



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, February 13, 2023 - 7:00 PM
Hampshire Village Hall - 234 S. State Street

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from December 12, 2022
5. New Business
 - a. A Motion to Adopt Rules of Procedure for Conducting Public Hearings
 - b. A Public Hearing for and consideration of a revised Preliminary Development Plan for the portion of the Prairie Ridge Subdivision generally north of Kelly Rd., (referred to as "Prairie Ridge North,") filed under §6-18-11 of the Village Code
 - c. A Motion to recommend approval of the Preliminary Development Plan for the Prairie Ridge North Subdivision in the Village conditional upon full compliance with preliminary engineering requirements
 - d. A Public Hearing for and consideration of a Petition for Zoning Map Amendment for certain land to be annexed to the Village, to classify said land in the M-2 General Industrial Zoning District upon annexation to the Village, regarding certain property comprised of 38± acres, located generally on the north side of Higgins Road, west of US Hwy 20, and south of I-90 in Hampshire Township
 - e. A Motion to Recommend classifying the property identified in agenda item 5(d) and legally described in the petition for zoning map amendment in the M-2 General Industrial Zoning District upon annexation to the Village, including such of the following conditions as may be proposed by the Commission: (1) cartage and express uses shall not be permitted on the property; (2) vehicle sales shall be permitted on the property; (3) a buffer zone consisting of natural features such as stormwater management facilities, tree groves, and other open space shall be included on the western side of the property
 - f. A Public Hearing for and consideration of a Petition for Zoning Map Amendment for certain land to be annexed to the Village, to classify said land in the M-3 Industrial Zoning District upon annexation to the Village, regarding certain property comprised of 278± acres, located generally north of I-90, east of US Hwy 20, and on either side of Dietrich Road in Hampshire Township, Kane County, and Coral Township, McHenry County

- g. A Motion to Recommend classifying the property identified in agenda item 5(f) and legally described in the petition for zoning map amendment in the M-3 Industrial Zoning District upon annexation to the Village
 - h. A Motion to authorize the Chair to report the actions of the Commission's business, with appropriate findings of fact and recommendation(s), to the Village Board of Trustees
- 6. Public Comments
 - 7. Announcements
 - 8. Adjournment

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

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

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

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

VILLAGE OF HAMPSHIRE
PLANNING & ZONING COMMISSION

MINUTES

DECEMBER 12 ,2022

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:01pm by Chairman B. Mroch. Members present: Chair B. Mroch, and commissioners S. McBride, A. Neal, R. Frillman, and B. Rossetti. Absent was L. Rapach.

A motion to approve minutes from November 14, 2022 with no corrections was made by S. McBride, seconded by R. Frillman, with a vote of 5 aye. Motion carried.

A motion to approve a Concept Plan of Subdivision for the Smrt and Ludwig properties generally near the I-90 interchange as submitted by Dan Light failed. Motion failed.

A motion to approve the 2023 Regular Meeting Schedule of the Planning and Zoning Commission was made by R. Frillman, seconded by S. McBride, with a vote of 5 aye, 0 nay. Motion carried.

A motion to authorize the Chair to report the actions of the Commission's business to the Village Board of Trustees was made by S. McBride, seconded by R. Frillman, with a vote of 4 aye, 0 nay. Motion carried.

Meeting was adjourned at 7:26pm with a motion by S. McBride, seconded by R. Frillman, with a vote of 4 aye, 0 nay. Motion carried.

Minutes completed by R. Frillman

Respectfully submitted,

Bryan G. Mroch

B. Mroch

Chair



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

Agenda Supplement

TO: **Planning and Zoning Commission**
FROM: **Josh Wray, Assistant to the Village Manager**
FOR: **Planning & Zoning Commission Meeting on Feb. 13, 2023**
RE: **Rules of Procedure for Public Hearings**

Background: The Planning & Zoning Commission may adopt by motion rules of procedure for public hearings that establish how appearances are made and how testimony is received. The former Zoning Board of Appeals adopted such rules, but those rules did not automatically carry over to the Planning and Zoning Commission upon its creation.

Analysis: The attached Rules of Procedure are substantially similar to those previously in effect for the Zoning Board of Appeals. They include a provision that provides the Chair with the authority to impose reasonable limitations on testimony or evidence to be presented, such as time limitations, and requirements of relevance and materiality, and barring repetitive or cumulative testimony or evidence.

Recommendation: Staff recommends approval of the attached Rules of Procedure for conducting public hearings.

**VILLAGE OF HAMPSHIRE
PLANNING & ZONING COMMISSION**

RULES OF PROCEDURE / PUBLIC HEARINGS

1. These rules are adopted for use by the Hampshire Planning & Zoning Commission, for use at any “public hearing” to be conducted by the Planning & Zoning Commission in accordance with the requirements of the Illinois Municipal Code.

2. Appearances:

- a) A Petitioner may appear on his, her or its own behalf, or may be represented by an attorney or agent.
- b) Any person having an interest in the action which is the subject matter of the public hearing (an “Interested Party”), and any other person desiring to make comment on the subject matter of the public hearing, may appear at the hearing.
- c) The Petitioner, and Petitioner’s attorney(s) and agent(s), and any other person or party, shall file with the Planning & Zoning Commission an appearance form; each person who will offer testimony or comment, or ask questions or cross-examine, at the hearing must file such Appearance Form prior to or at the public hearing. A written oath/ affirmation shall be included on the Appearance Form.
- d) The Village, its officials and employees, is/are deemed to be an Interested Party in every proceeding, and need not file any written appearance.

3. Persons addressing the Board: All persons who shall offer any testimony or evidence at the hearing shall file with the Planning & Zoning Commission a written “Appearance Form” prior to or at the public hearing. All testimony shall be given under oath or affirmation. A written oath/affirmation shall be included on the Appearance Form to be signed by any person who will testify; an oral oath may also be required of any person before giving testimony. Any group of persons with a common interest or interests is encouraged to speak through a single spokesperson.

4. The Chair may impose reasonable limitations on testimony or evidence to be presented, such as time limitations, and requirements of relevance and materiality, and barring repetitive or cumulative testimony or evidence..

5. Cross-examination:

- a) All persons who intend to ask questions of or cross-examine any witness must complete and file with the Planning & Zoning Commission an “Appearance Form.”

- b) The Chair may at any time during the hearing process impose reasonable conditions on cross-examination of witnesses, including but not limited to, restricting the class of persons allowed to cross-examine; requiring such persons to demonstrate that they fall within the class of persons allowed to cross-examine; restricting the subject matter on which cross-examination will be allowed; identifying those witnesses who may be subject to cross-examination; and/or identifying those areas of inquiry which will be allowed.
- c) The purpose of cross-examination shall be to question a witness about testimony he or she has given at the hearing, or any other relevant aspect of the Petition. Cross-examination shall not be used by the questioner to offer testimony or evidence.
- d) As to each witness, each party shall designate one person to question or cross-examine.

5. Podium: All persons shall first be recognized by the Chair and shall address themselves to the Chair from a location set aside for that purpose, except that any questions during cross-examination shall be directed to the witness.

6. The Order of Proceeding shall be as follows:

- a) Opening remarks by Chair (if any).
- b) Review of public notice(s) of hearing.
- c) Testimony/Evidence: Parties may then proceed in the following order:
 - Presentation of testimony and evidence by Petitioner
 - Questions to Petitioner by Board members;
- d) Presentation of testimony / evidence / comments / questions to Petitioner from the public.
- e) Rebuttal testimony or evidence from Petitioner.
- f) Summation by Petitioner.

7. The Planning & Zoning Commission is not bound by strict rules of evidence, but may exclude irrelevant, immaterial, repetitive, or cumulative evidence. The Chair (or, at the direction of the Chair, the Board's legal adviser) shall rule on all questions or objections related to the admissibility of any testimony or evidence, and the propriety of any question asked of any witness.

8. The Chair may take such other actions as are reasonably necessary to assure an orderly and civil public hearing. Any overly disruptive person may be removed from the hearing room on the order of the Chair.

9. At the conclusion of the presentation of testimony and evidence to the Planning & Zoning Commission, in accordance with the schedule set forth above, the Board may continue the public hearing to a date certain; may deliberate on the evidence, testimony, and comments presented; may postpone such deliberations until a later meeting date; may make a recommendation to the Village Board; and may take such other action(s) as deemed necessary or advisable.

10. These rules may be amended from time to time by majority vote of the members of the Planning & Zoning Commission.



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: Josh Wray, Assistant to the Village Manager
FOR: Planning and Zoning Commission Meeting, Feb. 13, 2023
RE: Preliminary Development Plan - Prairie Ridge North

Background: Crown Community Development approached the Village in May of 2022 regarding a new design concept for the remainder of Prairie Ridge north of Kelly Rd. After meeting with staff several times, and making some reduction in density, a concept plan was presented to the Village Board and discussed at three meetings where modifications were made. Since then, Crown has officially submitted for a new preliminary development plan for Prairie Ridge North.

Analysis: The new plan shows a 55% increase in housing units from 1,286 in the 2005 plan to 1,987 in the new plan. A major purpose for the redesign is to include different sizes of single-family homes, townhome neighborhoods, active adult neighborhoods, and build-to-rent single-family and townhomes. EEI has noted that Crown's preliminary plat and engineering plans substantially comply with Village requirements. Full compliance will be required before this action is taken to the Village Board.

The next step will be for Crown to complete preliminary engineering and finalize negotiations of the development agreement with staff. The preliminary development plan and development agreement, along with this Commission's findings and recommendations, will then be taken to the Village Board for another public hearing and for the Village Board's consideration of approval. If approved, Crown will be entitled to the preliminary development plan and will proceed to develop the subdivision in neighborhood-level phases as it has for Prairie Ridge thus far. For each neighborhood, the final plan will come back to the Planning and Zoning Commission and Village Board to ensure substantial compliance with the preliminary plan being considered at this time.

Action Needed: Hold a public hearing on this matter and consider recommending approval of the Prairie Ridge North preliminary development plan, subject to full compliance with preliminary engineering requirements.



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

Zoning Review Application

Date: 10/20/22

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

PART I. APPLICANT INFORMATION

APPLICANT (Please print or type)

Name: HAMPSHIRE WEST LLC Email: _____

Address: 1751A WEST DIEHL RD Phone: _____
NAPERVILLE IL 60563

CONTACT PERSON (If different from Applicant)

Name: DAN OLSEN Email: DOLSEM@CROWN-CHICAGO.COM

Address: S.A.A. Phone: (630)267-0782

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES NO

If the Applicant is not the owner of the subject property, a written statement from the Owner authorizing the Applicant to file the Development Application must be attached to this application.

IS THE APPLICANT AND/OR OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

YES NO

If the Applicant and/or 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 verified by the Trustee and shall be attached hereto.

PART II. PROPERTY INFORMATION

Name of Development (if any): PRAIRIE RIDGE
Address: HARMONY RD B/W MELMS RD & ALLEN RD
Parcel Number(s): _____
Total Area (acres): 958.2
Legal Description: must be attached to this application (SEE ANNEX AGREEMENT)
Fire Protection District: HAMPSHIRE FPD
School District: CUSD 360
Library District: ELLA JOHNSON
Park District: HAMPSHIRE PARK DISTRICT
Township: H
Current Zoning District: PUD
Current Use: ~~S.F. & M.F. RESIDENTIAL~~
AGRICULTURE (ZONED FOR S.F. & M.F. RESIDENTIAL)
Proposed Zoning/Variance/Use:
P.U.D.
Reason/Explanation for Zoning/Variance/Use:
REVISE PRELIMINARY PLAT

PART III. REQUIRED DOCUMENTATION

From chart on next page

not
req'd
per
staff
JLW

- Signed Development Application
- Signed Developer's Agreement (Attachment A)
- Deposit/Fee \$ _____
(see Village Ordinances and Requirements section)
- Proof of Ownership or Option
- Legal Description of Property - Plat of Survey
- List of property owners within 250 ft with parcel numbers (Attachment B)
(see Attachment C for an example notification letter)
- Concept Plan - [see Subdivision Regulations for more information](#)
- Preliminary Plan - [see Subdivision Regulations for more information](#)
- Final Plan - [see Subdivision Regulations for more information](#)
- Site Plan
- Landscape Plan: Preliminary or Final
- Architectural Elevations
- Petition for Annexation
- Plat of Annexation
- Soil & Water Conservation District Land Use Opinion - [See Kane-DuPage SWCD webpage](#)
- Other _____

Needed documentation may vary depending on the specific circumstances of the application. Therefore, staff may require additional documentation after initial review (e.g., fiscal impact study, endangered species report, wetland report etc.).

I, DANIEL J OLSEN hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Hampshire ordinances.

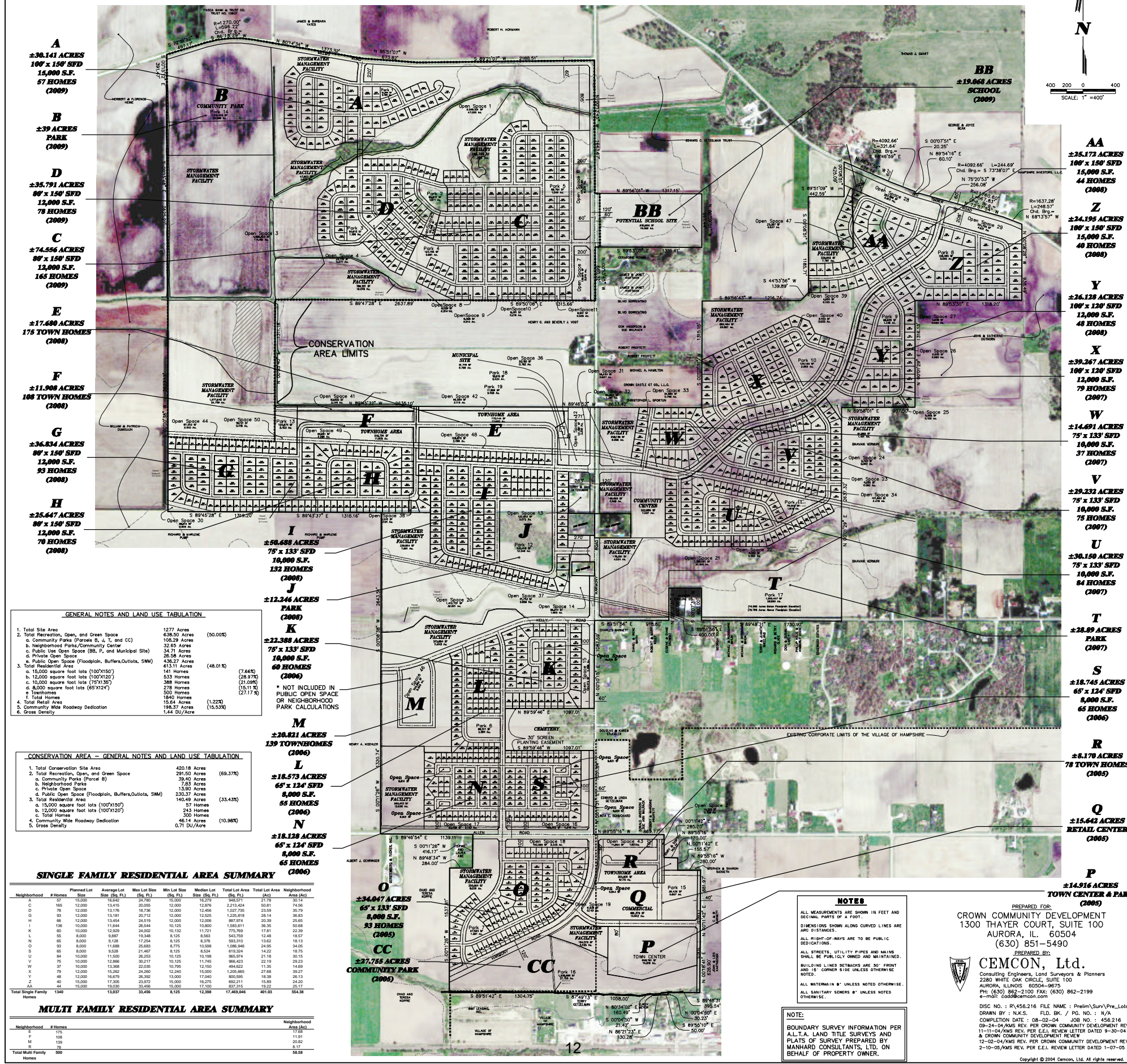
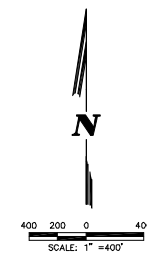


Signature

10/20/22

Date

PRAIRIE RIDGE PRELIMINARY PLAT OF SUBDIVISION



- A**
±30.141 ACRES
100' x 150' SFD
15,000 S.F.
57 HOMES
(2009)
- B**
±39 ACRES
PARK
(2009)
- D**
±35.791 ACRES
80' x 150' SFD
12,000 S.F.
78 HOMES
(2009)
- C**
±74.556 ACRES
80' x 150' SFD
12,000 S.F.
165 HOMES
(2009)
- E**
±17.600 ACRES
175 TOWN HOMES
(2008)
- F**
±11.908 ACRES
108 TOWN HOMES
(2008)
- G**
±36.834 ACRES
80' x 150' SFD
12,000 S.F.
93 HOMES
(2008)
- H**
±25.647 ACRES
80' x 150' SFD
12,000 S.F.
70 HOMES
(2008)

- AA**
±25.172 ACRES
100' x 150' SFD
15,000 S.F.
44 HOMES
(2008)
- Z**
±24.195 ACRES
100' x 150' SFD
15,000 S.F.
40 HOMES
(2008)
- Y**
±26.128 ACRES
100' x 120' SFD
12,000 S.F.
48 HOMES
(2008)
- X**
±39.267 ACRES
100' x 120' SFD
12,000 S.F.
79 HOMES
(2007)
- W**
±14.691 ACRES
75' x 133' SFD
10,000 S.F.
37 HOMES
(2007)
- V**
±29.232 ACRES
75' x 133' SFD
10,000 S.F.
75 HOMES
(2007)
- U**
±30.150 ACRES
75' x 133' SFD
10,000 S.F.
84 HOMES
(2007)
- T**
±28.89 ACRES
PARK
(2007)
- S**
±18.745 ACRES
65' x 124' SFD
8,000 S.F.
65 HOMES
(2006)
- R**
±8.170 ACRES
78 TOWN HOMES
(2005)
- Q**
±15.642 ACRES
RETAIL CENTER
(2005)
- P**
±14.916 ACRES
TOWN CENTER & PARK
(2005)

GENERAL NOTES AND LAND USE TABULATION

1. Total Site Area	1277 Acres	(50.00%)
2. Total Recreation, Open, and Green Space	638.50 Acres	(50.00%)
a. Community Parks (Parks B, U, T, and CC)	108.29 Acres	
b. Neighborhood Parks/Community Center	32.65 Acres	
c. Public Use Open Space (BB, P, and Municipal Site)	34.71 Acres	
d. Private Open Space	26.28 Acres	
e. Public Open Space (Floodplain, Buffers/Outlets, SWM)	436.27 Acres	(48.01%)
3. Total Residential Area	613.11 Acres	(7.64%)
a. 15,000 square foot lots (100'x150')	141 Homes	(28.37%)
b. 12,000 square foot lots (100'x150')	533 Homes	(86.97%)
c. 10,000 square foot lots (75'x133')	388 Homes	(63.12%)
d. 8,000 square foot lots (65'x124')	278 Homes	(45.11%)
e. Townhomes	500 Homes	(81.71%)
f. Total Homes	1840 Homes	(1.22%)
4. Total Retail Area	15.64 Acres	(15.53%)
5. Community Wide Roadway Dedication	198.37 Acres	(15.53%)
6. Gross Density	1.44 DU/Acre	

CONSERVATION AREA - GENERAL NOTES AND LAND USE TABULATION

1. Total Conservation Site Area	420.18 Acres
2. Total Recreation, Open, and Green Space	291.50 Acres (69.37%)
a. Community Parks (Parks B)	39.40 Acres
b. Neighborhood Parks	7.83 Acres
c. Private Open Space	13.80 Acres
d. Public Open Space (Floodplain, Buffers/Outlets, SWM)	230.37 Acres
e. Private Open Space	140.49 Acres (33.43%)
3. Total Residential Area	140.49 Acres
a. 15,000 square foot lots (100'x150')	37 Homes
b. 12,000 square foot lots (100'x150')	243 Homes
c. Total Homes	300 Homes
4. Total Retail Area	48.14 Acres (10.98%)
5. Gross Density	0.71 DU/Acre

SINGLE FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Planned Lot Size	Average Lot Size	Max Lot Size	Min Lot Size	Median Lot Size	Total Lot Area	Total Lot Area	Neighborhood
		(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Acres)	(Acres)	
A	57	15,000	16,262	24,750	10,000	12,276	928,371	21.79	30.14
B	160	12,000	12,415	20,000	10,000	12,276	2,214,624	50.81	74.30
C	78	12,000	11,176	18,736	12,000	12,456	1,207,236	27.59	36.79
D	93	12,000	13,161	20,712	12,000	12,255	1,225,818	28.14	36.83
E	65	12,000	13,464	24,918	12,000	12,506	887,874	20.29	25.65
F	136	10,000	11,644	26,544	10,125	10,800	1,383,811	31.35	50.68
G	60	10,000	12,029	24,000	10,102	11,721	776,789	17.81	22.39
H	55	8,000	9,887	19,348	8,125	8,563	543,759	12.48	18.57
I	65	8,000	9,528	17,254	8,125	8,376	563,350	12.82	18.13
J	93	8,000	11,688	25,683	8,775	10,568	1,086,348	24.95	34.05
K	65	8,000	9,528	17,254	8,125	8,376	563,350	12.82	18.13
L	40	10,000	11,600	26,203	10,125	11,168	965,874	21.18	30.15
M	75	10,000	12,886	32,417	10,102	11,748	1,255,860	27.88	29.23
N	37	10,000	13,388	22,335	10,795	12,150	484,622	11.25	14.69
O	40	10,000	12,886	32,417	10,102	11,748	1,255,860	27.88	29.23
P	48	12,000	16,379	26,392	13,000	17,040	800,595	18.38	25.13
Q	40	15,000	17,250	23,775	15,000	16,275	601,211	13.80	24.20
R	60	10,000	11,000	31,000	10,000	11,000	660,000	15.22	25.17
Total Single Family Homes	1340		13,627	33,456	8,125	12,398	17,469,946	401.83	554.36

MULTI FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Neighborhood	# Homes
E	175	U	178
F	108	V	75
M	139	W	37
S	65	X	79
Total Multi Family Homes	500		588

* NOT INCLUDED IN PUBLIC OPEN SPACE OR NEIGHBORHOOD PARK CALCULATIONS

NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS OF A FOOT.

SURVEYING DATA SHOWN ALONG CURVED LINES ARE ARC DISTANCES.

ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.

ALL ERECTIONS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.

BUILDING LINES SETBACKS ARE 30' FRONT AND 15' CORNER SIDE UNLESS OTHERWISE NOTED.

ALL WATERWAYS ARE UNLESS NOTED OTHERWISE.

ALL SANITARY SEWERS ARE UNLESS NOTED OTHERWISE.

PREPARED FOR:
CROWN COMMUNITY DEVELOPMENT
1300 THAYER COURT, SUITE 100
AURORA, IL. 60504
(630) 851-5490

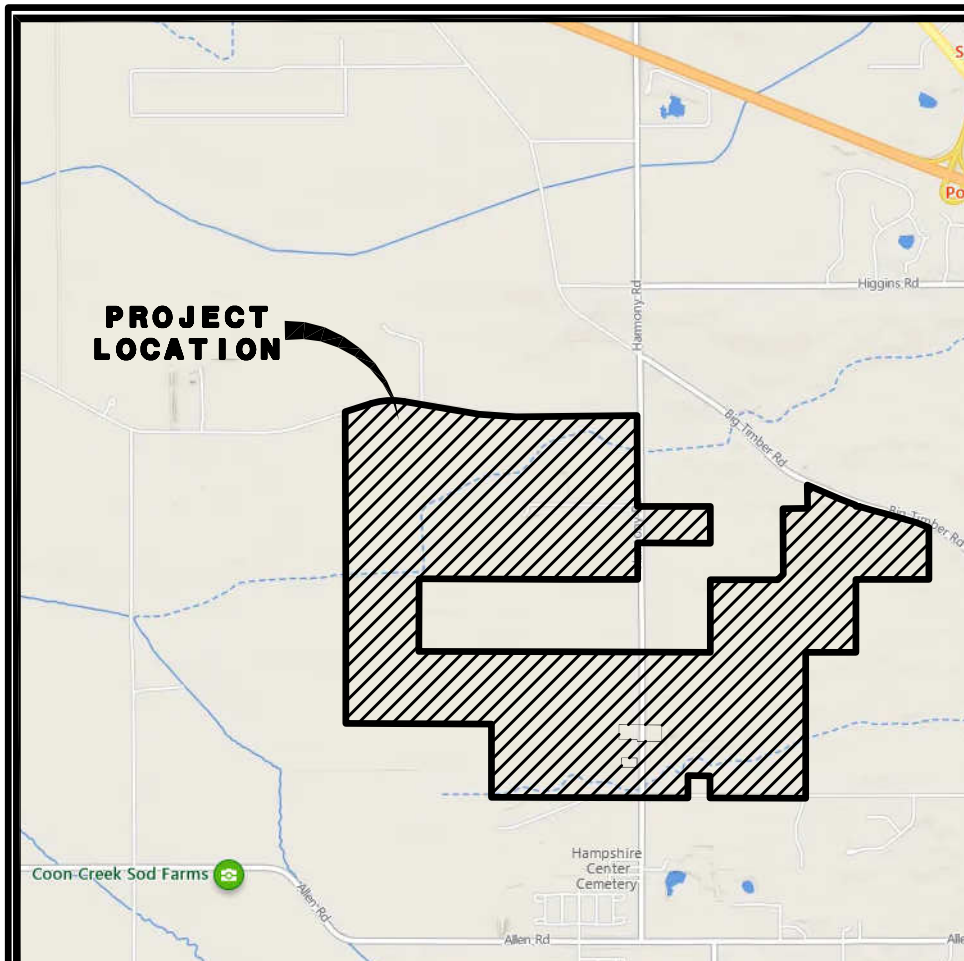
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, ILLINOIS 60504-9673
PH: (630) 862-2100 FAX: (630) 862-2199
e-mail: cemcon@comcast.com

DISC NO.: R\458.216 FILE NAME: Prelim\Surv\Pre_Lotloc
DRAWN BY: N.K.S. FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 08-02-04 JOB NO.: 458.216
08-24-04/KMS REV. PER CROWN COMMUNITY DEVELOPMENT REVIEW
11-11-04/KMS REV. PER E.E.L. REVIEW LETTER DATED 9-30-04
& CROWN COMMUNITY DEVELOPMENT REVIEW
12-02-04/KMS REV. PER CROWN COMMUNITY DEVELOPMENT REVIEW
2-10-05/KMS REV. PER E.E.L. REVIEW LETTER DATED 1-07-05

Copyright © 2004 Cemcon, Ltd. All rights reserved.

