

Village of Hampshire
Village Board Meeting
Thursday August 20, 2020 – 7:00 PM
Hampshire Village Hall – 234 S. State Street

AGENDA

1. Call to Order
2. Establish Quorum (Physical and Electronic)
3. Pledge of Allegiance
4. Public Comments
5. Approval of Minutes from August 6, 2020
6. Village Manager's Report
 - a. Presentation from Crown Community Development on the Oakstead development (Dan Olsem and Chris Naatz)
 - b. An Ordinance Creating a New Liquor License in the A-2 License Category (Mark S.)
 - c. An Ordinance Granting a Variation of the Front Yard Setback Requirement in the R-2 Single Family Residential Zoning District for the Property at 219 Panama Avenue in the Village (Mark S.)
 - d. An Ordinance Granting a General Variation of the Community Graphics Requirements for certain property at 205 Metrix Drive in the Village (Mark S.)
 - e. A Motion to approve the appointment of Karen Trzaska to the Business Development Commission (Trustee Krajecki)
 - f. Building Department Monthly Report (Josh W.)
7. Village Board Committee Reports
 - a. Public Works
 - b. Business Development Commission
 - c. Finance
 - i. A motion to Approve the August 20, 2020 Accounts Payable
 - d. Public Relations
 - e. Planning/Zoning
 - f. Public Safety
 - g. Fields & Trails
 - h. Village Services
8. New Business
9. Announcements
10. Executive Session
11. Any items to be reported and acted upon by the Village Board after returning to open session
12. Adjournment

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 24 hours prior to the meeting and a link to participate will be sent to your e-mail address the day of the meeting, including all exhibits and other documents (the packet) to be considered at the meeting. Public Comment: Comments or questions may be submitted to the Village Clerk no later than 4:00 PM on the day prior to the meeting, by email to Lvasquez@hampshireil.org. Any written comments so received shall be noted in the minutes of the meeting.

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

**VILLAGE OF HAMPSHIRE
REGULAR MEETING OF THE BOARD OF TRUSTEES
MINUTES
August 6 2020**

The regular meeting of the Village Board of Hampshire was called to order by Village Clerk Linda Vasquez at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday, August 6, 2020.

Village Clerk asked for a motion to appoint a President Pro Tem.
Trustee Klein made the motion to appoint Trustee Reid as President Pro Tem.

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

Electronic: Village Attorney Mark Schuster, Village Engineer Brad Sanderson, Grant Writing Consultant Fredi Beth Schmutte and Darrell Garrison - PRI.

Also Present: Village Manager Jay Hedges, Village Clerk Linda Vasquez, Village Finance Director Lori Lyons, Village Intern Josh Wray, John Harris – a5 Branding, Jeanie Mayer – Hampshire Chamber.

A quorum was established.

President Pro Tem Reid led the Pledge of Allegiance.

MINUTES

Trustee Kelly moved to approve the minutes of July 16, 2020.

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

PUBLIC HEARING

President Pro Tem Reid opened the public hearing at 7:05 PM.
The hearing is to allow the public to provide comments on the CDBG Revolving Fund Closeout Application. The notice was published in the Daily Herald Newspaper July 23, 2020.

Village Grant Writing Consultant Fredi Beth Schmutte presented information specific to the CDBG program and its requirements. The total funds available to the Village amount to \$1,034,345.00, which can only be used for certain projects that meet the eligibility requirements. The Village tried to use the grant for the Water System Connection or for the Highland Ave Stormwater project, but neither met the

requirements. Therefore, the Village Board decided to use the grant for a Streetscape project on State Street between Jackson Ave. and Keyes Ave., which qualifies because it is in a designated slum and blight area.

There were no public comments.

President Pro Tem Reid closed the public hearing at 7:18 PM

The regular village board meeting was called to order at 7:19 PM

VILLAGE MANAGER'S REPORT:

Darrell Garrison from PRI presented the Streetscape program and took questions from the Village Board. Improvements will include streetlights, landscaping, sidewalk repairs, new concrete/paver intersections, and water, sewer, and storm sewer improvements. Parking will also be redesigned to meet industry standards and allow for adequate space for traffic. The number of spaces available will be less than now. The Village Clock will be installed as part of the project, but funds will come from another local source; not from the CDBG grant program.

Trustee Robinson moved to approve Resolution 20-08; approving the concept plan and budget for Application for the Community Development Block Grant.

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

Trustee Klein moved to approve Resolution 20-09; Support for Application for a Community Development Block Grant.

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

John Harris from a5 branding presented a branding/marketing plan proposal to the Village Board, including examples of their work from other communities. The proposal included multiple options for different levels of work that could be done.

Trustee Robinson moved to approve A5 Branding/Marketing proposal not to exceed \$20,000.00

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

Trustee Kelly moved to approve a raffle license to Hampshire White Riders Snowmobile Club.

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

VILLAGE BOARD COMMITTEE REPORTS

a) **Fields & Trails** – No report

b) **Village Services** – Trustee Kelly thanked Waste Management for the portable toilets at the Coon Creek Race and also at the Hampshire Park District movie night. The response was very impressive and appreciated.

Mediacom does not offer fiber connection but does offer high speed cable. They also will no longer provide NFL channels.

c) **Public Works** – No report

d) **Business Development** – No report

e) **Finance** –

Trustee Kelly moved to approve the Accounts Payable in the sum of \$442.63 to employee Adam Schmacher, Cody Grindley, Josh Wray and Lori Lyons paid on or before August 12, 2020.

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

Trustee Robinson moved to approve the Accounts Payable in the sum of \$267,797.13 paid on or before August 12, 2020

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

f) **Public Relations** – No report

g) **Planning/Zoning** – ZBA meeting August 11, 2020. at 7 p.m.

h) **Public Safety** – No report

Announcements

Congratulations to the Dumoulin Family receiving the Engel Award.

Also Congratulations to Bonnie Engle for all her hard work she did for the community.

Census will be ending the last day of September; Hampshire is at about 72% counted, so we need to push for everyone to participate.

ADJOURNMENT

Trustee Kelly moved to adjourn the Village Board meeting at 8:50 p.m.

