security Number is (provided separately) and is doing business as a (check one): Individual Real Estate Agent Sole Proprietorship Government Entity Partnership Tax Exempt Organization



(IRC 501(a) only) ☒ Corporation ☐ Not for Profit Corporation ☐ Trust or Estate ☐
Medical and Health Care Services Provider Corp.

I. Indemnification:

Contractor shall indemnify and hold harmless the Village and Village's agents, servants, and employees against all loss, damage, and expense which it may sustain or for which it will become liable on account of injury to or death of persons, or on account of damage to or destruction of property resulting from the performance of work under this agreement by Contractor or its Subcontractors, or due to or arising in any manner from the wrongful act or negligence of Contractor or its Subcontractors of any employee of any of them. In the event that the either party shall bring any suit, cause of action or counterclaim against the other party, the non-prevailing party shall pay to the prevailing party the cost and expenses incurred to answer and/or defend such action, including reasonable attorney fees and court costs. In no event shall the either party indemnify any other party for the consequences of that party's negligence, including failure to follow the ENGINEER's recommendations.

J. Insurance:

The contractor agrees that it has either attached a copy of all required insurance certificates or that said insurance is not required due to the nature and extent of the types of services rendered hereunder. (Not applicable as having been previously supplied).

K. Additional Terms or Modification:

The terms of this agreement shall be further modified as provided on the attached Exhibits. Except for those terms included on the Exhibits, no additional terms are included as a part of this agreement. All prior understandings and agreements between the parties are merged into this agreement, and this agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties. In the event that any provisions of this agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties. The list of Attachments are as follows:

Attachment A: Standard Terms and Conditions

Attachment B: Scope of Services

Attachment C: Estimated Level of Effort and Associated Cost

Attachment D: Anticipated Project Schedule

Attachment E: Standard Schedule of Charges



L. Notices:

All notices required to be given under the terms of this agreement shall be given mail, addressed to the parties as follows:

For the Village:

Village Manager and Village Clerk
Village of Hampshire
234 S. State Street
P.O. Box 457
Hampshire, IL 60140

For the Contractor:

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove Illinois 60554

Either of the parties may designate in writing from time to time substitute addresses or persons in connection with required notices.

Agreed to this ____ day of _____, 2026.

Village of Hampshire:

Mary Jo Seehausen
Village Manager

Karen Stuehler
Village Clerk

Engineering Enterprises, Inc.:

Stephen T. Dennison, P.E.
Vice President

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



STANDARD TERMS AND CONDITIONS

Agreement: These Standard Terms and Conditions, together with the Professional Services Agreement, constitute the entire integrated agreement between the OWNER and Engineering Enterprises, Inc. (EEI) (hereinafter "Agreement"), and take precedence over any other provisions between the Parties. These terms may be amended, but only if both parties consent in writing. However, to the extent that the Scope of Work differs from the Standard Terms and Conditions, the Scope of Work document controls.

Standard of Care: In providing services under this Agreement, the ENGINEER will endeavor to perform in a matter consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under same circumstances in the same locality. ENGINEER makes no other warranties, express or implied, written or oral under this Agreement or otherwise, in connection with ENGINEER'S service.

Construction Engineering and Inspection: The ENGINEER shall not supervise, direct, control, or have authority over any contractor work, nor have authority over or be responsible for the means, methods, techniques sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety of the site, nor for any failure of a contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work.

The ENGINEER neither guarantees the performance of any contractor nor assumes responsibility for contractor's failure to furnish and perform the work in accordance with the contract documents.

The ENGINEER is not responsible for the acts or omissions of any contractor, subcontractor, or supplies, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work.

Shop drawing and submittal review by the ENGINEER shall apply to only the items in the submissions and only for the purpose of assessing if upon installation or incorporation in the project work they are generally consistent with the construction documents. OWNER agrees that the contractor is solely responsible for the submissions and for compliance with the construction documents. OWNER further agrees that the ENGINEER'S review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend or safety programs or precautions. The ENGINEER'S consideration of a component does not constitute acceptance of the assembled items.

The ENGINEER'S site observation during construction shall be at the times agreed upon in the Project Scope. Through standard, reasonable means the ENGINEER will become generally familiar with observable completed work. If the ENGINEER observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and OWNER for them to address.