PRELIMINARY PLAT OF SUBDIVISION FOR PRAIRIE RIDGE NORTH

SHEET 1 OF 9



LOCATION MAP

LINE	LENGTH	BEARING
L1	156.64'	S 00°31'00" E
L2	222.74'	N 89°34'30" W
L3	170.00'	N 00°29'21" E
L4	222.14'	S 89°34'30" E
L5	43.78'	S 00°31'00" W
L6	70.71'	S 44°46'42" E
L7	80.00'	N 00°31'00" E
L8	70.71'	S 45°13'18" W
L9	105.80'	S 00°31'00" W
L10	271.32'	N 89°43'33" W
L11	389.00'	S 00°10'15" E
L12	271.83'	S 89°43'37" E
L13	463.59'	S 00°07'54" W
L14	56.57'	S 44°52'04" E
L15	100.00'	N 00°07'54" E
L16	56.57'	S 45°07'54" E
L17	870.52'	S 00°07'54" W
L18	870.44'	N 00°07'54" E
L19	56.57'	S 44°52'04" E
L20	100.00'	N 00°07'54" E
L21	56.57'	S 45°07'54" E
L22	463.59'	N 00°07'54" E
L23	388.17'	S 89°43'37" E
L24	468.58'	S 00°10'15" E
L25	383.64'	N 89°43'30" E
L26	328.59'	N 00°31'00" E

400 200 0 400
SCALE: 1 INCH = 400 FEET



- A**
±169.56 ACRES
ACTIVE ADULT
SINGLE FAMILY
66' w X 125'd
114 HOMES
- B**
±63.99 ACRES
SINGLE FAMILY
71' w X 125'd
80 HOMES
- C**
±39.45 ACRES
SINGLE FAMILY
66' w X 125'd
97 HOMES
- E**
±20.40 ACRES
161 TOWN HOMES
- G**
±93.10 ACRES
272 TOWN HOMES
- H**
±46.87 ACRES
SINGLE FAMILY
71' w X 125'd
123 HOMES
- I**
±39.09 ACRES
SINGLE FAMILY
51' w X 110'd
146 HOMES
- J**
±63.42 ACRES
SINGLE FAMILY
66' w X 125'd
131 HOMES
- D**
±61.93 ACRES
SINGLE FAMILY
56' w X 110'd
118 HOMES
- F**
±19.48 ACRES
79 TOWN HOMES
- W**
±39.60 ACRES
SINGLE FAMILY
71' w X 125'd
82 HOMES
- X**
±43.64 ACRES
SINGLE FAMILY
66' w X 125'd
118 HOMES
- V**
±23.53 ACRES
ACTIVE ADULT
SINGLE FAMILY
66' w X 125'd
46 HOMES
- Y**
±16.51 ACRES
129 TOWN HOMES
- U**
±35.99 ACRES
SINGLE FAMILY
66' w X 125'd
70 HOMES
- T**
±31.77 ACRES
SINGLE FAMILY
56' w X 110'd
58 HOMES
- Z**
±34.10 ACRES
ACTIVE ADULT
SINGLE FAMILY
66' w X 125'd
85 HOMES
- AA**
±102.90 ACRES
SINGLE FAMILY
71' w X 125'd
78 HOMES

GENERAL NOTES AND LAND USE TABULATION

- Total Site Area: 960.6 Acres (53.54%)
- Total Recreation, Open, and Green Space: 514.31 Acres (53.54%)
 - a. Future Community Parks (Neighborhoods A & AA): 124.49 Acres
 - b. Future School Site (Neighborhood AA): 11.18 Acres
 - c. Municipal Site (Neighborhood G): 9.01 Acres
 - d. Public Open Space (Floodplain, Buffers, Outlots, SWM): 369.63 Acres
- Total Residential Area: 298.06 Acres (31.03%)
 - a. Single Family (71'x125'): 363 Homes (28.39%)
 - b. Single Family (66'x125'): 416 Homes (30.87%)
 - c. Single Family (56'x110'): 176 Homes (6.21%)
 - d. Single Family (51'x110'): 146 Homes (6.77%)
 - e. Active Adult Single Family (66'x125'): 245 Homes (17.83%)
 - f. Townhomes: 641 Homes (21.93%)
 - g. Total Homes: 1987 Homes
- Community Wide Roadway Dedication: 148.23 Acres (15.43%)
- Gross Density: 2.07 DU/Acre

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	114	8,250	9,446	13,296	8,250	8,850	1,076,837	24,72	169.56
B	80	8,875	10,266	17,028	8,875	9,581	821,248	18,85	63.99
C	97	8,250	9,785	18,103	8,250	9,021	949,100	21,79	39.45
D	118	6,160	6,888	11,322	6,160	6,670	812,776	18,66	61.93
H	123	8,875	10,157	17,777	8,875	9,100	1,249,909	28,68	46.87
I	146	5,610	6,021	10,015	5,610	6,115	879,115	20,18	39.09
J	131	8,250	9,591	15,871	8,250	8,837	1,256,420	28,84	63.65
T	58	6,160	6,605	9,842	6,160	6,383	383,076	8,79	31.77
U	70	8,250	9,940	14,545	8,250	9,360	695,807	15,97	35.99
V	46	8,250	9,253	12,690	8,250	8,875	425,617	9,77	23.53
W	82	8,875	9,956	15,672	8,875	9,252	816,432	18,74	39.60
X	118	8,250	9,378	18,193	8,250	8,718	1,106,546	25,40	43.64
Z	85	8,250	9,558	13,453	8,250	8,949	812,447	18,65	34.10
AA	78	8,875	10,231	14,394	8,875	9,732	797,998	18,32	102.90
Total Single Family	1346		8,977	18,193	5,610	8,875	12,082,788	277.36	796.07

MULTI FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Neighborhood Area (Ac)
E	181	20.40
F	79	19.48
G	272	92.87
AA	129	16.51
Total Multi Family	641	149.26

LOT REQUIREMENTS	51'	56'	66'	71'	Active-Adult
	N-I	N-D N-T	N-C N-J N-U N-X	N-B N-H N-W N-AA	N-A N-V-Y-Z
Minimum Lot Width	51'	56'	65'	65'	65'
Minimum Lot Depth	110'	110'	110'	110'	110'
Minimum Lot Areas	5,610 Sq.-Ft.	6,160 Sq.-Ft.	8,250 Sq.-Ft.	8,875 Sq.-Ft.	8,250 Sq.-Ft.
Minimum Setbacks					
Front Yard	25'	25'	25'	25'	25'
Interior Side Yard	7.5'	7.5'	7.5'	7.5'	7.5'
Corner Side Yard w Drive/No Drive	20'/15'	20'/15'	20'/15'	20'/15'	20'/15'
Rear Yard	25'	25'	25'	25'	25'
EXTRA DIMENSIONS & ENCROACHMENTS					
Side Yard Obstruction (Chimney)	3'	3'	3'	3'	3'
Rear Yard Obstruction (Deck)	10'	10'	10'	10'	10'
Minimum Building Heights (As Measured from Finish Floor Elevation)	35'	35'	35'	35'	35'
Front Yard Encroach (Porch)	5'	5'	5'	5'	5'

TOWNHOME REQUIREMENTS	Front-Loaded Townhomes		Rear-Loaded Townhomes	
	N-E	N-F-N-Y	N-E	N-F-N-G-N-Y
R.O.W. & P.L. SETBACKS				
To Adjacent Property Line	30'		30'	
Front to Internal R.O.W.	25'		25'	
Side to Internal R.O.W.	25'		20'	
BUILDING SETBACKS				
Front to Front	40'		40'	
Rear to Rear	50'		60'	
Side to Side	20'		20'	
Front to Side	40'		40'	
Rear to Side	40'		50'	
EXTRA DIMENSIONS & ENCROACHMENTS				
Minimum Building Heights (As Measured from Finish Floor Elevation)	37'		37'	
Side Yard Obstruction (Stoop)	3'		3'	
Rear Yard Obstruction (Deck)	10'		10'	
Front Yard Obstruction (Stoop)	5'		5'	

NOTES

- ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS OF A FOOT.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
- ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- BUILDING LINES SETBACKS ARE 30' FRONT AND 15' CORNER SIDE UNLESS OTHERWISE NOTED.
- ALL WATERMAIN 8" UNLESS NOTED OTHERWISE.
- ALL SANITARY SEWERS 8" UNLESS NOTED OTHERWISE.

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed 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)
- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON WILL COUNTY FIRM.
- SECTION CORNER OR QUARTER SECTION CORNER

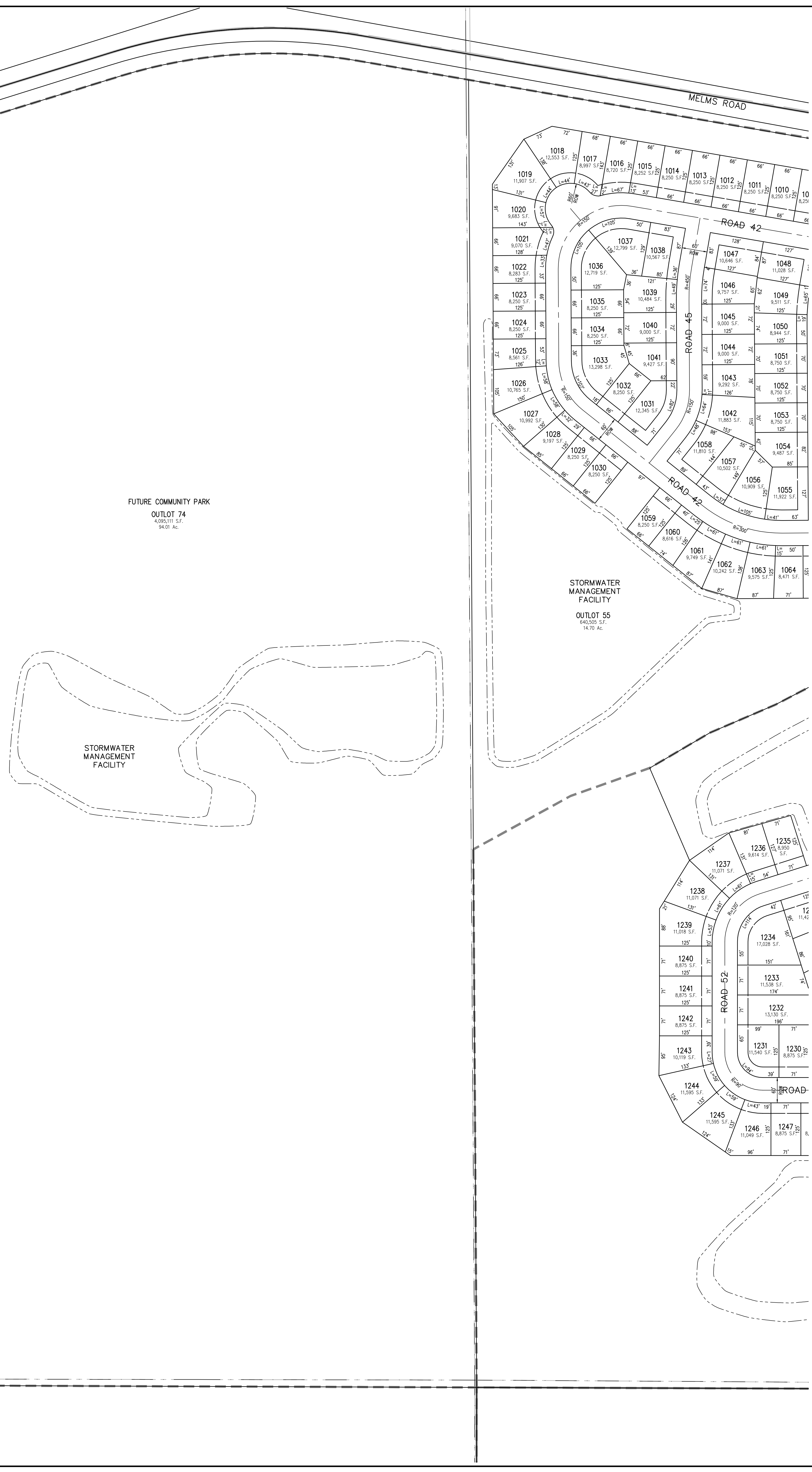
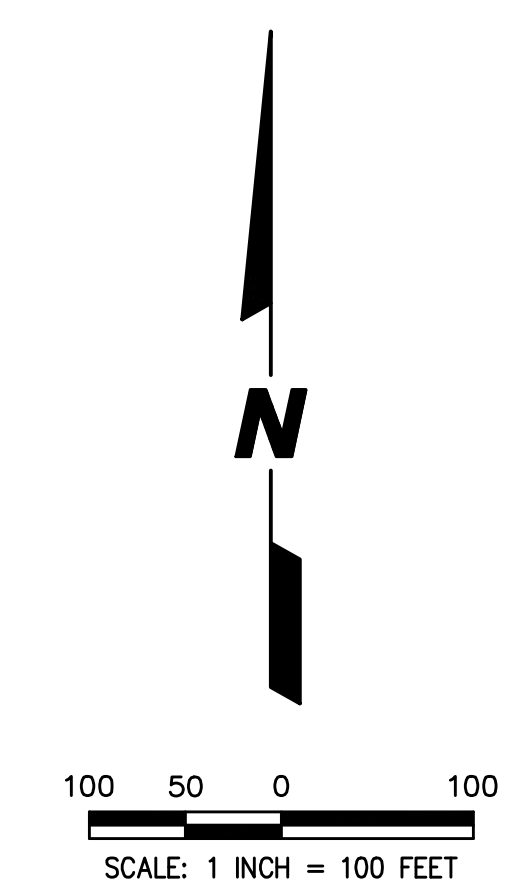
NOTE:

BOUNDARY SURVEY INFORMATION PER A.L.T.A. LAND TITLE SURVEYS AND PLATS OF SURVEY PREPARED BY MANHARD CONSULTANTS, LTD. ON BEHALF OF PROPERTY OWNER.

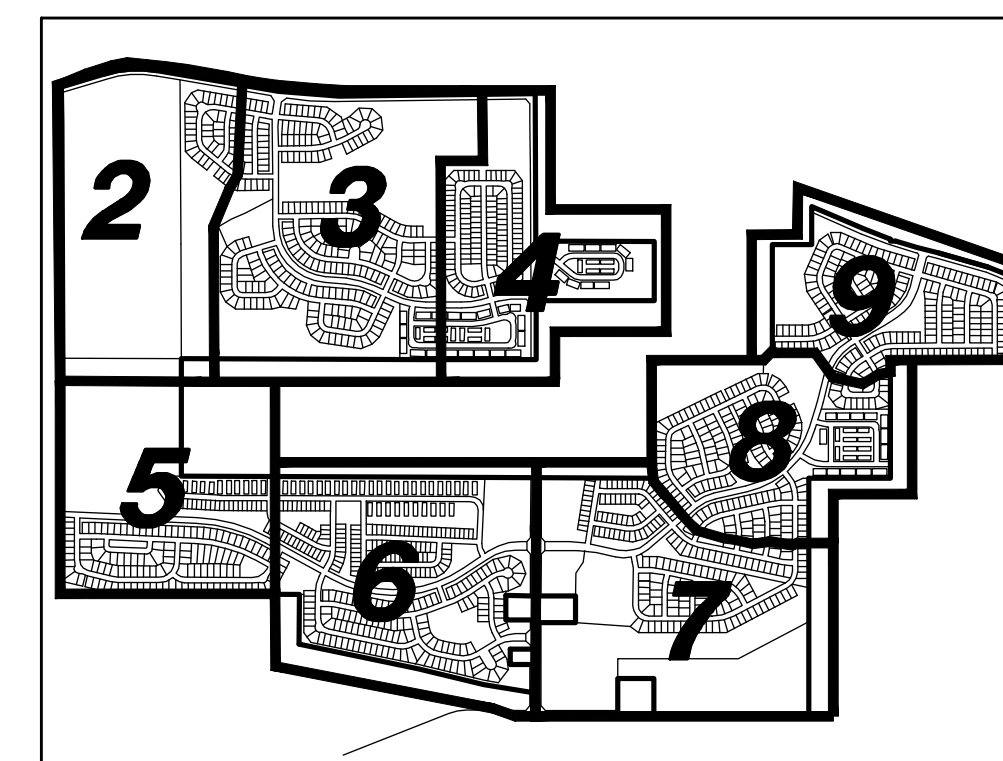
PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
(630) 851-5490

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.: 456275 FILE NAME: PEOVER
DRAWN BY: KMS FLD, BK. / PG. NO.: ----
COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF : TOPO BASE, PEOVERSCRN PROJECT MANAGER : MAM
REV: 02-01-23/LAL



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



KEYMAP

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

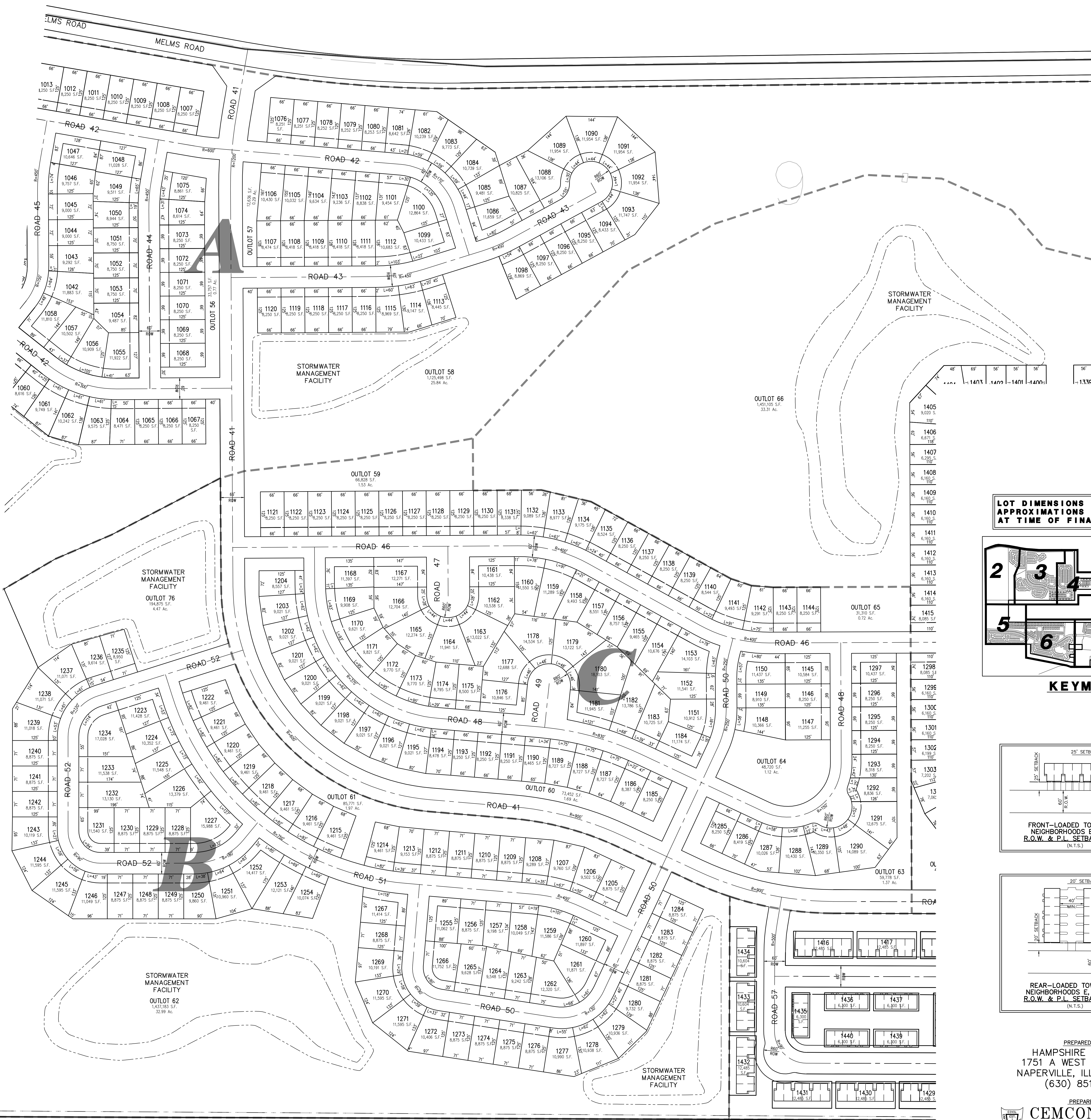
PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9675
 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: PREOVER
 DRAWN BY: KMS FLD. BK. / PG. NO.: -----
 COMPLETION DATE: 12-14-22 JOB NO.: 456.275
 XREF: PROJECT MANAGER: MAM
 REV: 02-01-23/LAL

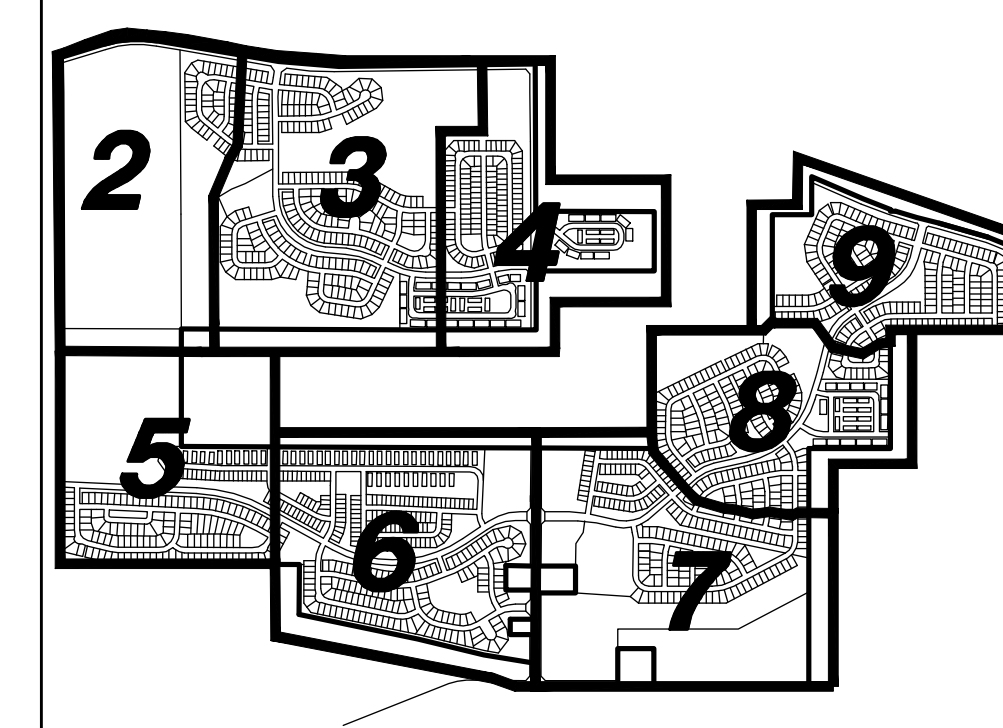
PLOT FILE CREATED: 2/7/2023 BY: LESLIE, UN08286 DRAWING PATH: P:\182670\DWG\DWG\DRAWINGS\PRELIMINARY\PRELIM.DWG



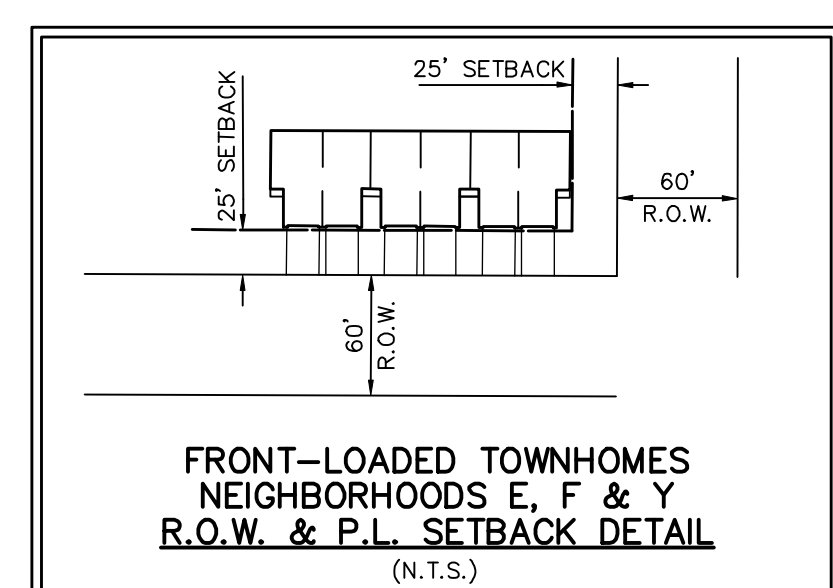
100 50 0 100
SCALE: 1 INCH = 100 FEET



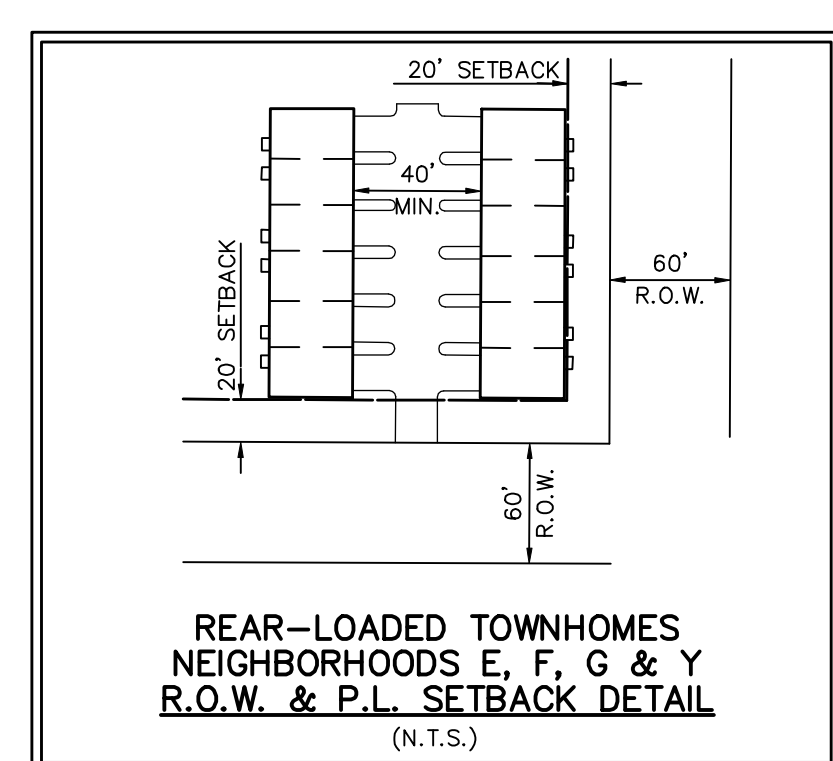
LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.



KEYMAP



FRONT-LOADED TOWNHOMES NEIGHBORHOODS E, F, & Y R.O.W. & P.L. SETBACK DETAIL (N.T.S.)