Seconded by Trustee Klein

Motion carried by voice vote

Ayes: Kelly, Klein, Robinson, Reid

Nays: None

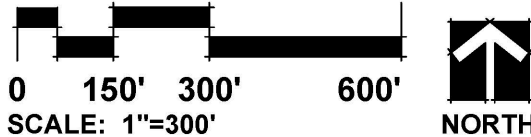
Absent: Koth, Krajecki

Linda Vasquez Village Clerk



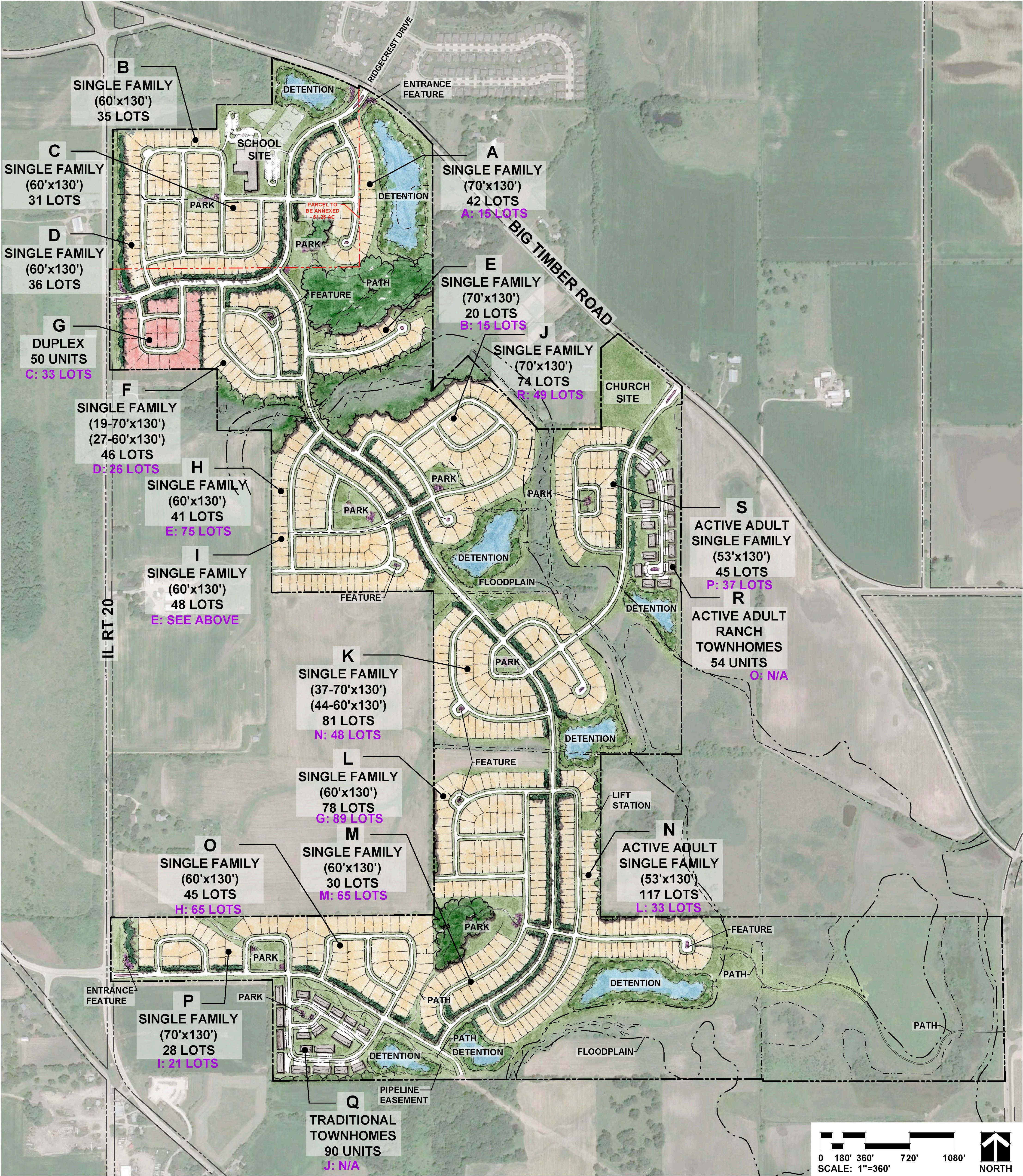
NORTH PARCELS SITE DATA

LAND USE	UNITS	ACRES	PERCENT
BIG TIMBER ROAD 1/2 R.O.W.	---	1.4	1.0%
ROUTE 20 1/2 R.O.W.	---	2.0	1.5%
COLLECTOR ROAD 66' R.O.W.	---	6.6	4.9%
OPEN SPACE (PARKS, STWM AREAS, FLOODPLAIN, PRESERVED AREAS)	---	39.4	29.3%
SCHOOL SITE	---	10.0	7.4%
TRADITIONAL HOUSING:			
9,100 S.F. LOTS (70'X130')	81	26.5	19.7%
7,800 S.F. LOTS (60'X130')	129	38.6	28.7%
DUPLEXES (85'X115' LOTS)	50	10.0	7.4%
TOTAL	260	134.5	100.0%



NORTH PARCELS NEIGHBORHOOD SUMMARY

NEIGHBORHOOD	UNITS	ACRES
A SINGLE FAMILY (70'X130')	42	13.5
B SINGLE FAMILY (60'X130')	35	10.5
C SINGLE FAMILY (60'X130')	31	9.6
D SINGLE FAMILY (60'X130')	36	10.8
E SINGLE FAMILY (70'X130')	20	5.7
F SINGLE FAMILY (60'X130' & 70'X130')	46	15.0
G DUPLEX (85'X115')	50	10.0
TOTAL	260	75.1



**TOTAL LOTS
FROM PREVIOUS
PLAN = 571**

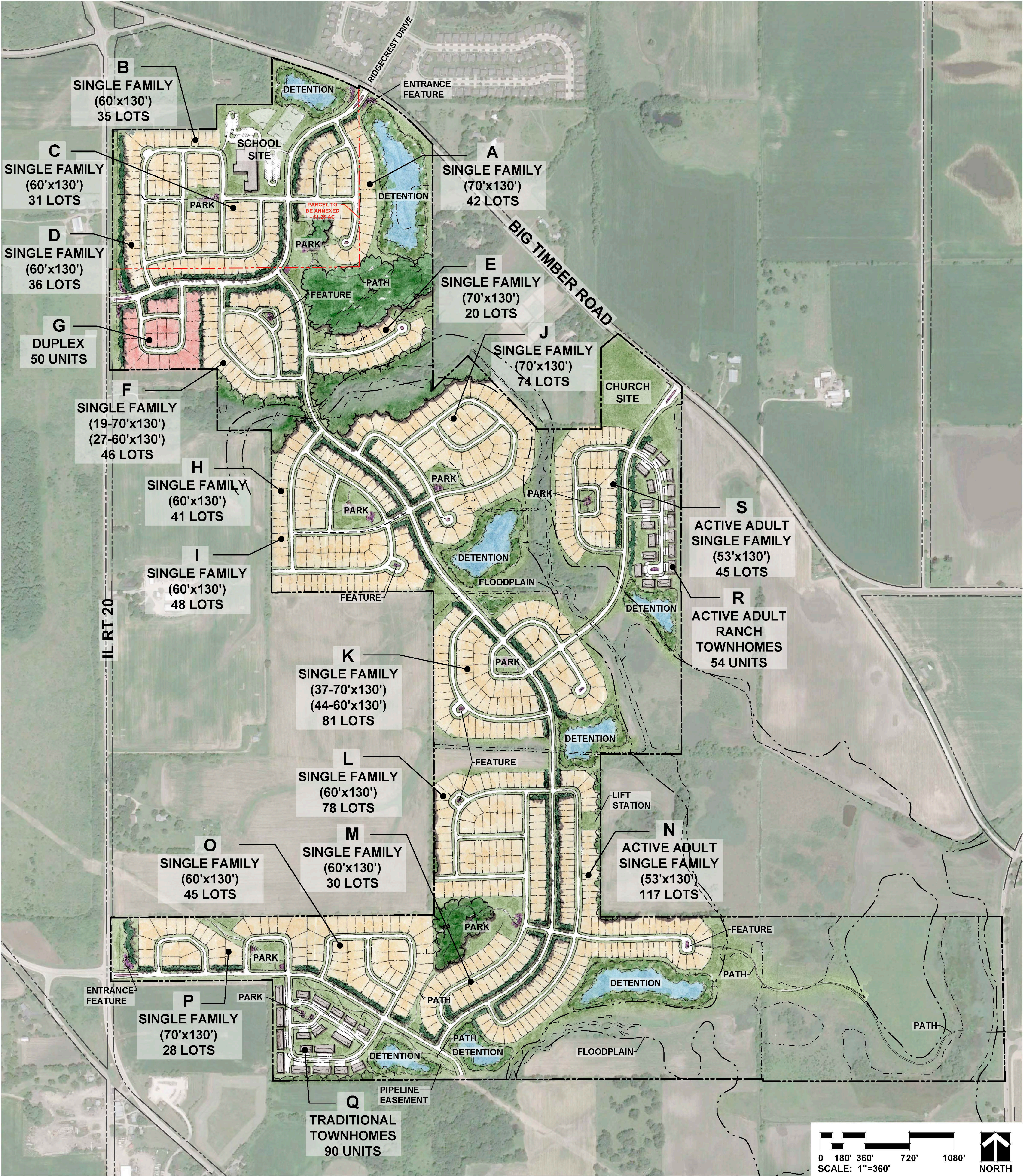
NOTE: MULTI-FAMILY &
NEIGHBORHOOD S NOT INCLUDED

