



Village of Hampshire
Village Board Meeting
Thursday February 6, 2020 – 7:00 PM
Hampshire Village Hall – 234 S. State Street

AGENDA

1. Call to Order
2. Establish Quorum (Physical and Electronic)
3. Pledge of Allegiance
4. Citizen Comments
5. Approval of Minutes January 16, 2020
6. Village Administrator's Report
 - a) Introduction New Police Officer- John Huff- Chief Thompson
 - b) Department Award presentation to Officer Nick Orsolini
 - c) Ordinance extending the time for commencement of the special use allowing for an automobile service station including sales of gasoline at retail, and an automobile/ truck stop, on the property located at 19N479 US Highway 20 in the Village (Thorntons) – Administrator Hedges
 - d) Ordinance amending the village code to adopt certain business regulations governing adult use cannabis business establishments in the Village.
 - e) Ordinance amending the village code to adopt certain zoning regulations governing adult use cannabis business establishments in the Village.
7. Village Board Committee Reports
 - a) Public Safety
 - b) Fields & Trails
 - c) Village Services
 - d) Public Works
 - e) Business Development Commission
 - f) Finance
 1. Accounts Payable
 - g) Public Relations
 - h) Planning/Zoning
8. New Business
9. Announcements
10. Executive Session
11. Any items to be reported and acted upon by the Village Board after returning to open session
12. Adjournment

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
REGULAR MEETING OF THE BOARD OF TRUSTEES
MINUTES
January 16, 2020**

The regular meeting of the Village Board of Hampshire was called to order by Village President Jeffrey Magnussen at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday, January 16, 2020.

Present: Toby Koth, Ryan Krajecki, Christine Klein, Aaron Kelly, Erik Robinson, Michael Reid

Absent: None

Also Present: Village Administrator Jay Hedges, Village Clerk Linda Vasquez, Village Finance Director Lori Lyons, Village Attorney Mark Schuster, and Village Police Chief Brian Thompson.

A quorum was established.

President Magnussen led the Pledge of Allegiance.

CITIZEN COMMENTS

Pastor Larry Koontz from Faithway Baptist: He addressed the Board, asking what is the rush to approve this; and proposing that the Board take some time to consider a Yale study identified in a written statement submitted by him. The study questions driver safety (more accidents on the road), and increased use by young persons. He also stated that use of drugs by anyone is immoral.

Lynn Acker: He would like the Board to accept the recommendation from the Zoning Board of Appeals, to prohibit location of adult-use cannabis business establishments in the Village. Mr. Acker passed out to the Board members a summary of a study from Colorado regarding the impacts of cannabis. He also asked to the Board to consider that no cannabis business establishment should be located near a library, park or church.

Matt Marini Pastor for Zion and United Methodist Church; He understands that eventually cannabis regulations will likely be passed by the Village, and if so, asked if some of the revenue generated by the local tax would be used for the benefit those marginalized in the community, citing as an example Evanston's recent enactment for use of such proceeds.

MINUTES

Trustee Koth moved to approve the minutes of January 2, 2020.

Seconded by Trustee Krajecki

Motion carried by voice vote.

Ayes: Klein, Robinson, Krajecki, Kelly, Reid, and Koth

Nays: None

Absent: None

VILLAGE ADMINISTRATOR REPORT:

Trustee Kelly moved to approve Ordinance 20-03: Abating Taxes Levied For The 2019 Tax Year (Collectable In 2020) To Pay Debt Service On The \$1,400,000 General

Obligation Bonds - Series 2009a (Alternate Revenue Source) For The Village Of Hampshire, Kane County, Illinois.

Seconded by Trustee Klein
Motion carried by roll call vote
Ayes: Klein, Kelly, Krajecki, Robinson, Koth, and Reid.
Nays: None
Absent: None

Trustee Koth moved to approve Ordinance 20-04: Abating Special Taxes Levied for the 2019 Tax Year (Collectable in 2020) for Special Service Area #10 for the Maintenance of Stormwater Facilities in the area of White Oak Ponds Subdivision, the Village of Hampshire, Kane County, Illinois.

Seconded by Trustee Krajecki
Motion carried by roll call vote
Ayes: Klein, Kelly, Krajecki, Robinson, Koth, and Reid.
Nays: None
Absent: None

George Gaulrapp –ComEd representative addressed the board on why and how we reached the settlement agreement restoring Tuscany Woods multipurpose path and surrounding landscaping.

Trustee Krajecki moved to accept ComEd's settlement agreement in the amount of \$14,000.

Seconded by Trustee Klein
Motion carried by roll call vote
Ayes: Klein, Kelly, Krajecki, Robinson, Koth, and Reid.
Nays: None
Absent: None

The Board discussed the draft Ordinance proposing new business regulations governing Adult-Use Cannabis Business Establishments in the Village. The consensus of the Board was to modify the draft as follows:

- In the following sections: 4-25-4, 4-25-5, 4-25-8, & 4-25-9, sub-sections A and B should be deleted.
- In the following section: 4-25-6, sub-section A, "on State Street from Jackson Avenue to Allen Road" should be inserted.
- In the following section: 4-25-6, "public or private nursery school, day care home or residential care home" should be deleted.
- In the following section: 4-25-6, sub-section D (regarding on-site consumption) should be deleted.
- In the following section: 4-25-7, sub-section A should be deleted.
- In the following section: 4-25-7, the first sentence of sub-section B should be deleted..

Trustee Kelly moved to table the proposed Ordinance amending the village code to adopt certain business regulations governing adult use cannabis business establishments in the Village, for review of a copy of the proposed regulations conforming to the above changes and further consideration, to the 2-6-20 meeting.

Seconded by Trustee Krajecki
Motion carried by voice vote.
Ayes: Klein, Robinson, Krajecki, Kelly, Reid, and Koth
Nays: None
Absent: None

The Board discussed the draft Ordinance proposing new zoning regulations governing Adult-Use Cannabis Business Establishments in the Village. The consensus of the Board was to modify the draft as follows

- Adult-Use Cannabis Dispensing Facility should be added as a special use allowed in the various industrial districts.

Trustee Kelly moved to table the proposed Ordinance amending the village code to adopt certain zoning regulations governing adult use cannabis business establishments in the Village, for review of a copy of the proposed regulations conforming to the above changes, and for further consideration, to the 2-6-20 meeting.

Seconded by Trustee Klein
Motion carried by voice vote.
Ayes: Klein, Robinson, Krajecki, Kelly, Reid, and Koth
Nays: None
Absent: None

Trustee Krajecki moved to approve Ordinance 20-05: amending the village code to adopt certain police regulations governing adult use cannabis business establishments in the Village.

Seconded by Trustee Klein
Motion carried by roll call vote
Ayes: Klein, Kelly, Krajecki, Robinson, Koth, and Reid.
Nays: None
Absent: None

Trustee Robinson moved to approve Ordinance 20-06: amending the village code to impose a municipal cannabis retailers' occupation tax at the rate 3%, and omitting from the draft Ordinance the "provided" clause in Section 4.

Seconded by Trustee Krajecki
Motion carried by roll call vote
Ayes: Klein, Krajecki, Robinson, Koth, and Reid.
Nays: Kelly
Absent: None

VILLAGE BOARD COMMITTEE REPORTS

- Planning/Zoning** – No report
- Public Safety** – No report
- Fields & Trails** – No report

- d. **Village Services** – Trustee Kelly mentioned the recycling flyer from Waste Management should be ready to be inserted in the next water bills to be issued by the Village.
- e. **Public Works** – Trustee Koth thanked the Public Works Department for doing a great job.
- f. **Business Development**- Trustee Krajecki reported that the Commission's previous suggestion to send someone to the National Conference is being withdrawn; the Commission members instead will obtain on-line tutorial materials for review. The materials will also be made available to Board members who wish to view them.
- g. **Accounts Payable:**
Trustee Klein moved to approve the Accounts Payable for reimbursements in the sum of \$1,245.85 to employees Brain Haydysch, Mike Reid and Ryan Krajecki to be paid on or before January 22, 2020.

Seconded by Trustee Kelly
Motion carried by roll call vote
Ayes: Kelly, Klein, Koth, Robinson
Nays: None
Abstain: Reid, Krajecki
Absent: None

Trustee Klein moved to approve the Accounts Payable in the sum of \$586,839.71 paid on or before January 22, 2020.

Seconded by Trustee Krajecki
Motion carried by roll call vote
Ayes: Kelly, Klein, Koth, Krajecki, Reid, Robinson
Nays: None
Absent: None

- h. **Public Relations** – Trustee Reid reported the committee met with a Census representative, the committee will next meet on January 28.

ANNOUNCEMENTS

Trustee Robinson congratulated Trevor Herman on his promotion as Fire Chief and thanked Bill Robinson for his service – hope he enjoys his retirement.

Trustee Reid reported that the Kane County riverboat grant program is open and inquired if the Village would renew its application for funding of the Highland Avenue storm sewer project, or apply for any other grant. Staff will look into this matter and follow up.

Trustee Kelly asked if the board can get an update on other grant funding. Village Administrator Hedges reported he would make a report to the Board members.

ADJOURNMENT

Trustee Kelly moved to adjourn the Village Board meeting at 9:35 p.m.