REAR-LOADED TOWNHOMES NEIGHBORHOODS X, G & Y R.O.W. & P.L. SETBACK DETAIL (N.T.S.)

PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DEHL ROAD
NAPERVILLE, ILLINOIS 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.: 456275 FILE NAME: PROVER
DRAWN BY: KMS FLD. BK. / PG. NO.: -----
COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF: PROJECT MANAGER: MAM
REV: 02-01-23/LAL

DRAWING PATH: P:\162720\DWG\DRAWINGS\PRELIMINARY\PROVER.DWG
PLOT FILE CREATED: 5/1/2023 BY: LESLIE LANGRISH

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF 99.0 FEET; THENCE SOUTHWESTERLY 139.90 FEET TO A POINT ON THE SOUTH LINE OF SAID WEST HALF THAT IS 99.0 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH LINE 99.0 FEET TO THE POINT OF BEGINNING.

AND ALSO: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE CENTER LINE OF BIG TIMBER ROAD.

AND ALSO: THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE CENTER LINE OF BIG TIMBER ROAD EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF SAID CENTERLINE OF BIG TIMBER ROAD WITH THE WEST LINE OF SAID EAST HALF; THENCE SOUTHERLY ALONG SAID WEST LINE 654.95 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE 442.58 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE 424.79 FEET TO SAID CENTER LINE; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 500.00 FEET TO THE POINT OF BEGINNING.

AND ALSO: THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS.

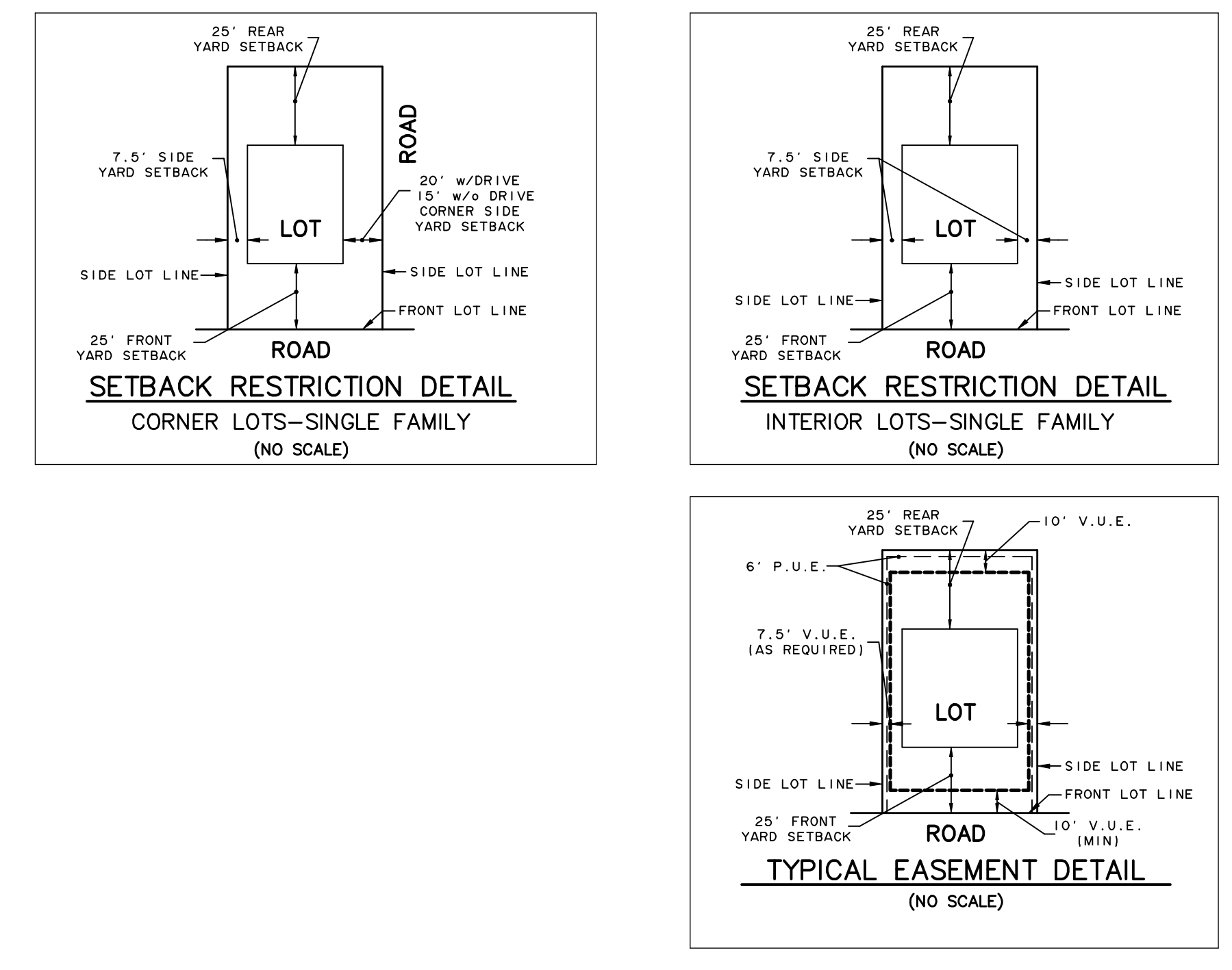
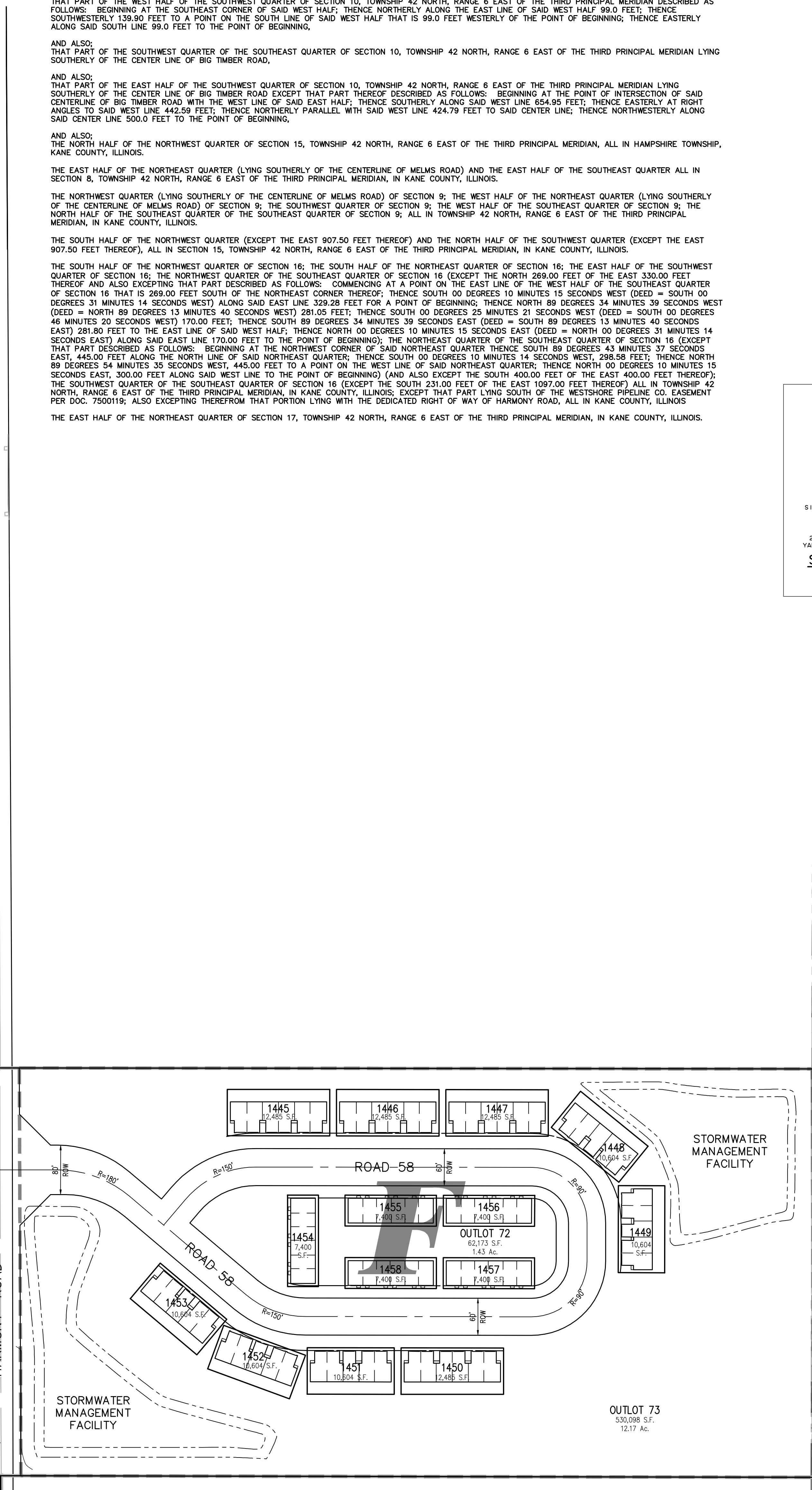
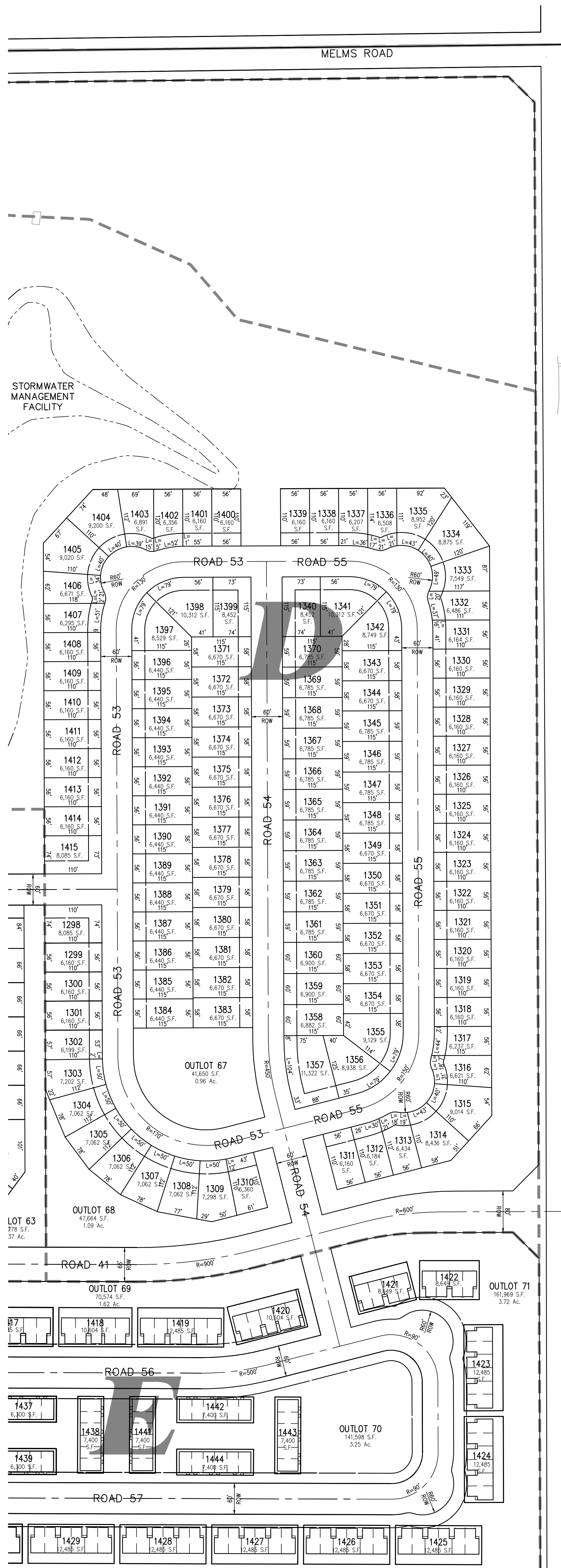
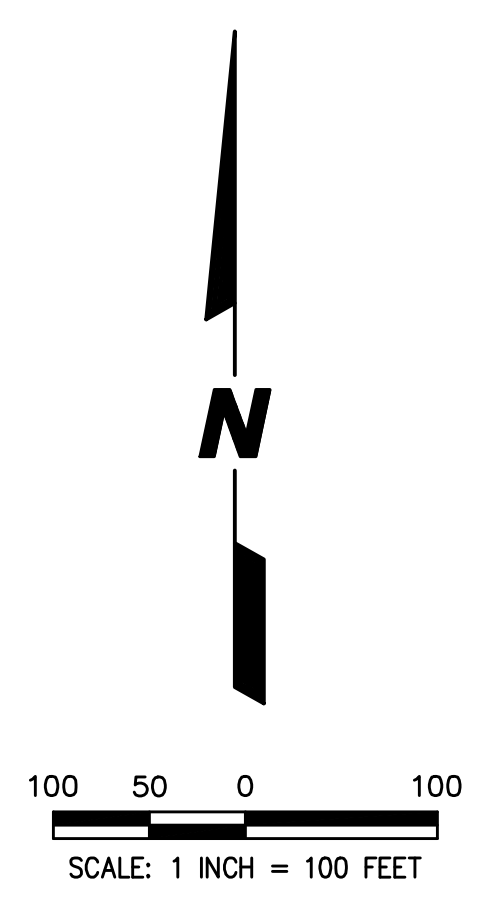
THE EAST HALF OF THE NORTHEAST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) AND THE EAST HALF OF THE SOUTHEAST QUARTER ALL IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

THE NORTHWEST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) OF SECTION 9; THE WEST HALF OF THE NORTHEAST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) OF SECTION 9; THE SOUTHWEST QUARTER OF SECTION 9; THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9; THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 9; ALL IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

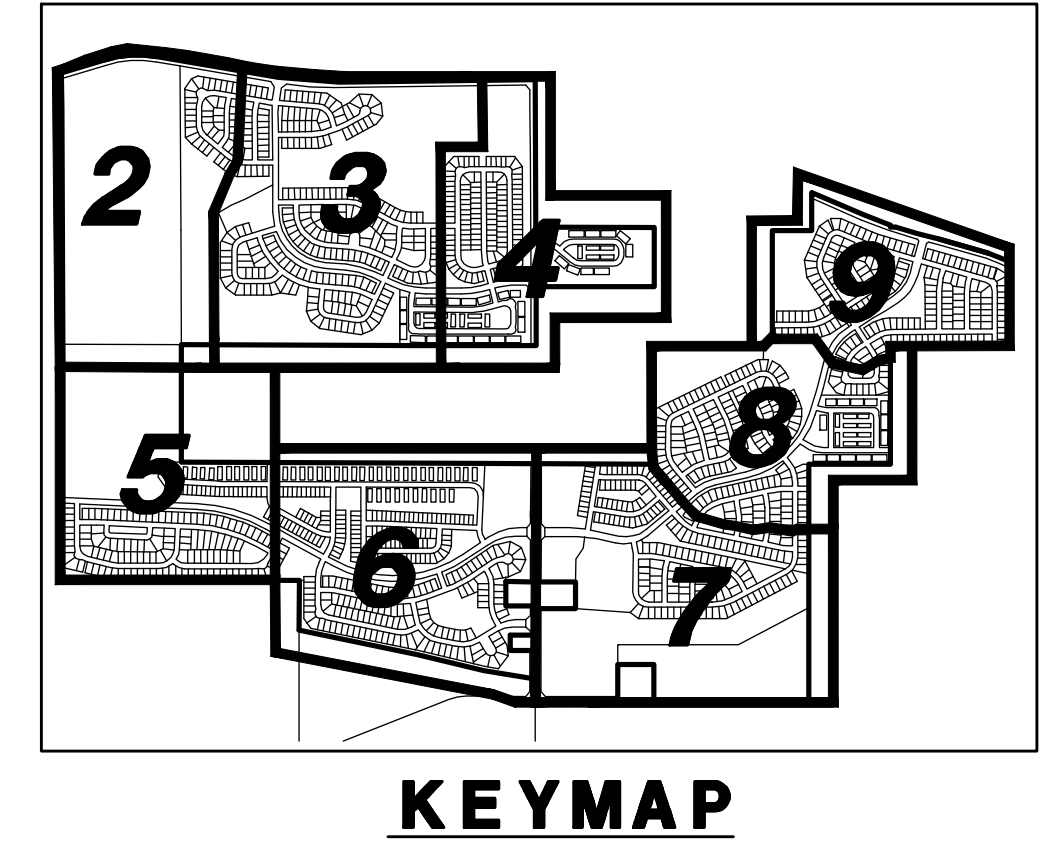
THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPT THE EAST 907.50 FEET THEREOF) AND THE NORTH HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 907.50 FEET THEREOF), ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16; THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16; THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16 THAT IS 269.00 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST (DEED = SOUTH 00 DEGREES 31 MINUTES 14 SECONDS WEST) ALONG SAID EAST LINE 399.28 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 34 MINUTES 39 SECONDS WEST (DEED = NORTH 89 DEGREES 13 MINUTES 40 SECONDS WEST) 281.05 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 21 SECONDS WEST (DEED = SOUTH 00 DEGREES 46 MINUTES 20 SECONDS WEST) 170.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 39 SECONDS EAST (DEED = SOUTH 89 DEGREES 13 MINUTES 40 SECONDS EAST) 281.80 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE NORTH 00 DEGREES 10 MINUTES 15 SECONDS EAST (DEED = NORTH 00 DEGREES 31 MINUTES 14 SECONDS EAST) ALONG SAID EAST LINE 170.00 FEET TO THE POINT OF BEGINNING; THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER THENCE SOUTH 89 DEGREES 43 MINUTES 37 SECONDS EAST, 445.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST, 288.58 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 445.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 10 MINUTES 15 SECONDS EAST, 300.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING) (AND ALSO EXCEPT THE SOUTH 400.00 FEET OF THE EAST 400.00 FEET THEREOF); THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 (EXCEPT THE SOUTH 231.00 FEET OF THE EAST 1097.00 FEET THEREOF) ALL IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS; EXCEPT THAT PART LYING SOUTH OF THE WESTSHORE PIPELINE CO. EASEMENT PER DOC. 75001B; ALSO EXCEPT THEREFROM THAT PORTION LYING WITH THE DEDICATED RIGHT OF WAY OF HARMONY ROAD, ALL IN KANE COUNTY, ILLINOIS.

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



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



PREPARED FOR:
HAMPSHIRE WEST LLC
 1751 A WEST DIEHL ROAD
 NAPERVILLE, ILLINOIS 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.: 456275 FILE NAME: PEOVER
 DRAWN BY: KMS FLD. BK. / PG. NO.: ----
 COMPLETION DATE: 12-14-22 JOB NO.: 456.275
 XREF: PROJECT MANAGER : MAM
 REV: 02-01-23/LAL

DRAWING PLOT: P:\2023\23101\DRAWING\PRELIMINARY\PRELIM.DWG



100 50 0
SCALE: 1 INCH = 100 FEET

MANAGEMENT FACILITY
OUTLET 62
1,437,983 S.F.
32.99 Ac.

OUTLET 39
2,206,719 S.F.
50.66 Ac.

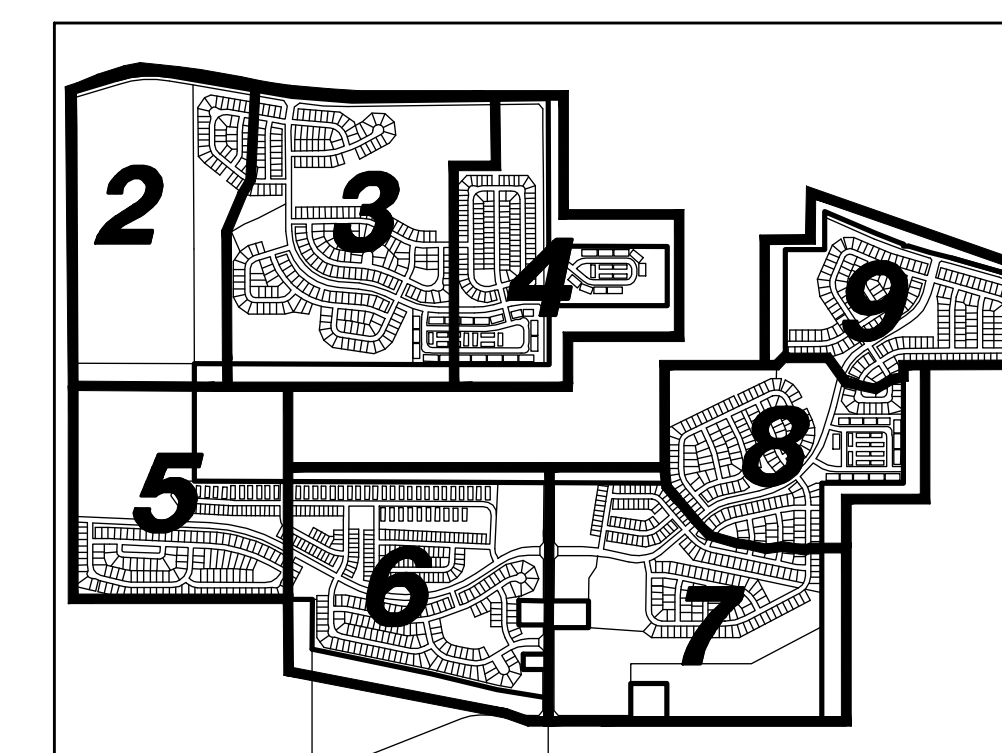
STORMWATER
MANAGEMENT
FACILITY

OUTLET 41
163,916 S.F.
3.76 Ac.

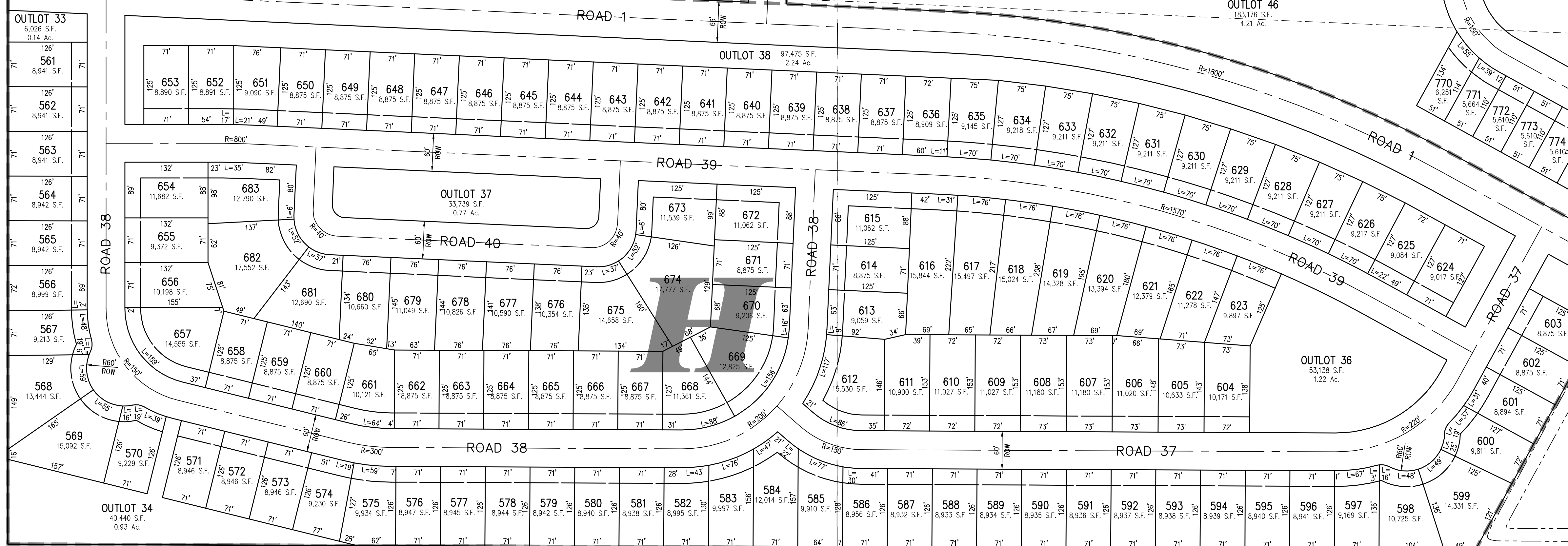
OUTLET 40
LIFT STATION
1,200 S.F.
0.03 Ac.

OUTLET 46
183,176 S.F.
4.21 Ac.