OVERALL SITE DATA

LAND USE	UNITS	ACRES	PERCENT
BIG TIMBER ROAD 1/2 R.O.W.	---	1.9	0.3%
ROUTE 20 1/2 R.O.W.	---	2.9	0.5%
COLLECTOR ROAD 66' R.O.W.	---	25.1	4.5%
OPEN SPACE (PARKS, PIPELINE EASEMENT, STVM AREAS, FLOODPLAIN, PRESERVED AREAS)	---	238.7	42.4%
LIFT STATION	---	0.5	0.1%
SCHOOL SITE	---	10.0	1.8%
CHURCH SITE	---	6.0	1.1%
TRADITIONAL HOUSING:			
9,100 S.F. LOTS (70'x130')	220	78.6	14.0%
7,800 S.F. LOTS (60'x130')	415	124.9	22.2%
DUPLEXES	50	10.0	1.8%
TOWNHOMES	90	13.6	2.4%
TOTAL TRADITIONAL DWELLING UNITS	775		
ACTIVE ADULT HOUSING:			
6,900 S.F. LOTS (53'x130')	162	39.3	7.0%
RANCH TOWNHOMES	54	11.3	2.0%
TOTAL ACTIVE ADULT DWELLING UNITS	216		
TOTAL	991	562.8	100.0%

OVERALL NEIGHBORHOOD SUMMARY

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A SINGLE FAMILY (70'x130')	42	13.5
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E SINGLE FAMILY (70'x130')	20	5.7
F SINGLE FAMILY (60'x130' & 70'x130')	46	15.0
G DUPLEX (85'x115')	50	10.0
H SINGLE FAMILY (60'x130')	41	12.3
I SINGLE FAMILY (60'x130')	48	14.8
J SINGLE FAMILY (70'x130')	74	26.6
K SINGLE FAMILY (60'x130' & 70'x130')	81	26.4
L SINGLE FAMILY (60'x130')	78	22.6
M SINGLE FAMILY (60'x130')	30	9.1
N ACTIVE ADULT SINGLE FAMILY (53'x130')	117	26.8
O SINGLE FAMILY (60'x130')	45	15.4
P SINGLE FAMILY (70'x130')	28	11.2
Q TRADITIONAL TOWNHOMES	90	13.6
R ACTIVE ADULT RANCH TOWNHOMES	54	11.3
S ACTIVE ADULT SINGLE FAMILY (53'x130')	45	12.5
TOTAL	991	277.7



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TOTAL	991	277.7

AGENDA SUPPLEMENT

TO: Village President and Board of Trustees
Village Manager
FROM: Mark Schuster / Village Attorney
DATE: August 20, 2020
RE: New Liquor License – Class A-2 Category

The Local Liquor Commission has received and reviewed an application for liquor license in the Class A-2 category (tavern; no carry out sales) for property located at 175 Oak Knoll Drive in the Village.

It is the recommendation of the Local Liquor Commission to allow this new business (“Jimmy’s”) to proceed, and to issue an appropriate Class A-2 license to the business.

There is currently no liquor license available in the Class A-2 category.

Action(s) Needed

Consider and approve an Ordinance creating a new liquor license in the Class A-2 category.

The new license, if created, is approved for issuance to Jimmy’s, to be located at 175 Oak Knoll Drive.

No. 20-

**AN ORDINANCE
AMENDING THE VILLAGE'S LIQUOR REGULATIONS TO CREATE
A NEW LICENSE IN THE A-2 LICENSE CATEGORY IN THE VILLAGE**

WHEREAS, the Village has adopted regulations governing the types and characteristics of various classifications of licenses allowing for the retail sale of alcoholic beverages and package goods in the Village; and

WHEREAS, included in said regulations is a limitation in number for each of the various classifications of license available in the Village; and

WHEREAS, the Village has received an application for a new Class A-2 category liquor license for a tavern, with no carry out sales, to be located at 125 Oak Knoll Drive in the Village; and

WHEREAS, the Liquor Commission has reviewed the application and has considered the creation of a new license in the Class A-2 category, and recommends creation of the license for issuance to said applicant; and

WHEREAS, the Corporate Authorities find it advisable to create a new license in the A-2 license classification for a tavern with no carry out sales at this time.

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

Section 1. The Hampshire Municipal Code of 1985, as previously amended, shall be and hereby is further amended to create one new license in the A-2 Liquor License Classification, in words and figures as follows:

CHAPTER 3	LIQUOR REGULATIONS
ARTICLE I	ALCOHOLIC LIQUOR REGULATIONS
SECTION 3-1-6	CLASSIFICATION OF LICENSES; FEES, CLOSING HOURS

N. Number of licenses: The number of alcoholic liquor licenses to be issued in the Village shall be as follows:

Class A-1	Taverns/Carry Out	3
Class A-2	Taverns/No Carry Out	1
Class B-1	Package Sales	3
Class B-2	Package Sales/Convenience Store	5

Class C-1	Restaurant/Retail Sale – beer, wine	1
Class C-2	Restaurant/Service with food	2
Class C-3	Restaurant/Outdoor Seating	2
Class C-4	Restaurant/On Premises	0
Class D	Hotels/Motels	0
Class E	Banquet Halls	0
Class F	Clubs	0
Class G	Special Events	N/A
Class H	Beauty Salons/Spas	0
Class I	Park District	1
Total		<u>18</u>

Section 2. All ordinances, resolutions and orders, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby superseded and waived.

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

Section 4. This Ordinance shall be in full force and effect upon passage, approval, and publication in pamphlet form, as provided by law.

ADOPTED THIS ____ DAY OF _____, 2020 pursuant to roll call vote as follows:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

APPROVED THIS ____ DAY OF _____, 2020.

Jeffrey R. Magnussen
Village President

ATTEST:

Linda Vasquez
Village Clerk

CERTIFICATE

The undersigned hereby certifies:

1. I am the Village Clerk for the Village of Hampshire, Kane County, Illinois.
2. On _____, 2020, the Corporate Authorities of the Village enacted this Ordinance No. 20 - _____, which provided by its terms that it shall be published in pamphlet form.
3. The pamphlet form of this Ordinance was duly prepared by me, and a copy of said Ordinance was thereafter posted in the Village Hall at 234 South State Street in the Village, commencing on _____, 2020 and continuing thereafter for at least the next following ten (10) days.
4. A copy of this Ordinance was also available for public inspection, after the date of its enactment, and upon request, at the Office of the Village Clerk.

Linda Vasquez
Village Clerk

AGENDA SUPPLEMENT

TO: Village President and Board of Trustees
Village Manager
FROM: Mark Schuster / Village Attorney
DATE: August 20, 2020
RE: Zoning Variation – 219 Panama Avenue

The owner has petitioned for a variation of the front yard requirement in the R-2 Single Family Residential Zoning District (30 feet), to allow for construction of a new front porch, with stairs, on the property.

- The existing front stoop and stairs encroach into the front yard, as is.
- The new front porch (with a canopy) and stairs encroach into the front yard by approximately 9.5 feet (and would reduce the front yard to not less than 20.5 feet).

Conditions for approval are suggested to be the following:

- a. There shall be no further modification of the setback of any yard on the Subject Property.
- b. Owner shall construct any and all improvements on the Subject Property substantially in accordance with the diagram(s) included in the Petition for Variation and referred to at the public hearing on said Petition.
- c. Owner shall comply with all other applicable codes and ordinances.
- d. The grant of variance shall expire if not commenced by Owner within one year of the date of passage of this Ordinance; provided, said use will be deemed to have commenced as of the date a building permit has been issued by the Village.

Action(s) Needed

Consider and approve an Ordinance granting a variation of the front yard setback requirement for the property at 219 Panama Avenue, including certain conditions for approval.