Seconded by Trustee Krajecki

Motion carried by voice vote

Ayes: Kelly, Klein, Koth, Krajecki, Robinson, and Reid.

Nays: None

Absent: None

Linda Vasquez Village Clerk

VILLAGE OF HAMPSHIRE
Cannabis
Checklist after 1-16-20

On 1-16-20, the Board discussed the draft Ordinance proposing regulations to govern Adult-Use Cannabis Business Establishments in the Village, with the following results: .

1. Motion to table Business Regulations > to 2-06-20. YES, 6-0

Modify the following:

1. Section 4-25-4 > sub-sections A and B should be deleted.
2. Section 4-25-5 > sub-sections A and B should be deleted.
3. Section 4-25-8 > sub-sections A and B should be deleted.
4. Section 4-25-9 > sub-sections A and B should be deleted.
5. Section: 4-25-6 > sub-section A, "on State Street from Jackson Avenue to Allen Road" should be inserted.
6. Section: 4-25-6 > "public or private nursery school, day care home or residential care home" should be deleted..
7. Section: 4-25-6 > sub-section C (regarding on-site consumption) should be deleted.
8. Section: 4-25-7 > sub-section A should be deleted.
9. Section: 4-25-7 > :the first sentence of sub-section B should be deleted.
10. Suggested Additions:
 - a) Section 4-25-6 > "Licensed" day care center.
 - b) Section 4-25-6 > "Other accredited public or private educational facility"

2. Motion to table Zoning Regulations – to 2-06-20. YES, 6-0.

Modify the following:

1. ADD > In all Industrial Districts > Adult-Use Cannabis Dispensing Facility should be added as a special use.
2. *ADD > Add in Adult-Use Cannabis Business Establishments for Large Scale Business Planned Development? i) §6-17-1 > includes i) the district allows for a 'mixture of uses' including ... retail [and] industrial, with more creative and imaginative design [6-17-1]; ii) "non-residential" land uses are allowed, on the periphery/on arterial roadways [6-17-5(3)(a)]; and iii) there should be no 'undue detrimental influence' on other uses, or on surrounding territory [6-17-5(8)].*

3. The Police Regulations were approved – YES, 6-0.

Ordinance 20-05:

4. The Tax Regulations were approved – YES, 6-0

Ordinance 20-06:

MEMORANDUM

TO: Village President and Board of Trustees
Cc: Village Administrator s
FROM: Mark Schuster / Village Attorney
DATE: January 16, 2020 -- UPDATED for February 6, 2020
RE: Adult-Use Cannabis Business Establishments

Background

The Illinois Cannabis Regulations and Tax Act took effect on June 25, 2019; and will authorize the issuance of initial licenses for new adult-use cannabis business establishments commencing January 1, 2020 (and additional licenses at a later date).

Local governments are authorized by the Act to

- A. Adopt regulations (zoning, business and policing) governing the “time, place, manner and number” of adult-use cannabis business establishments within their borders.
 - Including minimum distance limitations between Adult-Use Cannabis Business Establishments and other locations the local government may deem sensitive; and
- B. Establish civil penalties for violations of the regulations.
- C. Authorizes a sales tax of up to 3% on sales made by such adult-use cannabis business establishments.

The Act provides for six (6) different types of adult-use cannabis business establishments, as follows:

- | | |
|--------------------------|--------------------------|
| 1. Dispensing Facility | 4. Infuser Facility |
| 2. Craft Grower Facility | 5. Processing Facility |
| 3. Cultivation Facility | 6. Transporting Facility |

Questions Presented

What is the position of the Village in regard to:

- A. Authorizing Adult-Use Cannabis Business Establishments to locate in various zoning districts in the Village?
- B. Reviewing minimum distance separating i) Adult-Use Cannabis Dispensing Establishments and ii) other Adult-Use Cannabis Business Establishments from other uses, such as schools, day care centers, the public library, and areas zoned for residential use?

Bazos, Freeman, Schuster & Pope, LLC
Attorneys at Law

Discussion

Attached are the following:

A. Zoning: Proposed Amendments to the Village's Zoning Regulations to create a special use for the various types of adult-use cannabis business establishments which might be allowed to locate in the Village.

- These draft regulations incorporate the items discussed at the January 16, 2020 meeting regarding adding Dispensing Establishments in the Industrial Districts; and suggesting allowing all Adult-Use Cannabis Business Establishments in the Large Scale Business Planned Development area adjacent to the Lakewood Homes development.

B. Supporting Regulations: These regulations modify the Village's business regulations and police regulations, in support of enforcing rules and regulations governing Adult-Use Cannabis Business Establishments and the possession and use of cannabis and cannabis-related products in the Village.

1. Business Regulations > Proposed Amendments to the Village's Business Regulations, governing adult-use cannabis business establishments.

- These regulations allow for certain discretionary choices to be made regarding location of Adult-Use Cannabis Business Establishments, for example, regarding distances from residences and/or schools, day care facilities, libraries, and parks.
- The Illinois Cannabis Regulation and Tax Act allows for the Village consider whether or not to allow on-site smoking or ingestion of cannabis in an Adult-Use Cannabis Dispensing Facility.
- The Planning & Zoning Committee recommended against this.

2. Police Regulations > Approved / Adopted on 1-16-20.

3. Tax Regulations > Approved / Adopted on 1-16-20.

Please note that the Illinois Cannabis Regulation and Tax Act prescribes the following rules:

- Any adult-use cannabis business establishment must be not less than 1,500 feet from any other such establishment;
- The hours of operation of a dispensing facility shall not exceed 6:00 a.m. until 10:00 p.m.
- A dispensing facility may not have vending machines or a drive-through window.
- A dispensing facility must have at least two (2) employees present at all times.
- A dispensing facility must have a real-time, web-based point-of-sale and inventory control system (accessible by the IDOR).
- It is unlawful for any parent to allow use of his/her residence for unlawful use of cannabis.

Bazos, Freeman, Schuster & Pope, LLC
Attorneys at Law

- A resident 21 years of older may possess up to i) 30 grams of cannabis; ii) 500 milligrams of THC in cannabis-infused products; and iii) 5 grams of cannabis concentrate.

If the amendment(s) to the Zoning Regulations are approved, then the special use process will allow the Zoning Board of Appeals to consider and the Board of Trustees to approve Adult-Use Cannabis Dispensing Facilities after specifically reviewing the following factors (see proposed Business Regulations) for any particular application:

- A. Compliance with all requirements of the Business Regulations.
- B. Impact of the proposed facility on existing or planned uses in the vicinity of the subject property.
- C. Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations / security plan, and compliance with the requirements of all applicable building codes.
- D. Hours of operation.
- E. Anticipated number of customers and employees.
- F. Anticipated parking demand, together with available parking supply.
- G. Anticipated traffic generation in the context of adjacent roadway capacity and access to and from such roadways.
- H. Site design, including access points and internal site circulation.
- I. Proposed signage plan.
- J. Other criteria determined to be necessary or advisable to assess compliance with §6-14-3(H) of the Village Code.

Action(s) Needed

1. Consider the proposed amendments to the Zoning Regulations to create a category of special use for the various Adult-Use Cannabis Business Establishments which might be allowed in the Village.
 - The Adult-Use Cannabis Dispensing Facilities (retail locations) would be allowed in certain business districts (B-2 and HC); and in all industrial districts (M-1, M-2, M-3 and O-M; and LSBPD); and
 - The other Adult-Use Cannabis Business Establishments (cultivation, craft growing, infusing, processing, and transporting) would be allowed in the industrial districts (M-1, M-2, M-3 and O-M; and LSBPD).
2. Consider the options called for in the underlying Business Regulations, regarding
 - a) minimum distance of the various Adult-Use Cannabis Business Establishments from schools, day care facilities, libraries and such.

No. _____

**AN ORDINANCE
AMENDING THE VILLAGE CODE TO ADOPT CERTAIN
BUSINESS REGULATIONS GOVERNING ADULT-USE
CANNABIS BUSINESS ESTABLISHMENTS IN THE VILLAGE**

WHEREAS, the State of Illinois has enacted the Cannabis Regulations and Tax Act, effective June 25, 2019; and

WHEREAS, the Act authorizes the Village to enact regulations governing and regulating adult-use cannabis business establishments which may locate in the Village; and

WHEREAS, this Ordinance is adopted pursuant to the provisions of the Act; and

WHEREAS, the Corporate Authorities deem it to be necessary and advisable to enact certain business regulations governing and regulating Adult-Use Cannabis Business Establishments which may locate in the Village.

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

Section 1. The Hampshire Municipal Code, as previously amended, shall be and is hereby further amended to add certain business regulations governing and regulating Adult-Use Cannabis Business Establishments in the Village, in words and figures as follows:

See attached text of regulations.

Section 2. Any and all ordinances, resolutions, motions or parts thereof, in conflict with the terms and provisions of this Ordinance, shall be and hereby are, to the extent of any such conflict, superseded and waived.

Section 3. If any section, subdivision, sentence or phrase of this Ordinance is for any reason held to be void, invalid, or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

ADOPTED this _____ day of _____, 2020, by roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

APPROVED this _____ day of _____, 2020.