Opinion of Probable Construction Costs: ENGINEER'S opinion of probable construction costs represents ENGINEER'S best and reasonable judgment as a professional engineer. OWNER acknowledges that ENGINEER has no control over construction costs of contractor's methods of determining pricing, or over competitive bidding by contractors, or of market conditions or changes thereto. ENGINEER cannot and does not guarantee that proposals, bids or actual construction costs will not vary from ENGINEER'S opinion of probable construction costs.

Copies of Documents & Electronic Compatibility: Copies of Documents that may be relied upon by OWNER are limited to the printed copies (also known as hard copies) that are signed or sealed by the ENGINEER. Files in electronic media format of text, data, graphics, or of other types that are furnished by ENGINEER to OWNER are only for convenience of OWNER. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, ENGINEER makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by ENGINEER at the beginning of the project.

Changed Conditions: If, during the term of this Agreement, circumstances or conditions that were not originally contemplated by or known to the ENGINEER are revealed, to the extent that they affect the scope of services, compensation, schedule, allocation of risks, or other material terms of this Agreement, the ENGINEER may call for renegotiation of appropriate portions of this Agreement. The ENGINEER shall notify the OWNER of the changed conditions necessitating renegotiation, and the ENGINEER and the OWNER shall promptly and in good faith enter into renegotiation of this Agreement to address the changed conditions. If terms cannot be agreed to, the parties agree that either party has the absolute right to terminate this Agreement, in accordance with the termination provision hereof.

Hazardous Conditions: OWNER represents to ENGINEER that to the best of its knowledge no Hazardous Conditions (environmental or otherwise) exist on the project site. If a Hazardous Condition is encountered or alleged, ENGINEER shall have the obligation to notify OWNER and, to the extent of applicable Laws and Regulations, appropriate governmental officials. It is acknowledged by both parties that ENGINEER's scope of services does not include any services related to a Hazardous Condition. In the event ENGINEER or any other party encounters a Hazardous Condition, ENGINEER may, at its option and without liability for consequential or any other damages, suspend performance of services on the portion of the project affected thereby until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the Hazardous Condition; and (ii) warrants that the project site is in full compliance with applicable Laws and Regulations. ENGINEER agrees to cooperate with the OWNER, as necessary, to remediate a Hazardous Condition, but same may result in additional costs to the OWNER.



Consequential Damages: Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the OWNER nor the ENGINEER, their respective officers, directors, partners, employees, contractors, or subcontractors shall be liable to the other or shall make any claim for any incidental, indirect, or consequential damages arising out of or connected in any way to the Project or to this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation, or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract, and breach of strict or implied warranty. Both the OWNER and the ENGINEER shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.

Termination: This Agreement may be terminated for convenience, without cause, upon fourteen (14) days written notice of either party. In the event of termination, the ENGINEER shall prepare a final invoice and be due compensation as set forth in the Professional Services Agreement for all costs incurred through the date of termination.

Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for the following reasons:

- (a) Substantial failure by the other party to comply with or perform in accordance with the terms of the Agreement and through no fault of the terminating party;
- (b) Assignment of the Agreement or transfer of the project without the prior written consent of the other party;
- (c) Suspension of the project or the ENGINEER'S services by the OWNER for a period of greater than ninety (90) calendar days, consecutive or in the aggregate.
- (d) Material changes in the conditions under which this Agreement was entered into, the scope of services or the nature of the project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

Payment of Invoices: Invoices are due and payable within 30 days of receipt unless otherwise agreed to in writing.

Third Party Beneficiaries: Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the OWNER or the ENGINEER. The ENGINEER'S services under this Agreement are being performed solely and exclusively for the OWNER'S benefit, and no other party or entity shall have any claim against the ENGINEER because of this Agreement or the performance or nonperformance of services hereunder. The OWNER and ENGINEER agree to require a similar provision in all contracts with contractors, subcontractors, vendors and other entities involved in this Project to carry out the intent of this provision.