Village of Hampshire

Case Number: ____ - ____

LAND DEVELOPMENT APPLICATION

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*)

- ☐ Annexation *
- ☐ Rezoning from _____ District to _____ District
- ☐ Special Use Permit
- ☐ Concept Plan Review
- ☐ Preliminary Plan Approval
- ☐ Final Plan Approval
- ☐ Site Plan Review

X variance

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: Christine Klein
Address: 819 Panama Ave
Hampshire
Phone: (847) 489-2370 Fax: () -

CONTACT PERSON (If different from Applicant)

Name: _____
Address: _____
Phone: () - Fax: () -

– 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 Land Development Application must be attached to this application)

-- IS THE APPLICANT AND/OR OWNER A TRUSTEE OR A 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 beneficiary(ies) 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).

* Attach an original copy of a Petition for Annexation to this Application.

PART II. PROPERTY INFORMATION

ADDRESS OF PROPERTY: 219 Panama Ave

PARCEL INDEX NUMBER(S): 01-27-106-003

AREA OF PARCEL (ACRES): 0.5x142

LEGAL DESCRIPTION: The full and complete legal description must be ATTACHED to this application.

The subject property is located in which **FIRE PROTECTION DISTRICT?** Hampshire

The subject property is located in which **PARK DISTRICT?** Hampshire

The subject property is located in which **SCHOOL DISTRICT?** D300

The subject property is located in which **LIBRARY DISTRICT?** Hampshire

The subject property is located in which **TOWNSHIP ROAD DISTRICT?** Hampshire

CURRENT ZONING: R-2

PROPOSED ZONING: _____

RECOMMENDED LAND USE: _____
(As described in the Hampshire Comprehensive Plan)

PROPOSED LAND USE: _____

NAME OF PROPOSED DEVELOPMENT: _____

* Looking to extend roof dormer to create a front porch 10' wide by 6' deep. The structure will encroach into the 30' setback requirement


PART III. REQUIRED DOCUMENTATION

- ☒ Land Development Application – 2 signed copies
- ☒ Application Fee (Amount) \$ 500
- ☒ ~~Reimbursement Escrow Account Deposit (Amount) \$ _____~~
- ☒ Proof of Ownership (or Option to Acquire) (1 copy)
- ☒ Legal Description of Property / Plat of Survey (1 copy)
- ☐ List of property owners within 250 feet with parcel numbers (See enclosed sample letter)
- ☐ Preliminary Plan (____ folded – full size copies)
- ☐ ~~Landscape Plan: Preliminary OR Final (____ folded full size copies)~~
- ☐ Site Plan (6 copies)
- ☒ ~~Architectural Elevations (2 full size, ____ folded reduced size copies)~~
- ☐ Final Plat of Subdivision (____ folded – full size copies)
- ☐ Final Engineering Plans (____ copies – signed and sealed)
- ☐ Petition for Annexation (2 copies)
- ☐ Proposed Annexation Agreement (6 signed copies)
- ☐ Plat of Annexation (6 copies)
- ☐ Kane-DuPage Soil & Water Conservation District -- Land Use Opinion (1 copy)
- ☐ Fiscal Impact Study (If required by Staff – 6 copies)
- ☐ Traffic Impact Analysis (If required by Staff – 6 copies)
- ☐ Department of Conservation – Endangered Species Report (1 copy)
- ☐ Army Corp. of Engineers – Report on Wetlands (If required- 1 copy)

I, Christine Klein, 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.

Date

7/10/2020


Signature of Applicant

CLERK'S RECEIPT

RECEIVED this 13 day of July, 2020.

\$500
CK 646

 
Village Clerk

PREPARED BY:

Rachel A. Moreau Newby, Esq.
The Law Offices of Rachel A. Moreau Newby, P.C.
P.O. Box 1708
Crystal Lake, Illinois 60039-1708

2020K009967
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 2/26/2020 10:01 AM
REC FEE: 53.00 RAPS FEE: 9.00
STATE TAX: 130.00
COUNTY TAX: 65.00
PAGES: 2

WARRANTY DEED

GRANTOR, Todd R. Muntz, a married individual, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Christine M. Klein and Raymar Callwood, wife and husband, of 219 Panama Avenue, Hampshire, Illinois, not as Joint Tenants, or as Tenants in Common but as Tenants by the Entirety, the following described Real Estate situated in the County of Kane, State of Illinois, to wit:

LOT 11 IN EARL C. ENGEL'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1946 AS DOCUMENT NO. 569757, IN MAP BOOK 29, PAGE 51, SITUATED IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 01-27-106-003

Address of real estate: 219 Panama Avenue, Hampshire, Illinois 60140

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois

This is not homestead property for the purposes of the Grantor's spouse.

SUBJECT TO: General Taxes for 2019 and subsequent years, covenants, conditions, restrictions of record, building line and easements, if any, so long as they do not interfere with Purchasers' use and enjoyment of the property.

Dated this 6th day of February 2020.

Return To: K 20010
First United Title Services Inc.
820 E. Terra Cotta Ave., #114
Crystal Lake, IL 60014

Todd R. Muntz

62

Adjacent Properties to 219 Panama Ave

200 Panama Ave

201 Panama Ave

212 Panama Ave

213 Panama Ave

218 Panama Ave

224 Panama Ave

225 Panama Ave

244 Panama Ave

245 Panama Ave

Letters to be send to all of the above with a rendering of the project





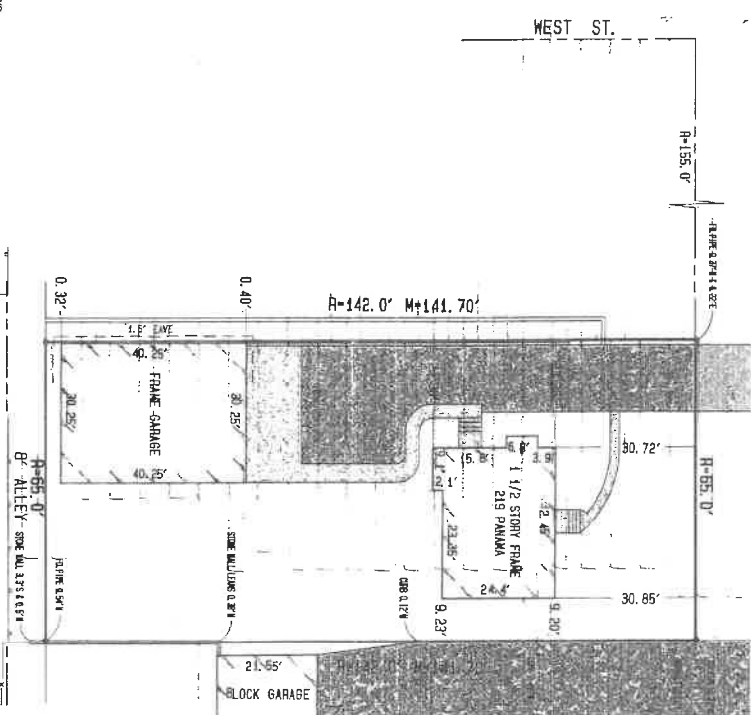


Order No. 033987


LOT 11 IN EARL C. ENGEL'S SUBDIVISION, IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.


SCALE 100 200

PANAMA AVE.



LEGEND

LIMITS OF BUILDING - 

CONCRETE - 

ASPHALT - 

N - RECORD

M - MEASURED

D - DEED

● - FOUND IRON PIPE

○ - SET IRON PIPE

LAND DIVISIONS, Inc

West-Darwin, 114ns1a 50138
(B47) 241-0305 (B47) 551-917

DEPARTMENT OF LAND DIVISIONS, INC. 2003
ALL RIGHTS RESERVED

[illegible]

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

IN RE:

PETITION FOR VARIATION FILED BY C. KLEIN AS OWNER REQUESTING A VARIANCE OF THE ZONING REGULATIONS IN THE R-2 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT ZONING DISTRICT FOR VARIANCE OF THE FRONT YARD SETBACK REQUIREMENT AT 219 PANAMA AVENUE TO ALLOW FOR CONSTRUCTION OF A FRONT PORCH.