Jeffrey R. Magnussen
Village President

ATTEST:

Linda Vasquez
Village Clerk

**VILLAGE OF HAMPSHIRE
BUSINESS REGULATIONS**

CHAPTER 4 BUSINESS REGULATIONS

ARTICLE XXV ADULT-USE CANNABIS

4-25-1. **PURPOSE AND APPLICABILITY:** It is the intent and purpose of this Section to provide regulations regarding the cultivation, processing and dispensing of adult-use cannabis occurring within the corporate limits of the Village .

- A. Such facilities shall comply with all regulations provided in the Cannabis Regulation and Tax Act (P.A. 101-0027) (Act), as it may be amended from time-to-time, and regulations promulgated thereunder, and the regulations provided below.
- B. In the event that the Act is amended at any time after the effective date of this Ordinance, the more restrictive of the state or local regulations shall apply.
- C. The definitions contained in Chapter 6: Zoning Regulations, shall apply to the provisions of this Article.

4-25-2. **SPECIAL USE:** Adult-Use Cannabis Business Establishments shall be a special use in the respective zoning districts in which they may be located in the Village, and shall be considered for approval pursuant to Section 6-14-3(H) of the Zoning Regulations and the provisions of this Article.

4-25-3. **ADULT-USE CANNABIS BUSINESS ESTABLISHMENT FACTORS:** In reviewing an application for special use for an Adult-Use Cannabis Business Establishment, the following components of an Adult-Use Business Establishment shall be evaluated based on the entirety of the circumstances affecting the particular property on which it is proposed to be located, together with the context of the existing and intended future use of other properties in the vicinity of the proposed use and any other requirements of this Article:

- A. Compliance with all requirements of this Article, as applicable.
- B. Impact of the proposed facility on existing or planned uses in the vicinity of the subject property.
- C. Proposed structure in which the facility will be located, including co-tenancy (if in a multi-tenant building), total square footage, security installations / security plan, and compliance with the requirements of all applicable building codes.
- D. Hours of operation.
- E. Anticipated number of customers and employees.
- F. Anticipated parking demand based on Section 6-10-1 of this Code, together with available parking supply.
- G. Anticipated traffic generation in the context of adjacent roadway capacity and access to such roadways.

- H. Site design, including access points and internal site circulation.
- I. Proposed signage plan.
- J. Other criteria determined to be necessary to assess compliance with Section 6-14-3(H) of the Village Code.

4-25-4. ADULT-USE CANNABIS CRAFT GROWER FACILITY: In those zoning districts in which an Adult-Use Cannabis Craft Grower Facility may be located, the proposed facility must comply with the following:

- ~~A. The Facility may not be located within _____ [suggested distance = 1,000] feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section. Library...?~~
- ~~B. The Facility may not be located within _____ [no suggestion as to distance] feet of the property line of a pre-existing property zoned or used for residential purposes.~~
- A. The Facility may contain up to 5,000 square feet of canopy space on its premises for plants in the flowering state; provided also, the Facility may be authorized by the Illinois Department of Agriculture to increase or decrease the space devoted to plants in the flowering stage in increments of 3,000 square feet by rule based on market need, craft grower capacity, and the licensee's history of compliance or noncompliance, with a maximum space of 14,000 square feet for cultivating plants in the flowering stage, which must be cultivated in all stages of growth in an enclosed and secure area.
- B. For purposes of determining required parking, an Adult-Use Cannabis Craft Grower Facility shall be classified as "Manufacturing, fabricating and processing plants not engaged in retail sales" for purposes of Section 6-11-2 of the Village Zoning Regulations provided, however, that the Village may reasonably require that additional parking be provided at any particular location proposed for such use.

4-25-5. ADULT-USE CANNABIS CULTIVATION CENTER FACILITY: In those zoning districts in which an Adult-Use Cannabis Cultivation Center Facility may be located, the proposed facility must comply with the following:

- ~~A. The Facility may not be located within _____ [suggested distance = 1,000] feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section. Library...?~~
- ~~B. The Facility may not be located within _____ [no suggestion as to distance] feet of the property line of a pre-existing property zoned or used for residential purposes.~~
- A. The Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

- B. For purposes of determining required parking, an Adult-Use Cannabis Cultivation Center shall be classified as “manufacturing, processing and fabrication plants not engaged in retail sales” for purposes of Section 6-11-2 of the Village Zoning Regulations, provided, however, that the Village may reasonably require that additional parking be provided at any particular location proposed for such use.

4-25-6. ADULT-USE CANNABIS DISPENSING FACILITY: In those zoning districts in which an Adult-Use Cannabis Dispensing Facility may be located, the proposed facility must comply with the following:

- A. The Facility may not be located *within _____ [suggested distance = 1,000] feet* of the property line of a pre-existing ~~public or private nursery school~~, preschool, primary or secondary school, or day care center. ~~day care home or residential care home~~. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section. Provided, the minimum distance prescribed by this sub-section shall not apply to any location on State Street from Jackson Avenue to Allen Road.

NOTES: During the Board’s discussion on 1-16-10, the following were suggested as possible add-ons for this clause:

- a. ADD > “licensed” as a qualifier for “day care center.”*
b. ADD > “any other accredited educational facility”

- ~~B. The Facility may not be located in a dwelling unit or within _____ [no suggestion as to distance] feet of the property line of a pre-existing property zoned or used for residential purposes.~~

- ~~C. The Facility may be issued a permit to host on-site consumption of cannabis if located in a freestanding structure occupied solely by the Dispensing Facility and smoke from the Facility does not migrate into any enclosed area where smoking is prohibited.~~

- ~~1. The security plan for the facility required by Section 4-25-10 shall also reflect adequate provisions to respond to disruptive conduct and over-consumption.~~

- ~~2. The on-site consumption permit shall be reviewed annually and may be suspended or revoked following notice and hearing as provided in Section _____ of the Village Code.~~

ALT > The Facility shall not allow consumption of cannabis on the premises of the Facility, and any person who consumes cannabis on the premises of the Facility shall be deemed to be in violation of §2-23-1 et seq. of the Village Code.

(3) A unit of local government, including a home rule unit, or any non-home rule county within the unincorporated territory of the county may regulate the on-premises consumption of cannabis at or in a cannabis business establishment within its jurisdiction in a manner consistent with this Act. A cannabis business establishment or other entity authorized or permitted by a unit of local government to allow on-site consumption shall not be deemed a public place within the meaning of the Smoke Free Illinois Act.

- B. For purposes of determining required parking, such Facility shall be classified as “Retail Store” for purposes of Section 6-11-2 of the Village Zoning Regulations; provided, however, that the Village may reasonably require that additional parking be provided at any particular location proposed for such use.
- C. The Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.

NOTE: Consistent with the 75% clause for an Infuser Facility, and consistent with the prohibition against on-site smoking / consumption of cannabis products, the following might be added here:

ADD > At least 75% of the floor area of any tenant space occupied by a Dispensing Facility shall be devoted to the activities of the Dispensing Facility as authorized by the Act.

ADD > No food items shall be sold for consumption on the premises in any tenant space occupied by a Dispensing Facility. [Note; This clause would reinforce the ban of on-site consumption which the Board has affirmed at the 1-16-20 meeting].

4-25-7. ADULT-USE CANNABIS INFUSER FACILITY: In those zoning districts in which an Adult-Use Cannabis Infuser Facility may be located, the proposed facility must comply with the following:

- ~~A. The Facility may not be located within _____ [suggested distance = 1,000] feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section. Library...?~~
- ~~A. The Facility may not be located in a dwelling unit or within _____ [no suggestion as to distance] feet of the property line of a pre-existing property zoned or used for residential purposes. At least 75% of the floor area of any tenant space occupied by an infusing facility shall be devoted to the activities of the Infusing Facility as authorized by the Act.~~
- B. The Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.
- C. For purposes of determining required parking, said facilities shall be classified as “Manufacturing, processing and fabricating plant not engaged in retail sales” for purposes of Section 6-11-2 of the Village Zoning Regulations, provided, however, that the Village may reasonably require that additional parking be provided at any particular location proposed for such use.

4-25-8. ADULT-USE CANNABIS PROCESSING FACILITY: In those zoning districts in which an Adult-Use Cannabis Processing Facility may be located, the proposed facility must comply with the following:

- ~~A. The Facility may not be located within _____ [suggested distance = 1,000] feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section. Library...?~~
- ~~B. The Facility may not be located in a dwelling unit or within _____ [no suggestion as to distance] feet of the property line of a pre-existing property zoned or used for residential purposes.~~
- A. The Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.
- B. For purposes of determining required parking, said facilities shall be classified as “manufacturing, processing and fabricating plant not engaged in retail sales” for purposes of Section 6-11-2 of the Village Zoning Regulations, provided, however, that the Village may reasonably require that additional parking be provided at any particular location proposed for such use.