Force Majeure: Each Party shall be excused from the performance of its obligations under this Agreement to the extent that such performance is prevented by force majeure (defined below) and the nonperforming party promptly provides notice of such prevention to the other party. Such excuse shall be continued so long as the condition constituting force majeure continues. The party affected by such force majeure also shall notify the other party of the anticipated duration of such force majeure, any actions being taken to avoid or minimize its effect after such occurrence, and shall take reasonable efforts to remove the condition constituting such force majeure. For purposes of this Agreement, "force majeure" shall include conditions beyond the control of the parties, including an act of God, acts of terrorism, voluntary or involuntary compliance with any regulation, law or order of any government, war, acts of war (whether war be declared or not), labor strike or lock-out, civil commotion, epidemic, failure or default of public utilities or common carriers, destruction of production facilities or materials by fire, earthquake, storm or like catastrophe. The payment of invoices due and owing hereunder shall in no event be delayed by the payer because of a force majeure affecting the payer.

Additional Terms or Modification: All prior understandings and agreements between the parties are merged into this Agreement, and this Agreement may not be modified orally or in any manner other than by an Agreement in writing signed by both parties. In the event that any provisions of this Agreement shall be held to be invalid or unenforceable, the remaining provisions shall be valid and binding on the parties.

Assignment: Neither party to this Agreement shall transfer or assign any rights or duties under or interest in this Agreement without the prior written consent of the other party. Subcontracting normally contemplated by the ENGINEER shall not be considered an assignment for purposes of this Agreement.

Waiver: A party's waiver of, or the failure or delay in enforcing any provision of this Agreement shall not constitute a waiver of the provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

Attorney's Fees: In the event of any action or proceeding brought by either party against the other under this Agreement, the prevailing party shall be entitled to recover from the other all costs and expenses including without limitation the reasonable fees of its attorneys in such action or proceeding, including costs of appeal, if any, in such amount as the Court may adjudge reasonable.

Fiduciary Duty: Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed to either party to the other party. EEI makes no warranty, express or implied, as to its professional services rendered.

Headings: The headings used in this Agreement are inserted only as a matter of convenience only, and in no way define, limit, enlarge, modify, explain or define the text thereof nor affect the construction or interpretation of this Agreement.





ATTACHMENT B

OAKSTEAD LIFT STATION

VISUAL CONDITION ASSESSMENT

PRELIMINARY ENGINEERING

Village of Hampshire, IL

The Village of Hampshire plans to reactivate the dormant Oakstead Lift Station to support the development of the Oakstead subdivision, specifically Neighborhoods KRS and HIJ. This project involves a visual condition assessment of the facility to determine the necessary repairs to make the lift station fully operational.

Due to the absence of an active electrical service, the assessment will focus on a visual inspection of the infrastructure. This includes examining all mechanical, electrical, and structural components such as the wet well, valve vault, submersible pumps, piping, valves, generator, control building, and electrical control panels.

The assessment will document non-functional, damaged, or obsolete components, evaluate compliance with relevant codes, and identify infrastructure needs for a new electrical service. The final deliverable will include a technical memorandum outlining findings, a prioritized list of recommended rehabilitation tasks, cost estimates, and a defined scope for future design and engineering phases. The work items to complete the stated scope objectives are as follows:

PRELIMINARY ENGINEERING

- ✓ Project Management and Administration
 - Billing/Accounting/Budget-Tracking
- ✓ Progress Meeting w/ Village and Site Visit. (1 Total)
- ✓ Visual Condition Assessment of Lift Station Components
- ✓ Preparation of Engineer's Opinion of Probable Cost
- ✓ Prepare Preliminary Engineering Memorandum

Electrical Engineering Services for the preliminary engineering visual condition assessment will be performed by subconsultant Archer Consult Engineering.

The electrical system inspection will be performed by our subconsultant Frank Marshall Electric.

The generator and automatic transfer switch will be tested and inspected by our subconsultant Charles Equipment Energy Systems.

The SCADA and controls equipment will be assessed by our subconsultant VAFCON.



SCOPE OF SERVICES



The stated scope of services herein includes the following assumptions and exclusions:

- Excludes Property and Easement Acquisition Coordination
- Excludes Additional Progress Meetings (Beyond the One (1) Progress Meeting) and Board/Committee Presentations
- Excludes Site Improvements Other Than Those Specifically Listed Above
- Does Not Include ComEd Electrical Service Modification Application
- Excludes Wetlands/Floodplain Permitting/Coordination
- Excludes Design (Plans and Specifications) and Construction Phase Engineering
- Excludes Geotechnical Engineering/CCDD Services
- Local Funding will be Used for the Project

The above scope summarizes the work items that will be completed for this contract. Additional work items shall be considered outside the scope of the base contract and will be billed in accordance with the current Standard Schedule of Charges at the time the work occurs.