FINDINGS OF FACT

In regard to the Petition for Variation filed with the Clerk of the Village of Hampshire by C. Klein, requesting a variance of the zoning regulations in the R-2 Single Family Residential Zoning District for the front yard setback requirement to allow for construction of a front porch on the property at 219 Panama Avenue, the Zoning Board of Appeals having considered the application, and the testimony and evidence submitted at a public hearing, the Zoning Board of Appeals FINDS as follows:

1. The Petition requests a variation of the Zoning Regulations for the property described below to allow a variation of the Zoning Regulations for the R-2 Single Family Residential Zoning District to allow for construction of a font porch on the property at 219 Panama Avenue in the Village:

Lot 11 in Earl C. Engel's Subdivision, being a subdivision of part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 42 North, Range 6 East of the Third Principal Meridian, according to the Plat thereof recorded December 6, 1946 as Document No. 569757, in Map Book 29, Page 51, situated in the Village of Hampshire, Kane County, Illinois.

PIN: 01-27-106-003

Common Address: 219 Panama Avenue, Hampshire, Illinois 60140

2. A Public Hearing on the Petition was conducted by the Zoning Board of Appeals on August 11, 2020, pursuant to notices referenced herein.

3. Notice of Public Hearing on said Petition was published in the Daily Herald newspaper on July 21, 2020.

4. Notice of the Public Hearing was also posted on the property, and mailed to adjacent landowners, not less than fifteen (15) days prior to the public hearing.

5. At the public hearing, Christine Klein appeared for Petitioner, and summarized her request and addressed the Zoning Board regarding the request for the variation. No member(s) of the public commented on the Petition.

6. The existing zoning in the area of the proposed development is mixed:

North	R-2 Single Family Residential Zoning District
East	R-2 Single Family Residential Zoning District
South	R-2 Single Family Residential Zoning District
West	R-2 Single Family Residential Zoning District
7. The proposed zoning is generally consistent with the 2004 Comprehensive Plan of the Village. This area has long been improved with residential uses.
8. The ZBA considered the following factors in regard to the Petition:
 - a. Variation Standards - The ZBA shall not recommend a variation unless it shall find, based upon the evidence presented to it at the public hearing on the application for variance, the following:
 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and
 2. That the plight of the owner is due to unique circumstances; and
 3. The variation, if granted, will not alter the essential character of the locality.
 - b. Variation Standards - For the purposes of supplementing the above standards, the ZBA shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
 1. That the particular physical surroundings, shape, topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out; and
 2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification; and
 3. That the purpose of the variation is not based exclusively upon a desire to make a greater economic return from the property; and
 4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property; and

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements to the neighborhood in which the property is located; and
6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger public safety, or substantially diminish or impair property values within the neighborhood.
9. The proceedings at the public hearing were recorded by a court reporter, and recorded via Microsoft Teams video-conferencing. A copy of the transcript of the hearing may be ordered; and a copy of said recording will be available at the Office of the Village Clerk.
10. Additional Findings: The existing front stoop and stairs encroach on the required front yard, although to a lesser extent than the proposed new porch and stairs; and the front yard will be reduced to 20.65 feet in relation to the new porch.

RECOMMENDATION

A. On motion by H. Hoffman, seconded by W. Albert, to recommend approval of the Petition for variance of the front yard setback requirement at 219 Panama Avenue in the Village, to allow for construction of a new front porch on the premises, the vote of the Zoning Board of Appeals was 4 aye – 0 nay, as follows:

	<u>Aye</u>	<u>Nay</u>
C. Christensen	x	
W. Albert	x	
R. Frillman		Absent
H. Hoffman	x	
J. Schaul	x	

It is accordingly the recommendation of the Zoning Board of Appeals that the Petition for Re-Zoning be X approved / denied.

Dated: August 11, 2020.

Respectfully submitted,

VILLAGE OF HAMPSHIRE ZONING BOARD
OF APPEALS

By: _____

Carl Christensen
Chair

No. 20 -

**AN ORDINANCE
GRANTING A VARIATION OF THE FRONT YARD SETBACK
REQUIREMENT IN THE R-2 SINGLE FAMILY RESIDENTIAL
ZONING DISTRICT FOR THE PROPERTY AT 219 PANAMA AVENUE
IN THE VILLAGE**

WHEREAS, the owner of the property located at 219 Panama Avenue in the R-2 Single Family Residential Zoning District in the Village has filed a Petition for Variation of the front yard setback requirement prescribed by §8-7-2(C) of the Village Zoning Regulations, to allow for construction of a new front porch and stairs on the premises; and

WHEREAS, the subject property is legally described as follows:

Lot 11 in Earl C. Engel's Subdivision, being a subdivision of part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 42 North, Range 6 East of the Third Principal Meridian, according to the Plat thereof recorded December 6, 1946 as Document No. 569757, in Map Book 29, Page 51, situated in the Village of Hampshire, Kane County, Illinois.

PIN: 01-27-106-003

Common Address: 219 Panama Avenue, Hampshire, Illinois 60140; and

WHEREAS, a public hearing regarding this request for zoning variation was convened by the Village Zoning Board of Appeals on August 11, 2020, pursuant to Notice published in the Daily Herald newspaper on July 21, 2020; and

WHEREAS, following consideration of the Petition, the testimony, evidence and comments presented at the public hearing, and the appropriate standards for variations, the Zoning Board of Appeals recommended to the Village Board that the Petition for Zoning Variation be approved, and forwarded to the Board of Trustees its written Findings of Fact and Recommendation regarding same; and

WHEREAS, the Corporate Authorities, after reviewing the Petition, the proceedings at the public hearing, and the Findings of Fact and Recommendation of the Zoning Board of Appeals, deem it to be in the best interests of the Village that said petition be approved.

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

Section 1. The Petition for Variation of the front yard setback requirement in the R-2 Single Family Residential Zoning District prescribed by §8-7-2(C) of the Village Zoning Regulations, for the property located at 219 Panama Avenue, as legally described as set

forth above, to allow for construction of a new front porch and stairs on the premises, shall be and is granted to allow a front yard setback of not less than 20.5 feet.

Section 2. This grant of variation shall be subject to the following conditions:

- a. There shall be no further modification of the setback of any yard on the Subject Property.
- b. Owner shall construct any and all improvements on the Subject Property substantially in accordance with the diagram(s) included in the Petition for Variation and referred to at the public hearing on said Petition.
- c. Owner shall comply with all other applicable codes and ordinances.
- d. The grant of variance shall expire if not commenced by Owner within one year of the date of passage of this Ordinance; provided, said use will be deemed to have commenced as of the date a building permit has been issued by the Village.

Section 3. Any and all ordinances, resolutions and orders, or parts thereof, which are in conflict with the provisions of this Ordinance, to the extent of any such conflict, hereby superseded and waived.

Section 4. If any section, subdivision, sentence or phrase of this Ordinance is for any reason held to be void, invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this ____ day of _____, 2020, pursuant to roll call vote as follows:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

APPROVED this ____ day of _____, 2020.

Jeffrey R. Magnussen
Village President

ATTEST:

Linda Vasquez
Village Clerk

AGENDA SUPPLEMENT

TO: Village President and Board of Trustees
Village Manager
FROM: Mark Schuster / Village Attorney
DATE: August 20, 2020
RE: General Variation re Community Graphics at 205 Metrix Drive (Truck Country)

The owner (by its sign company, Mark Your Space, Inc.) has petitioned for a general variation of the Community Graphics regulations governing the property at 205 Metrix Drive, the Truck Country sales and service facility.

The specific variations are the following:

- A. Wall Signs: A variation of the requirements of §6-16-4, limiting wall signs to one such sign per street frontage, to allow for two additional wall signs, to accommodate signage for “Detroit” and “Cummins” products or services available at the facility; and
- B. Freestanding Highway Sign: A variation of the requirements of §6-16-4, limiting the area of a freestanding highway sign to 120 square feet, to allow for such a sign at an estimated 252 square feet and not more than 260 square feet in area.
- C. Freestanding Pole Sign: A variation of the requirements of §6-16-4, limiting a freestanding pole sign to sixteen (16’) feet in height, to allow such a sign of twenty (20’) feet in height.
- D. Directional Signs: A variation of the requirements of §6-16-4, limiting a directional sign to not more than fifteen (15 s.f.) square feet in area, to allow for one internally illuminated directional sign at 36 square feet in area.