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



KEYMAP



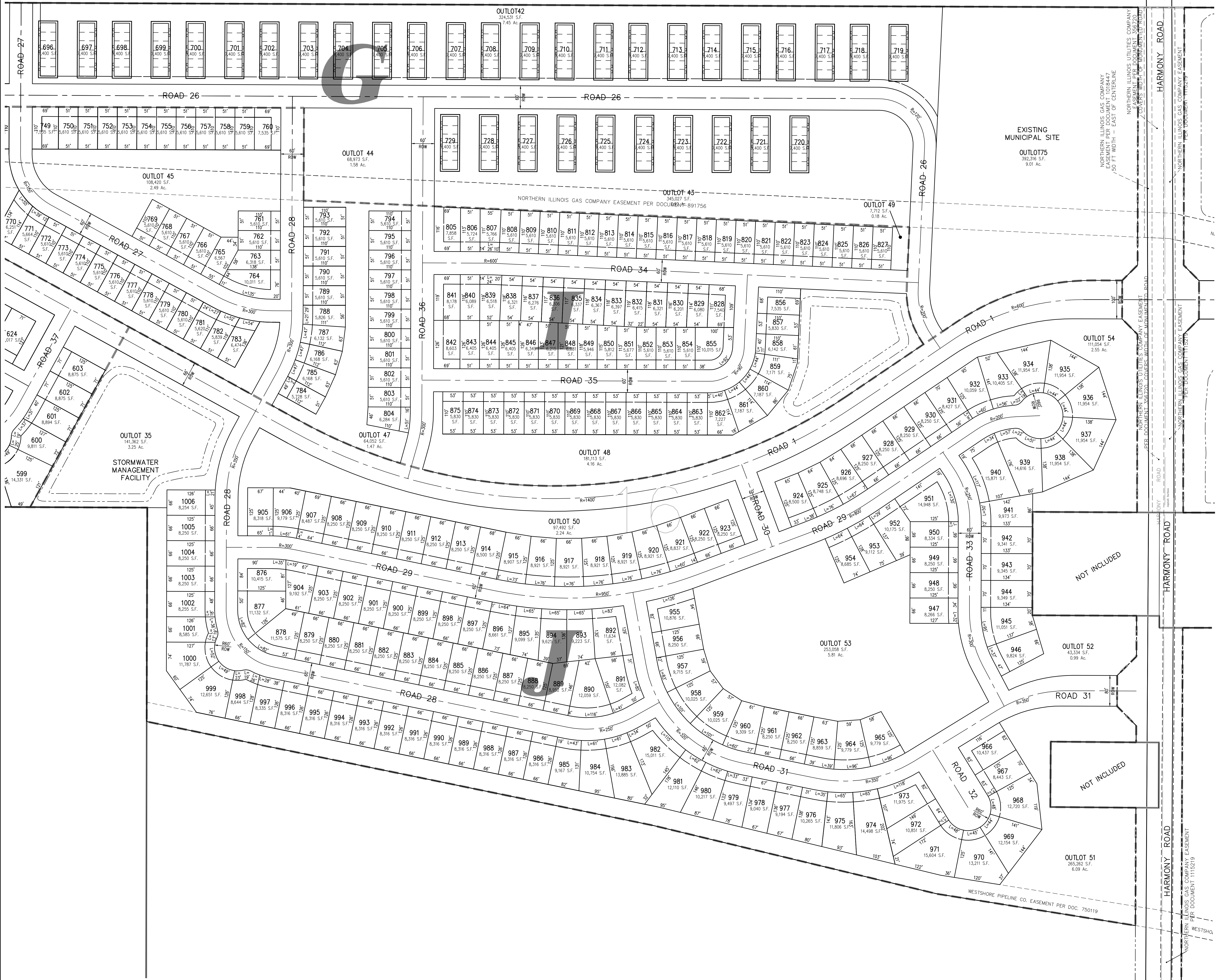
PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
(630) 851-5490

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

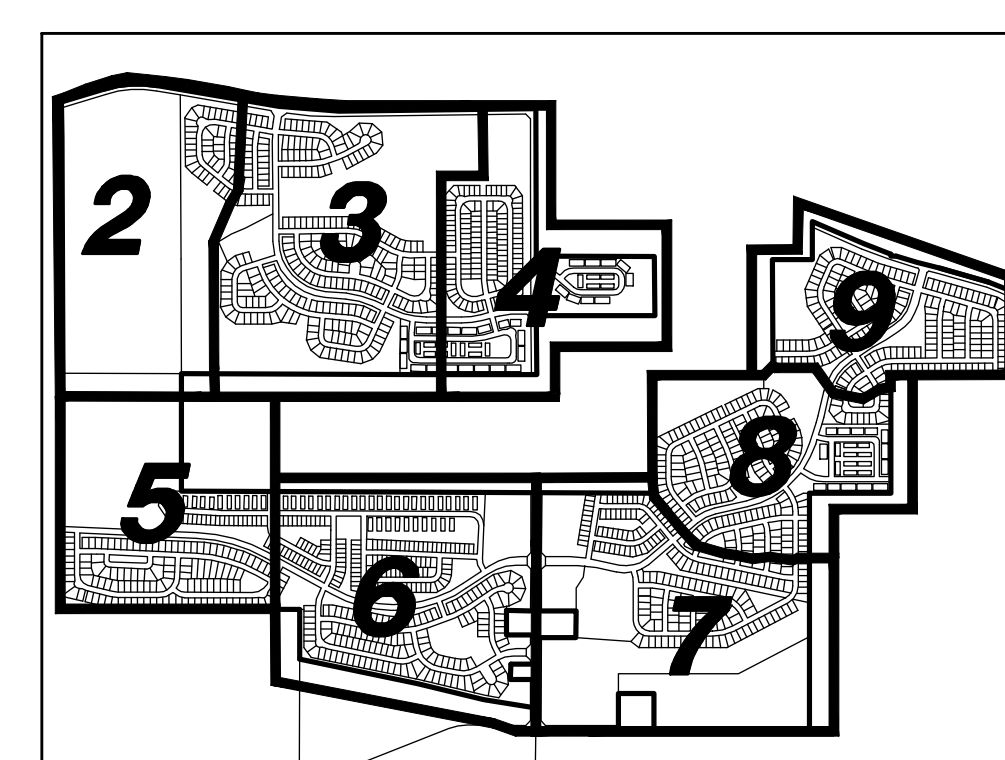
DISC NO.: 456275 FILE NAME: PREOVER
DRAWN BY: KMS FLD. BK. / PG. NO.: -----
COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF: PROJECT MANAGER: MAM
REV: 02-01-23/LAL



100 50 0 100
SCALE: 1 INCH = 100 FEET



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



KEYMAP

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

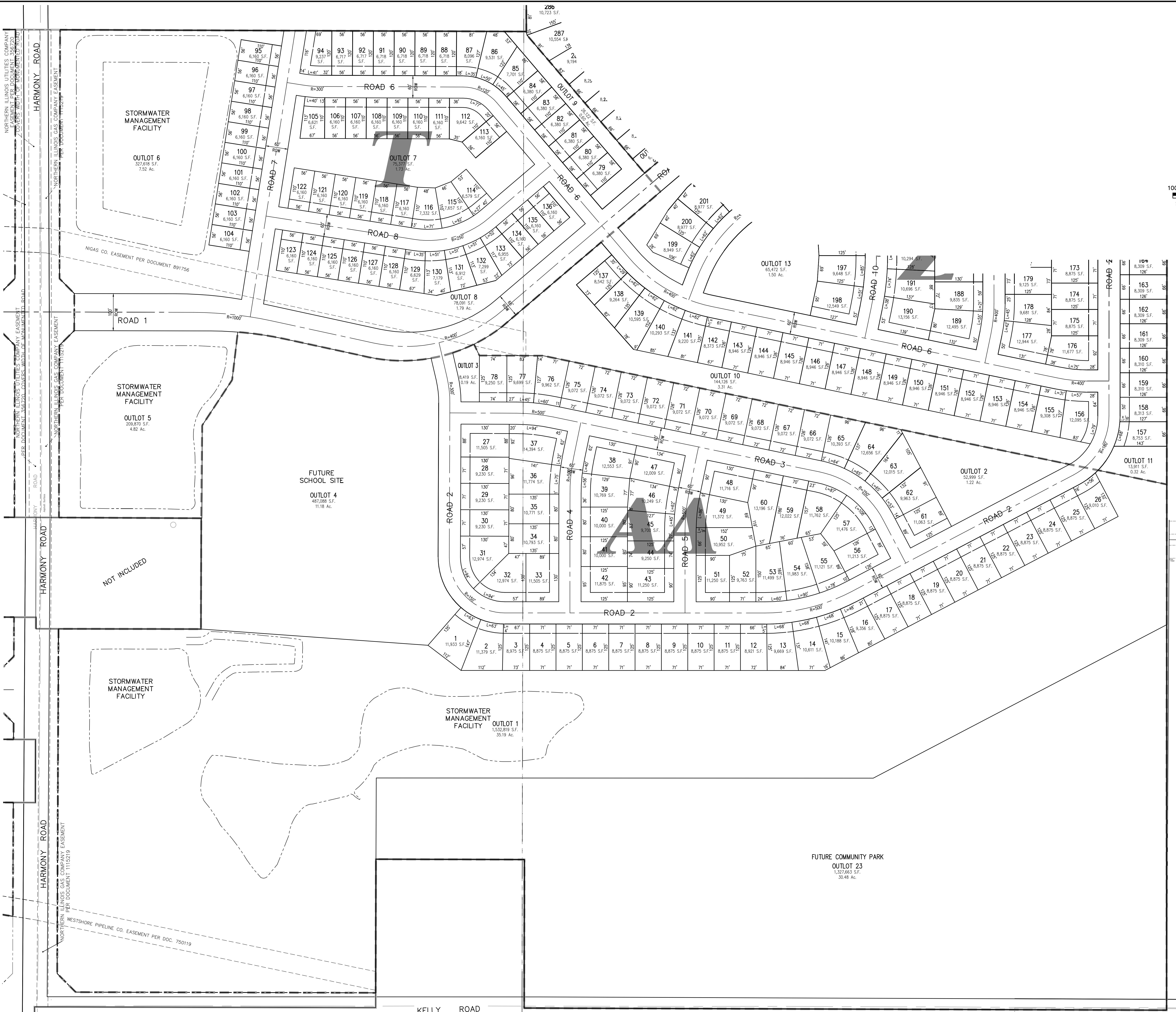
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 456275 FILE NAME: PREOVER
DRAWN BY: KMS FLD. BK. / PG. NO.: ----
COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF: PROJECT MANAGER: MAM
REV: 02-01-23/LAL

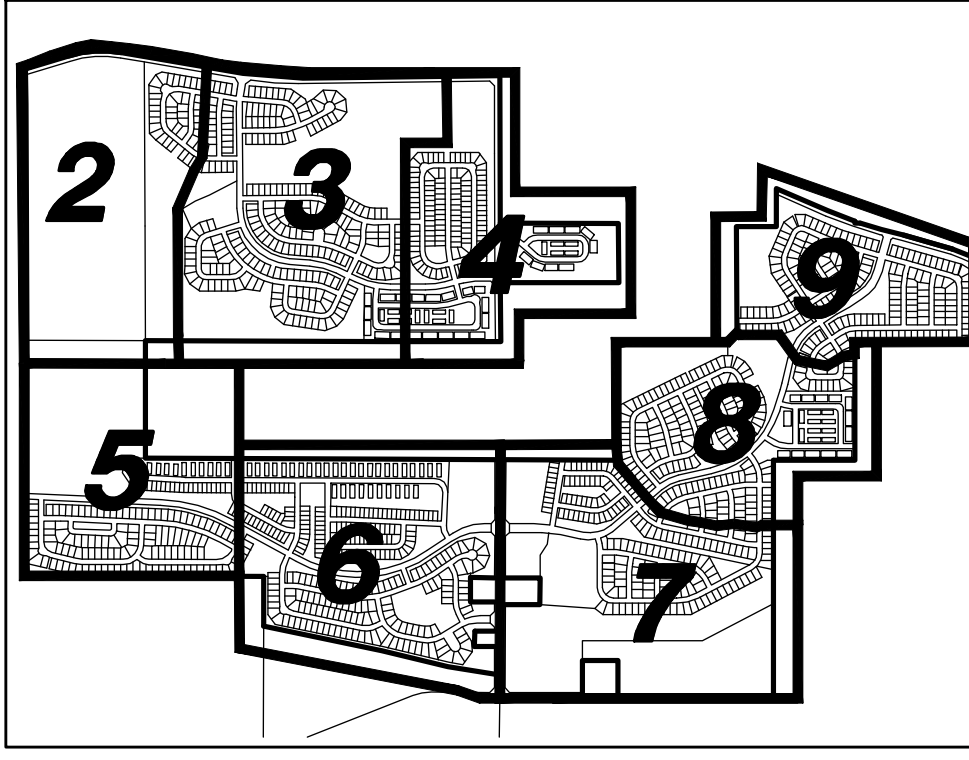
DRAWING PLOT: P:\168270\DWG\168270\168270.DWG DATE: 12/14/22 BY: LKSL, UNB086



100 50 0 100
SCALE: 1 INCH = 100 FEET



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



KEYMAP

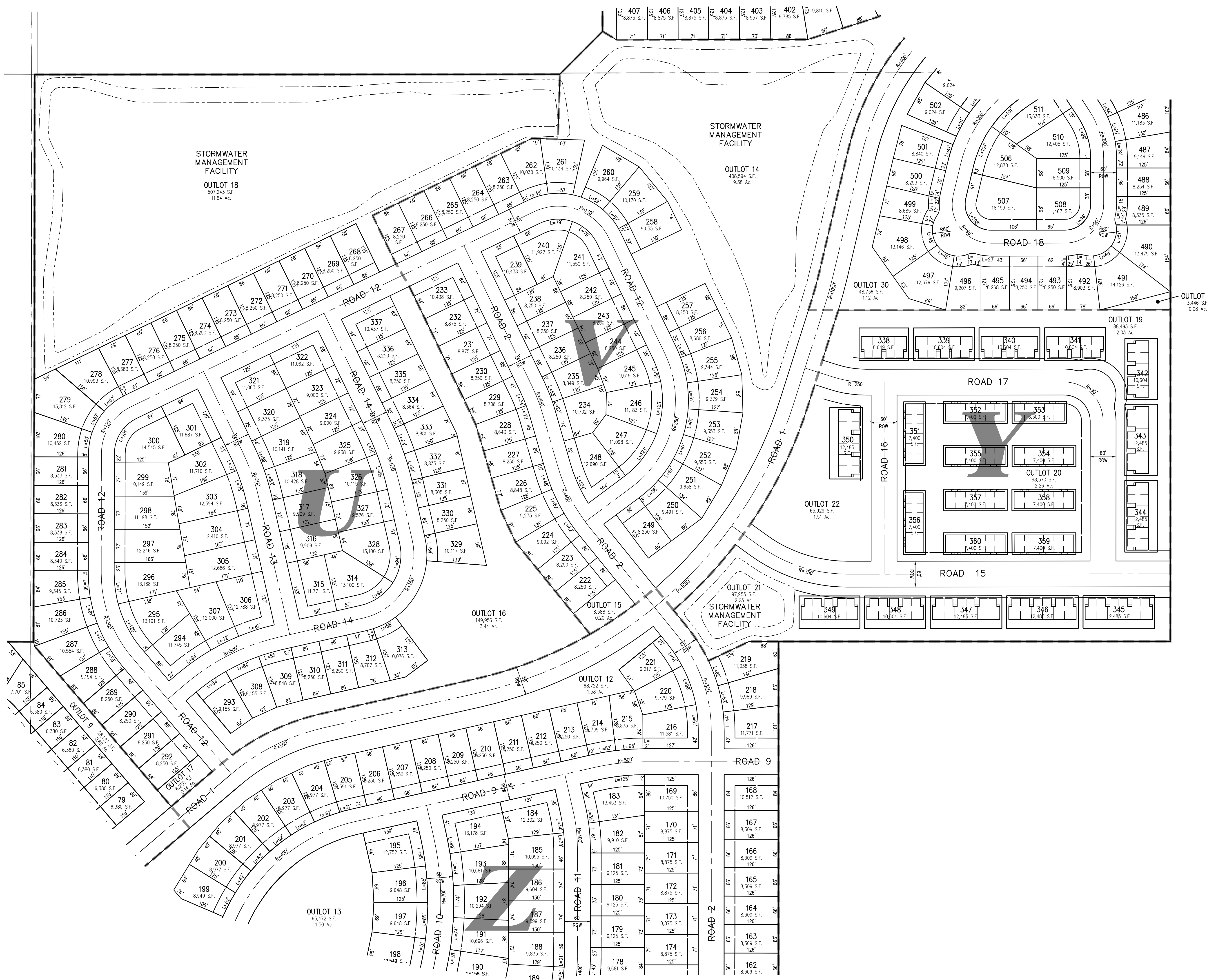
PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
(630) 851-5490

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

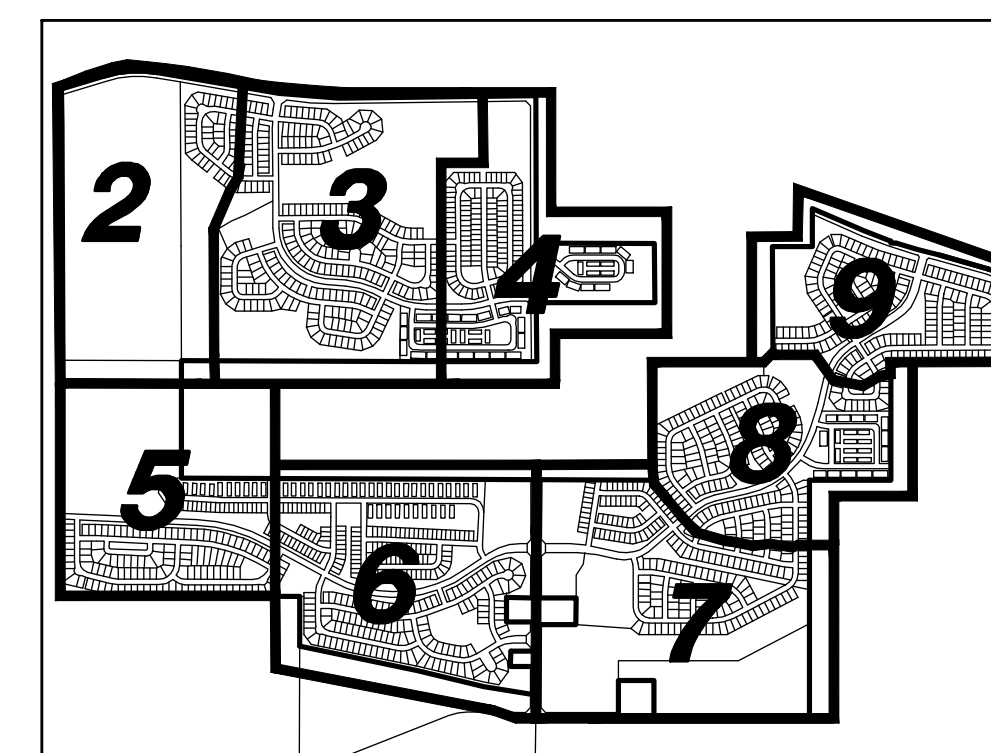
DISC NO.: 456275 FILE NAME: PREOVER
DRAWN BY: KMS FLD. BK. / PG. NO.: ----
COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF: PROJECT MANAGER : MAM
REV: 02-01-23/LAL



100 50 0 100
SCALE: 1 INCH = 100 FEET



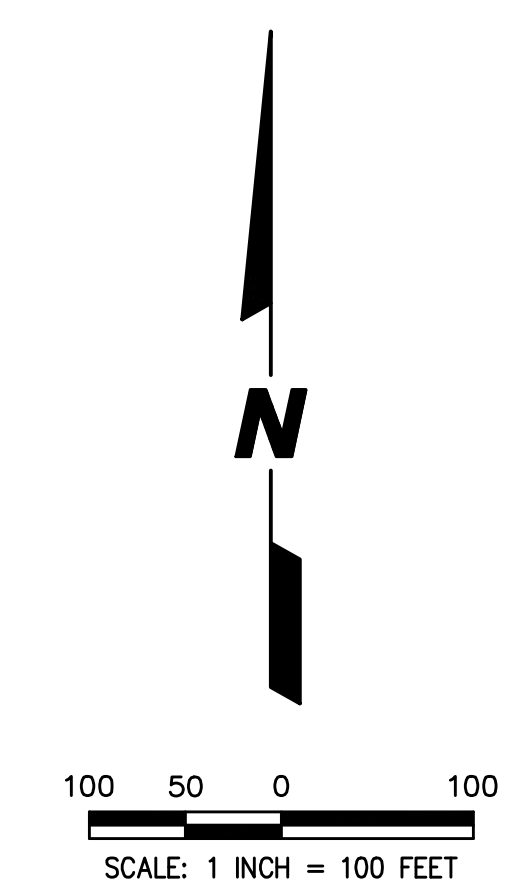
LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.



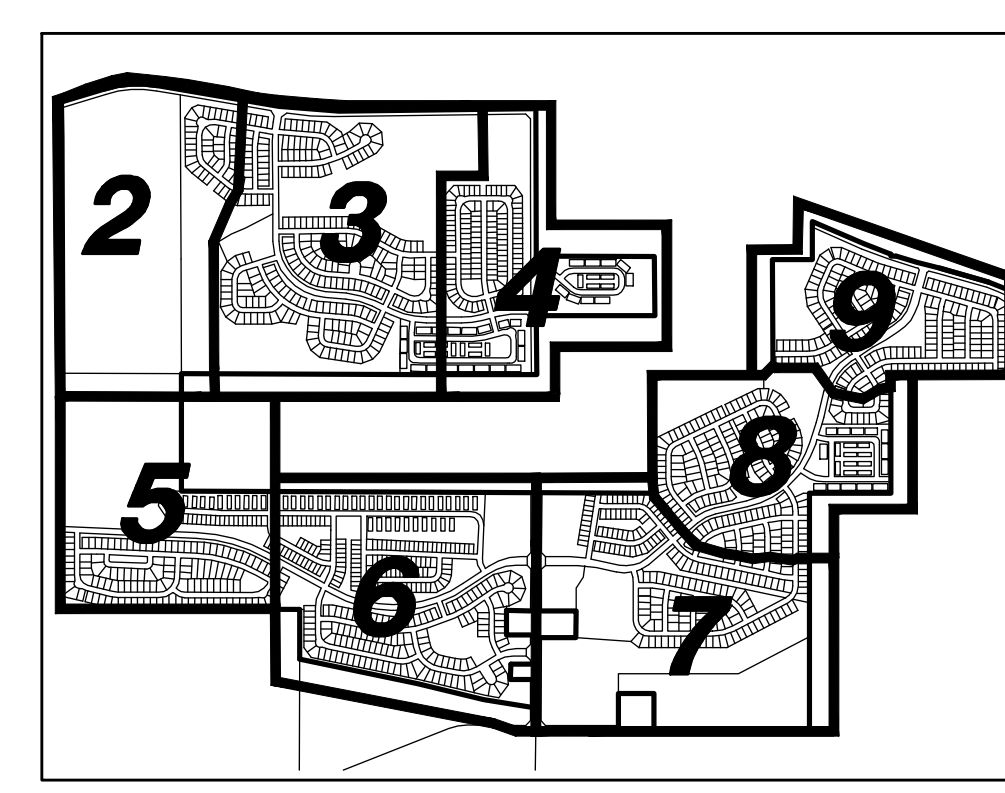
KEYMAP

PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 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.: 456275 FILE NAME: PROEVR
DRAWN BY: KMS FLD. BK. / PG. NO.: -----
COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF: PROJECT MANAGER: MAM
REV: 02-01-23/LAL



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



KEYMAP

PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 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.: 456275 FILE NAME: PREOVER
DRAWN BY: KMS FLD. BK. / PG. NO.: -----
COMPLETION DATE: 12-14-22 JOB NO.: 456.275
XREF : PROJECT MANAGER : MAM
REV: 02-01-23/LAL

NOTICE OF PUBLIC HEARING

On Monday, February 13, 2023 commencing at 7:00 p.m., a public hearing will be held by the Village of Hampshire Planning & Zoning Commission, at the Village Hall, 234 South State Street, Hampshire, Illinois, for the purpose of hearing and considering comment concerning the Application of Hampshire West, LLC to review and consider certain proposed amendments to the Preliminary Development Plan for the Prairie Ridge Subdivision in the Village. The proposed revisions would provide for the Planned Residential Development of 1,987 dwelling units, 960.6 acres, modify lot sizes throughout the subdivision, identify pods of development, and make other changes to the earlier approved Preliminary Development Plan.

The Prairie Ridge Development is located generally north of Hampshire Creek, and west of State Street, and south of Weims Road, on both sides of Harmony Road, in the Village. The original Preliminary Development Plan for the Prairie Ridge Development was approved by Village Resolution No. 05-14 on April 14, 2005. The area affected by the proposed amendments is legally described as follows:

LEGAL DESCRIPTION
THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF 99.0 FEET; THENCE SOUTHWESTERLY 139.90 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF THAT IS 99.0 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH LINE 99.0 FEET TO THE POINT OF BEGINNING;

AND ALSO:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE CENTER LINE OF BIG TIMBER ROAD,

AND ALSO:
THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE CENTER LINE OF BIG TIMBER ROAD EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF SAID CENTERLINE OF BIG TIMBER ROAD WITH THE WEST LINE OF SAID EAST HALF; THENCE SOUTHERLY ALONG SAID WEST LINE 454.95 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE 442.37 FEET; THENCE NORTHERLY PARALLEL TO SAID WEST LINE 424.77 FEET TO SAID CENTER LINE; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 500.0 FEET TO THE POINT OF BEGINNING,

AND ALSO:
THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS.
THE EAST HALF OF THE NORTHEAST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) AND THE EAST HALF OF THE SOUTHEAST QUARTER ALL IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

THE NORTHWEST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) OF SECTION 9; THE WEST HALF OF THE NORTHEAST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) OF SECTION 9; THE SOUTHWEST QUARTER OF SECTION 9; THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9; THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9; ALL IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPT THE EAST 907.50 FEET THEREOF) AND THE NORTH HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 907.50 FEET THEREOF), ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16; THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16; THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 (EXCEPT THE NORTH 269.00 FEET OF THE EAST 330.00 FEET THEREOF AND ALSO SAID EAST 330.00 FEET THEREOF); COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16 THAT IS 269.00 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 15 MINUTES 15 SECONDS WEST (DEED = SOUTH 00 DEGREES 31 MINUTES 14 SECONDS WEST) 445.00 FEET TO A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 34 MINUTES 39 SECONDS WEST (DEED = NORTH 89 DEGREES 13 MINUTES 40 SECONDS WEST) 170.00 FEET; THENCE WEST 00 DEGREES 40 SECONDS WEST 170.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 39 SECONDS EAST (DEED = SOUTH 00 DEGREES 13 MINUTES 40 SECONDS EAST) 281.80 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE NORTH 00 DEGREES 10 MINUTES 15 SECONDS EAST (DEED = NORTH 00 DEGREES 31 MINUTES 14 SECONDS EAST) ALONG SAID EAST LINE 170.00 FEET TO THE POINT OF BEGINNING); THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 43 MINUTES 37 SECONDS EAST, 445.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 14 SECONDS WEST, 298.38 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 39 SECONDS WEST, 445.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 10 MINUTES 15 SECONDS EAST, 300.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING); (AND ALSO EXCEPT THE SOUTH 400.00 FEET OF THE EAST 400.00 FEET THEREOF); THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 (EXCEPT THE SOUTH 231.00 FEET OF THE EAST 1097.00 FEET THEREOF) ALL IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS; EXCEPT THAT PART LYING SOUTH OF THE WESTSHORE PIPELINE CO. EASEMENT PER DOT 7900119; ALSO EXCEPTING THEREFROM THAT PORTION LYING WITH THE DEDICATED RIGHT OF WAY OF HARMONY ROAD, ALL IN KANE COUNTY, ILLINOIS.

A copy of the Petition for approval of the revised Preliminary Development Plan for the Prairie Ridge Subdivision is available and may be examined at the Village Hall during regular business hours, 9:00 a.m. to 4:30 p.m. daily. Please notify the Village Clerk in advance of your request to examine the filing. Notices to the Village Clerk may be by phone, 847-682-2181 Ext. 0, or by e-mail of lvosquez@hampshireill.org.

It is anticipated that provision will be made for members of the advisory boards and the public to attend the public hearing remotely. If such provision is made, anyone who desires to attend the meeting via video- or tele-conferencing must notify the Village Clerk by phone or e-mail per the information above, with his/her request no later than 12:00 noon two days prior to the meeting date; and a link to participate remotely will be sent to his/her e-mail address the day of the meeting.

In addition, written comment on the proposal may be submitted to the Village Clerk in advance of the meeting date at Village Hall, 234 S. State Street, Hampshire, or via the e-mail address above.