**ATTACHMENT C: ESTIMATE OF LEVEL OF EFFORT AND ASSOCIATED COST
PROFESSIONAL ENGINEERING SERVICES**

CLIENT						PROJECT NUMBER		
Village of Hampshire						HA2617-V		
PROJECT TITLE						DATE		PREPARED BY
Oakstead Lift Station -Visual Condition Assessment						7/9/26		KEP

TASK NO.	TASK DESCRIPTION	ENTITY	ENGINEERING					SURVEYING		DRAFTING		ADMIN	HOURS	COST
		ROLE	PIC	SPM	PM	SPEII	PE	PM	SPSII	CAD M	SPTII	ADMIN		
		PERSON												
		RATE	\$251	\$243	\$218	\$208	\$175	\$218	\$208	\$208	\$182	\$75		
PRELIMINARY ENGINEERING														
1.01	Project Management and Administration		1		1								2	\$ 469
1.02	Project Meeting and Site Visit (1 Meeting Total)				4		4						8	\$ 1,572
1.03	Visual Condition Assessment of Lift Station Components				6		6						12	\$ 2,358
1.04	Preparation of Engineer's Opinion of Probable Cost				4		4						8	\$ 1,572
1.05	Prepare Preliminary Engineering Memorandum		1		12		24						37	\$ 7,067
Preliminary Engineering Subtotal:			2	-	27	-	38	-	-	-	-	-	67	\$ 13,038
PROJECT TOTAL:			2	-	27	-	38	-	-	-	-	-	67	13,038

Notes:

1. See Attachment B: Scope of Services for Additional Clarifications and Exclusions
2. Uses 2025 EEI Standard Schedule of Charges (Attachment E)

DIRECT EXPENSES		
Printing/Scanning =	\$	200
MEP (Archer) =	\$	5,000
Electrical Contractor (FME) =	\$	3,700
Generator Service Technician (CEES) =	\$	3,000
System Integrator (VAFCON) =	\$	3,500
DIRECT EXPENSES =		\$ 15,400
LABOR SUMMARY		
EEI Labor Expenses =	\$	13,038
TOTAL LABOR EXPENSES		\$ 13,038
TOTAL COSTS		\$ 28,438



ATTACHMENT D: PROJECT SCHEDULE

CLIENT							PROJECT NUMBER						
Village of Hampshire							HA2617-V						
PROJECT TITLE							DATE			PREPARED BY			
Oakstead Lift Station -Visual Condition Assessment							7/9/26			KEP			

TASK NO.	TASK DESCRIPTION													
		2026						2027						
		JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
PRELIMINARY ENGINEERING														
1.01	Project Management and Administration													
1.02	Project Meeting and Site Visit (1 Meeting Total)													
1.03	Visual Condition Assessment of Lift Station Components													
1.04	Preparation of Engineer's Opinion of Probable Cost													
1.05	Prepare Preliminary Engineering Memorandum													





ENGINEERING ENTERPRISES, INC.

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

STANDARD SCHEDULE OF CHARGES ~ JANUARY 1, 2025

EMPLOYEE DESIGNATION	CLASSIFICATION	HOURLY RATE
Senior Principal	E-4	\$256.00
Principal	E-3	\$251.00
Senior Project Manager	E-2	\$243.00
Project Manager	E-1	\$218.00
Senior Project Engineer/Surveyor II	P-6	\$208.00
Senior Project Engineer/Surveyor I	P-5	\$193.00
Project Engineer/Surveyor	P-4	\$175.00
Senior Engineer/Surveyor	P-3	\$161.00
Engineer/Surveyor	P-2	\$146.00
Associate Engineer/Surveyor	P-1	\$132.00
Senior Project Technician II	T-6	\$182.00
Senior Project Technician I	T-5	\$171.00
Project Technician	T-4	\$159.00
Senior Technician	T-3	\$146.00
Technician	T-2	\$132.00
Associate Technician	T-1	\$115.00
Engineering/Land Surveying Intern	I-1	\$ 85.00
Director of Marketing and Business Development	M-4	\$135.00
Marketing Coordinator	M-2	\$100.00
Executive Administrative Assistant	A-4	\$ 80.00
Administrative Assistant	A-3	\$ 75.00