4-25-9. ADULT-USE CANNABIS TRANSPORTING FACILITY: In those zoning districts in which an Adult-Use Transporting Facility may be located, the proposed facility must comply with the following:

- ~~A. The Facility may not be located within _____ [suggested distance = 1,000] feet of the property line of a pre-existing public or private nursery school, preschool, primary or secondary school, day care center, day care home or residential care home. Learning centers and vocational/trade centers shall not be classified as a public or private school for purposes of this Section. Library...?~~
- ~~B. The Facility may not be located in a dwelling unit or within _____ [no suggestion as to distance] feet of the property line of a pre-existing property zoned or used for residential purposes.~~
- A. The transporting Facility shall be the sole use of the tenant space in which it is located.
- B. The Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.
- C. For purposes of determining required parking, said facilities shall be classified as “Other Use” for purposes of Section 6-11-2 of the Village Zoning Regulations, provided, however, that the Village may reasonably require that additional parking be provided at any particular location proposed for such use.

4-25-10. ADDITIONAL REQUIREMENTS: The Village may require, and Petitioner shall construct or install, building or site enhancements, such as security cameras, lighting, or other improvements, to ensure the safety of employees and customers of the adult-use cannabis business establishments, as well as its environs. Said improvements shall be determined by the

Village in its sole discretion based on the the specific characteristics of the floor plan for a proposed Adult-Use Cannabis Business Establishment and of the site plan for the property on which it is located, consistent with the requirements of the Act.

4-25-11. CO-LOCATION OF CANNABIS BUSINESS ESTABLISHMENTS. The Village may approve the co-location of an Adult-Use Cannabis Craft Grower Facility with either or both of an Adult-Use Cannabis Dispensing Facility and Adult-Use Cannabis Processing Facility, subject to the provisions of the Act and the conditional use criteria of the Village Code, including but not limited to the following:

- A. If more than one licensed organization is involved, then either all organizations sharing a vault on the premises shall also share more than 50% of the same ownership; or each organization shall store its currency and inventory of cannabis and cannabis-infused products in a separate vault in which the other organization does not have access.
- B. The Facility may not conduct any sales or distribution of cannabis other than as authorized by the Act.
- C. The co-located establishments shall be the sole uses of any tenant space in which they are located.
- D. Any such use may be classified as "Other Use" for purposes of Section 6-11-2 of the Village Zoning Regulations, provided, however, that the Village may reasonably require that additional parking be provided at any particular location proposed for such collocated use.

Hamp/Ord/Cannabis/Ordinances/Business regulations.v8.for 2-6-20

No. _____

**AN ORDINANCE
AMENDING THE VILLAGE CODE TO ADOPT CERTAIN
ZONING REGULATIONS GOVERNING ADULT-USE
CANNABIS BUSINESS ESTABLISHMENTS IN THE VILLAGE**

WHEREAS, the State of Illinois has enacted the Cannabis Regulations and Tax Act, effective June 25, 2019; and

WHEREAS, the Act authorizes the Village to enact zoning regulations governing and regulating adult-use cannabis business establishments which may locate in the Village; and

WHEREAS, the Village filed a Petition for Zoning Text Amendment, proposing certain amendments to Chapter 6: Zoning and various sections therein so as to allow as a conditional or special use new classifications constituting Adult-Use Cannabis Business Establishments in the Village; and

WHEREAS, the Plan Commission has reviewed the Petition for Text Amendment at its meeting on Nov. 25, 2019, and has recommended approval of the Petition; and

WHEREAS, Zoning Board of Appeals has conducted a public hearing in regard to the amendments proposed by said Petition on December 10, 2019, following publication of notice of said public hearing in the Daily Herald newspaper on November 15, 2019; and

WHEREAS, following said public hearing, the Zoning Board of Appeals Commission recommended against approval of the proposed amendments; and

WHEREAS, the Corporate Authorities, having considered the Petition, the recommendation of the Plan Commission, the recommendation of the Zoning Board of Appeals, and the comments made at the public hearing, deem it to be necessary and advisable to enact certain zoning regulations governing and regulating Adult-Use Cannabis Business Establishments which may locate in the Village.

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

Section 1. The Hampshire Municipal Code, as previously amended, shall be and is hereby further amended to add certain zoning regulations governing and regulating Adult-Use Cannabis Business Establishments in the Village, in words and figures as follows:

See attached text of regulations.

Section 2. Any and all ordinances, resolutions, motions or parts thereof, in conflict with the terms and provisions of this Ordinance, shall be and hereby are, to the extent of any such conflict, superseded and waived.

Section 3. If any section, subdivision, sentence or phrase of this Ordinance is for any reason held to be void, invalid, or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. This Ordinance shall take effect upon its passage, approval, and publication in pamphlet form, according to law.

ADOPTED this _____ day of _____, 2020, by roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

APPROVED this _____ day of _____, 2020.

Jeffrey R. Magnussen
Village President

ATTEST:

Linda Vasquez
Village Clerk

ZONING

RULES AND DEFINITIONS

DEFINITIONS

Adult-Use Cannabis Business Establishment means a cultivation center facility, craft grower facility, processing facility, dispensing facility, or transporting facility as defined herein.

Adult-Use Cannabis Craft Grower Organization means an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to operate a Adult-Use Cannabis Craft Grower Facility.

Adult-Use Cannabis Cultivation Organization means an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to operate a Adult-Use Cannabis Cultivation Center Facility.

Adult-Use Cannabis Dispensing Organization means an organization or business that is licensed by the Department of Financial and Professional Regulation to acquire cannabis from a cultivation center, craft grower, processing organization, or another dispensary for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds,

paraphernalia, or related supplies under this Act to purchasers or to qualified registered medical cannabis patients and caregivers. As used in this Act, dispensary organization shall include a registered medical cannabis organization as defined in the Compassionate Use of Medical Cannabis Pilot Program Act or its successor Act that has obtained an Early Approval Adult Use Dispensing Organization License.

Adult-Use Cannabis Infuser Facility (or, “infuser”) means a facility operated by an Adult-Use Cannabis Infuser Organization to directly incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis-infused product.

Adult Use Cannabis Infuser Organization means an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to operate a Adult-Use Cannabis Infuser Facility.

Adult-Use Cannabis Processing Facility (or, “processor”) means a facility operated by an Adult-Use Cannabis Processing Organization to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product.

Adult-Use Cannabis Processing Organization means an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to operate a Adult-Use Cannabis Processing Facility.

Adult-Use Cannabis Transporting Facility means a facility operated by an Adult-Use Transporting Organization to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program.

Adult-Use Cannabis Transporting Organization means an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to operate a Adult-Use Cannabis Transporting Facility.

Adult-Use Cannabis Dispensary means a facility operated by a dispensing organization at which activities licensed by this Act may occur.

CHAPTER 6

ZONING

ARTICLE VIII

BUSINESS DISTRICTS

SECTION 6-8-3

B-2 COMMUNITY BUSINESS ZONING DISTRICT

C. In the B-2 Community Business Zoning District, the following special uses shall be allowed:

* * *

-- Adult-Use Cannabis Dispensing Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

-- Adult-Use Cannabis Craft Grower Facility, when combined with an Adult-Use Cannabis Dispensing Facility, as allowed by law and subject to the provisions of Section 4-25-1 et seq. of the Village Code.

ARTICLE VIII

BUSINESS DISTRICTS

SECTION 6-8-7

HC HIGHWAY COMMERCIAL ZONING DISTRICT

D. In a HC Highway Commercial Zoning District, the following special uses shall be allowed:

* * *

-- Adult-Use Cannabis Dispensing Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

-- Adult-Use Cannabis Craft Grower Facility, when combined with an Adult-Use Cannabis Dispensing Facility, as allowed by law and subject to the provisions of Section 4-25-1 et seq. of the Village Code

ARTICLE IX

INDUSTRIAL DISTRICTS

SECTION 6-9-2

M-1 RESTRICTED INDUSTRIAL DISTRICT

C. Special Uses: In a M-1 Restricted Industrial Zoning District, the only special uses shall be as follows:

* * *

-- Adult-Use Cannabis Dispensing Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

-- Adult-Use Cannabis Craft Grower Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

-- Adult-Use Cannabis Craft Grower Facility, when combined with an Adult-Use Cannabis Dispensing Facility and/or an Adult-Use Cannabis Processing Facility, as allowed by law and subject to the provisions of Section 4-25-1 et seq. of the Village Code

-- Adult-Use Cannabis Cultivation Center Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

- Adult-Use Cannabis Infuser Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.
- Adult-Use Cannabis Processing Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.
- Adult-Use Cannabis Transporting Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

ARTICLE IX

INDUSTRIAL DISTRICTS

SECTION 6-9-3

M-2 GENERAL INDUSTRIAL DISTRICT

C. Special Uses: In a M-2 General Industrial Zoning District, the only special uses shall be as follows:

* * *

- Adult-Use Cannabis Dispensing Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.
- Adult-Use Cannabis Craft Grower Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.
- Adult-Use Cannabis Craft Grower Facility, when combined with an Adult-Use Cannabis Dispensing Facility and/or an Adult-Use Cannabis Processing Facility, as allowed by law and subject to the provisions of Section 4-25-1 et seq. of the Village Code
- Adult-Use Cannabis Cultivation Center Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.
- Adult-Use Cannabis Infuser Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.
- Adult-Use Cannabis Processing Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.
- Adult-Use Cannabis Transporting Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

ARTICLE IX

INDUSTRIAL DISTRICTS

SECTION 6-9-4

M-3 INDUSTRIAL DISTRICT

C. Special Uses: In a M-3 General Industrial Zoning District, the only special uses shall be as

follows:

* * *

-- Adult-Use Cannabis Dispensing Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

-- Adult-Use Cannabis Craft Grower Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

-- Adult-Use Cannabis Craft Grower Facility, when combined with an Adult-Use Cannabis Dispensing Facility and/or an Adult-Use Cannabis Processing Facility, as allowed by law and subject to the provisions of Section 4-25-1 et seq. of the Village Code

-- Adult-Use Cannabis Cultivation Center Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

-- Adult-Use Cannabis Infuser Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

-- Adult-Use Cannabis Processing Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

-- Adult-Use Cannabis Transporting Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

ARTICLE IX

INDUSTRIAL DISTRICTS

SECTION 6-9-5:

O-M OFFICE MANUFACTURING ZONING DISTRICT

D. Special Uses: In an O-M Office Manufacturing Zoning District, the only special uses shall be as follows:

* * *

-- Adult-Use Cannabis Dispensing Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

-- Adult-Use Cannabis Craft Grower Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

-- Adult-Use Cannabis Craft Grower Facility, when combined with an Adult-Use Cannabis Dispensing Facility and/or an Adult-Use Cannabis Processing Facility, as allowed by law and subject to the provisions of Section 4-25-1 et seq. of the Village Code

- Adult-Use Cannabis Cultivation Center Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.
- Adult-Use Cannabis Infuser Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.
- Adult-Use Cannabis Processing Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.
- Adult-Use Cannabis Transporting Facility, subject to the provisions of Section 4-25-1 et seq. of the Village Code.

ARTICLE XVII

LARGE SCALE BUSINESS PLANNED DEVELOPMENT DISTRICT REGULATIONS

SECTION 6-17-4

STANDARDS

* * *

D. To meet the unique circumstances presented by each application for approval of a large scale business planned development, and to protect the health, safety, and general welfare of village residents, including any future residents of the proposed development, the Village Board reserves the right to include in the approval of any application for a Large Scale Business Planned Development such other and additional conditions it shall deem necessary or advisable, even if not specifically provided herein, specifically, but not limited to, conditions for inclusion in the large scale business planned development of any permitted or special use otherwise described in this Chapter 6: Zoning.

ALT: specifically, but not limited to, conditions for inclusion in the large scale business planned development of any permitted or special use, and specifically any Adult-Use Cannabis Business Establishment, otherwise allowed as a permitted or special use under this Chapter 6: Zoning.

Hamp/Ord/Cannabis/Ordinances/zoning regulations.v5.for 2-6-20

No. 20 -

**AN ORDINANCE
EXTENDING THE TIME FOR COMMENCEMENT OF THE SPECIAL USE
ALLOWING FOR AN AUTOMOBILE SERVICE STATION INCLUDING SALES
OF GASOLINE AT RETAIL, AND AN AUTOMOBILE/ TRUCK STOP, ON THE
PROPERTY LOCATED AT 19N479 US HIGHWAY 20 IN THE VILLAGE
(Thorntons Development)**

WHEREAS, the property at 19N479 US Highway 20 and as legally described on the attached Exhibit "A" in the Village (the "Subject Property") is currently classified in the HC Highway Commercial Zoning District; and

WHEREAS, on February 21, 2019, by its Ordinance No. 19-01, the Village approved a special use on said property to allow for an automobile service station, including sales of gasoline at retail, and an automobile/truck stop on the premises; and

WHEREAS, certain environmental remediation work was advised or required to be performed on the property prior to commencement of development of the special use; and

WHEREAS, such environmental remediation work has been undertaken by Thornton's on the Subject Property, and it has applied for an appropriate "no further remediation" letter from the Illinois Environmental Protection Agency; and

WHEREAS, the Corporate Authorities, recognizing that steps have been taken and not yet concluded to prepare the site for re-development, have determined it to be in the best interests of the Village to extend the time for commencement of the special use originally approved by Ordinance No. 19-01.

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

Section 1. The time for commencement of the special use on the Subject Property, previously approved by Ordinance No. 19-01, shall be and hereby is extended to February 28, 2021; provided, said use will be deemed to have commenced as of the date a building permit has been issued by the Village.

Section 2. Any other terms and conditions for such special use set forth in Ordinance No. 19-01 shall remain in full force and effect.

Section 3. The recitals set forth above shall be and are hereby incorporated herein by this reference.

Section 4. This Ordinance shall take effect upon its passage and approval as

provided by law.

ADOPTED THIS ____ DAY OF _____, 2020.

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

APPROVED THIS ____ DAY OF _____, 2020.

Jeffrey R. Magnussen
Village President

ATTEST:

Linda Vasquez
Village Clerk

EXHIBIT "A"**LEGAL DESCRIPTION
(Thorntons Property)**

PARCEL 1: Part of the Southwest Quarter and part of the Northwest Fractional Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows: Beginning at the point of intersection of the Northwesterly right-of-way line of Dietrich Road with the Northeasterly right-of-way line of U.S. Route 20; thence Northwesterly along the Northeasterly line of U.S. Route 20, for a distance of 98.35 feet; thence Northwesterly along said Northeasterly right-of-way line; being curved to the left, having a radius of 4467.37 feet, a central angle of 05 degrees 01 minutes 39 seconds, a chord bearing of North 37 degrees 46 minutes 38 seconds West, a chord distance of 391.87 feet (392.06 feet Deeded), and an arc distance of 392.00 feet to the termination of said curve; thence North 40 degrees 17 minutes 28 seconds West along said Northeasterly right-of-way line, a distance of 34.29 feet; thence North 49 degrees 42 minutes 34 seconds East, a distance of 404.51 feet; thence South 37 degrees 25 minutes 14 seconds East, a distance of 598.23 feet (598.20 feet Deeded) to the Northwesterly right-of-way line of said Dietrich Road; thence South 60 degrees 16 minutes 34 seconds West along said right-of-way line, a distance of 400.0 feet to the Place of Beginning, in Kane County, Illinois; and

PARCEL 2: Part of the Southwest Quarter and part of the Northwest Fractional Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows: Commencing at the point of intersection of the Northwesterly right-of-way line of Dietrich Road with the Northeasterly right-of-way line of U.S. Route 20; thence North 60 degrees 16 minutes 34 seconds East along the Northwesterly right-of-way line of said Dietrich Road, a distance of 400.00 feet to the Place of Beginning of the hereinafter described parcel of land; thence continuing North 60 degrees 16 minutes 34 seconds East along said Northwesterly right-of-way line, a distance of 202.02 feet; thence North 29 degrees 53 minutes 41 seconds West a distance of 373.40 feet; thence South 71 degrees 14 minutes 08 seconds West, a distance of 262.92 feet; thence South 37 degrees 25 minutes 14 seconds East, a distance of 427.23 feet to the Place of Beginning, in Kane County Illinois.

PINs: 01-02-100-005; and 01-02-100-013.
Common Address: 19N479 U.S. Highway 20, Hampshire, IL 60140



January 24, 2020

Village of Hampshire
Attn: Mr. Jay Hedges
234 S. State St., #7007
Hampshire, IL 60140
847-683-2181

RE: Thorntons Request for Special Use Permit Expiration Extension

Dear Mr. Hedges,

The Village Ordinance No. 19-01 heard at the Feb. 12, 2019 Zoning Board of Appeals meeting is due to expire on Feb. 20, 2020. I wish to request a 12-month extension to the Special Use Permit, since our construction drawings have been submitted for review & we would be unable to pick up our building permit prior to the expiration date in accordance with the Village Ordinance.

We have conducted extensive site remediation activities on the property in order to clean up past contamination from the previous gas station, removing the existing underground storage tanks and approximately 1,100 cubic yards of contaminated soil from the site. The majority of the cleanup efforts are completed, and our environmental consultant, AKT Peerless, has submitted the appropriate reports to the Illinois Environmental Protection Agency, so that we might obtain a No Further Remediation letter from them, confirming that they are satisfied with our cleanup efforts. Thorntons wishes to obtain the NFR from the IEPA prior to starting construction, so that our construction activities would not be hindered by any additional testing or cleanup which might be required.

Please find attached a memorandum summarizing our site cleanup efforts by Todd McCollister, P.E., and thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd A. Smutz".

Todd A. Smutz
Development Project Manager
2600 James Thornton Way
Louisville, KY 40245
O: 502-572-1294
Todd.smutz@thorntonsinc.com

Enclosure: Memorandum from Todd McCollister, AKT Peerless- Jan. 24, 2020

January 24, 2020

Mr. Todd Smutz
Thorntons LLC
2600 James Thornton Way
Louisville, Kentucky 40245

Subject: Project Background and Status
19N479 Route 20, Hampshire, Illinois
Project No.: 13574e2

Mr. Smutz,

As requested by Thorntons, LLC (Thorntons), AKT Peerless, LLC (AKT Peerless) has prepared this correspondence to provide background information and a status update of the leaking underground storage tank (UST, LUST) project occurring at 19N479 Route 20, Hampshire, Illinois (subject property).