All interested persons will be given an opportunity to be heard.
By order of the Corporate Authorities of the Village of Hampshire, Kane County, Illinois.
Linda Vasquez, Village Clerk
Published In Daily Herald January 27, 2023 (4594565)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

Fox Valley
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Fox Valley DAILY HERALD. That said Fox Valley DAILY HERALD is a secular newspaper, published in Elgin and has been circulated daily in the Village(s) of:
Algonquin, Aurora, Barrington Hills, Batavia, Burlington,
Carpentersville, East Dundee, Elburn, Elgin, Geneva, Gilberts,
Hampshire, Huntley, Lake in the Hills, Maple Park, Montgomery,
North Aurora, Saint Charles, Sleepy Hollow, South Elgin, St Charles,
Sugar Grove, Wasco, Wayne, West Dundee

County(ies) of Kane
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Fox Valley DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/27/2023 in said Fox Valley DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laula Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4594565



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

Agenda Supplement

TO: **Planning and Zoning Commission**
FROM: **Josh Wray, Assistant to the Village Manager**
FOR: **Planning & Zoning Commission Meeting on Feb. 13, 2023**
RE: **Zoning for Light Properties**

Background: Dan Light controls approximately 316 acres in the area of the I-90 interchange that he now intends to annex and zone to make the land more attractive to potential buyers. The development concept was presented to the PZC at its last meeting and then to the Village Board where there was general approval.

Note that the public hearings presented on the agenda are grouped slightly differently than in the petitions. On the agenda, the two sections of property north of I-90 to be zoned M-3 are grouped together, and the 38-acre property on Higgins Rd. is a separate hearing. This was done in an effort to better address the different concerns the two areas may bring.

Analysis: The concept plans for the 278 acres north of I-90 are included in the packet. It shows potential for multiple users. While there are no specific users planned at this time, the intention is for this land to be zoned M-3 Industrial to allow for the greatest flexibility in marketing to industrial and logistics users. One special note about this section of property is that the northernmost area is parallel to the Sky Soaring airfield. The applicants are aware of this neighboring use and will comply with all applicable laws and regulations for development near an airport.

The remaining 38-acre is south of I-90 on Higgins Rd. just east of the unincorporated neighborhood property. The requested zoning is M-2 General Industrial with certain conditions outlined in an annexation agreement. The concept plans included in the packet depict a buffer zone of natural features on the west side of the property to mitigate disturbance of the neighboring subdivision.

Action Needed: Hold public hearings for the two petitions and consider recommending approval of the zoning requests with the following conditions for the 38-acre property on Higgins Rd that the applicants have agreed to:

1. cartage and express uses shall not be permitted on the property,
2. vehicle sales shall be permitted on the property, and
3. a buffer zone consisting of such natural features such as stormwater management facilities, tree groves, and other open space shall be included on the western side of the property.



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

Zoning Review Application

Date: October 10, 2022

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 N/A District to M3 District (ex. M1 to M2)*
- Annexation
- Subdivision
- Other Site Plan: _____

*requires a 15-30 day public notice period

PART I. APPLICANT INFORMATION

APPLICANT (Please print or type)

Name: Daniel B. Light Email: lightfarms@aol.com

Address: 104 S. Wynstone Park Drive North Barrington, IL. 60010 Phone: 847-381-9080

CONTACT PERSON (If different from Applicant)

Name: Ernie Piron Email: ernie@lbandersen.com

Address: 104 S. Wynstone Park Drive North Barrington, IL. 60010 Phone: 847-381-9080

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES NO

If the Applicant is not the owner of the subject property, a written statement from the Owner authorizing the Applicant to file the Development Application must be attached to this application.

IS THE APPLICANT AND/OR OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

YES NO

If the Applicant and/or 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 verified by the Trustee and shall be attached hereto.

PART II. PROPERTY INFORMATION

Name of Development (if any): Ludwig Property
Address: North of Dietrich Road in Hampshire Township (Kane Co.) and Coral Township
Parcel Number(s): 17-35-300-015, 17-35-400-011, 01-02-200-001, 01-02-100-002, 01-02-200-004
Total Area (acres): 164 Acres
Legal Description: must be attached to this application
Fire Protection District: Hampshire
School District: District 300
Library District: Ella Johnson Library
Park District: Hampshire
Township: Hampshire
Current Zoning District: n/a

Current Use:

Farm land - 0021

Proposed Zoning/Variance/Use:

M3, Logistics, Warehousing

Reason/Explanation for Zoning/Variance/Use:

Annexing to Village

PART III. REQUIRED DOCUMENTATION

From chart on next page

- Signed Development Application
- Signed Developer's Agreement (Attachment A)
- Deposit/Fee \$ _____
(see Village Ordinances and Requirements section)
- Proof of Ownership or Option
- Legal Description of Property - Plat of Survey
- List of property owners within 250 ft with parcel numbers (Attachment B)
(see Attachment C for an example notification letter)
- Concept Plan - see Subdivision Regulations for more information
- Preliminary Plan - see Subdivision Regulations for more information
- Final Plan - see Subdivision Regulations for more information
- Site Plan
- Landscape Plan: Preliminary or Final
- Architectural Elevations
- Petition for Annexation
- Plat of Annexation
- Soil & Water Conservation District Land Use Opinion - See Kane-DuPage SWCD webpage
- Other _____

Needed documentation may vary depending on the specific circumstances of the application. Therefore, staff may require additional documentation after initial review (e.g., fiscal impact study, endangered species report, wetland report etc.).

I, Daniel Light, hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Hampshire ordinances.



Signature

11/28/22

Date

**Attachment A - Developer's Agreement
Developer's Agreement with Respect to Development Fees and Deposits**

The undersigned Developer acknowledges that he/she/it has filed a ZONING REVIEW APPLICATION with the Village, requesting amendment, zoning, and subdivision, and further, acknowledges that the Village Code requires that he/she reimburse the Village for all professional fees incurred for engineering, legal, consultant, and other outside services in regard to this application and all other matters related to the proposed development or zoning request. The Developer agrees to be bound by the terms of the Village Code in this regard.


The Developer also is required to, and hereby does, submit a fee or deposit, to be held by the Village to secure reimbursement of such funds as applicable, in accordance with the current schedule of fees and deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of fees and will be applied by the Village to payment of such fees upon default by Developer. Any balance remaining, after payment of all such fees, including reasonable attorney fees and court costs incurred by the Village in discussing, negotiating, or enforcing the terms of this Agreement, shall be returned to Developer. Any interest earned on funds on deposit shall accrue to the Village.

By:


Signature

11/28/22
Date

RECEIPT OF INITIAL FEE DEPOSIT. ACKNOWLEDGED BY VILLAGE CLERK


Signature

11/29/22
Date

This form must be executed and accompany all Development Applications. No Application will be accepted or processed without this completed form.

Attachment B – Affidavit of Notification
Affidavit of Notification to Neighboring Property Owners

To: Village of Hampshire 234 S. State Street Hampshire, IL 60140

From: Light Real Estate LLC

Date: 1/25/2023

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred-fifty (250') feet of the property referred to in the Petition.

The property is located at South of Dietrich Road & NW Corner at US Hwy 20 & Higgins Road


PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
------------------	----------------	---------

See Attached

Attached additional sheets, if necessary.

By:

WADE LIGHT
Name


Signature

KANE COUNTY PARCLES

- One Hauk Rd, Hampshire | 01-02-100-012
 - Combined Metals of Chicago LLC – Robert Rolbiecki
- One Hauk Rd, Hampshire | 01-02-105-002
 - Combined Metals of Chicago LLC – Robert Rolbiecki
- Arrowhead Dr, Hampshire | 01-02-152-006
 - JC Enterprise Properties LLC – 150 Arrowhead Dr
- Arrowhead Dr, Hampshire | 01-02-152-005
 - JC Enterprise Properties LLC – 150 Arrowhead Dr
- No site address | 01-02-100-006
 - SMRT, Michael R Dynasty TR, Trustee – 4N671 IL Route 59, Bartlett
- No site address | 01-02-200-005
 - Watermann, Patricia L & David R, REVOC Trusts – 45W254 Dietrich Rd, Hampshire
- Dietrich Rd | 01-01-100-002
 - Quandt, Walter D & Carol L, Quality KE Property Management PO Box 672, Hampshire
- No site address | 01-01-100-001
 - Brier Hill Farm LLC – Joseph Hemmer – 464 Menominee Ln, Naperville

McHENRY COUNTY PARCELS

- No site address | 17-35-300-009
 - Sky Soaring LLC – 12020 Rt 20, Hampshire
- No site address | 17-35-300-014
 - Sky Soaring LLC
- Harmony Rd, Huntley | 17-35-300-016
 - Ted Maria Lenart - LENART 8556 W WINNEMAC AVE CHICAGO, IL 60656
- 11904 Sunflower Ln, Huntley | 17-35-376-001
 - IL WI REALTY INC ET AL - MITCHELL 450 HIGH RD CARY, IL 60013
- 11812 Harvest Ct, Huntley | 17-35-451-007
 - Graf SL Rev TR Graf R TR
- No site address | 17-35-400-009
 - Yolanda D TR Finzel

- 11903 Sunflower Ln, Huntley, IL 60142 | 17-35-327-011
 - John J Lynne C Kern
- 11911 Sunflower Ln, Huntley, IL 60142 | 17-35-327-012
 - Roland Nicole Fleck

Jimmy Kowalczyk

Vice President
CBRE | Advisory & Transaction Services
Industrial & Logistics
700 Commerce Dr, Suite 450 | Oak Brook, IL 60523
T +1 630 368 5548 | C +1 847 682 8511
jimmy.kowalczyk@cbre.com

Follow CBRE: CBRE.com | [LinkedIn](https://www.linkedin.com/company/cbre) | [Twitter](https://twitter.com/cbre) | [Instagram](https://www.instagram.com/cbre) | [Facebook](https://www.facebook.com/cbre) | [Weibo](https://www.weibo.com/cbre) | [WeChat](https://www.wechat.com/cbre)

Policy of Title Insurance

**American Land
Title Association
Owner's Policy
(10-17-92)**

**SUBJECT TO THE EXCLUSIONS FROM
COVERAGE, THE EXCEPTIONS FROM
COVERAGE CONTAINED IN SCHEDULE B
AND THE CONDITIONS AND STIPULA-
TIONS, TICOR TITLE INSURANCE COM-
PANY, a California corporation, herein called
the Company, insures, as of Date of Policy
shown in Schedule A, against loss or damage,
not exceeding the amount of insurance stated
in Schedule A, sustained or incurred by the
insured by reason of:**

1. Title to the estate or interest described in
Schedule A being vested other than as
stated therein;

2. Any defect in or lien or encumbrance on the
title;
3. Unmarketability of the title.
4. Lack of a right of access to and from the
land.

The Company will also pay the costs,
attorneys' fees and expenses incurred in
defense of the title, as insured, but only to the
extent provided in the Conditions and
Stipulations.

This policy shall not be valid or binding until
countersigned below by an authorized signa-
tory of the Company.

Issued by:
TICOR TITLE INSURANCE COMPANY
100 S. MAIN STREET, SUITE 100
CRYSTAL LAKE, IL 60014
(815) 356-3500

TICOR TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary

Authorized Signatory



**TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)**

POLICY NO.: 2000 000678000 SM

SCHEDULE A

AMOUNT OF INSURANCE: —————\$2,500,000.00

DATE OF POLICY: JULY 9, 2004

1. NAME OF INSURED:

DANIEL B LIGHT AS TO AN UNDIVIDED 42.43% INTEREST TENANT IN COMMON, LB ANDEREN & CO. INC. AS TO AN UNDIVIDED 35.47% TENANT IN COMMON INTEREST, WS TRUST AS TO AN UNDIVIDED 11.52% TENANT IN COMMON INTEREST AND LIGHT TRUST AS TO AN UNDIVIDED

CONTINUED ON NEXT PAGE

2. THE ESTATE OR INTEREST IN THE LAND AND WHICH IS COVERED BY THIS POLICY IS A FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

THE INSURED.

4. THE LAND HEREIN DESCRIBED IS ENCUMBERED BY THE FOLLOWING MORTGAGE OR TRUST DEED AND ASSIGNMENTS:

NONE

AND THE MORTGAGES OR TRUST DEEDS, IF ANY, SHOWN IN SCHEDULE B HEREOF.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)

POLICY NO.: 2000 000678000 SM

SCHEDULE A (CONTINUED)

10.58 TENANT IN COMMON INTEREST
FEE AS TO PARCELS 1 THROUGH 4.
NON-EXCLUSIVE EASEMENT AS TO PARCEL 5.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)

POLICY NO.: 2000 000678000 SM

SCHEDULE A (CONTINUED)

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35 AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, IN TOWNSHIP 43 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 35; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE THEREOF, 21.84 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE THEREOF, 1,303.41 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST ALONG THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,325.25 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 02 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER, 753.58 FEET TO THE CENTERLINE OF A CREEK; THENCE NORTH 81 DEGREES 48 MINUTES 56 SECONDS EAST ALONG SAID CENTERLINE, 57.17 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 36 SECONDS EAST ALONG SAID CENTERLINE, 251.65 FEET; THENCE SOUTH 81 DEGREES 26 MINUTES 16 SECONDS EAST ALONG SAID CENTERLINE, 182.62 FEET; THENCE SOUTH 78 DEGREES 41 MINUTES 41 SECONDS EAST ALONG SAID CENTERLINE, 140.64 FEET; THENCE SOUTH 75 DEGREES 13 MINUTES 21 SECONDS EAST ALONG SAID CENTERLINE, 370.32 FEET; THENCE SOUTH 77 DEGREES 26 MINUTES 11 SECONDS EAST ALONG SAID CENTERLINE, 306.07 FEET; THENCE SOUTH 82 DEGREES 55 MINUTES 18 SECONDS EAST ALONG SAID CENTERLINE, 104.40 FEET; THENCE SOUTH 87 DEGREES 20 MINUTES 17 SECONDS EAST ALONG SAID CENTERLINE, 676.66 FEET; THENCE SOUTH 67 DEGREES 27 MINUTES 51 SECONDS EAST ALONG SAID CENTERLINE, 492.33 FEET; THENCE SOUTH 70 DEGREES 16 MINUTES 44 SECONDS EAST ALONG SAID CENTERLINE, 119.77 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 12 SECONDS WEST (MEAS. = SOUTH 00 DEGREES 16 MINUTES 16 SECONDS WEST), 266.03 TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2: THE EAST HALF OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY ILLINOIS.

PARCEL 3:

LOT 2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY ILLINOIS.

PARCEL 4:

THE WESTERLY 375 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PARCEL 5:

CONTINUED ON NEXT PAGE

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)

POLICY NO.: 2000 000678000 SM

SCHEDULE A (CONTINUED)

THE NORTH 20 FOOT STRIP OF LAND USED FOR SANITARY SEWER PURPOSES (NON-EXCLUSIVE) AS
FOUND IN EASEMENT AGREEMENT RECORDED AUGUST 31, 1998 AS DOCUMENT NUMBER 98K078206.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)

POLICY NO.: 2000 000678000 SM

SCHEDULE B

~~NOTWITHSTANDING THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS OF THIS~~
POLICY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF
SIGNATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AN
ASSISTANT SECRETARY, OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE
COMPANY.

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED
(AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) BY REASON OF
THE FOLLOWING EXCEPTIONS:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH
WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (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.

SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.

A 1. TAXES FOR THE YEAR(S) 2003 AND 2004

NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER(S): 17-35-300-001

NOTE: 2003 FIRST INSTALLMENT OF \$269.47 IS PAID.

NOTE: 2003 FINAL INSTALLMENT OF \$269.47 NOT DELINQUENT BEFORE SEPTEMBER 21,
2004.

AFFECTS PARCEL 1

B 2. TAXES FOR THE YEAR(S) 2004

NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER(S): 17-35-400-007

NOTE: 2003 FINAL INSTALLMENT OF \$362.30 NOT DELINQUENT BEFORE SEPTEMBER 21,
2004.

AFFECTS PARCEL 1 AND OTHER LAND.

TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)

POLICY NO.: 2000 000678000 SM

SCHEDULE B

EXCEPTIONS FROM COVERAGE
(CONTINUED)

C 3. TAXES FOR THE YEAR(S) 2004

NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER(S): 01-02-200-001

AFFECTS PARCEL 3

D 4. TAXES FOR THE YEAR(S) 2004

NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER(S): 01-02-100-002

AFFECTS PARCEL 2

E 5. TAXES FOR THE YEAR(S) 2004

NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER(S): 01-02-200-004

AFFECTS PARCEL 4

G 6. 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.

AC 7. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 5 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)

POLICY NO.: 2000 000678000 SM

SCHEDULE B

**EXCEPTIONS FROM COVERAGE
(CONTINUED)**

- H* 8. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
- I* 9. RIGHTS OF ADJOINING OWNERS TO THE UNINTERRUPTED FLOW OF ANY STREAM WHICH MAY CROSS THE PREMISES.
- J* 10. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND.
- L* 11. UNRECORDED FARM LEASE AGREEMENT DATED MARCH 31, 2004 BETWEEN ALAN LUDWIG LESSOR AND KELM GRAIN FARMS LESSEE.
- R* 12. EASEMENT FOR DRAINAGE DITCH OVER LAND AS CONTAINED IN AGREEMENT DATED SEPTEMBER 24, 1957 AND RECORDED OCTOBER 3, 1957 AS DOCUMENT 329339, AND THE TERMS AND PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS THEREIN CONTAINED.

(AFFECTS PARCEL 1)
- T* 13. GRANT OF EASEMENT OF MICHIGAN WISCONSIN PIPE LINE COMPANY, A DELAWARE CORPORATION, TO CONSTRUCT AND MAINTAIN GAS OR OIL PIPE LINES OR APPURTENANCES AS GRANTED BY HARLEY MACKEBEN AND IDA C. MACKEBEN BY INSTRUMENT DATED JANUARY 22, 1949 AND RECORDED JUNE 29, 1949 AS DOCUMENT NO. 629192 IN BOOK 1459, PAGE 215 OF RECORDS OF KANE COUNTY, ILLINOIS. FURTHER DEFINED IN PIPE LINE EASEMENT RECORDED JANUARY 29, 1990 AS DOCUMENT 90K04990 MADE BY ANR PIPELINE COMPANY, FORMERLY KNOWN AS MICHIGAN WISCONSIN PIPE LINE COMPANY., OVER AND ACROSS THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION2, TOWNSHIP 42 NORTH, RANGE 6 FOR THE CONSTRUCTION OF NATURAL GAS PIPE LINE OR LINES. (AFFECTS PARCEL 2 & 3)
- V* 14. EASEMENT AGREEMENT RECORDED AUGUST 31, 1998 AS DOCUMENT NO. 98078206 FOR SANITARY SEWER. (AFFECTS PARCEL 2 & 3)
- AD* 15. DECLARATION OF COVENANT DATED JULY 9, 2004 RECORDED JULY 20, 2004 AS DOCUMENT NO. 2004R0065888 (AFFECTS PARCEL 1 FOR PARTICULARS SEE RECORD)

END

TICOR TITLE INSURANCE COMPANY
POLICY SIGNATURE PAGE

ORDER NO.: 2000 000678000 SM

THIS POLICY SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY.

TICOR TITLE INSURANCE COMPANY

BY



AUTHORIZED SIGNATORY

ENDORSEMENT

ATTACHED TO AND FORMING A PART OF
POLICY NUMBER 2000 000678000 SM

ISSUED BY

TICOR TITLE INSURANCE COMPANY

POLICY MODIFICATION ENDORSEMENT 4

GENERAL EXCEPTION NUMBERS 1, 2, 3, 4 AND 5 OF SCHEDULE B OF THIS POLICY ARE
HEREBY DELETED.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS
AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE
EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF
THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF
THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT
THEREOF.

~

Taxing Body	Rate	Percent	Tax This Year	Tax Last Year
MCHENRY COUNTY	0.657845	8.48	\$32.35	\$29.55
MCHENRY COUNTY PENSION	0.078611	1.01	\$3.86	\$4.50
MCHENRY CO CONSV	0.221944	2.85	\$10.91	\$9.99
COLLEGE DISTRICT 528 MCC	0.329558	4.24	\$16.19	\$15.33
COLLEGE DISTRICT 528 MCC PENSION	0.000115	0.00	\$0.01	\$0.01
SCHOOL DIST 158	5.016167	64.51	\$246.55	\$226.32
SCHOOL DIST 158 PENSION	0.187604	2.41	\$9.22	\$8.48
WY FIRE DIST	0.612839	7.88	\$30.12	\$27.58
WY FIRE DIST PENSION	0.104983	1.35	\$5.16	\$4.85
HAWKLEY AREA LIBRARY	0.292730	3.76	\$14.39	\$13.30
CORAL TOWNSHIP	0.072938	0.94	\$3.58	\$3.31
CORAL TWP RD & BR	0.200161	2.57	\$9.84	\$9.08
TOTAL	7.775495	100.00	\$382.18	\$352.30

MCHENRY COUNTY 2021 REAL ESTATE TAX BILL

LEGAL DESCRIPTION
 DOC 2012R0059621 & 2004R0100259 W PT W
 1/2 SE 1/4 LYING S OF BOTTERMAN FARMS

ASSESSED TO:
 LIGHT REAL ESTATE LLC ET AL

SITE ADDRESS:
 NA

If paid after due date, pay amount below which includes 1.5% per month penalty

	FIRST INSTALLMENT	SECOND INSTALLMENT
Jun 07 - Jul 06	\$193.96	
Jul 07 - Aug 06	\$195.82	
Aug 07 - Sept 06	\$199.69	
Sept 07 - Oct 06	\$202.56	\$193.96
Oct 07 - Nov 6	\$205.42	\$205.82
Nov 7 - Nov 10	\$208.28	\$209.69

PIN 17-35-400-011		
Township CORAL TWP	Tax Code 17004	Property Class 0021
Sub Lot	Acres 14.4200	
1st Install \$191.09	2nd Install \$191.09	
Interest	Interest	
Costs	Costs	
Total Paid	Total Paid	
Due By 06/06/2022	Due By 09/06/2022	

Fair Cash Value	
S/A Value	4,915
S/A Multiplier	1.0265
S/A Equalized Value	4,915
Brd. of Review Value	4,915
Brd. of Review Multiplier	1.0000
Brd. of Review EQ Value	4,915
Home Impro./Vet Exemptions	0
State Multiplier	1.0000
State Equalized Value	0
Farmland & Bldgs. Value	4,915
Total Amt. Prior to Exemptions	4,915
Annual Homestead Exemptions	0
Sr. Freeze Abated Amt.	0
Elderly Homestead Exemption	0
Disabled Vet Homestead Ex	0
Disabled Person Exemption	0
Returning Veteran Exemption	0
Net Taxable Amount	4,915.00
Local Tax Rate	7.775495
Total Current Year Tax Due	\$382.18

Ludwig

Taxing Body	Rate	Percent	Tax This Year	Tax Last Year
MCHENRY COUNTY	0.657845	8.48	\$41.55	\$37.39
MCHENRY COUNTY PENSION	0.078611	1.01	\$4.96	\$5.70
MCHENRY CO CONSV	0.221944	2.85	\$14.01	\$12.64
COLLEGE DISTRICT 528 MCC	0.329558	4.24	\$20.80	\$19.40
COLLEGE DISTRICT 528 MCC PENSION	0.000115	0.00	\$0.01	\$0.01
SCHOOL DIST 158	5.018187	64.51	\$316.67	\$286.34
SCHOOL DIST 158 PENSION	0.187604	2.41	\$11.84	\$10.73
HUNTLEY FIRE DIST	0.812839	7.88	\$38.69	\$34.90
HUNTLEY FIRE DIST PENSION	0.104983	1.35	\$6.63	\$6.14
HUNTLEY AREA LIBRARY	0.292730	3.76	\$18.48	\$16.83
CORAL TOWNSHIP	0.072938	0.94	\$4.60	\$4.18
CORAL TWP RD & BR	0.200161	2.57	\$12.64	\$11.48
TOTAL	7.775495	100.00	\$490.88	\$445.74

MCHENRY COUNTY 2021 REAL ESTATE TAX BILL

LEGAL DESCRIPTION
 DOC 2012R0059621 & 2004R0100259 PT E1/
 2 SW1/4 LYING S OF BOTTERMAN FARMS MEM

ASSESSED TO:
 LIGHT REAL ESTATE LLC ET AL

SITE ADDRESS:
 NA

If paid after due date, pay amount below which includes a 5% per month penalty

	FIRST INSTALLMENT	SECOND INSTALLMENT
Jun 07 - Jul 06	\$249.12	
Jul 07 - Aug 06	\$252.80	
Aug 07 - Sept 06	\$256.48	
Sept 07 - Oct 06	\$260.17	\$249.12
Oct 07 - Nov 6	\$263.85	\$252.80
Nov7 - Nov 20	\$267.53	\$256.48

PIN 17-35-300-015		
Township CORAL TWP	Tax Code 17004	Property Class 0021
Sub Lot	Acres 19.6900	
1st Install \$245.44	2nd Install \$245.44	
Interest	Interest	
Costs	Costs	
Total Paid	Total Paid	
Due By 06/06/2022	Due By 09/06/2022	

Fair Cash Value

S/A Value 6,313
 S/A Multiplier 1.0265
 S/A Equalized Value 6,313
 Brd. of Review Value 6,313
 Brd. of Review Multiplier 1.0000
 Brd. of Review EQ Value 6,313
 Home Improv./Vet Exemptions 0
 State Multiplier 1.0000
 State Equalized Value 0
 Farmland & Bldgs. Value 6,313
 Total Amt. Prior to Exemption 6,313
 Annual Homestead Exemption 0
 Sr. Freeze Abated Amt. 0
 Elderly Homestead Exemption 0
 Disabled Vet Homestead Ex 0
 Disabled Person Exemption 0
 Returning Veteran Exemption 0
 Net Taxable Amount 6,313.00
 Local Tax Rate 7.775495
 Total Current Year Tax Due \$490.88

Rate 2020	Tax 2020	Taxing District	Rate 2021	Tax 2021
0.289732	\$74.94	KANE COUNTY	0.282169	\$81.03
\$0.07	\$18.64	KANE COUNTY PENSION	0.069992	\$20.10
0.147616	\$38.18	KANE FOREST PRESERVE	0.143392	\$41.18
0.000128	\$0.04	KANE FOREST PRESERVE PENSION	0.000124	\$0.04
0.108539	\$28.08	HAMPSHIRE TOWNSHIP	0.106163	\$30.49
0.005261	\$1.36	HAMPSHIRE TOWNSHIP PENSION	0.005214	\$1.50
0.214709	\$55.54	HAMPSHIRE TWP ROAD DIST	0.209176	\$60.08
0.000310	\$0.08	HAMPSHIRE TWP ROAD DIST PENSION	0.000435	\$0.12
0.002786	\$0.72	HAMPSHIRE CEMETERY	0.002727	\$0.78
5.232192	\$1,353.47	DUNDEE SCHOOL DISTRICT 300	5.175374	\$1,486.32
1.150000	\$38.80	DUNDEE SCHOOL DISTRICT 300 PENSION	0.149880	\$43.04
.443819	\$114.81	ELGIN COLLEGE 509	0.451391	\$129.64
0.000036	\$0.01	ELGIN COLLEGE 509 PENSION	0.000035	\$0.01
0.173136	\$44.79	HAMPSHIRE PARK DISTRICT	0.170123	\$48.66
0.122862	\$31.78	ELLA JOHNSON LIBRARY	0.124425	\$35.73
0.009848	\$2.55	ELLA JOHNSON LIBRARY PENSION	0.005844	\$1.68
0.752084	\$194.55	HAMPSHIRE FIRE DISTRICT	0.733437	\$210.64
0.000000		NW KANE AIRPORT AUTHORITY	0.000000	