VEHICLES. DRONE, EXPERT TESTIMONY, REPROGRAPHICS AND DIRECT COSTS*

Vehicle for Construction Observation		\$ 20.00
Unmanned Aircraft System / Unmanned Aerial Vehicle / Drone		\$235.00
Expert Testimony		\$290.00
In-House Scanning and Reproduction	\$0.25/Sq. Ft. (Black & White)	
	\$1.00/Sq. Ft. (Color)	
Reimbursable Expenses (Direct Costs)	Cost	
Services by Others (Direct Costs)	Cost + 10%	

* unless specified otherwise in agreement

OUTSTANDING SERVICE • EVERY CLIENT • EVERY DAY

VILLAGE OF HAMPSHIRE

RESOLUTION NO. 26-_____

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT FOR PROFESSIONAL SERVICES WITH ENGINEERING ENTERPRISES, INC. FOR THE VILLAGE OF HAMPSHIRE, COUNTIES OF KANE AND MCHENRY, STATE OF ILLINOIS (Assessment of Oakstead Lift Station)

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

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

WHEREAS, the Corporate Authorities wish to reactivate the dormant Oakstead Lift Station (the “Lift Station”) to support the development of the Oakstead subdivision (the “Project”); and

WHEREAS, the Corporate Authorities have decided to engage an engineer for engineering services in connection with the Project, which includes assessing the Lift Station (the “Services”); and

WHEREAS, Engineering Enterprises, Inc. (“EEI”), has proposed to provide the Services to the Village, with the assistance of a subconsultant, in accordance with the terms of an Agreement for Professional Services (the “Agreement”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Local Government Professional Services Selection Act (the “Act”) (50 ILCS 510/0.01, *et seq.*) allows the Village to negotiate and enter into contracts for engineering services on the basis of demonstrated competence and qualifications for the type of services required and at fair and reasonable compensation; and

VILLAGE OF HAMPSHIRE

WHEREAS, the Village and EEI have a satisfactory relationship for engineering services and the Village therefore waives the notice, evaluation and selection procedures in accordance with the Act; and

WHEREAS, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to authorize and approve an agreement with terms substantially the same as the Agreement;

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

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

SECTION 2. The Corporate Authorities hereby approve of and authorize the Agreement and authorize the President or his designee to execute and enter into the Agreement, with such insertions, omissions and changes as shall be approved by the Corporate Authorities. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the Seal of the Village to any documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The officers, agents and employees of the Village shall take all action necessary or reasonably required to carry out and effectuate the purpose of this Resolution and shall take all action necessary in conformity therewith. The Village is authorized to allocate and spend all necessary funds to fulfill the requirements of the Agreement and this Resolution.

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

VILLAGE OF HAMPSHIRE

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

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

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

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

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

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

VILLAGE OF HAMPSHIRE

ADOPTED THIS __ DAY OF _____ 2026.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS __ DAY OF _____ 2026.

Michael J. Reid, Jr., Village President

ATTEST:

Karen L. Stuehler, Village Clerk

VILLAGE OF HAMPSHIRE

EXHIBIT A **(Agreement)**

VILLAGE OF HAMPSHIRE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE
(RESOLUTION)

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

**A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT FOR
PROFESSIONAL SERVICES WITH ENGINEERING ENTERPRISES, INC. FOR
THE VILLAGE OF HAMPSHIRE, COUNTIES OF KANE AND MCHENRY,
STATE OF ILLINOIS
(Assessment of Oakstead Lift Station)**

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

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

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

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

Karen L. Stuehler, Village Clerk
Village of Hampshire

(Seal)