AKT Peerless was originally contracted by BSTP Midwest, LLC (BSTP) to provide environmental due diligence services prior to their acquisition of the subject property, which included a Phase I Environmental Site Assessment (ESA) and Phase II Subsurface Investigations. The subject property was observed to consist of two parcels of land totaling approximately 7.58 acres, and improved by an approximate 8,200-square foot subject building utilized as a convenience store and restaurant; an approximate 4,000-square foot subject building utilized as a truck wash; four canopied gasoline pump islands; seven canopied diesel fuel pump islands; two 10,000-gallon gasoline USTs; a 20,000-gallon diesel fuel UST; a 4,000-gallon gasoline UST that is abandoned-in-place; a 20,000-gallon diesel fuel UST that is abandoned-in-place; and asphalt and concrete paved driving and parking surfaces.

Historical sources reviewed during the course of the Phase I ESA indicated the subject property was developed from vacant land as a truck stop in 1967. Multiple USTs were utilized at the subject property, which prior to 2019, had resulted in a total of four LUST incidents. All of the LUST incidents had been resolved pursuant to the applicable regulations and issued "No Further Remediation" (NFR) Letters by the Illinois Environmental Protection Agency (EPA) by 2017. To mitigate potential exposure risks associated with contaminated soil and groundwater remaining at the subject property; the NFR Letters implemented the following institutional controls:

- The use of the subject property is restricted to commercial or industrial;
- Per municipal ordinance, groundwater from the subject property is prevented from being utilized as a potable source; and
- The entire subject property is considered a Construction Worker Caution Zone which requires (a) notification of construction workers performing subsurface activities that contamination exists, (b) outlining precautions to prevent undue exposure during any future excavation activities, and (c) managing any excavated soils in accordance with the applicable regulations.

a better environment for your business.

During pre-acquisition subsurface investigations performed by AKT Peerless, contamination was identified at concentrations exceeding those permitted by the existing NFR Letters. Following acquisition of the subject property by BSTP, AKT Peerless contacted the Illinois Emergency Management Agency (IEMA) to report a petroleum release from the UST systems, and LUST Incident Number 20190807 was issued.

AKT Peerless was subsequently contracted by Thorntons to decommission the former fueling systems. AKT Peerless and their subcontractors mobilized to the subject property during the week of August 12, 2019 to prepare the subject property for UST system removal, which included erecting temporary construction fencing around the work zone; demolishing and recycling two canopies; removing and recycling the pump islands; removing and recycling concrete overlying the USTs and distribution piping.

On August 20, 2019 and August 21, 2019, under Office of the State Fire Marshal (OSFM) Permit No.: 01465-2019REM, and under the observation of an OSFM representative, AKT Peerless and their subcontractors removed the recently in-use USTs; the previously abandoned USTs; and the product distribution and vent piping. Following removal of the fuel distribution systems, visual and olfactory evidence of contamination was observed, and the LUST incident was confirmed.

Between August 22, 2019 and September 9, 2019, a total of 1,115 cubic yards of impacted backfill and soil were excavated and hauled to a licensed municipal waste landfill for disposal. In addition, 6,450 gallons of perched groundwater and stormwater were removed from the excavations. Following removal of the impacted soil, AKT Peerless collected approximately 40 soil samples from the walls and floors of the UST excavations and the floors of the pipe trenches. The samples were submitted to an environmental laboratory for analysis of the appropriate gasoline and diesel fuel indicator parameters. The analytical results indicated that current conditions of the subject property met the Tier 1 and Tier 2 (i.e., site specific) remedial objectives, which were utilized by the most recent NFR Letter¹. As such, remedial activities were concluded, and the subject property was backfilled with compacted limestone gravel (3-inch and CA-6 grade). Field activities at the subject property concluded on September 24, 2019.

AKT Peerless prepared and submitted the following LUST Program reports to the Illinois EPA:

- The *20-Day Certification* was submitted on September 3, 2019;
- The *45-Day Report* was submitted on October 1, 2019; and
- The *45-Day Report Addendum* was submitted on October 17, 2019.

AKT Peerless has not received a response to these initial submittals as of the date of this correspondence.

To define the lateral extent of contamination exceeding the most stringent Tier 1 remedial objectives defined by Title 35 Illinois Administrative Code (35IAC), Part 742: *Tiered Approach to Corrective Action Objectives (TACO)*, AKT Peerless performed a Stage 1 Soil and Groundwater Investigation pursuant to 35IAC Part 734.315 at the subject property between November 12, 2019 and November 21, 2019. The

¹ During subsequent conversations held with the Illinois EPA project manager, it was communicated that AKT Peerless could not rely on the Tier 2 remedial objectives that were previously developed for the subject property, and new Tier 2 remedial objectives were required.

investigation consisted of advancing a total of 11 soil borings; installation of 5 groundwater monitoring wells; laboratory analysis of 25 soil samples and 5 groundwater samples for applicable gasoline and diesel fuel indicator parameters; and performing hydrogeologic testing and measurements. The findings of the investigation indicate the extent of soil and groundwater contamination is defined to within the subject property boundaries. Utilizing Tier 1, and newly developed Tier 2 remedial objectives, it was determined that contamination remaining at the subject property presents potential exposure risks to the residential receptor via the outdoor inhalation exposure route and via the groundwater ingestion exposure route. To mitigate the identified exposure routes, AKT Peerless proposed an NFR Letter be issued for the existing LUST incident that re-implements institutional controls requiring the subject property to be utilized for commercial or industrial purposes, and to continue observation of the existing groundwater ordinance. The methodologies, findings, and conclusions of the Stage 1 Soil and Groundwater Investigation are documented within a *Site Investigation Completion Report / Corrective Action Plan / Corrective Action Completion Report* dated December 19, 2019 and submitted to the Illinois EPA on January 10, 2020. AKT Peerless has not received a response to this recent submittal as of the date of this correspondence.

AKT Peerless inquired with the Illinois EPA project manager in early January 2020 regarding their review status. The project manager essentially indicated that response times are extended due to large backlogs. Although no response has been received, it is the opinion of AKT Peerless that future development activities should not be affected, as no further remediation is required. However, since contaminated soil and groundwater will remain present at the subject property, AKT Peerless recommends that it be handled and managed appropriately.

AKT Peerless appreciates the opportunity to provide environmental consulting services to Thorntons. As always, if you have any questions or comments, please feel free to contact me.

Sincerely,



R. Todd McCollister, PE

Senior Project Manager

312-213-2645

McCollisterT@aktpeerless.com

VILLAGE OF HAMPSHIRE

Accounts Payable

February 6, 2020

The President and Board of Trustees of the Village of Hampshire
Recommends the following Warrant in the amount of

Total: \$204,879.65

To be paid on or before
February 12, 2020

Village President: _____
Attest: _____
Village Clerk: _____
Date: _____

DATE: 02/04/20
TIME: 15:22:57
ID: AP441000.WOW

VILLAGE OF HAMPSHIRE
DETAIL BOARD REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 05/31/2020

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
A.S.A.P. A.S.A.P. GARAGE DOOR REPAIR								
107298	01/16/20	01	GARAGE DOOR	010030024100			02/16/20	1,650.00
						INVOICE TOTAL:		1,650.00
						VENDOR TOTAL:		1,650.00
ADWA ADAM WAKELEY								
012420	01/24/20	01	OVER PAID UTILITY FINAL	300000002200			02/24/20	95.60
						INVOICE TOTAL:		95.60
						VENDOR TOTAL:		95.60
AJGC ARTHUR J GALLAGHER & CO								
2407861	11/15/19	01	RENEWAL	010010024210			12/31/19	861.00
						INVOICE TOTAL:		861.00
						VENDOR TOTAL:		861.00
AT&T AT&T								
291249633/FEB	01/21/20	01	INTERNET PW STREETS	010030024230			02/19/20	73.29
						INVOICE TOTAL:		73.29
						VENDOR TOTAL:		73.29
B&F B&F CONSTRUCTION CODE SERVICES								
12289	01/17/20	01	DEC PLAN REVEIWS/INSPECTIONS	010010024390			02/17/20	7,078.78
						INVOICE TOTAL:		7,078.78
52944	01/17/20	01	SINGLE FAMILY PLAN REVIEW	010010024390			02/17/20	100.00
						INVOICE TOTAL:		100.00
53013	01/27/20	01	SPRINKLER PLAN REVEIW	010010024390			02/27/20	650.00
						INVOICE TOTAL:		650.00
53022	01/29/20	01	SINGLE FAMILY PLAN REVIEW	010010024390			02/29/20	1,241.00
						INVOICE TOTAL:		1,241.00