This grant of variation should be subject to the following conditions:

- a. There shall be no further modification of the Community Graphics regulations on the Subject Property.
- b. Owner shall install such signs on the Subject Property substantially in accordance with the diagram(s) included in the petition and referred to at the public hearing on the Petition.
- c. Owner shall comply with all other applicable codes and ordinances.
- d. The grant of variance shall expire if not commenced by Owner within one year of the date of passage of this Ordinance; provided, said use will be deemed to have commenced as of the date a building permit for such signage has been issued by the Village.

Action(s) Needed

Consider and approve an Ordinance granting a general variation of the Community Graphics regulations, subject to certain conditions for approval.

List of Sign Variations requested by Truck Country

WALL/CANOPY SIGNS

- 6-12-4-B-2-A Allows 1 wall/canopy sign per street front exposure
- 6-12-4-B-2-B Allows 120-240 SF total wall/canopy signage based upon building setback
- 6-16-4-B-1-B-2 Allows 120 SF total wall/canopy signage

Requested Wall Signs

Additional wall sign for Detroit Auto – 4'1" x 4'1" LED box sign with graphic - 16.7 SF (A)

Additional wall sign for Cummins – 4'1" x 4'1" LED box sign with graphic – 16.7 SF (B)

Requested Dimension Lettering

"TRUCK SALES" over sales entrance door – 7.64 SF (C)

"SERVICE & PARTS" over service entrance door – 9.625 SF (D)

FREE STANDING HIGHWAY SIGN

- 6-16-4-B-1-A-1 Allows 1 freestanding pole sign and 1 freestanding highway sign
- 6-16-4-C-1-A-7 Allows 120 SF sign area
- 6-16-4-C-1-A-8 Allows 80' sign height

Request variation to 260 SF, overall height will be 60'

60' pole sign with sign face 14'3" x 17'8" (E)

Use one panel slot on existing pole sign by Love's (F)

FREE STANDING POLE SIGN

- 6-16-4-B-1-A-1 Allows 1 freestanding pole sign and 1 freestanding highway sign
- 6-16-4-C-1-A-1 Allows 115 SF sign area
- 6-16-4-C-1-A-2 Allows 16' sign height

Request variation to 20' sign height with 80 SF of sign area, 2 panels, 5.5' x 10' & 2.5' x 10' (G)

FREESTANDING SIGN

6-16-4-B-2-A-3 Allows one freestanding ground directory sign providing directional information. Allows 15 square feet and maximum height of 8'

Requested variation to one internally illuminated directional sign near entrance. 36 SF, 8' in height (H)

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

The undersigned Developer acknowledges that he/she has filed a DEVELOPMENT APPLICATION with the Village, requesting a variance for signage
(type of action(s) requested)

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 deposit, to be held by the Village to secure reimbursement of such fees, in accordance with the current schedule of deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment of such 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.

Mr. J. H. President
Signature

7/20/2020
Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

Village Clerk's Signature

\$ _____
Amount

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

Attachment B
VILLAGE OF HAMPSHIRE
AFFIDAVIT OF NOTIFICATION

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

From: Michael Sobel, MARK YOUR SPACE

Date: 7/21/2020

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 205 Metrix Dr, Hampshire IL 60140.

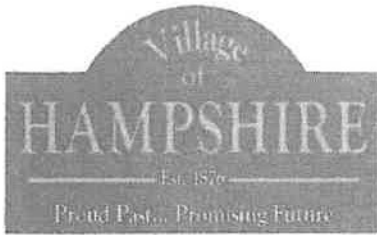
PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
<u>01-03-276-001</u>	<u>Robert Holdings</u>	<u>75 W 6th St #240, Tulsa, OK 74409</u>
<u>01-03-176-002 And 003</u>	<u>Stream Edge Properties</u>	<u>6450 Poe Ave #211, Dayton OH 45414</u>
<u>01-03-170-004</u>	<u>RMC Holdings Hampshire</u>	<u>2390 Esplanade Dr #201, Arlington IL 60102</u>
<u>01-03-200-028 + 01-03-100-002</u>	<u>Gia Family Partnership</u>	<u>2343 W Harrison St #2, Chicago IL 60612</u>
<u>+ 01-03-222-01</u>		

NOTIFY BY CERTIFIED MAIL- COPIES

Attached additional sheets, if necessary.

By: _____

Subscribed and sworn before me this _____
day of _____ 20____.



Village of Hampshire

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

DEVELOPMENT APPLICATION

Case Number: _____

Date Filed: _____

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

(check all that apply)

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

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: Truck Country Email: Jennifer Hornsby@TruckCountry.usmail.com
Address: 2959 Highway 151/61, Dubuque IA 52003
Phone: 563-584-2611 Fax: _____

CONTACT PERSON (If different from Applicant)

Name: Michael Sobel Email: sales@MarkYearSpaceInc.com
Address: 1235 Humbrecht Circle, Unit J, Bartlett IL 60103
Phone: 630-289-7080 Fax: N/A

*** IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?**

YES ☒ NO ☐

(If the Applicant is not the owner of the subject property, a written 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 beneficiary(ies) 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

Address: 205 Metrix Drive, Hampshire IL 60140

Parcel Number(s): 01-03-100-005, 01-03-200-008, 01-03-400-008

Total Area (acres): 13.007

Legal Description: must be attached to this application

The property is located in which FIRE PROTECTION DISTRICT? Hampshire Fire Protection Dist

The property is located in which PARK DISTRICT? Hampshire Township Park Dist.

The property is located in which SCHOOL DISTRICT? CUSD Dist. 300

The property is located in which LIBRARY DISTRICT? Ella Johnson

The property is located in which TOWNSHIP ROAD DISTRICT? Hampshire

Current Zoning: HC

Proposed Zoning/Variance:

See attached list of variations requested (Signage)

Recommended Land Use: _____

(As described in the Hampshire Comprehensive Plan)

Proposed Land Use: N/A

Name of Proposed Development: N/A

PART III. REQUIRED DOCUMENTATION

From chart on next page

- ☐ Signed copy of the Development Application.
- ☒ Developer's Agreement (Attachment A)
- ☐ Deposit \$ _____
(see Village Ordinances and Requirements below)
- ☐ 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
- ☐ Preliminary Plan (3 copies)
- ☐ Final Plan
- ☐ Site Plan
- ☐ Landscape Plan: Preliminary or Final
- ☐ Architectural Elevations
- ☐ Petition for Annexation
- ☐ Plat of Annexation
- ☐ Stormwater Permit Application or Report
- ☐ Soil Conservation District Land Use Opinion
- ☐ Tree Preservation and Removal Plan
- ☐ 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, Michael Sobel, 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.

Michael Sobel
Signature

7/20/2020
Date

Hampshire, Illinois Lease

TRUCK Country of Illinois, Inc. Lease (Business Property)

THIS LEASE AGREEMENT, executed in duplicate, made and entered into this 1st day of July, 2020, by and between WAUSAU LIMITED PARTNERSHIP (hereinafter called the "Landlord") whose address for the purpose of this lease 2099 Southpark Ct., Dubuque, IA., and Truck Country of Illinois, Inc. (hereinafter called the "Tenant") whose address for the purpose of this lease is 2099 Southpark Ct., Suite 2, Dubuque, IA. 52003.