2021 Kane County Real Estate Tax Bill
Michael J. Kilbourne, MDA
719 S. Batavia Avenue, Bldg. A
Geneva, IL 60134

7.725124	\$1,998.34	TOTAL	7.629901	\$2,191.24
----------	------------	--------------	----------	------------

Parcel Number **01-02-200-001** 1st 2nd

Late Payment Schedule

Jun 2 Thru Jul 1	\$1,112.05	1st	2nd
Jul 2 Thru Aug 1	\$1,128.49		
Aug 2 Thru Sep 1	\$1,144.92		
Sep 2 Thru Oct 1	\$1,161.36	\$1,112.05	
Oct 2 Thru Oct 28	\$1,177.79	\$1,128.49	

Payments on or after Oct. 2, 2022: Please see instructions, on reverse side, for LATE PAYMENTS

Mail To:
LIGHT REAL ESTATE LLC ET AL
WADE B LIGHT
104 S WYNSTONE PARK DRIVE
NORTH BARRINGTON IL 60010-6967

Property Location:

Township HA	Tax Code HA003	Acres 81.6800
Tax Rate 7.629901	Sold at Tax Sale	Forfeited Tax
First Installment Tax \$1,095.62	Second Installment Tax \$1,095.62	
Adjustment	Adjustment	
Penalty	Penalty	
Other Fees	Other Fees	
Total Due DUE BY 06/01/22	Total Due DUE BY 09/01/22	

FAIR CASH VALUE	N/A
LAND VALUE	0.00
+ BUILDING VALUE	0.00
- HOME IMPROVEMENT/VET	0.00
= ASSESSED VALUE	0.00
X STATE MULTIPLIER	1.000000
= EQUALIZED VALUE	0.00
- HOMESTEAD EXCEPTION	0.00
- SENIOR EXEMPTION	0.00
- OTHER EXEMPTIONS	0.00
+ FARMLAND	28,719.00
+ FARM BUILDING	0.00
= NET TAXABLE VALUE	28,719.00
X TAX RATE	7.629901
= CURRENT TAX	\$2,191.24
+ NON AD VALOREM TAX	\$0.00
+ BACK TAX / FORF AMT	\$0.00
- ENTERPRISE ZONE	\$0.00
= TOTAL TAX DUE	\$2,191.24

Rate 2020	Tax 2020	Taxing District	Rate 2021	Tax 2021
0.289732	\$40.76	KANE COUNTY	0.282169	\$43.75
\$0.07	\$10.14	KANE COUNTY PENSION	0.069992	\$10.85
0.147616	\$20.75	KANE FOREST PRESERVE	0.143392	\$22.22
0.000128	\$0.02	KANE FOREST PRESERVE PENSION	0.000124	\$0.02
0.108539	\$15.26	HAMPSHIRE TOWNSHIP	0.106163	\$16.45
0.005261	\$0.74	HAMPSHIRE TOWNSHIP PENSION	0.005214	\$0.81
0.214709	\$30.19	HAMPSHIRE TWP ROAD DIST	0.209176	\$32.41
0.000310	\$0.04	HAMPSHIRE TWP ROAD DIST PENSION	0.000435	\$0.07
0.002786	\$0.39	HAMPSHIRE CEMETERY	0.002727	\$0.42
5.232192	\$735.70	DUNDEE SCHOOL DISTRICT 300	5.175374	\$802.02
0.150000	\$21.09	DUNDEE SCHOOL DISTRICT 300 PENSION	0.149880	\$23.23
0.443819	\$62.40	ELGIN COLLEGE 509	0.451391	\$69.95
0.000036	\$0.01	ELGIN COLLEGE 509 PENSION	0.000035	\$0.01
0.173136	\$24.34	HAMPSHIRE PARK DISTRICT	0.170123	\$26.36
0.122862	\$17.28	ELLA JOHNSON LIBRARY	0.124425	\$19.29
0.009848	\$1.38	ELLA JOHNSON LIBRARY PENSION	0.005844	\$0.90
0.752084	\$105.75	HAMPSHIRE FIRE DISTRICT	0.733437	\$113.66
0.000000		NW KANE AIRPORT AUTHORITY	0.000000	

2021 Kane County Real Estate Tax Bill
Michael J. Kilbourne, MBA
715 S. Batavia Avenue, Bldg. A
Geneva, IL 60134

7.725124	\$1,086.24	TOTAL	7.629901	\$1,182.42
----------	------------	-------	----------	------------

Parcel Number	01-02-100-002			N/A
Late Payment Schedule				
		1st	2nd	
Jun 2 Thru Jul 1		\$600.08		FAIR CASH VALUE
Jul 2 Thru Aug 1		\$608.95		0.00
Aug 2 Thru Sep 1		\$617.81		LAND VALUE
Sep 2 Thru Oct 1		\$626.68	\$600.08	0.00
Oct 2 Thru Oct 28		\$635.55	\$608.95	+ BUILDING VALUE
				0.00
Payments on or after Oct. 2, 2022: Please see instructions, on reverse side, for LATE PAYMENTS				
Mail To:				
LIGHT REAL ESTATE LLC ET AL WADE B LIGHT 104 S WYNSTONE PARK DRIVE NORTH BARRINGTON IL 60010-6967				
Property Location:				
Township	Tax Code	Acres		
HA	HA003	40.8200		
Tax Rate	Sold at Tax Sale	Forfeited Tax		
7.629901				
First Installment Tax	Second Installment Tax			
\$591.21	\$591.21			
Adjustment	Adjustment			
Penalty	Penalty			
Other Fees	Other Fees			
Total Due	Total Due			
DUE BY 06/01/22	DUE BY 09/01/22			
		= TOTAL TAX DUE		
		\$1,182.42		
		= ASSESSED VALUE		
		0.00		
		= EQUALIZED VALUE		
		0.00		
		X STATE MULTIPLIER		
		1.000000		
		= HOMESTEAD EXCEPTION		
		0.00		
		- SENIOR EXEMPTION		
		0.00		
		- OTHER EXEMPTIONS		
		0.00		
		+ FARMLAND		
		15,497.00		
		+ FARM BUILDING		
		0.00		
		= NET TAXABLE VALUE		
		15,497.00		
		X TAX RATE		
		7.629901		
		= CURRENT TAX		
		\$1,182.42		
		+ NON AD VALOREM TAX		
		\$0.00		
		+ BACK TAX / FORF AMT		
		\$0.00		
		- ENTERPRISE ZONE		
		\$0.00		

Rate 2020	Tax 2020	Taxing District	Rate 2021	Tax 2021
0.289732	\$10.70	KANE COUNTY	0.282169	\$11.50
\$0.07	\$2.66	KANE COUNTY PENSION	0.069992	\$2.85
0.147616	\$5.44	KANE FOREST PRESERVE	0.143392	\$5.86
0.000128		KANE FOREST PRESERVE PENSION	0.000124	
0.108539	\$4.00	HAMPSHIRE TOWNSHIP	0.106183	\$4.33
0.005261	\$0.19	HAMPSHIRE TOWNSHIP PENSION	0.005214	\$0.21
0.214709	\$7.91	HAMPSHIRE TWP ROAD DIST	0.209176	\$8.52
0.000310	\$0.01	HAMPSHIRE TWP ROAD DIST PENSION	0.000435	\$0.02
0.002786	\$0.10	HAMPSHIRE CEMETERY	0.002727	\$0.11
5.232192	\$192.80	DUNDEE SCHOOL DISTRICT 300	5.175374	\$210.89
0.150000	\$5.53	DUNDEE SCHOOL DISTRICT 300 PENSION	0.149880	\$6.11
0.443819	\$18.36	ELGIN COLLEGE 509	0.451391	\$18.40
0.000036		ELGIN COLLEGE 509 PENSION	0.000035	
0.173136	\$6.38	HAMPSHIRE PARK DISTRICT	0.170123	\$6.93
0.122862	\$4.53	ELLA JOHNSON LIBRARY	0.124425	\$5.07
0.009848	\$0.36	ELLA JOHNSON LIBRARY PENSION	0.005844	\$0.24
0.752084	\$27.71	HAMPSHIRE FIRE DISTRICT	0.733437	\$29.89
0.000000		NW KANE AIRPORT AUTHORITY	0.000000	

2021 Kane County Real Estate Tax Bill
 Michael J. Kilbourne, MBA
 719 S. Matavia Avenue, Bldg. A
 Geneva, IL 60134

7.725124	\$284.68	TOTAL	7.629901	\$310.92
----------	----------	--------------	----------	----------

Parcel Number		01-02-200-004		TIF BASE	N/A
Late Payment Schedule				FAIR CASH VALUE	0.00
				LAND VALUE	0.00
				+ BUILDING VALUE	0.00
				- HOME IMPROVEMENT/VET	0.00
				= ASSESSED VALUE	0.00
				X STATE MULTIPLIER	1.000000
				= EQUALIZED VALUE	0.00
				- HOMESTEAD EXCEPTION	0.00
				- SENIOR EXEMPTION	0.00
				- OTHER EXEMPTIONS	0.00
				+ FARMLAND	4,075.00
				+ FARM BUILDING	0.00
				= NET TAXABLE VALUE	4,075.00
				X TAX RATE	7.629901
				= CURRENT TAX	\$310.92
				+ NON AD VALOREM TAX	\$0.00
				+ BACK TAX / FORF AMT	\$0.00
				- ENTERPRISE ZONE	\$0.00
				= TOTAL TAX DUE	\$310.92

Mail To: LIGHT REAL ESTATE LLC ET AL WADE B LIGHT 104 S WYNSTONE PARK DRIVE NORTH BARRINGTON IL 60010-6967		
Property Location:		
Township HA	Tax Code HA003	Acres 11.3600
Tax Rate 7.629901	Sold at Tax Sale	Forfeited Tax
First Installment Tax \$155.46	Second Installment Tax \$155.46	
Adjustment	Adjustment	
Penalty	Penalty	
Other Fees	Other Fees	
Total Due DUE BY 06/01/22	Total Due DUE BY 09/01/22	



PLAT

PARCEL 1

Part of the West half of the Southeast Quarter of Section 35 and part of the East half of the Southwest Quarter of Section 35, in Township 43 North, Range 6, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said West half of the Southeast Quarter of Section 35; thence North 89 degrees 59 minutes 51 seconds West along the South line thereof, 21.84 feet to the Place of Beginning; thence continuing North 89 degrees 59 minutes 51 seconds West along the South line thereof, 1,303.41 feet to the Southwest corner of said West half of the Southeast Quarter; thence North 83 degrees 59 minutes 51 seconds West along the South line of said East half of the Southwest Quarter of said Section 35, a distance of 1,325.25 feet to the Southwest corner thereof; thence North 00 degrees 02 minutes 29 seconds West along the West line of said East half of the Southwest Quarter, 753.59 feet to the centerline of a creek; thence North 81 degrees 48 minutes 56 seconds East along said centerline, 57.17 feet; thence South 88 degrees 29 minutes 36 seconds East along said centerline, 251.65 feet; thence South 81 degrees 26 minutes 16 seconds East along said centerline, 182.62 feet; thence South 78 degrees 41 minutes 41 seconds East along said centerline, 140.64 feet; thence South 75 degrees 13 minutes 21 seconds East along said centerline, 370.32 feet; thence South 77 degrees 26 minutes 31 seconds East along said centerline, 306.07 feet; thence South 82 degrees 55 minutes 18 seconds East along said centerline, 104.49 feet; thence South 87 degrees 20 minutes 17 seconds East along said centerline, 678.56 feet; thence South 67 degrees 27 minutes 51 seconds East along said centerline, 492.33 feet; thence South 70 degrees 16 minutes 44 seconds East along said centerline, 119.77 feet; thence South 00 degrees 12 minutes 12 seconds West (meas. = South 00 degrees 16 minutes 16 seconds West), 266.03 feet to the Place of Beginning, in McHenry County, Illinois.

PARCEL 2

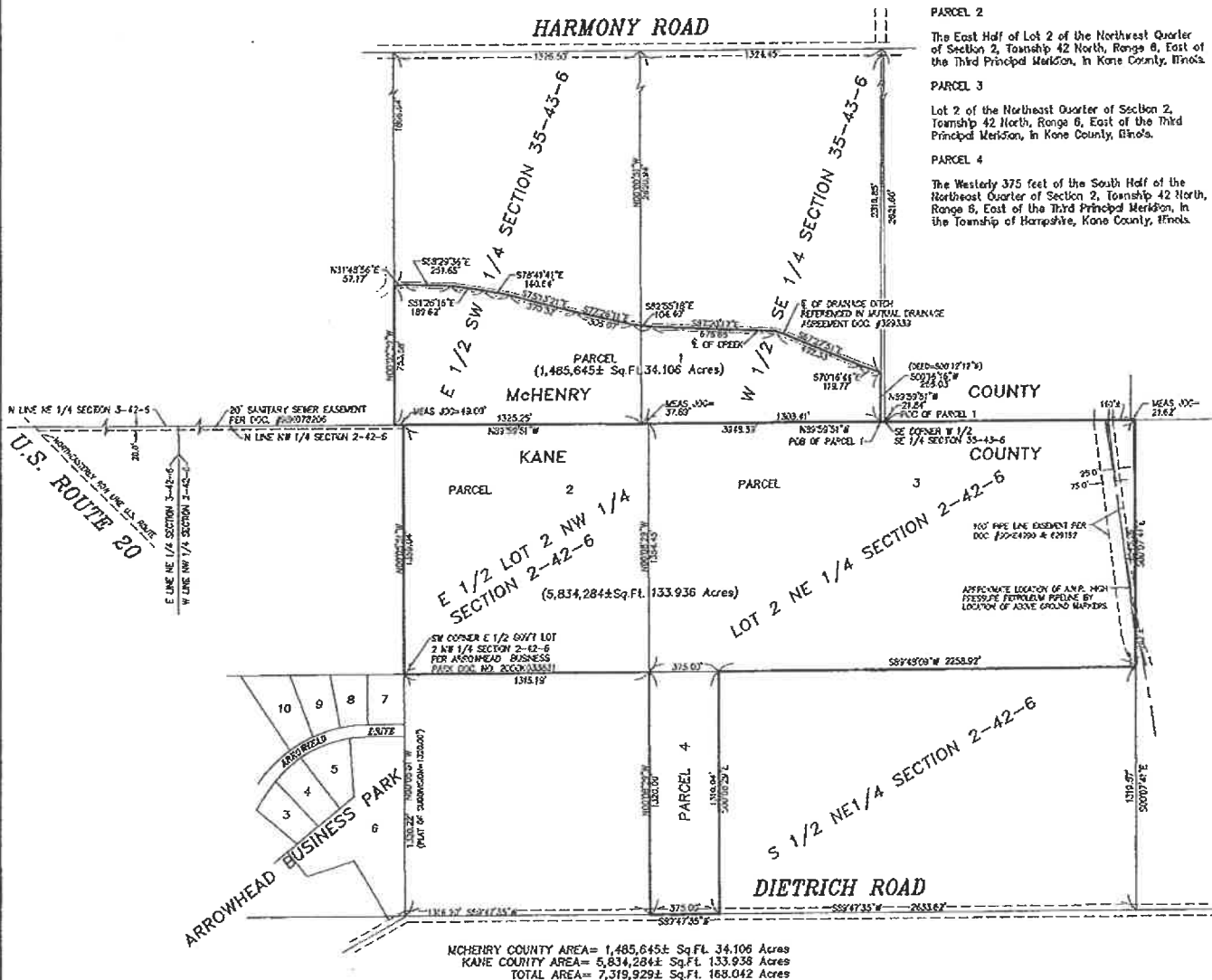
The East Half of Lot 2 of the Northwest Quarter of Section 2, Township 42 North, Range 6, East of the Third Principal Meridian, in Kane County, Illinois.

PARCEL 3

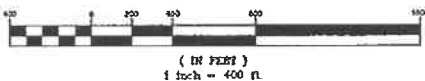
Lot 2 of the Northeast Quarter of Section 2, Township 42 North, Range 6, East of the Third Principal Meridian, in Kane County, Illinois.

PARCEL 4

The Westley 375 feet of the South Half of the Northeast Quarter of Section 2, Township 42 North, Range 6, East of the Third Principal Meridian, in the Township of Hampshire, Kane County, Illinois.



GRAPHIC SCALE



CLIENT: ALAN LUONG
 DRAWN BY: PJT CHECKED BY: WJW
 SCALE: 1"=400' SEC. 43 T. 43 R. 6 E.
 BASIS OF BEARING: ASSUMED
 P.I.N.: 17-35-300-001.01-02-100-002
 JOB NO.: 040563 I.D. PD
 FIELDWORK COMP.: BK. PG.
 ALL DISTANCES GIVEN IN FEET AND DECIMAL PARTS UNLESS OTHERWISE NOTED.

SURVEYOR'S NOTES

1) The utility easements shown hereon have been provided by Titor Title Insurance Company, Commitment policy #2000 000576000 SM dated April 28, 2004. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.

CERTIFICATE REVISED - 7/7/04 APD
 EASEMENTS ADDED PER TITLE COMMITMENT - 6/30/04 APD
 EASEMENTS ADDED PER TITLE COMMITMENT - 6/22/04 APD
 STATE OF ILLINOIS)
) S.S.
 COUNTY OF McHENRY)

Certified to:

- 1) Daniel Light
- 2) WS Trust
- 3) L.B. Andersen & Co., Inc.
- 4) Light Trust
- 5) Titor Title Insurance Company
- 6) Harmony Associates Limited Partnership

I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.

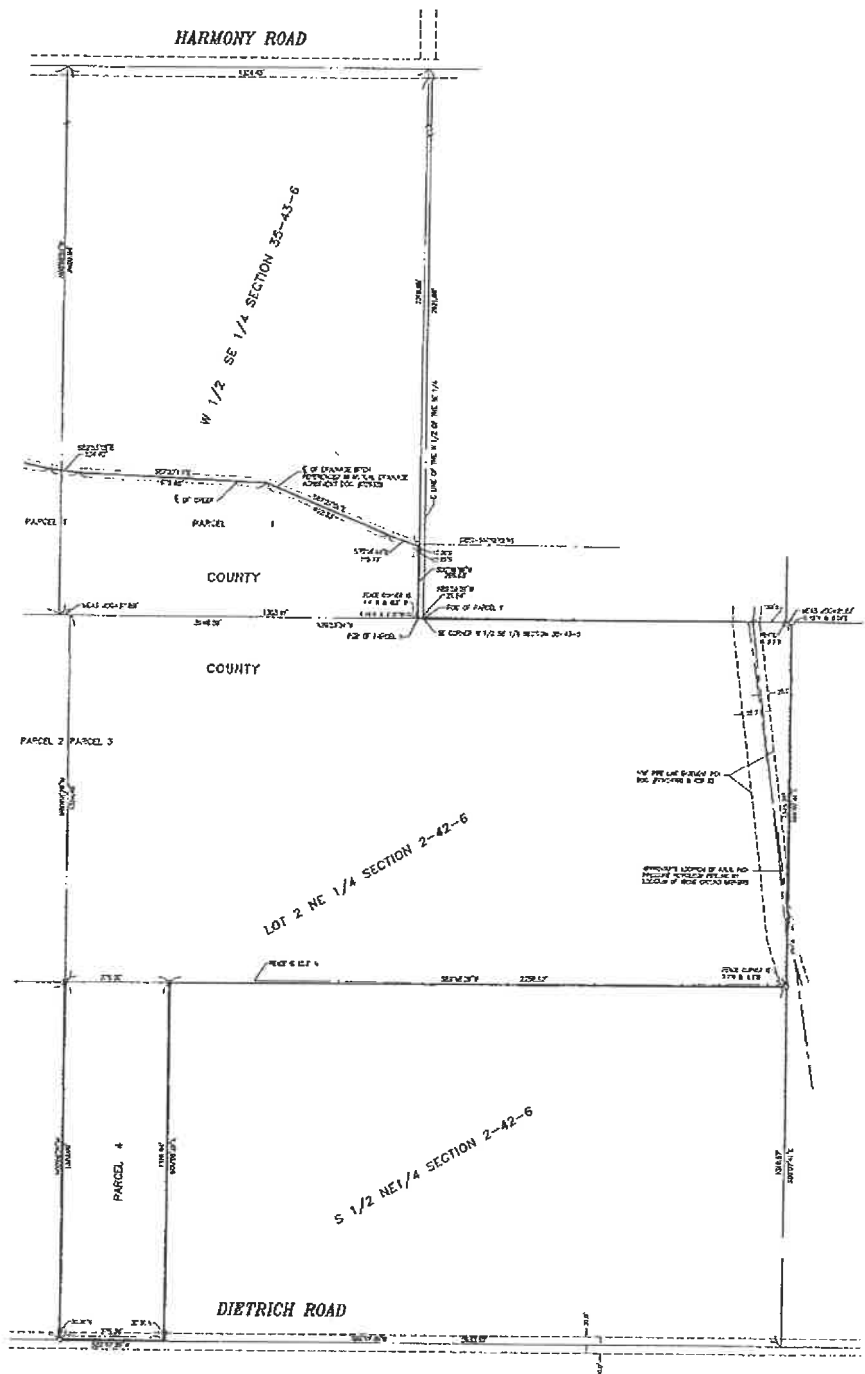
Dated at Woodstock, McHenry County, Illinois June 2nd A.D., 2004.

VANDERSTAPPEN SURVEYING, INC.
 Design Firm No. 184-002792

By: *[Signature]*
 Illinois Professional Land Surveyor No. 2709



ALTA/ACSM LAND TITLE SURVEY



LEGEND

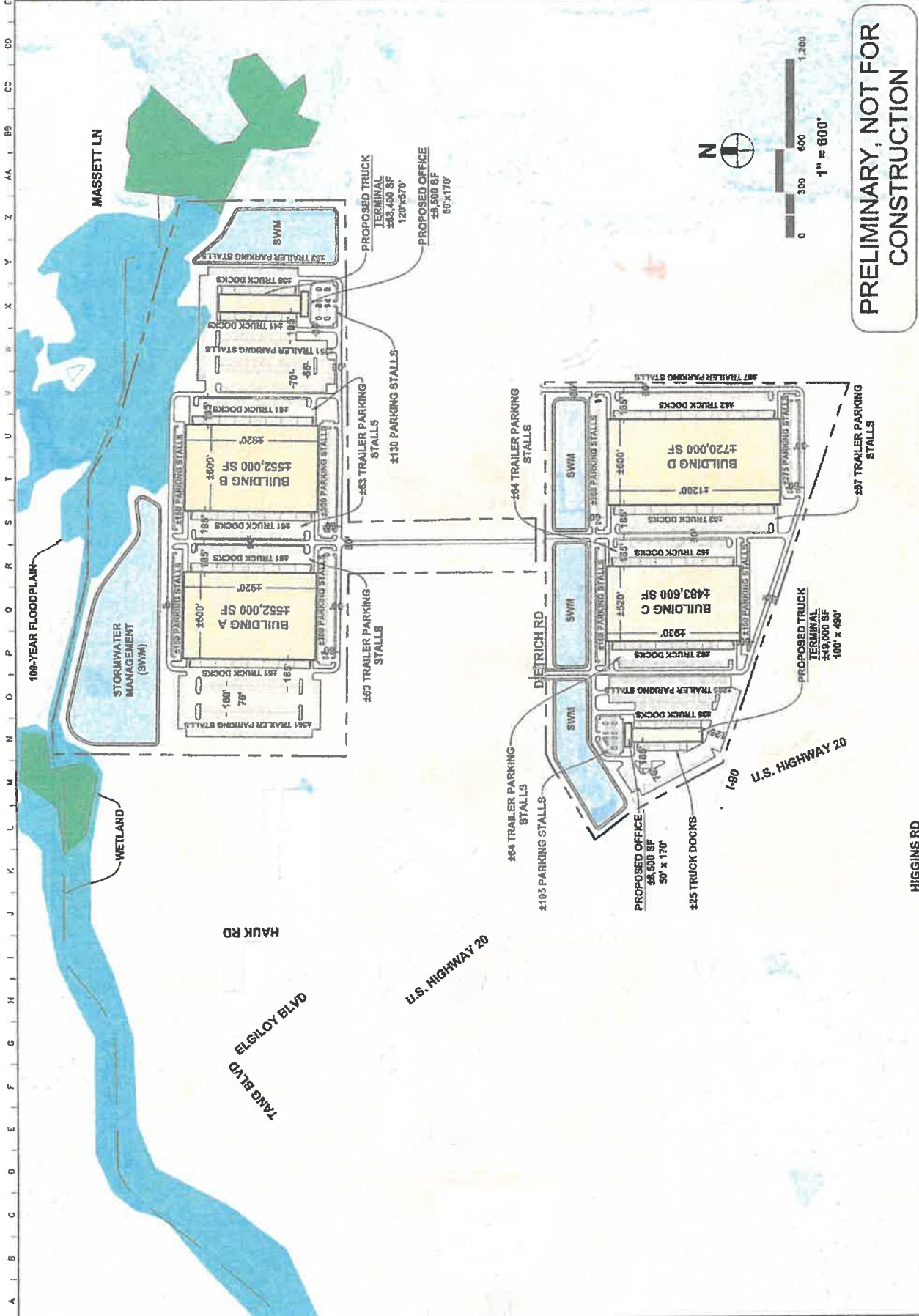
● TOPD IRON BAR	⊗ SET IRON BAR
○ IRON SPY	⊙ SET SPY
○ IRON PIN	⊗ IRON MOVEMENT

CLIENT: ALAN H. B. B.
 BEARY BLDG. CHERRY ST. B.V.
 BEARY BLDG. 1001 W. T. S. R. S. E.
 BASE BY TOPOGRA. SURVEY
 P.L.N. 11-10-200-001-001-001-001
 PUB. NO. 2000003 10. 10. 10.
 FIELDWORK COMPLETED BY: [Signature]
 ALL RIGHTS RESERVED BY: [Signature]

PROPOSED FACILITY FOR:

DATE: 10/04/2022
PRELIMINARY
SITE PLAN
SHEET NUMBER

C1.0



**PRELIMINARY, NOT FOR
CONSTRUCTION**

HIGGINS RD

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Petition for Zoning Map Amendment has been filed with the Clerk of the Village of Hampshire by L.B. Andersen & Co., Inc.; Light Real Estate LLC; WS Trust; Light Trust, and Harris Trust and Savings Bank of Barrington, as trustees under provisions of Trust Agreement dated April 8, 2004, and known as Trust No. HTB-1464, as owners, to amend the classification of certain territory from E-3 Estate Residential (upon annexation) to M-3 Industrial Zoning District in the Village. The subject property is legally described as follows:
Parcel 1: Part of the West Half of the Southeast Quarter of Section 35 and part of the East Half of the Southwest Quarter of Section 35, in Township 43 North, Range 6, East of the Third Principal Meridian, described as follows: Commencing at the Southeast Corner of said West Half of the Southeast Quarter of Section 35; thence North 89 Degrees 59 Minutes 51 Seconds West along the South Line thereof, 21.84 feet to the Place of Beginning; thence continuing North 89 Degrees 59 Minutes 51 Seconds West along the South Line thereof, 1,303.41 feet to the Southwest Corner of said West Half of the Southeast Quarter; thence North 89 Degrees 59 Minutes 51 Seconds West along the South Line of the East Half of the Southwest Quarter of said Section 35, a distance of 1,225.25 feet to the Southwest corner thereof; thence North 03 Degrees 02 Minutes 29 Seconds South along the West Line of said East Half of the Southwest Quarter, 733.58 feet to the centerline of a creek; thence North 81 Degrees 48 Minutes 56 Seconds East along said centerline, 37.17 feet; thence South 88 Degrees 29 Minutes 26 Seconds East along said centerline, 251.65 feet; thence South 81 Degrees 26 Minutes 16 Seconds East along said centerline, 192.42 feet; thence South 78 Degrees 41 Minutes 41 Seconds East along said centerline, 140.64 feet; thence South 75 Degrees 13 Minutes 21 Seconds East along said centerline, 370.32 feet; thence South 77 Degrees 26 Minutes 11 Seconds East along said centerline, 306.07 feet; thence South 82 Degrees 35 Minutes 18 Seconds East along said centerline, 104.40 feet; thence South 87 Degrees 20 Minutes 17 Seconds East along said centerline, 474.66 feet; thence South 87 Degrees 27 Minutes 51 Seconds East along said centerline, 492.33 feet; thence South 70 Degrees 16 Minutes 44 Seconds East along said centerline, 119.77 feet; thence South 00 Degrees 12 Minutes 12 Seconds West (measured South 00 Degrees 16 Minutes 16 Seconds West), 266.03 feet, to the Place of Beginning, in McHenry County, Illinois.
Parcel 2: The East Half of Lot 2 of the Northwest 1/4 of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, in Kane County, Illinois.
Parcel 3: Lot 2 of the Northwest 1/4 of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, in Kane County, Illinois.
Parcel 4: A West 375 feet of the South Half of the Northeast Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, in the Township of Hampshire, Kane County, Illinois.
Parcel 5: The North 20 Foot strip of land used for sanitary sewer purposes (non-exclusive) as found in Easement Agreement recorded August 31, 1998 as Document Number 98K07826.
And the following parcels:
Parcel Two: That part of the West Half of the Southeast Quarter of the East Half of the Southwest Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, lying Northerly of the Northerly line of Parcel Number N-48-17 acquired by Illinois State Toll Highway Commission through proceedings filed in the Circuit Court of Kane County, Illinois as Case Number 57-441, in the Township of Hampshire, Kane County, Illinois.
Parcel Three: That part of the Southwest Quarter of Section 2, Township 42 North, Range 6, East of the Third Principal Meridian described as follows: Beginning at the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 2; thence Southerly along the East line of the Northwest Quarter of the Southwest Quarter of said Section 2, a distance of 410.48 feet; thence Westerly at right angles to the last described course a distance of 138.25 feet; thence Northwesterly along a line that forms an angle of 59 Degrees 16 Minutes, to the right with the prolongation of the last described course a distance of 250.0 feet to the Southerly Right of Way line of a public road, thence Northwesterly along said Southerly Right of Way line, which at right angles to the last described course, a distance of 300 feet; thence Northerly along line that forms an angle of 59 Degrees 19 Minutes to the left with the prolongation of the last described course a distance of 42.20 feet to a point on the North line of the Northwest Quarter of the Southwest Quarter of said Section 2 that is 28.03 feet Westerly of the Place of Beginning; thence Easterly along the North line of the Northwest Quarter of the Southwest Quarter of said Section 2 a distance of 28.03 feet to the Place of Beginning.
Parcel Four: That part of the Southwest Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Beginning at the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 2; thence Southerly along the East line of the Northwest Quarter of the Southwest Quarter of said Section 2, a distance of 1,248.19 feet to the Northerly Right of Way line of U.S. Route 20; thence Northwesterly along the Northerly Right of Way line of U.S. Route 20 being along a curve to the Left a distance of 1,054.05 feet to the Southerly Right of Way line of a public road; thence Northerly along the Southerly Right of Way line of said public road a distance of 628.13 feet; thence Northerly along a line that forms an angle of 59 Degrees 19 Minutes, to the left with the prolongation of the last described course a distance of 42.20 feet to a point in the North line of the Northwest Quarter of the Southwest Quarter of said Section 2 that is 28.03 feet Westerly of the Place of Beginning; thence Easterly along the North line of the Northwest Quarter of the Southwest Quarter of said Section 2 a distance of 28.03 feet to the Place of Beginning.
(EXCEPTING therefrom that part of the Southwest Quarter of Section 2, Township 42 North, Range 6, East of the Third Principal Meridian described as follows: Beginning at the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 2; thence Southerly along the East line of the Northwest Quarter of the Southwest Quarter of said Section 2, a distance of 410.48 feet; thence Westerly at Right Angles to the last described course a distance of 138.25 feet; thence Northwesterly along a line that forms an angle of 59 Degrees 16 Minutes, to the right with the prolongation of the last described course a distance of 250.0 feet to the Southerly Right of Way line of a public road, thence Northwesterly along said Southerly Right of Way line, which at right angles to the last described course, a distance of 300 feet; thence Northerly along a line that forms an angle of 59 Degrees 19 Minutes to the left with the prolongation of the last described course a distance of 42.20 feet to a point on the North line of the Northwest Quarter of the Southwest Quarter of said Section 2 that is 28.03 feet Westerly of the Place of Beginning; thence Easterly along the North line of the Northwest Quarter of the Southwest Quarter of said Section 2 a distance of 28.03 feet to the Place of Beginning). In the Township of Hampshire, Kane County, Illinois.
PINs: Kane Co. 01-02-300-008 01-02-300-017 01-02-400-012 01-02-100-002 01-02-200-001 01-02-300-004 McHenry Co. 17-35-300-011 17-35-300-015
Common Address: Vacant land, northeast of US Highway 20, and north of I-90, in Hampshire Township, Kane County and Carol Township, McHenry County, IL
A Public Hearing on the Petition for Zoning Map Amendment will be conducted by the Village of Hampshire Planning & Zoning Commission on Monday, February 13, 2023, starting at 7:00 p.m. at the Village Hall, 234 South State Street, Hampshire, Illinois.
A copy of the Petition is available for review at the Village Hall during regular business hours.
The Village Clerk may be contacted by phone, 847-683-2181 Ext. 0, or by e-mail at lvaseuez@hampshireil.org.
It is anticipated that provision will be made for members of the Commission, and of the public, to attend the public hearing remotely. If such provision is made, anyone who desires to attend the meeting via video- or tele-conferencing must notify the Village Clerk by phone or e-mail per the information above, with his/her request, no later than 12:00 noon two days prior to the meeting date; and a link to participate will be sent to his/her e-mail address the day of the meeting. In addition, written comment on the proposal may be submitted to the Village Clerk in advance of the meeting date in writing at Village Hall, 234 S. State Street, Hampshire, or via the e-mail address above.
All interested persons will be given an opportunity to be heard.

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.
Fox Valley
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin and has been circulated daily in the Village(s) of:
Algonquin, Aurora, Barrington Hills, Batavia, Burlington,
Carpentersville, East Dundee, Elburn, Elgin, Geneva, Gilberts,
Hampshire, Huntley, Lake in the Hills, Maple Park, Montgomery,
North Aurora, Saint Charles, Sleepy Hollow, South Elgin, St Charles,
Sugar Grove, Wasco, Wayne, West Dundee

County(ies) of Kane
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Fox Valley DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/26/2023 in said Fox Valley DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laurel Baetz
Designee of the Publisher and Officer of the Daily Herald

Control # 4594476

s/ Linda Vasquez
Linda Vasquez
Village Clerk
Published in Daily Herald January 26, 2023 (4594476)



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

Zoning Review Application

Date: October 10, 2022

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 N/A District to M2/3 District (ex. M1 to M2)*
- Annexation
- Subdivision - Preliminary Plan Review
- Subdivision - Final Plan Review
- Other Site Plan: _____

*requires a 15-30 day public notice period

PART I. APPLICANT INFORMATION

APPLICANT (Please print or type)

Name: Daniel Light Email: lightfarms@aol.com

Address: 104 S. Wynstone Park Drive North Barrington, IL. 60010 Phone: 847-381-9080

CONTACT PERSON (If different from Applicant)

Name: Ernie Pirron Email: ernie@lbandersen.com

Address: 104 S. Wynstone Park Drive North Barrington, IL. 60010 Phone: 847-381-9080

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES NO

If the Applicant is not the owner of the subject property, a written statement from the Owner authorizing the Applicant to file the Development Application must be attached to this application.

IS THE APPLICANT AND/OR OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

YES NO

If the Applicant and/or 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 verified by the Trustee and shall be attached hereto.

PART II. PROPERTY INFORMATION

Name of Development (if any): Smrt Property

Address: South of Dietrich Road / North of I-90; and NW corner at US Hwy 20 and Higgins Road

Parcel Number(s): 01-02-300-011, 01-03-476-020, 01-02-300-008, 01-02-300-017, 01-02-400-012

Total Area (acres): 152 Acres

Legal Description: must be attached to this application

Fire Protection District: Hampshire

School District: District 300

Library District: Ella Johnson Library

Park District: Hampshire

Township: Hampshire

Current Zoning District: n/a

Current Use:

Farm land - 0021, 01-02-300-011, 01-02-300-017, 01-03-476-020
Home site Dwelling - 0011, 01-02-300-008, 01-02-400-012

Proposed Zoning/Variance/Use:

38-acre site - M2, no heavy truck traffic
Shireland Site - M3, logistics, industrial, etc.

Reason/Explanation for Zoning/Variance/Use:

Annexing to Village

PART III. REQUIRED DOCUMENTATION

From chart on next page

- Signed Development Application
- Signed Developer’s Agreement (Attachment A)
- Deposit/Fee \$ _____
(see Village Ordinances and Requirements section)
- Proof of Ownership or Option
- Legal Description of Property - Plat of Survey
- List of property owners within 250 ft with parcel numbers (Attachment B)
(see Attachment C for an example notification letter)
- Concept Plan - see Subdivision Regulations for more information
- Preliminary Plan - see Subdivision Regulations for more information
- Final Plan - see Subdivision Regulations for more information
- Site Plan
- Landscape Plan: Preliminary or Final
- Architectural Elevations
- Petition for Annexation
- Plat of Annexation
- Soil & Water Conservation District Land Use Opinion - See Kane-DuPage SWCD webpage
- Other _____

Needed documentation may vary depending on the specific circumstances of the application. Therefore, staff may require additional documentation after initial review (e.g., fiscal impact study, endangered species report, wetland report etc.).

I, Daniel Light, herby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Hampshire ordinances.


Signature

11/28/2022
Date

**Attachment A - Developer's Agreement
Developer's Agreement with Respect to Development Fees and Deposits**

The undersigned Developer acknowledges that he/she/it has filed a ZONING REVIEW APPLICATION with the Village, requesting annexation, and further, acknowledges that the Village Code requires that he/she reimburse the Village for all professional fees incurred for engineering, legal, consultant, and other outside services in regard to this application and all other matters related to the proposed development or zoning request. The Developer agrees to be bound by the terms of the Village Code in this regard.


The Developer also is required to, and hereby does, submit a fee or deposit, to be held by the Village to secure reimbursement of such funds as applicable, in accordance with the current schedule of fees and deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of fees and will be applied by the Village to payment of such fees upon default by Developer. Any balance remaining, after payment of all such fees, including reasonable attorney fees and court costs incurred by the Village in discussing, negotiating, or enforcing the terms of this Agreement, shall be returned to Developer. Any interest earned on funds on deposit shall accrue to the Village.

By:


Signature

11/28/22
Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK


Signature

11/29/22
Date

This form must be executed and accompany all Development Applications. No Application will be accepted or processed without this completed form.

Attachment B – Affidavit of Notification
Affidavit of Notification to Neighboring Property Owners

To: Village of Hampshire 234 S. State Street Hampshire, IL 60140

From: Light Real Estate LLC

Date: 1/25/2023

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred-fifty (250') feet of the property referred to in the Petition.

The property is located at North of Dietrich Road in Hampshire Township (Kane Co.) and Coral Township


PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
------------------	----------------	---------

See Attached

Attached additional sheets, if necessary.

By:

WADE LIGHT
Name


Signature

Southern Parcels Neighbors (south of Detrich / North of I-90)

SMRT. (SHIRELAND)

ALL KANE COUNTY PARCELS

- 19N430 US Route 20, Hampshire | 01-02-300-001
 - HPT TA Properties LLC – Travel Centers of America 24601 Center Ridge Rd, West Lake, OH 44145
- No site address | 01-02-100-004
 - Agree Convenience #1 LLC – Thortons LLC 2600 James Thorton Way, Louisville, KY 40245
- No site address | 01-02-100-013
 - Agree Convenience #1 LLC – Thortons LLC 2600 James Thorton Way, Louisville, KY 40245
- No site address | 01-02-153-006
 - Ripple Creek Inv of Chicago LLC – PO Box 144, Lafox, IL 60147
- No site address | 01-02-100-006
 - SMRT, Michael R Dynasty TR, Trustee – 4N671 IL Route 59, Bartlett
- No site address | 01-02-200-005
 - Watermann, Patricia L & David R, REVOC Trusts – 45W254 Dietrich Rd, Hampshire
- 45W254 Dietrich Rd, Hampshire | 01-02-200-006
 - Dennis, Mark & Anna – Mark A & Anna A Dennis – 45W254 Dietrich Rd, Hampshire
- 45W169 Dietrich Dr, Hampshire | 01-02-400-010
 - Bakka, Roger & Sharon – 45W169 Dietrich Rd, Hampshire
- No site address | 01-02-400-005
 - WHEELING TRUST & SAVINGS BANK, TRUSTEE, TRUST: TR # CT40076341 CHICAGO TITLE LAND TRUST COMPANY 10 S LASALLE ST STE 2750 CHICAGO, IL, 60603-1108

3

Ernie Pirron

From: Kowalczyk, Jimmy @ Chicago Suburban <Jimmy.Kowalczyk@cbre.com>
Sent: Friday, December 30, 2022 1:26 PM
To: Ernie Pirron
Cc: Suerth, John @ Chicago Suburban
Subject: RE: LB Andersen Packet Review

Hi Ernie,

Below are the additional parcels:

Southern Parcels surrounding 38 acre site

SMRT (38 ACRES)

KANE COUNTY PARCELS

- 46W076 FELSMITH RD, HAMPSHIRE, IL 60140 | 01-03-476-012
 - NACK, CHARLES L & ELIZABETH J - 46W076 FELSMITH RD HAMPSHIRE, IL, 60140
- 19N185 FELSMITH RD, HAMPSHIRE, IL 60140 | 01-03-476-013
 - OLEFERCHIK, RAYMOND T & ANDREA K DCLRN OF TRS RAYMOND & ANDREA OLEFERCHIK, TRUSTEES - 19N185 FELSMITH RD HAMPSHIRE, IL, 60140-9420
- 19N167 FELSMITH RD, HAMPSHIRE, IL 60140 | 01-03-476-014
 - SPARR, ROY J & AUDREY - 19N167 FELSMITH RD HAMPSHIRE, IL, 60140
- 19N145 FELSMITH RD, HAMPSHIRE, IL 60140 | 01-03-476-015
 - VIERKE, THOMAS A & CATHLEEN S - 19N145 FELSMITH RD HAMPSHIRE, IL, 60140
- 19N115 FELSMITH RD, HAMPSHIRE, IL 60140 | 01-03-476-016
 - ANDERSON, MICHAEL C & MALLORY - 19N115 FELSMITH RD HAMPSHIRE, IL, 60140-9420
- 19N083 FELSMITH RD, HAMPSHIRE, IL 60140 | 01-03-476-017
 - STEBBINS, GREGORY H & DARLENE M - 19 N 083 FELSMITH RD HAMPSHIRE, IL, 60140
- 19N053 FELSMITH RD, HAMPSHIRE, IL 60140 | 01-03-476-018
 - JOHANSEN, LEROY P & PATRICIA J TR, TRUSTEES - 19N053 FELSMITH RD HAMPSHIRE, IL, 60140-9420
- 19N021 FELSMITH RD, HAMPSHIRE, IL 60140 | 01-03-476-019
 - ZWERENZ, DENNIS & JOANNE - 19N021 FELSMITH RD HAMPSHIRE, IL, 60140
- No site address | 01-10-200-001
 - RALC HAMPSHIRE LLC - 2607 W 22ND ST STE 48 OAK BROOK, IL, 60523-4631
- No site address | 01-11-101-001
 - HAMPSHIRE GROVE 62 LLC NORTHERN BUILDERS INC - 5060 RIVER RD SCHILLER PARK, IL, 60176-1076
- No site address | 01-11-100-009
 - HAMPSHIRE VILLAGE OF - PO BOX 457 HAMPSHIRE, IL, 60140-0457
- No site address | 01-11-127-010
 - WAYNE HUMMER TRUST COMPANY, TRUST: LFT 1745 - 7239 W WILSON AVE HARWOOD HEIGHTS, IL, 60706
- No site address | 01-11-127-011
 - LANDSYS DEVELOPMENT LLC, HAMPSHIRE WOODS SERIES - 1695 N LANCASTER RD SOUTH ELGIN, IL, 60177-2703

Jimmy Kowalczyk

Vice President
CBRE | Advisory & Transaction Services
Industrial & Logistics
700 Commerce Dr, Suite 450 | Oak Brook, IL 60523

Rate 2020	Tax 2020	Taxing District	Rate 2021	Tax 2021
0.289732	\$15.81	KANE COUNTY	0.282169	\$17.70
\$0.07	\$3.93	KANE COUNTY PENSION	0.069982	\$4.39
0.147616	\$8.06	KANE FOREST PRESERVE	0.143392	\$9.00
0.000128		KANE FOREST PRESERVE PENSION	0.000124	
0.108539	\$5.92	HAMPSHIRE TOWNSHIP	0.106163	\$6.66
0.005281	\$0.29	HAMPSHIRE TOWNSHIP PENSION	0.005214	\$0.33
0.214709	\$11.71	HAMPSHIRE TWP ROAD DIST	0.209176	\$13.12
0.000310	\$0.02	HAMPSHIRE TWP ROAD DIST PENSION	0.000435	\$0.03
0.002786	\$0.15	HAMPSHIRE CEMETERY	0.002727	\$0.17
5.232192	\$285.36	DUNDEE SCHOOL DISTRICT 300	5.176374	\$324.65
0.150000	\$8.18	DUNDEE SCHOOL DISTRICT 300 PENSION	0.149880	\$9.40
0.443819	\$24.21	ELGIN COLLEGE 509	0.451391	\$28.32
0.000036		ELGIN COLLEGE 509 PENSION	0.000035	
0.173136	\$9.44	HAMPSHIRE PARK DISTRICT	0.170123	\$10.67
0.122862	\$6.71	ELLA JOHNSON LIBRARY	0.124425	\$7.80
0.009848	\$0.53	ELLA JOHNSON LIBRARY PENSION	0.005844	\$0.37
0.752084	\$41.02	HAMPSHIRE FIRE DISTRICT	0.733437	\$46.01
0.000000		NW KANE AIRPORT AUTHORITY	0.000000	
7.725124	\$421.34	TOTAL	7.629901	\$478.62

2021 Kane County Real Estate Tax Bill
Michael J. Kilbourne, MBA
719 S. Batavia Avenue, Bldg. A
Geneva, IL 60134

Parcel Number	01-02-300-011		TIF BASE
Late Payment Schedule			N/A
Jun 2 Thru Jul 1	1st	\$242.90	FAIR CASH VALUE
Jul 2 Thru Aug 1	2nd	\$246.49	0.00
Aug 2 Thru Sep 1		\$250.08	LAND VALUE
Sep 2 Thru Oct 1		\$253.67	0.00
Oct 2 Thru Oct 28		\$257.26	+ BUILDING VALUE
		\$242.90	0.00
		\$246.49	- HOME IMPROVEMENT/VET
			0.00
Payments on or after Oct. 2, 2022: Please see instructions, on reverse side, for LATE PAYMENTS			= ASSESSED VALUE
			0.00
Mail To:			X STATE MULTIPLIER
HARRIS TRUST & SAVINGS BANK			1.000000
TRUST TR # HTB-1464			= EQUALIZED VALUE
WADE B LIGHT			0.00
104 S WYNSTONE PARK DRIVE			- HOMESTEAD EXCEPTION
NORTH BARRINGTON IL 60010-6967			0.00
Property Location:			- SENIOR EXEMPTION
Township			0.00
HA			- OTHER EXEMPTIONS
Tax Code			0.00
HA003			+ FARMLAND
Acres			6,273.00
23.2500			+ FARM BUILDING
Tax Rate			0.00
7.629901			= NET TAXABLE VALUE
Sold at Tax Sale			6,273.00
Forfeited Tax			X TAX RATE
			7.629901
First Installment Tax		Second Installment Tax	= CURRENT TAX
\$239.31		\$239.31	\$478.62
Adjustment		Adjustment	+ NON AD VALOREM TAX
			\$0.00
Penalty		Penalty	+ BACK TAX / FORF AMT
			\$0.00
Other Fees		Other Fees	- ENTERPRISE ZONE
			\$0.00
Total Due		Total Due	= TOTAL TAX DUE
DUE BY 06/01/22		DUE BY 09/01/22	\$478.62

SMRT

Rate 2020	Tax 2020	Taxing District	Rate 2021	Tax 2021
0.289732	\$3.52	KANE COUNTY	0.282169	\$3.91
\$0.07	\$0.87	KANE COUNTY PENSION	0.089992	\$0.96
0.147616	\$1.79	KANE FOREST PRESERVE	0.143392	\$1.99
0.000128		KANE FOREST PRESERVE PENSION	0.000124	
0.108539	\$1.32	HAMPSHIRE TOWNSHIP	0.106163	\$1.47
0.005261	\$0.06	HAMPSHIRE TOWNSHIP PENSION	0.005214	\$0.07
0.214709	\$2.60	HAMPSHIRE TWP ROAD DIST	0.209178	\$2.80
0.000310		HAMPSHIRE TWP ROAD DIST PENSION	0.000435	\$0.01
0.002786	\$0.03	HAMPSHIRE CEMETERY	0.002727	\$0.04
5.232192	\$63.30	DUNDEE SCHOOL DISTRICT 300	5.175374	\$71.73
0.150000	\$1.82	DUNDEE SCHOOL DISTRICT 300 PENSION	0.149880	\$2.08
0.443819	\$5.37	ELGIN COLLEGE 509	0.451391	\$6.26
0.000036		ELGIN COLLEGE 509 PENSION	0.000035	
0.173136	\$2.09	HAMPSHIRE PARK DISTRICT	0.170123	\$2.36
0.122862	\$1.49	ELLA JOHNSON LIBRARY	0.124425	\$1.73
0.009848	\$0.12	ELLA JOHNSON LIBRARY PENSION	0.005844	\$0.08
0.752084	\$9.10	HAMPSHIRE FIRE DISTRICT	0.733437	\$10.17
0.000000		NW KANE AIRPORT AUTHORITY	0.000000	

2021 Kane County Real Estate Tax Bill
Michael J. Kilbourne, MBA
719 S. Batavia Avenue, Bldg. A
Geneva, IL 60134

7.725124	\$93.48	TOTAL	7.629901	\$105.76
----------	---------	-------	----------	----------

Parcel Number		01-03-476-020	FAIR CASH VALUE	N/A
Late Payment Schedule			0.00	
			0.00	
Jun 2 Thru Jul 1	1st	\$53.67	+ BUILDING VALUE	0.00
Jul 2 Thru Aug 1		\$54.47	- HOME IMPROVEMENT/VET	0.00
Aug 2 Thru Sep 1		\$55.26	= ASSESSED VALUE	0.00
Sep 2 Thru Oct 1		\$56.05	X STATE MULTIPLIER	1.000000
Oct 2 Thru Oct 28	2nd	\$56.85	= EQUALIZED VALUE	0.00
			- HOMESTEAD EXCEPTION	0.00
			- SENIOR EXEMPTION	0.00
			- OTHER EXEMPTIONS	0.00
			+ FARMLAND	1,386.00
			+ FARM BUILDING	0.00
			= NET TAXABLE VALUE	1,386.00
			X TAX RATE	7.629901
			= CURRENT TAX	\$105.76
			+ NON AD VALOREM TAX	\$0.00
			+ BACK TAX / FORF AMT	\$0.00
			- ENTERPRISE ZONE	\$0.00
			= TOTAL TAX DUE	\$105.76

Payments on or after Oct. 2, 2022: Please see instructions, on reverse side, for LATE PAYMENTS

Mail To:
HARRIS TRUST & SAVINGS BANK
TRUST TR # HTB-1464
WADE B LIGHT
104 S WYNSTONE PARK DRIVE
NORTH BARRINGTON IL 60010-6967

Property Location:

Township	Tax Code	Acres
HA	HA003	5.0000
Tax Rate	Sold at Tax Sale	Forfeited Tax
7.629901		
First Installment Tax	Second Installment Tax	
\$52.88	\$52.88	
Adjustment	Adjustment	
Penalty	Penalty	
Other Fees	Other Fees	
Total Due DUE BY 06/01/22	Total Due DUE BY 09/01/22	

Rate 2020	Tax 2020	Taxing District	Rate 2021	Tax 2021
0.289732	\$286.53	KANE COUNTY	0.282169	\$287.25
\$0.07	\$71.27	KANE COUNTY PENSION	0.069992	\$71.26
0.147616	\$145.99	KANE FOREST PRESERVE	0.143392	\$145.98
0.000128	\$0.12	KANE FOREST PRESERVE PENSION	0.000124	\$0.12
0.108539	\$107.34	HAMPSHIRE TOWNSHIP	0.106163	\$108.07
0.005261	\$5.20	HAMPSHIRE TOWNSHIP PENSION	0.005214	\$5.31
0.214709	\$212.34	HAMPSHIRE TWP ROAD DIST	0.209176	\$212.95
0.000310	\$0.31	HAMPSHIRE TWP ROAD DIST PENSION	0.000435	\$0.44
0.002786	\$2.78	HAMPSHIRE CEMETERY	0.002727	\$2.78
5.232192	\$5,174.48	DUNDEE SCHOOL DISTRICT 300	5.175374	\$5,268.64
0.150000	\$148.35	DUNDEE SCHOOL DISTRICT 300 PENSION	0.149880	\$152.58
0.443819	\$438.92	ELGIN COLLEGE 609	0.451391	\$459.52
0.000036	\$0.04	ELGIN COLLEGE 609 PENSION	0.000035	\$0.04
0.173136	\$171.23	HAMPSHIRE PARK DISTRICT	0.170123	\$173.19
0.122862	\$121.51	ELLA JOHNSON LIBRARY	0.124425	\$126.67
0.009848	\$9.74	ELLA JOHNSON LIBRARY PENSION	0.005844	\$5.95
0.752084	\$743.79	HAMPSHIRE FIRE DISTRICT	0.733437	\$746.65
0.000000		NW KANE AIRPORT AUTHORITY	0.000000	