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

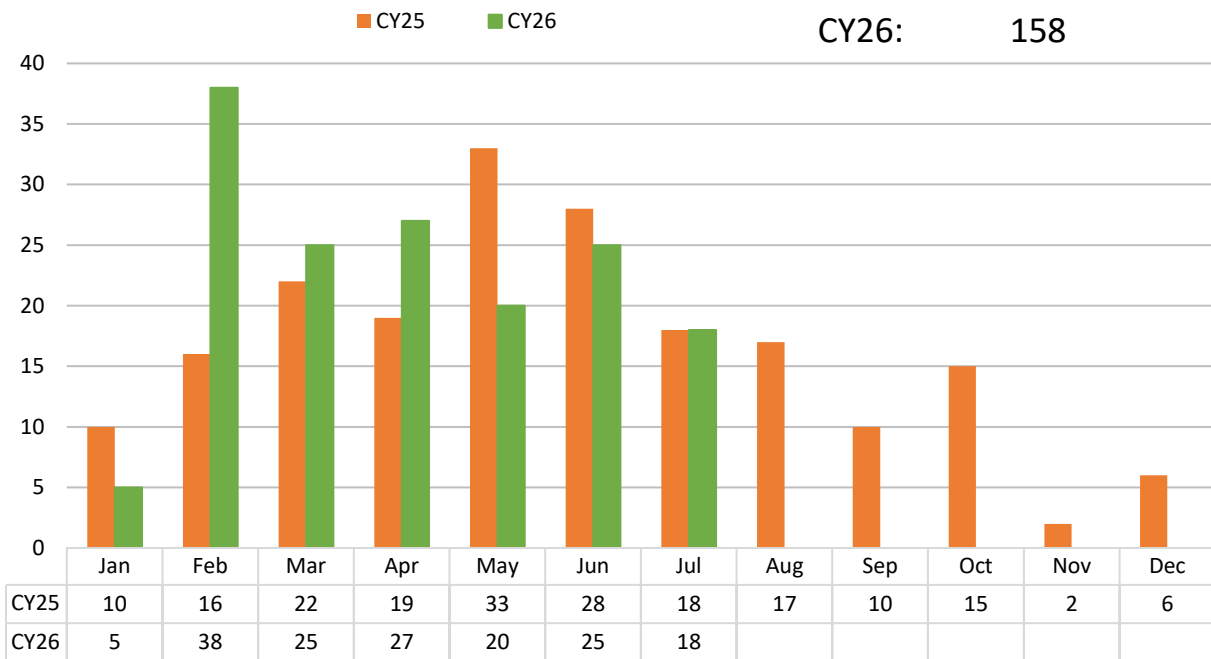
Monthly Report

TO: President Reid; Board of Trustees
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Village Board Meeting on August 6, 2026
RE: Building Report - July 2026

Building Performance Metrics	<u>July</u>	<u>Monthly Avg.</u>	<u>CY26 TTD</u>
• Total permits issued	85	75	528
○ New single-family homes	18	22.57	158
○ Townhome/duplex units	0	0	0
• Avg. plan review time	5.41	5.32	n/a
• Inspections	1,156	836	5,849
• Permit fees collected	\$63,994	\$64,504	\$451,526
• Other Village fees collected	\$83,372	\$77,341	\$541,389
Code Enforcement Performance Metrics	<u>July</u>	<u>Monthly Avg.</u>	<u>CY26 TTD</u>
• No. of complaints	2	1	7
• No. of new cases	2	1	7
• No. of active cases	2	n/a	n/a