WITNESSETH THAT:

1. PREMISES AND TERM. The Landlord, in consideration of the rents herein reserved and of the agreements and conditions herein contained, on the part of the Tenant to be kept and performed, leases unto the Tenant and Tenant hereby rents and leases from Landlord, according to the terms and provisions herein, the real estate, situated in Hampshire, Illinois, at 205 Metrix Drive , with the improvements thereon and all rights, easements and appurtenances thereto belonging, which, more particularly, includes the space and premises as may be shown on "Exhibit A", if and as may be attached hereto, for a term of five (5) years, commencing at midnight of the day previous to the first day of the lease term, which shall be on the 1st day of July, 2020, and ending at midnight on the last day of the lease term, which shall be on the 30th day of June, 2025, upon the condition that the Tenant pays rent therefor, and otherwise performs as in this lease provided.

2. RENTAL. Tenant agrees to pay to Landlord as rental for said term, as follows: \$110,000.00 per month, in advance, the first rent payment becoming due upon the execution of this lease and the same amount, per month, in advance, on the 1st day of each month thereafter, during the term of this lease, subject to such annual increases as the parties may, acting in good faith, agree upon during the month of December for implementation in January. In no event shall any annual increase be less than one-half of the increase in the U.S. Department of Labor's Consumer Price Index - U.S. Cities Average/all items for the last twelve consecutive months for which such data is available nor more than ten percent (10%) per year unless such constraints are waived in a writing executed by both parties.

All sums shall be paid at the address of Landlord, as above designated, or at such other place in Iowa, or elsewhere, as the Landlord may, from time to time, previously designate in writing. Delinquent payments shall draw interest at 9% per annum from the due date, until paid.

3. POSSESSION. Tenant shall be entitled to possession on the first day of the term of this lease, and shall yield possession to the Landlord at the time and date of the close of this lease term, except as herein otherwise expressly provided. Should Landlord be unable to give possession on said date, Tenant's only damages shall be a rebating of the **pro rata rental**.

4. USE OF PREMISES. Tenant covenants and agrees during the term of this lease to use and to occupy the leased premises only for normal business activity related to sales and service of trucks, truck parts and accessories, overnight truck parking, etc. For restrictions on such use, see paragraphs 6(c), 6(d) and 1 l(b) below.

Hampshire, Illinois Lease

5. QUIET ENJOYMENT. Landlord covenants that its estate in said premises is fee simple absolute; and that the Tenant on paying the rent herein reserved and performing all the agreements by the Tenant to be performed as provided in this lease, shall and may peaceably have, hold and enjoy the demised premises for the term of this lease free from molestation, eviction or disturbance by the Landlord or any other persons or legal entity whatsoever. (But see paragraph 14, below.)

Landlord shall have the right to mortgage all of its right, title, and interest in said premises at any time without notice, subject to this lease.

6. CARE AND MAINTENANCE OF PREMISES. (a) Tenant takes said premises in their present condition except for such repairs and alterations as may be expressly herein provided.

(b) **LANDLORD'S DUTY OF CARE AND MAINTENANCE.** Landlord will keep the roof, structural part of the floor, walls and other structural parts of the building in good repair.

(c) **TENANT'S DUTY OF CARE AND MAINTENANCE.** Tenant shall, after taking possession of said premises and until the termination of this lease and the actual removal from the premises, at its own expense, care for and maintain said premises in a reasonably safe and serviceable condition, except for structural parts of the building. Tenant will furnish its own interior and exterior decorating. Tenant will not permit or allow said premises to be damaged or depreciated in value by any act or negligence of the Tenant, its agents or employees. Without limiting the generality of the foregoing, Tenant will make necessary repairs to the sewer, the plumbing, the water pipes and electrical wiring, and Tenant agrees to keep faucets closed so as to prevent waste of water and flooding of premises; to promptly take care of any leakage or stoppage in any of the water, gas or waste pipes. The Tenant agrees to maintain adequate heat to prevent freezing of pipes. Tenant at its own expense may install floor covering and will maintain such floor covering in good condition. Tenant will be responsible for the plate glass in the windows of the leased premises and for carrying any insurance thereon and for maintaining the parking area, driveways and sidewalks on and abutting the leased premises, including the clearing and removing of snow, ice and obstructions, if the leased premises include the ground floor, and if the other terms of this lease include premises so described. Tenant shall make no structural alterations or improvements without the written approval of the Landlord first had and obtained, of the plans and specifications therefor. Any improvements and alterations made by Tenant shall comply with all valid regulations of the Board of Health, City Ordinances or applicable municipality, the laws of the State of Wisconsin and the Federal Government and Tenant shall be responsible for any costs incurred to ensure such compliance.

(d) Tenant will make no unlawful use of said premises and agrees to comply with all valid regulations of the Board of Health, City Ordinances or applicable municipality, the laws of the State of Wisconsin and the Federal government as they may affect the use of, improvements or alterations to the leased premises, but this provision shall not be construed as creating any duty by Tenant to members of the general public. If Tenant, by the terms of this lease is leasing premises on the ground floor, it will not allow trash of any kind to accumulate on said premises in the halls, if any, or the alley or yard in front, side or rear thereof, and it will remove same from the premises at its own expense. Tenant also agrees to remove snow and ice and other obstacles from the sidewalk on or abutting the premises, if

Hampshire, Illinois Lease

premises include the ground floor, and if this lease may be fairly construed to impose such liability on the Tenant.

7. **UTILITIES AND SERVICES.** Tenant, during the term of this lease, shall pay, before delinquency, all charges for use of telephone, water, sewer, gas, heat, electricity, power, air conditioning, garbage disposal, trash disposal, janitor service, and all other utilities and services of whatever kind and nature which may be used in or upon the demised premises. Landlord shall be liable for Tenant's damage for failure of utilities and services to perform, as herein provided, or for any stoppage for needed repairs or for improvements, or arising from causes beyond the control of Landlord providing Landlord uses reasonable diligence to resume such services.

8. (a) **SURRENDER OF PREMISES AT END OF TERM-REMOVAL OF FIXTURES.** Tenant agrees that upon the termination of this lease, it will surrender, yield up and deliver the leased premises in good and clean condition, except the effects of ordinary wear and tear and depreciation arising from lapse of time, or damage without fault or liability of Tenant. [See also 1 l(a) and 1 l(c) below]

(b) Tenant may, at the expiration of the term of this lease, or renewal or renewals thereof or at a reasonable time thereafter, if Tenant is not in default hereunder, remove any fixtures or equipment which said Tenant has installed in the leased premises, providing said Tenant repairs any and all damages caused by removal.

(c) **HOLDING OVER.** Continued possession, beyond the expiratory date of the term of this lease, by the Tenant, coupled with the receipt of the specified rental by the Landlord (and absent a written agreement by both parties for an extension of this lease, or for a new lease) shall constitute a month to month extension of this lease.

ASSIGNMENT AND SUBLETTING. This lease shall not be assigned nor the premises sublet by Tenant without prior written approval of Landlord. Any assignment of this lease or subletting of the premises or any part thereof, without the Landlord's written permission shall, at the option of the Landlord, make the rental for the balance of the lease term due and payable at once. In the event of an assignment or subletting by Tenant, Tenant shall not be released from Tenant's obligations hereunder unless specifically released in writing by Landlord.

10. (a) **ALL REAL ESTATE TAXES** levied or assessed by lawful authority (but reasonably preserving Landlord's and Tenant's rights of appeal), including any increase in taxes whether or not caused by improvements of Tenant, against said real property shall be timely paid by the Tenant.

(b) **PERSONAL PROPERTY TAXES.** Tenant agrees to timely pay all taxes, assessments or other public charges levied or assessed by lawful authority (but reasonably preserving Tenant's rights of appeal) against its personal property on the premises, during the term of this lease.

(c) **SPECIAL ASSESSMENTS.** Special assessments shall be timely paid by the Tenant.