2021 Kane County Real Estate Tax Bill
Michael J. Kibourne, MBA
719 E. Batavia Avenue, Bldg. A
Geneva, IL 60134

7.725124	\$7,639.92	TOTAL	7.629901	\$7,767.40
----------	------------	--------------	----------	------------

Parcel Number	01-02-300-008		TIF BASE
			N/A
Late Payment Schedule			FAIR CASH VALUE 297,627.00
			LAND VALUE 99,199.00
			+ BUILDING VALUE 0.00
			- HOME IMPROVEMENT/VET 0.00
			= ASSESSED VALUE 99,199.00
			X STATE MULTIPLIER 1.000000
			= EQUALIZED VALUE 99,199.00
			- HOMESTEAD EXCEPTION 0.00
			- SENIOR EXEMPTION 0.00
			- OTHER EXEMPTIONS 0.00
			+ FARMLAND 1,272.00
			+ FARM BUILDING 1,331.00
			= NET TAXABLE VALUE 101,802.00
			X TAX RATE 7.629901
			= CURRENT TAX \$7,767.40
			+ NON AD VALOREM TAX \$0.00
			+ BACK TAX / FORF AMT \$0.00
			- ENTERPRISE ZONE \$0.00
			= TOTAL TAX DUE \$7,767.40
Payments on or after Oct. 2, 2022: Please see instructions, on reverse side, for LATE PAYMENTS			
Mail To: HARRIS TRUST & SAVINGS BANK, T TRUST TR # HTB-1464 WADE B LIGHT 104 S WYNSTONE PARK DRIVE NORTH BARRINGTON IL 60010-6967			
Property Location: 45W585 US HIGHWAY 20 HAMPSHIRE, IL			
Township HA	Tax Code HA003	Acres 45.9200	
Tax Rate 7.629901	Sold at Tax Sale	Forfeited Tax	
First Installment Tax \$3,883.70	Second Installment Tax \$3,883.70		
Adjustment	Adjustment		
Penalty	Penalty		
Other Fees	Other Fees		
Total Due DUE BY 06/01/22	Total Due DUE BY 09/01/22		

Rate 2020	Tax 2020	Taxing District	Rate 2021	Tax 2021
0.289732	\$32.05	KANE COUNTY	0.282169	\$32.18
\$0.07	\$7.97	KANE COUNTY PENSION	0.069992	\$7.98
0.147616	\$16.32	KANE FOREST PRESERVE	0.143392	\$16.34
0.000128	\$0.02	KANE FOREST PRESERVE PENSION	0.000124	\$0.02
0.108539	\$12.00	HAMPSHIRE TOWNSHIP	0.106163	\$12.11
0.005261	\$0.58	HAMPSHIRE TOWNSHIP PENSION	0.005214	\$0.59
0.214709	\$23.74	HAMPSHIRE TWP ROAD DIST	0.209176	\$23.85
0.000310	\$0.03	HAMPSHIRE TWP ROAD DIST PENSION	0.000435	\$0.05
0.002786	\$0.31	HAMPSHIRE CEMETERY	0.002727	\$0.31
5.232192	\$578.52	DUNDEE SCHOOL DISTRICT 300	5.175374	\$590.04
0.150000	\$16.59	DUNDEE SCHOOL DISTRICT 300 PENSION	0.149880	\$17.09
0.443619	\$49.08	ELGIN COLLEGE 509	0.451391	\$51.47
0.000036		ELGIN COLLEGE 509 PENSION	0.000035	
0.173136	\$19.14	HAMPSHIRE PARK DISTRICT	0.170123	\$19.40
0.122862	\$13.58	ELLA JOHNSON LIBRARY	0.124425	\$14.18
0.009848	\$1.09	ELLA JOHNSON LIBRARY PENSION	0.005844	\$0.67
0.752084	\$83.16	HAMPSHIRE FIRE DISTRICT	0.733437	\$83.62
0.000000		NW KANE AIRPORT AUTHORITY	0.000000	
7.725124	\$854.18	TOTAL	7.629901	\$869.90

2021 Kane County Real Estate Tax Bill
Michael J. Kilbourne, MSA
718 S. Batavia Avenue, Bldg. A
Geneva, IL 60134

Parcel Number	01-02-300-017		TIF BASE	N/A
Late Payment Schedule				
		1st	2nd	
Jun 2 Thru Jul 1		\$441.47		
Jul 2 Thru Aug 1		\$448.00		
Aug 2 Thru Sep 1		\$454.52		
Sep 2 Thru Oct 1		\$461.05	\$441.47	
Oct 2 Thru Oct 28		\$467.57	\$448.00	
Payments on or after Oct. 2, 2022: Please see Instructions, on reverse side, for LATE PAYMENTS				
Mail To: HARRIS TRUST & SAVINGS BANK, T TRUST TR # HTB-1464 WADE B LIGHT 104 S WYNSTONE PARK DRIVE NORTH BARRINGTON IL 60010-6967				
Property Location:				
Township HA		Tax Code HA003	Acres 7.6000	
Tax Rate 7.629901	Sold at Tax Sale		Forfeited Tax	
First Installment Tax \$434.95		Second Installment Tax \$434.95		
Adjustment		Adjustment		
Penalty		Penalty		
Other Fees		Other Fees		
Total Due DUE BY 06/01/22		Total Due DUE BY 09/01/22		
		= TOTAL TAX DUE \$869.90		
FAIR CASH VALUE		33,459.00		
LAND VALUE		11,152.00		
+ BUILDING VALUE		0.00		
- HOME IMPROVEMENT/VET		0.00		
= ASSESSED VALUE		11,152.00		
X STATE MULTIPLIER		1.000000		
= EQUALIZED VALUE		11,152.00		
- HOMESTEAD EXCEPTION		0.00		
- SENIOR EXEMPTION		0.00		
- OTHER EXEMPTIONS		0.00		
+ FARMLAND		249.00		
+ FARM BUILDING		0.00		
= NET TAXABLE VALUE		11,401.00		
X TAX RATE		7.629901		
= CURRENT TAX		\$869.90		
+ NON AD VALOREM TAX		\$0.00		
+ BACK TAX / FORF AMT		\$0.00		
- ENTERPRISE ZONE		\$0.00		

Rate 2020	Tax 2020	Taxing District	Rate 2021	Tax 2021
0.289732	\$346.11	KANE COUNTY	0.282169	\$342.47
0.07	\$86.10	KANE COUNTY PENSION	0.069992	\$84.96
0.147616	\$176.34	KANE FOREST PRESERVE	0.143392	\$174.03
0.000128	\$0.16	KANE FOREST PRESERVE PENSION	0.000124	\$0.16
0.108539	\$129.67	HAMPSHIRE TOWNSHIP	0.106163	\$128.85
0.005261	\$6.28	HAMPSHIRE TOWNSHIP PENSION	0.005214	\$6.33
0.214709	\$256.49	HAMPSHIRE TWP ROAD DIST	0.209176	\$253.88
0.000310	\$0.37	HAMPSHIRE TWP ROAD DIST PENSION	0.000435	\$0.53
0.002786	\$3.33	HAMPSHIRE CEMETERY	0.002727	\$3.31
5.232192	\$6,250.43	DUNDEE SCHOOL DISTRICT 300	5.175374	\$6,281.41
0.150000	\$179.19	DUNDEE SCHOOL DISTRICT 300 PENSION	0.149880	\$181.90
0.443819	\$530.19	ELGIN COLLEGE 509	0.451391	\$547.86
0.000036	\$0.04	ELGIN COLLEGE 509 PENSION	0.000035	\$0.04
0.173136	\$206.83	HAMPSHIRE PARK DISTRICT	0.170123	\$206.48
0.122882	\$146.77	ELLA JOHNSON LIBRARY	0.124425	\$151.01
0.009848	\$11.77	ELLA JOHNSON LIBRARY PENSION	0.005844	\$7.10
0.752084	\$898.45	HAMPSHIRE FIRE DISTRICT	0.733437	\$890.18
0.000000		NW KANE AIRPORT AUTHORITY	0.000000	

2021 Kane County Real Estate Tax Bill
Michael J. Kilbourne, MBA
719 S. Batavia Avenue, Bldg. A
Geneva, IL 60134

7.725124	\$9,228.52	TOTAL	7.629901	\$9,260.50
----------	------------	--------------	----------	------------

Parcel Number	01-02-400-012		TIF BASE
Late Payment Schedule			FAIR CASH VALUE 107,957
			LAND VALUE 35,982
			+ BUILDING VALUE 0
			- HOME IMPROVEMENT/VET 0
			= ASSESSED VALUE 35,982
			X STATE MULTIPLIER 1.0000
			= EQUALIZED VALUE 35,982
			- HOMESTEAD EXCEPTION 0
			- SENIOR EXEMPTION 0
			- OTHER EXEMPTIONS 0
			+ FARMLAND 6,654
			+ FARM BUILDING 78,735
			= NET TAXABLE VALUE 121,371
			X TAX RATE 7.6299
			= CURRENT TAX \$9,260
			+ NON AD VALOREM TAX \$0
			+ BACK TAX / FORF AMT \$0
			- ENTERPRISE ZONE \$0
			= TOTAL TAX DUE \$9,260.50
Payments on or after Oct. 2, 2022: Please see instructions, on reverse side, for LATE PAYMENTS			
Mail To: HARRIS TRUST & SAVINGS BANK, T TRUST TR # HTB-1464 WADE B LIGHT 104 S WYNSTONE PARK DRIVE NORTH BARRINGTON IL 60010-6967			
Property Location: 45W353 US HIGHWAY 20 HAMPSHIRE, IL			
Township	Tax Code	Acres	
HA	HA003	58.8000	
Tax Rate	Sold at Tax Sale	Forfeited Tax	
7.629901			
First Installment Tax	Second Installment Tax		
\$4,630.25	\$4,630.25		
Adjustment	Adjustment		
Penalty	Penalty		
Other Fees	Other Fees		
Total Due	Total Due		
DUE BY 06/01/22	DUE BY 09/01/22		

Policy of Title Insurance

**American Land
Title Association
Owner's Policy
(10-17-92)**

**SUBJECT TO THE EXCLUSIONS FROM
COVERAGE, THE EXCEPTIONS FROM
COVERAGE CONTAINED IN SCHEDULE B
AND THE CONDITIONS AND STIPULA-
TIONS, TICOR TITLE INSURANCE COM-
PANY, a California corporation, herein called
the Company, insures, as of Date of Policy
shown in Schedule A, against loss or damage,
not exceeding the amount of insurance stated
in Schedule A, sustained or incurred by the
insured by reason of:**

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;

2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title.
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

This policy shall not be valid or binding until countersigned below by an authorized signatory of the Company.

Issued by:
TICOR TITLE INSURANCE COMPANY
100 S. MAIN STREET, SUITE 100
CRYSTAL LAKE, IL 60014
(815) 356-3500

TICOR TITLE INSURANCE COMPANY

By:

President

ATTEST

Secretary

Authorized Signatory



**TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)**

POLICY NO.: 2000 000059429 KA

SCHEDULE A

~~AMOUNT OF INSURANCE: \$5,357,259.50~~

DATE OF POLICY: APRIL 8, 2004

1. NAME OF INSURED:

HARRIS TRUST AND SAVINGS BANK OF BARRINGTON AS TRUSTEE UNDER PROVISION OF TRUST AGREEMENT DATED APRIL 8, 2004 AND KNOWN AS TRUST NO. HTB-1464

2. THE ESTATE OR INTEREST IN THE LAND AND WHICH IS COVERED BY THIS POLICY IS A FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

THE INSURED.

4. THE LAND HEREIN DESCRIBED IS ENCUMBERED BY THE FOLLOWING MORTGAGE OR TRUST DEED AND ASSIGNMENTS:

NONE

AND THE MORTGAGES OR TRUST DEEDS, IF ANY, SHOWN IN SCHEDULE B HEREOF.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)

POLICY NO.: 2000 000059429 KA

SCHEDULE A (CONTINUED)

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THE SOUTHERLY 733.26 FEET OF THE EASTERLY 297 FEET OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY LINE OF PARCEL NUMBER N-48-27, AND WESTERLY OF THE WESTERLY LINE OF PARCEL N-4B-27, ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDING FILED IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, AS CASE NUMBER 57-441, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF PARCEL NUMBER N-4B-27 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDINGS FILED IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS, AS CASE NUMBER 57-441, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 410.48 FEET; THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 158.25 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 16 MINUTES, TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 250.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD, THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, WHICH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 300 FEET; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 19 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 42.20 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 THAT IS 28.03 FEET WESTERLY OF THE PLACE OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 28.03 FEET TO THE PLACE OF BEGINNING, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PARCEL FOUR:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST

CONTINUED ON NEXT PAGE

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)

POLICY NO.: 2000 000059429 KA

SCHEDULE A (CONTINUED)

~~QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST~~
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 1,248.19 FEET TO
THE NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 20; THENCE NORTHWESTERLY ALONG THE
NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 20 BEING ALONG A CURVE TO THE LEFT A
DISTANCE OF 1.054.05 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD; THENCE
NORTHERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID PUBLIC ROAD A DISTANCE OF
628.15 FEET; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 19
MINUTES, TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF
42.20 FEET TO A POINT IN THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION 2 THAT IS 28.03 FEET WESTERLY OF THE PLACE OF BEGINNING;
THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION 2 A DISTANCE OF 28.03 FEET TO THE PLACE OF BEGINNING,
(EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42
NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING
AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID
SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 410.48 FEET; THENCE WESTERLY AT
RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 158.25 FEET; THENCE
NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES, 16 MINUTES, TO THE
RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 250.0 FEET TO
THE SOUTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD, THENCE NORTHEASTERLY ALONG SAID
SOUTHERLY RIGHT OF WAY LINE, WHICH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A
DISTANCE OF 300 FEET; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 59
DEGREES, 19 MINUTES TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A
DISTANCE OF 42.20 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION 2 THAT IS 28.03 FEET WESTERLY OF THE PLACE OF
BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 28.03 FEET TO THE PLACE OF
BEGINNING), IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

THE FOREGOING HISTORICAL RECORD LEGAL DESCRIPTIONS OF LAND INTENDING TO BE THE SAME
AND BEING THE SAME AS THE LAND DESCRIBED IN PLATS OF SURVEY DATED MARCH 9, 2004, LAST
REVISED APRIL 6, 2004, DESIGNATED AS JOB NUMBERS 040048 AND 040048-1, MADE BY WILLIAM
J. VANDERSTAPPEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2709, DESCRIBED AS
FOLLOWS:

THE SOUTHERLY 733.26 FEET OF THE EASTERLY 297 FEET OF THE SOUTHEAST QUARTER OF
SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT
PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP AND RANGE
AFORESAID LYING SOUTHERLY OF THE SOUTHERLY LINE OF PARCEL N-4B-27, AND WESTERLY OF
THE WESTERLY LINE OF PARCEL N-4B-27.1 ACQUIRED BY THE ILLINOIS STATE TOLL HIGHWAY
COMMISSION THROUGH PROCEEDINGS FILED IN THE CIRCUIT COURT OF KANE COUNTY, ILLINOIS AS
CASE NUMBER 57-441, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

ALSO, THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND OF THE EAST HALF OF THE
SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD
PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE NORTHERLY LINE OF PARCEL N-4B-27 ACQUIRED
BY THE ILLINOIS STATE TOLL HIGHWAY COMMISSION THROUGH PROCEEDINGS FILED IN THE

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

**TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)**

POLICY NO.: 2000 000059429 KA

SCHEDULE A (CONTINUED)

~~CIRCUIT COURT OF KANE COUNTY, ILLINOIS, AS CASE NUMBER 57-441 IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.~~

ALSO, THAT PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 1248.19 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 20; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 20, BEING ALONG A CURVE TO THE LEFT, A DISTANCE OF 1054.05 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A PUBLIC ROAD; THENCE NORTHERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PUBLIC ROAD A DISTANCE OF 628.15 FEET; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 59 DEGREES 19 MINUTES TO THE LEFT, WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 42.20 FEET TO A POINT IN THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2 THAT IS 28.03 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 28.03 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)

POLICY NO.: 2000 000059429 KA

SCHEDULE B

NOTWITHSTANDING THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS OF THIS POLICY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF SIGNATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AN ASSISTANT SECRETARY, OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE COMPANY.

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) BY REASON OF THE FOLLOWING EXCEPTIONS:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (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.

SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.

A 1. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER(S): 01-03-476-020 (AFFECTS THAT PART OF PARCEL ONE IN SECTION THREE)

B 2. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER(S): 01-02-400-012 (AFFECTS PART OF PARCEL TWO)

C 3. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER(S): 01-02-300-008 (AFFECTS PART OF PARCEL TWO)

D 4. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER(S): 01-02-300-017 (AFFECTS PARCELS THREE AND FOUR)

TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)

POLICY NO.: 2000 000059429 KA

SCHEDULE B

**EXCEPTIONS FROM COVERAGE
(CONTINUED)**

- E* 5. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER(S): 01-02-300-011 (AFFECTS PART OF PARCEL ONE IN SECTION TWO)
- F* 6. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.

PERMANENT INDEX NUMBER(S): 01-02-300-012 (AFFECTS PART OF PARCEL ONE IN SECTION TWO)

NOTE: 2002 TAXES IN THE AMOUNT OF \$74.22 HAVE BEEN PAID.
- H* 7. GRANT MADE BY EUGENE COON TO ILLINOIS NORTHERN UTILITIES COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED AUGUST 30, 1937 AND RECORDED DECEMBER 15, 1937 AS DOCUMENT 417313 UPON AND OVER THE SOUTH AND EAST SIDES OF THE HIGHWAYS ALONG THE NORTH AND WEST SIDE OF GRANTORS PROPERTY IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2 AND THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2 AND ON THE NORTH SIDE OF THE HIGHWAY ALONG THE SOUTH SIDE IN THE SOUTHWEST 1/4 OF SECTION 2 AND THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 3 HEREINAFTER DESCRIBED.

(AFFECTS PARCELS ONE AND TWO)
- S* 8. LIENS WHICH MAY HAVE BEEN CREATED BY UNRECORDED ORDINANCES ESTABLISHING A SPECIAL DRAINAGE AREA, IF ANY.
- T* 9. EASEMENT GRANTED BY GRAND PREMIER TRUST COMPANY T/U/T/A DATED OCTOBER 23, 1986 TRUST NUMBER 78-166, GRANTOR, IN FAVOR OF NICOR GAS COMPANY, NORTHERN ILLINOIS GAS COMPANY, D/B/A NICOR GAS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 2000-026711, AFFECTING THE THEREIN DESCRIBED LAND.

(AFFECTS THE NORTH HALF OF HIGGINS ROAD LYING SOUTHERLY AND ADJOINING PARCEL ONE)
- U* 10. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO THE LAND IS HELD.
- Z* 11. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
- AA* 12. RIGHTS OF ADJOINING OWNERS TO THE UNINTERRUPTED FLOW OF ANY STREAM WHICH MAY

TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)

POLICY NO.: 2000 000059429 KA

SCHEDULE B

**EXCEPTIONS FROM COVERAGE
(CONTINUED)**

CROSS THE PREMISES.

AC 13. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND.

AD 14. 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.

END

TICOR TITLE INSURANCE COMPANY
POLICY SIGNATURE PAGE

ORDER NO.: 2000 000059429 KA

THIS POLICY SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY.

TICOR TITLE INSURANCE COMPANY

BY 
AUTHORIZED SIGNATORY

ENDORSEMENT

**ATTACHED TO AND FORMING A PART OF
POLICY NUMBER 2000 000059429 KA**

ISSUED BY

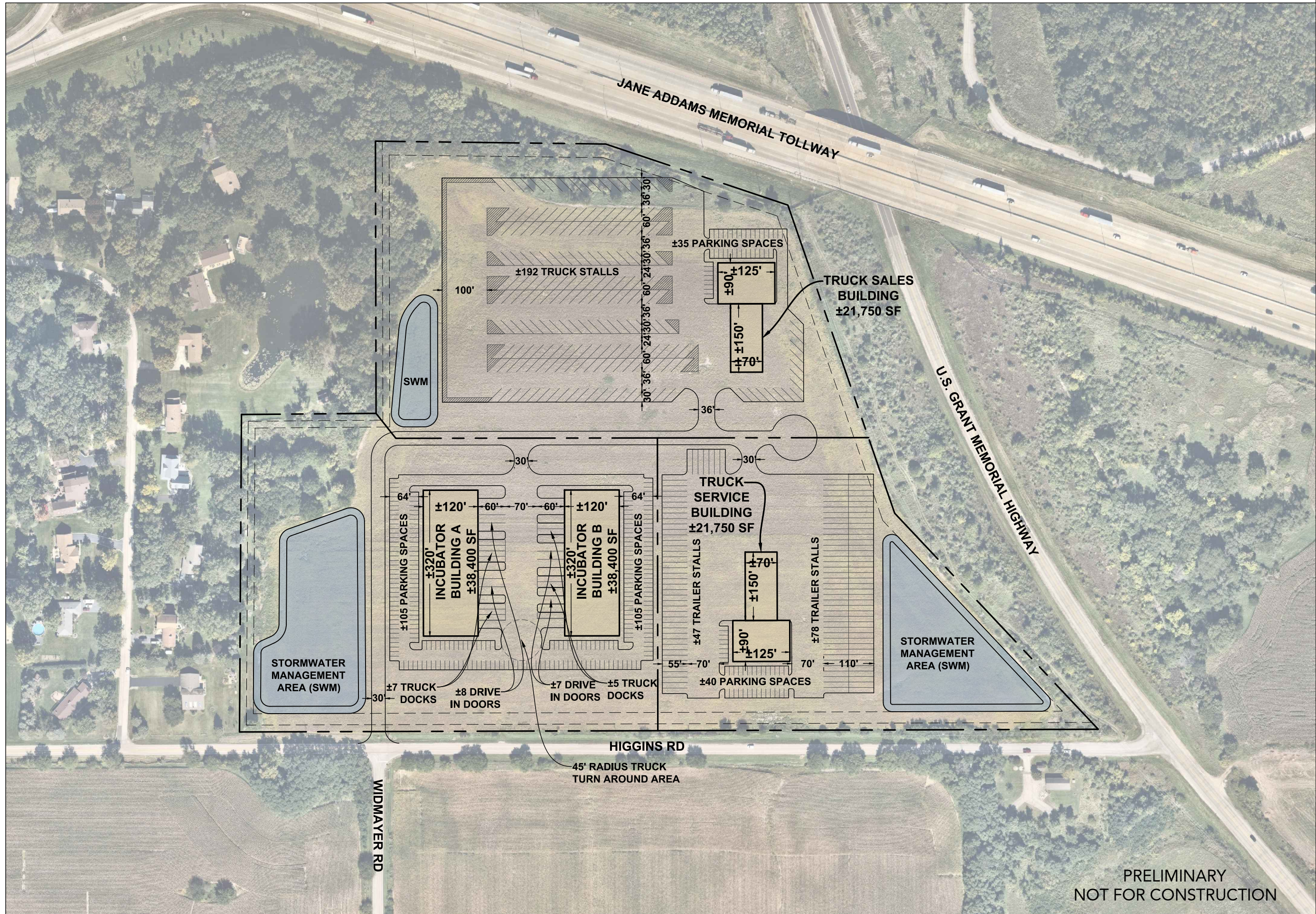
TICOR TITLE INSURANCE COMPANY

POLICY MODIFICATION ENDORSEMENT 4

GENERAL EXCEPTION NUMBERS 1, 4 AND 5 OF SCHEDULE B OF THIS POLICY ARE HEREBY DELETED.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT THEREOF.

~



DESIGN BUILDER:
ARCO MURRAY
 | DESIGN BUILD

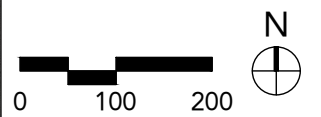
CLIENT:

PROJECT:
INDUSTRIAL DEVELOPMENT

ADDRESS:
**HIGGINS RD & WIDMAYER RD,
 HAMPSHIRE TOWNSHIP, IL
 60140**

DATE:
1/16/2023

SCALE:
1" = 200'



SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:

C.01

PRELIMINARY
 NOT FOR CONSTRUCTION

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Petition for Zoning Map Amendment has been filed with the Clerk of the Village of Hampshire by Harris Trust and Savings Bank of Barrington, as trustee under provisions of Trust Agreement dated April 8, 2004, and known as Trust No. HTB-1464, as owner, to amend the classification of certain territory from E-3 Estate Residential (upon annexation) to M-2 General Industrial Zoning District.

The subject property is legally described as follows:
Parcel One : The Southerly 733.26 feet of the Easterly 297 feet of the Southeast Quarter of Section 3, Township 42 North, Range 6 East of the Third Principal Meridian, and that part of the South Half of the Southwest Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, lying Southerly of the Southerly line of Parcel Number N-4B-27, and Westerly of the Westerly line of Parcel N-4B-27, acquired by the Illinois State Toll Highway Commission through proceeding filed in the Circuit Court of Kane County, Illinois as Case Number 57-441, in the Township of Hampshire, Kane County Illinois.

PIN: 01-02-300-011 01-02-300-012 01-03-476-020
Common Address: Vacant land, north of Higgins Road, west of US Highway 20, in Hampshire Township, Kane County, IL

A Public Hearing on the Petition for Zoning Map Amendment will be conducted by the Village of Hampshire Planning & Zoning Commission on Monday, February 13, 2023, starting at 7:00 p.m. at the Village Hall, 234 South State Street, Hampshire Illinois.

A copy of the Petition is available for review at the Village Hall during regular business hours.

The Village Clerk may be contacted by phone, 847-683-2181 Ext. 0, or by e-mail at lvasquez@hampshireil.org.

It is anticipated that provision will be made for members of the Commission, and of the public, to attend the public hearing remotely. If such provision is made, anyone who desires to attend the meeting via video- or tele-conferencing must notify the Village Clerk by phone or e-mail per the information above, with his/her request, no later than 12:00 noon two days prior to the meeting date; and a link to participate will be sent to his/her e-mail address the day of the meeting. In addition, written comment on the proposal may be submitted to the Village Clerk in advance of the meeting date in writing at Village Hall, 234 S. State Street, Hampshire, or via the e-mail address above.

All interested persons will be given an opportunity to be heard at the public hearing.

s/ Linda Vasquez
Linda Vasquez
Village Clerk

Published in Daily Herald January 26, 2023 (4594477)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Fox Valley

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin and has been circulated daily in the Village(s) of:

Algonquin, Aurora, Barrington Hills, Batavia, Burlington,
Carpentersville, East Dundee, Elburn, Elgin, Geneva, Gilberts,
Hampshire, Huntley, Lake in the Hills, Maple Park, Montgomery,
North Aurora, Saint Charles, Sleepy Hollow, South Elgin, St Charles,
Sugar Grove, Wasco, Wayne, West Dundee

County(ies) of Kane

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Fox Valley DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/26/2023 in said Fox Valley DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4594477