INVOICES DUE ON/BEFORE 05/31/2020

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT
B&F B&F CONSTRUCTION CODE SERVICES								
53026	01/29/20	01	SINGLE FAMILY PLAN REVIEW	010010024390			02/29/20	937.93
						INVOICE TOTAL:		937.93
53035	01/30/20	01	THORNTON'S REVIEWS	010010024390			02/29/20	1,864.87
						INVOICE TOTAL:		1,864.87
						VENDOR TOTAL:		11,872.58
B&KPO B & K POWER EQUIPMENT INC.								
158336	01/09/20	01	SHARPEN 2 CHAINS	010030034680			02/09/20	10.00
						INVOICE TOTAL:		10.00
						VENDOR TOTAL:		10.00
BLCR HEALTH CARE SERVICES CORP								
011720	01/17/20	01	ADM	010010014031			02/01/20	2,532.21
		02	PD	010020014031				10,093.18
		03	STREETS	010030014031				6,544.18
		04	SEWER	310010014031				3,091.42
		05	WATER	300010014031				4,117.93
						INVOICE TOTAL:		26,378.92
						VENDOR TOTAL:		26,378.92
BONN BONNELL INDUSTRIES, INC.								
0191012-IN	01/14/20	01	PLOW PARTS	010030034680			02/14/20	113.63
						INVOICE TOTAL:		113.63
0191013-IN	01/14/20	01	REPAIR PLOW LEFT CYLINDER	010030034680			02/14/20	603.35
						INVOICE TOTAL:		603.35
0191014-IN	01/14/20	01	REPAIR PLOW RIGHT CYLINDER	010030034680			02/21/20	603.35
						INVOICE TOTAL:		603.35
0191221-IN	01/21/20	01	REPAIR PLOW RIGHT CYLINDER	010030034680			02/21/20	603.35
						INVOICE TOTAL:		603.35

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BONN BONNELL INDUSTRIES, INC.								
0191222-IN	01/21/20	01	REPAIR PLOW LEFT CYLINDER	010030034680			02/21/20	603.35
							INVOICE TOTAL:	603.35
							VENDOR TOTAL:	2,527.03
BUBR BUCK BROTHERS, INC.								
246170	01/22/20	01	LOADER BUCKET BOLTS	010030034670			02/22/20	80.10
							INVOICE TOTAL:	80.10
							VENDOR TOTAL:	80.10
CHEX CHRISTENSEN EXCAVATING								
7039	01/22/20	01	STONE	010030024130			02/22/20	237.50
							INVOICE TOTAL:	237.50
							VENDOR TOTAL:	237.50
CHFA CHAD FAZEL								
013020	01/30/20	01	MAIL BOX REIMBURSEMENT	010030024130			02/29/20	25.00
							INVOICE TOTAL:	25.00
							VENDOR TOTAL:	25.00
CILI CITY LIMITS SYSTEMS INC								
10385	01/15/20	01	TRUCK WASH	010030034670			01/15/20	525.20
							INVOICE TOTAL:	525.20
							VENDOR TOTAL:	525.20
COMA CORE & MAIN LP								
L764376	01/15/20	01	CLAMPS	300010034670			02/15/20	623.00
							INVOICE TOTAL:	623.00
L846789	01/29/20	01	METERS	300010054960			02/29/20	412.05
							INVOICE TOTAL:	412.05
							VENDOR TOTAL:	1,035.05

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COMED	COMED							
020120	01/13/20	01	5175128047	010030024260			03/16/20	1,125.07
		02	2244132001	010030024260				3,047.58
		03	0710116073	010030024260				86.79
		04	3461028010	010030024260				78.97
		05	1329062027	010030024260				10.75
		06	0524674020	010030024260				24.14
		07	1862215004	310010024260				4,317.58
		08	4997016005	310010024260				327.71
		09	9705026025	300010024260				776.03
		10	6987002019	300010024260				157.00
		11	0495111058	300010024260				139.83
		12	2599100000	300010024260				971.79
		13	2289551008	300010024260				105.97
		14	2676085011	300010024260				3,446.62
		15	0255144168	300010024260				369.88
		16	0030163001	300010024260				1,545.53
		17	1532148012	310010024260				153.28
		18	2323117051	300010024260				162.67
		19	1939142034	310010024260				283.78
		20	4755010063	300010024260				851.30
		21	4623084055	010030024260				37.98
		22	0657057031	010030024260				169.60
		23	0729114032	310010024260				73.98
		24	7101073024	310010024260				619.77
							INVOICE TOTAL:	18,883.60
							VENDOR TOTAL:	18,883.60
COMI	COMPASS MINERALS AMERICA INC.							
581884	01/23/20	01	SALT	150030034600			02/23/20	26,544.69
							INVOICE TOTAL:	26,544.69
582822	01/24/20	01	SALT	150030034600			02/24/20	4,117.80
							INVOICE TOTAL:	4,117.80
							VENDOR TOTAL:	30,662.49

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CUBE	CULLIGAN OF BELVIDERE							
020120	01/31/20	01	85662	010010024280			02/24/20	41.80
		02	93732	300010024280				20.93
		03	93732	310010024280				20.92
		04	93740	010030024280				86.15
		05	104711	010020024280				117.50
						INVOICE TOTAL:		287.30
						VENDOR TOTAL:		287.30
DIE	DIRECT ENERGY BUSINESS							
020120	01/13/20	01	1510867	300010024260			02/12/20	1,086.28
		02	151.796	300010024260				2,754.08
		03	1510797	310010024260				7,924.21
		04	1510866	310010024260				284.81
						INVOICE TOTAL:		12,049.38
						VENDOR TOTAL:		12,049.38
ELSPCO	ELGIN SPRING COMPANY							
6588	01/24/20	01	REPAIR BROKEN SPRINGS	010030024110			02/24/20	1,710.40
						INVOICE TOTAL:		1,710.40
						VENDOR TOTAL:		1,710.40
ESI	ESI CONSULTANTS, LTD							
190502	01/15/20	01	BRIER HILL CONSTRUCTION ENG	640030064371			02/15/20	765.52
						INVOICE TOTAL:		765.52
						VENDOR TOTAL:		765.52
FEDEX	FEDEX							
6-904-43736	01/22/20	01	JH IL FEP LABOR COUNCIL	010020024320			02/22/20	31.62
						INVOICE TOTAL:		31.62
						VENDOR TOTAL:		31.62

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FISA FOX VALLEY FIRE & SAFETY								
IN00327293	01/13/20	01	QUARTERLY FIRE ALARM LEASE	300010024280			02/12/20 INVOICE TOTAL: VENDOR TOTAL:	150.00 150.00 150.00
GALL GALLS LLC								
014871638	01/28/20	01	SPEED PLATE	010020034690			02/27/20 INVOICE TOTAL: VENDOR TOTAL:	438.15 438.15 438.15
GEGR GEHRINGER BROS								
0755	01/16/20	01	REPAIR RUSTED SPINNER	010030024110			02/16/20 INVOICE TOTAL: VENDOR TOTAL:	88.00 88.00 88.00
GRAI GRAINGER								
9412016249	01/15/20	01	GLOVES	010030034670			02/14/20 INVOICE TOTAL: VENDOR TOTAL:	118.63 118.63 118.63
HAAUPA HAMPSHIRE AUTO PARTS								
544621	01/16/20	01	PLOW HYD HOSE FITTINGS	010030034680			02/16/20 INVOICE TOTAL:	53.80 53.80
544677	01/17/20	01	COM WRE/FITTING	010030034680			02/17/20 INVOICE TOTAL:	54.68 54.68
544678	01/17/20	01	SWR PLANT MAINTENANCE SUPPLIES	310010034670			02/17/20 INVOICE TOTAL:	110.23 110.23
544699	01/17/20	01	FUEL FILTER	310010034670			02/17/20 INVOICE TOTAL:	18.88 18.88

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HAAUPA	HAMPSHIRE AUTO PARTS							
544879	01/20/20	01	CLAMP	010030034670		INVOICE TOTAL:	02/20/20	19.61
544955	01/21/20	01	GREASE	010030034660		INVOICE TOTAL:	02/21/20	34.93
544981	01/21/20	01	GLOVES	310010034670		INVOICE TOTAL:	02/21/20	39.92
545062	01/22/20	01	PLOW HYD HOSE FITTINGS	010030034680		INVOICE TOTAL:	02/22/20	78.42
545185	01/23/20	01	SPARK PLUGS	310010034670		INVOICE TOTAL:	02/23/20	4.78
545305	01/24/20	01	CABIN AIR FILTER/HEADLIGHT	010020024110		INVOICE TOTAL:	02/24/20	49.30
HAFD	HAMPSHIRE FIRE PROTECTION							
CPR192004	01/03/20	01	HEARTSAVER CPR	010020024310		INVOICE TOTAL:	02/03/20	136.00
HAIN	HAWKINS, INC.							
4656761	01/31/20	01	WWTP	300010034680		VENDOR TOTAL:		136.00
ISL	INDUSTRIAL SYSTEMS LTD							
22338	01/10/20	01	PRE-WET DEICER	150030034600		INVOICE TOTAL:	02/10/20	2,415.00
						VENDOR TOTAL:		2,415.00

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JAM	JAMES CHRYSLER	DODGE JEEP	RAM					
35801	01/31/20	01	OIL CHANGE	300010024110			02/29/20 INVOICE TOTAL: VENDOR TOTAL:	54.64 54.64 54.64
JMAY	JEANIE MAYER							
013020	01/30/20	01	BROCHURE	010010024382			01/30/20 INVOICE TOTAL: VENDOR TOTAL:	500.00 500.00 500.00
KACTY	KANE CNTY	CIRCUIT COURT	CLERK					
013120A	01/31/20	01	BOND REMITTANCE	010000001000			01/31/20 INVOICE TOTAL: VENDOR TOTAL:	250.00 250.00 250.00
KONMIN	KONICA MINOLTA	BUS SOLUTION						
263767032	01/22/20	01	MONTHLY MAINTENANCE AGREEMENT	010020024340			02/22/20 INVOICE TOTAL: VENDOR TOTAL:	185.88 185.88 185.88
MAWE	MATT WEINHART							
012320	01/23/20	01	OVER PAID UTILITY FINAL	300000002200			02/23/20 INVOICE TOTAL: VENDOR TOTAL:	169.98 169.98 169.98
MECO	MEDIACOM							
010920	01/09/20	01	VH INTERNET	010010024230			02/09/20 INVOICE TOTAL: VENDOR TOTAL:	66.90 66.90 66.90
MENA	MENARDS - SYCAMORE							