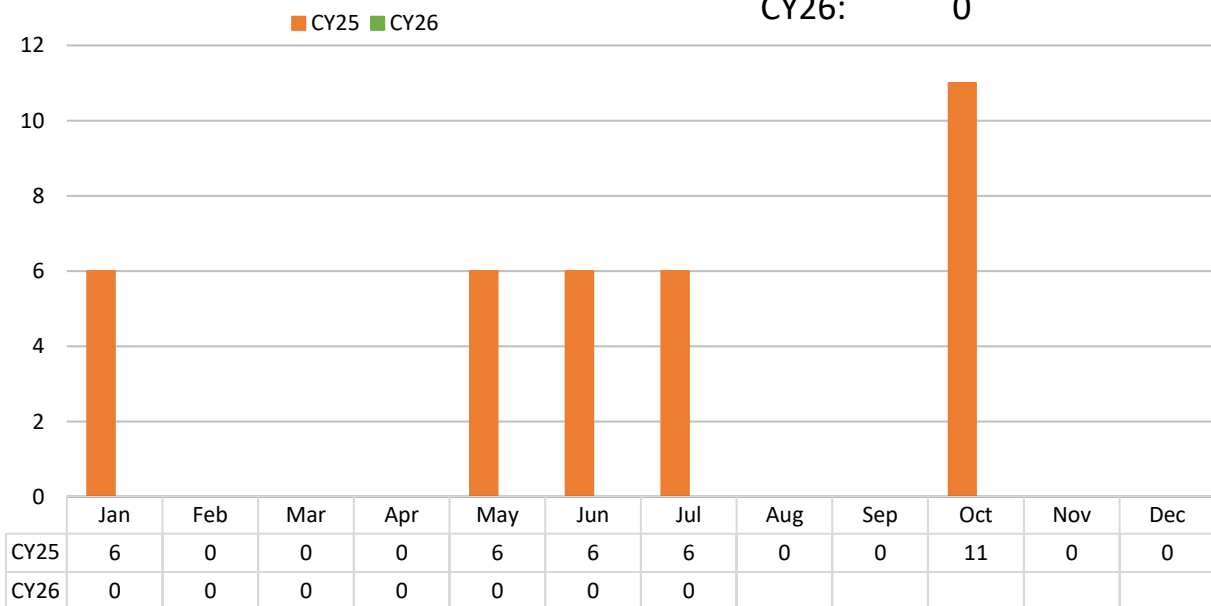
New Single-Family Detached Home Permits Issued

CY TTD
CY25: 196
CY26: 158



New Duplex/Townhome Units Permits Issued

CY TTD
CY25: 35
CY26: 0





ENGINEERING ENTERPRISES, INC.

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To: Village President and Board of Trustees

From: Timothy N. Paulson, P.E., CFM

Date: July 30, 2026

Re: Monthly Engineering Report

EEI Job #: HA2600-V

All:

Please find below a brief status report of current Village and development projects.

Village Projects

- Safe Routes to School
 - ✓ Project Closeout Ongoing with IDOT
 - ✓ Restoration Inspection and Repairs Early Fall
- Park and Rinn Storm Sewer Improvements
 - ✓ Waiting on Final Grant Documentation
 - ✓ Then Move into Design
- Lead Service Line Removal
 - ✓ Alternatives and Estimates Completed
- Well No. 13 Rehabilitation
 - ✓ Concrete Plug Installed
 - ✓ Pump and Motor Replacement
 - Anticipated Delivery in August
- Well 10 and 13 WTP Media Replacement
 - ✓ Disinfection and Testing in Early August
 - Anticipated Final Completion by End of August
- RRA/ERP Update
 - ✓ RRA Submitted to IEPA
 - ✓ ERP Due on 12/31/26
 - ✓ EEI assisting as requested

Development Projects

- Prairie Ridge K & L, M
 - ✓ Home Construction Ongoing in K & L and M
 - Anticipate Acceptance Request this Year
- Prairie Ridge – North of Kelley Road
 - ✓ Home Construction Ongoing
 - ✓ Neighborhoods T, Z, AA, and J
 - Punchlist Inspections Ongoing
 - ✓ Neighborhoods U, V & Y
 - Grading Ongoing
 - ✓ Neighborhoods G, H, & I
 - Home Construction
 - ✓ Neighborhoods W and X Engineering and Plats Approved
 - Construction Anticipated this Year
- Tamms Farm
 - ✓ Developer Working on Punch List Items for Acceptance
- ~~Stanley North – TRZ Self Storage~~ American General Storage Development
 - ✓ Easement Documents – Waiting for Resubmittal
- Hampshire 90 Logistics Park
 - ✓ No Activity
- Hampshire Grove (Old Dominion)
 - ✓ Developer Completed Maintenance Punch List Items
- Tinajero Property
 - ✓ Scheduling Site Punch List for August
- Oakstead
 - ✓ Engineering and Plats Approved for Neighborhoods A thru G
 - ✓ Neighborhood A Binder Paving Completed
 - ✓ Engineering Plans Under Review for Neighborhoods KRS & HIJ
 - ✓ PRV Station Design – Complete
 - ✓ Off-Site Water Main – Completed
- Tuscany Woods 2
 - ✓ Engineering Plans Reviewed

If you have any questions, please contact me at tpaulson@eeiweb.com or (630) 466-6727.

Pc: Mary Jo Seehausen, Village Manager