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MENA	MENARDS - SYCAMORE							
20448	01/20/20	01	AIR ADMITTANCE VALVE KIT	010030034680			02/20/20	40.46
							INVOICE TOTAL:	40.46
							VENDOR TOTAL:	40.46
METL	METLIFE							
12162019	12/16/19	01	ADM	010010014031			01/01/20	120.60
		02	PD	010020014031				959.66
		03	STREETS	010030014031				531.14
		04	SEWER	310010014031				167.05
		05	WATER	300010014031				392.06
							INVOICE TOTAL:	2,170.51
							VENDOR TOTAL:	2,170.51
MISA	MIDWEST SALT							
P449938	01/22/20	01	SALT	300010034680			02/22/20	2,844.95
							INVOICE TOTAL:	2,844.95
P449939	01/22/20	01	SALT	300010034680			02/22/20	2,745.93
							INVOICE TOTAL:	2,745.93
							VENDOR TOTAL:	5,590.88
NICOR	NICOR							
020120	01/13/20	01	19-61-05-1000 0	310010024260			02/28/20	37.72
		02	87-56-68-1000 5	300010024260				2,783.05
		03	66-55-16-4647 5	310010024260				120.10
							INVOICE TOTAL:	2,940.87
							VENDOR TOTAL:	2,940.87
OFDE	OFFICE DEPOT, INC.							
427195686001	01/13/20	01	PAPER TOWELS/NOTEPADS	010020034650			02/15/20	49.13
							INVOICE TOTAL:	49.13

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OFDE	OFFICE DEPOT, INC.							
427196263001	01/13/20	01	BATTERIES	010020034650			02/15/20	20.26
						INVOICE TOTAL:		20.26
429962812001	01/17/20	01	DIVIDERS/DVD	010020034650			02/17/20	64.85
						INVOICE TOTAL:		64.85
						VENDOR TOTAL:		134.24
PAHCS	PAHCS II/NORTHWESTERN MED OCC							
404548	01/27/20	01	JH PRE-EMP PHYSICAL	010020024380			02/27/20	368.16
						INVOICE TOTAL:		368.16
						VENDOR TOTAL:		368.16
PDC	PDC LABORATORIES, INC.							
I9403248	01/31/20	01	WWTP CHEMICALS	300010024380			02/29/20	315.00
						INVOICE TOTAL:		315.00
						VENDOR TOTAL:		315.00
PETPRO	PETERSEN FUELS, INC.							
1/31/2020	01/31/20	01	STREETS	010030034660			02/29/20	220.04
		02	SEWER	310010034660				75.37
						INVOICE TOTAL:		295.41
28315	01/17/20	01	HYDRAULIC OIL	010030034660			02/17/20	430.00
						INVOICE TOTAL:		430.00
						VENDOR TOTAL:		725.41
PIBO	RESERVE ACCOUNT							
011520	01/15/20	01	VH POSTAGE REFILL	010010024320			02/15/20	62.50
		02	VH POSTAGE REFILL	290010024320				62.50
		03	VH POSTAGE REFILL	300010024320				62.50

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PIBO RESERVE ACCOUNT								
011520	01/15/20	04	VH POSTAGE REFILL	310010024320			02/15/20 INVOICE TOTAL: VENDOR TOTAL:	62.50 250.00 250.00
RAOH RAY O'HERRON CO., INC.								
2003158-IN	01/16/20	01	UNIFORM	010020034690			02/16/20 INVOICE TOTAL:	242.55 242.55
2006371-IN	01/31/20	01	UNIFORM	010020034690			02/29/20 INVOICE TOTAL: VENDOR TOTAL:	1,222.87 1,222.87 1,465.42
REHE REBECCA HEMME								
012320	01/23/20	01	OVER PAID UTILITY FINAL	300000002200			02/23/20 INVOICE TOTAL: VENDOR TOTAL:	132.08 132.08 132.08
RKQUSE RK QUALITY SERVICES								
14586	01/21/20	01	OIL CHANGE	010020024110			02/21/20 INVOICE TOTAL:	41.01 41.01
14606	01/22/20	01	OIL CHANGE	010020024110			02/22/20 INVOICE TOTAL:	33.69 33.69
14607	01/22/20	01	OIL CHANGE	010020024110			02/22/20 INVOICE TOTAL:	35.35 35.35
14631	01/27/20	01	OIL CHANGE	010020024110			02/27/20 INVOICE TOTAL: VENDOR TOTAL:	33.69 33.69 143.74
SHIN SHERWIN WILLIAMS CO								

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SHIN	SHERWIN WILLIAMS CO							
5399-1	01/21/20	01	BARRICADE PAINT	010030024130			02/21/20	197.40
							INVOICE TOTAL:	197.40
							VENDOR TOTAL:	197.40
STAINS	STANDARD INSURANCE COMPANY							
12172019	12/17/19	01	ADM	010010014035			01/01/20	28.29
		02	PD	010020014035				169.38
		03	STREETS	010030014035				53.28
		04	SEWER	310010014035				14.15
		05	WATER	300010014035				23.57
							INVOICE TOTAL:	288.67
							VENDOR TOTAL:	288.67
TEK	TEKLAB, INC							
239660	01/28/20	01	MONTHLY NPDES TESTING	310010024380			02/27/20	460.50
							INVOICE TOTAL:	460.50
							VENDOR TOTAL:	460.50
THMI	THIRD MILLENNIUM ASSOC, INC.							
24311	01/14/20	01	REG UTILITY BILL W/S/R	290010024340			02/14/20	309.63
		02	REG UTILITY BILL W/S/R	300010024380				309.62
		03	REG UTILITY BILL W/S/R	310010024380				309.62
							INVOICE TOTAL:	928.87
							VENDOR TOTAL:	928.87
TIWI	TIM WIESNETH							
011520	01/15/20	01	MAILBOX REIMBURSEMENT	010030024130			02/15/20	19.97
							INVOICE TOTAL:	19.97
							VENDOR TOTAL:	19.97
TRUN	TREES UNLIMITED C P INC							

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TRUN	TREES UNLIMITED C P INC							
8050	01/12/20	01	DOWNTOWN SNOW REMOVAL	010030024190			02/12/20 INVOICE TOTAL:	1,800.00 1,800.00
8055	01/21/20	01	DOWNTOWN SNOW REMOVAL	010030024190			02/21/20 INVOICE TOTAL:	2,700.00 2,700.00
8061	01/28/20	01	DOWNTOWN SNOW REMOVAL	010030024190			02/28/20 INVOICE TOTAL: VENDOR TOTAL:	1,800.00 1,800.00 6,300.00
VSP	VISION SERVICE PLAN (IL)							
12172019	12/17/19	01	ADM	010010014037			12/17/19	22.69
		02	PD	010020014037				105.81
		03	STREETS	010030014037				59.72
		04	SEWER	310010014037				18.40
		05	WATER	300010014037				41.55
							INVOICE TOTAL: VENDOR TOTAL:	248.17 248.17
VWPD	VERIZON WIRELESS							
9846419663	01/15/20	01	PD CELLULAR SERVICE	010020024230			02/15/20 INVOICE TOTAL: VENDOR TOTAL:	360.10 360.10 360.10
VWVH	VERIZON WIRELESS							
9846419664	01/15/20	01	ADM	010010024230			02/07/20	56.34
		02	PD	010020024230				221.97
		03	STREETS	010030024230				308.84
		04	WATER	300010024230				187.26
		05	SEWER	310010024230				94.91
							INVOICE TOTAL: VENDOR TOTAL:	869.32 869.32

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WAMA WASTE MANAGEMENT								
3610646-2011-1	01/31/20	01	JAN 2020	290010024330			03/01/20	55,170.64
							INVOICE TOTAL:	55,170.64
							VENDOR TOTAL:	55,170.64
WESI WEST SIDE TRACTOR SALES								
190337	01/27/20	01	LOADER CUTTING EDGE	010030034670			02/27/20	379.70
							INVOICE TOTAL:	379.70
190338	01/27/20	01	OIL LOADER	010030034660			02/27/20	175.46
							INVOICE TOTAL:	175.46
							VENDOR TOTAL:	555.16
WEX WEX BANK								
63572309	01/31/20	01	PD	010020034660			02/21/20	2,143.30
		02	STREETS	010030034660				3,311.37
		03	WATER	300010034660				232.87
		04	SEWER	310010034660				138.53
							INVOICE TOTAL:	5,826.07
							VENDOR TOTAL:	5,826.07
							TOTAL ALL INVOICES:	204,879.65