11. **INSURANCE.** (a) Tenant will each keep the leased premises and its liability in regard thereto, and the personal property on the premises, insured to their full fair market

Hampshire, Illinois Lease

value, naming Landlord as an additional insured, against hazards and casualties; that is, fire and those items usually covered by extended coverage; and Tenant will procure and deliver to the Landlord a certification from the respective insurance companies to that effect. Such insurance shall be made payable to the parties hereto as their interests may appear, except that the Tenant's share of such insurance proceeds are hereby assigned and made payable to the Landlord to secure rent or other obligations then due and owing Landlord by Tenant. [See also 1 l(e) below]

(b) Tenant will not do or omit the doing of any act, which would vitiate any insurance, or increase the insurance rates in force upon the real estate improvements on the premises or upon any personal property of the Tenant upon which the Landlord by law or by the terms of this lease, has or shall have a lien.

(c) Subrogation rights are not to be waived unless a special provision is attached to this lease.

(d) Tenant further agrees to be liable for and to promptly pay, as if current rental, any increase in insurance rates on said premises and on the building of which said premises are a part, due to increased risks or hazards resulting from Tenant's use of the premises otherwise than as herein contemplated and agreed.

(e) **INSURANCE PROCEEDS.** Landlord shall settle and adjust any claim against any insurance company under its said policies of insurance for the premises, and said insurance monies shall be paid to and held by the Landlord to be used in payment for cost of repairs or restoration of damaged building, if the destruction is only partial. [See also 1 l(a), above]

12. INDEMNITY AND LIABILITY INSURANCE. Except as to any negligence of the Landlord, arising out of roof and structural parts of the building, Tenant will protect, defend, indemnify and save harmless the Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done, in, upon or about the leased premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by the Tenant or any person claiming through or under the Tenant. The Tenant further covenants and agrees that it will at its own expense procure and maintain casualty and liability insurance in a responsible company or companies authorized to do business in the State of Wisconsin, in amounts not less than \$1,000,000 for any one person injured, and \$1,000,000 for any one accident, and with the limits of replacement value for property damage, protecting the Landlord against such claim, damages, costs or expenses on account of injury to any person or persons, or to any property belonging to any person or persons, by reason of such casualty, accident, or other happening on or about the demised premises during the term thereof. Certificates or copies of said policies, naming the Landlord, and providing for fifteen (15) days' notice to the Landlord before cancellation shall be delivered to the Landlord within twenty (20) days from the date of the beginning of the term of this lease. As to insurance of the Landlord for roof and structural faults, see paragraph 1 l(a) above.

13. FIRE AND CASUALTY. PARTIAL DESTRUCTION OF PREMISES. (a) In the event of a partial destruction or damage of the leased premises, which is a business interference, that is, which prevents the conducting of a normal business operation and which damage is reasonably repairable within sixty (60) days after its occurrence, this lease shall

Hampshire, Illinois Lease

not terminate but the rent for the leased premises shall abate during the time of such business interference. In the event of partial destruction, Landlord shall repair such damages within 60 days of its occurrence unless prevented from so doing by acts of God, the elements, the public enemy, strikes, riots, insurrection, government regulations, city ordinances, labor, material or transportation shortages, or other causes beyond Landlord's reasonable control.

(b) **ZONING.** Should the zoning ordinance of the city or municipality in which this property is located make it impossible for Landlord, using diligent and timely effort to obtain necessary permits and to repair and/or rebuild so that Tenant is not able to conduct its business on these premises, then such partial destruction shall be treated as a total destruction as in the next paragraph provided.

(c) **TOTAL DESTRUCTION OF BUSINESS USE.** In the event of a destruction or damage of the leased premises, including the parking area (if a parking area is a part of the subject matter of this lease) so that Tenant is not able to conduct its business on the premises or the then current legal use for which the premises are being used and which damages cannot be repaired within sixty (60) days, this lease may be terminated at the option of either the Landlord or Tenant. Such termination in such event shall be effected by written notice of one party to the other, within twenty (20) days after such destruction. Tenant shall surrender possession within ten (10) days after such notice issues, and each party shall be released from all future obligations hereunder, Tenant paying rental pro rata only to the date of such destruction. In the event of such termination of this lease, Landlord at its option, may rebuild or not, according to its own wishes and needs.

14. CONDEMNATION. (a) DISPOSITION OF AWARDS. Should the whole or any part of the demised premises be condemned or taken by a competent authority for any public or quasi-public use or purpose, each party shall be entitled to retain, as its own property, any award payable to it. Or in the event that a single entire award is made on account of the condemnation, each party will then be entitled to take such proportion of said award as may be fair and reasonable.

(b) **DATE OF LEASE TERMINATION.** If the whole of the demised premises shall be so condemned or taken, the Landlord shall not be liable to the Tenant except and as its rights are preserved as in paragraph 14(a) above.

15. TERMINATION OF LEASE AND DEFAULTS OF TENANT. (a) TERMINATION UPON EXPIRATION OR UPON NOTICE OF DEFAULTS. This lease shall terminate upon expiration of the demised term (subject to automatic renewal for successive one year terms as hereinafter provided); or if this lease expressly and in writing provides for any option or options, and if any such option is exercised by the Tenant, then this lease will terminate at the expiration of the option term or terms. Upon default in payment of rental herein or upon any other default by Tenant in accordance with the terms and provisions of this lease, this lease may at the option of the Landlord be cancelled and forfeited, PROVIDED, HOWEVER, before any such cancellation and forfeiture except as provided in 15(b) below, Landlord shall give Tenant a written notice specifying the default, or defaults, and stating that this lease will be cancelled and forfeited ten (10) days after the giving of such notice, unless such default, or defaults, are remedied within such grace period. (See paragraph 22, below.) As an additional optional procedure or as an alternative to the foregoing (and neither exclusive of the other) Landlord may proceed as in paragraph 21, below, provided.

Hampshire, Illinois Lease

This lease will automatically renew for successive one year periods unless Landlord or Tenant gives the other notice at lease sixty (60) days prior to the end of the initial or any subsequent one year term.

(b) **BANKRUPTCY OR INSOLVENCY OF TENANT.** In the event Tenant is adjudicated a bankrupt or in the event of a judicial sale or other transfer of Tenant's leasehold interest by reason of any bankruptcy or insolvency proceedings or by other operation of law, but not by death, and such bankruptcy, judicial sale or transfer has not been vacated or set aside within ten (10) days from the giving of notice thereof by Landlord to Tenant, then and in any such events, Landlord may, at its option, immediately terminate this lease, re-enter said premises, upon giving of ten (10) days' written notice by Landlord to Tenant, all to the extent permitted by applicable law.

(c) In (a) and (b) above, waiver as to any default shall not constitute a waiver of any subsequent default or defaults.

(d) Acceptance of keys, advertising and re-renting by the Landlord upon the Tenant's default shall be construed only as an effort to mitigate damages by the Landlord, and not as an agreement to terminate this lease.

16. RIGHT OF EITHER PARTY TO MAKE GOOD ANY DEFAULT OF THE OTHER. If default shall be made by either party in performance of, or compliance with, any of the terms, covenants or conditions of this lease, and such default shall have continued for thirty (30) days after written notice thereof from one party to the other, the person aggrieved, in addition to all other remedies now or hereafter provided by law, may, but need not, perform such term, covenant or condition, or make good such default and any amount advanced shall be repaid forthwith on demand, together with interest at the rate of 9% per annum, from date of advance.

17. SIGNS. (a) Tenant shall have the right and privilege of attaching, affixing, painting or exhibiting signs on the leased premises, provided only (1) that any and all signs shall comply with the ordinances of the City of Hampshire and the laws of the State of Illinois; (2) such signs shall not change the structure of the building; (3) such signs if and when taken down shall not damage the building; and (4) such signs shall be subject to the written approval of the Landlord, which approval shall not be unreasonably withheld.

(b) Landlord during the last ninety (90) days of this lease, or extension, shall have the right to maintain in the windows or on the building or on the premises either or both a "For Rent" or "For Sale" sign and Tenant will permit at such time, prospective tenants or buyers to enter and examine the premises. Landlord, at any time during the term of this lease, or extension, shall have the right to maintain in the windows or on the building or on the premises a "For Sale" sign and Tenant will permit, at such time, prospective tenants or buyers to enter and examine the premises.

18. MECHANIC'S LIENS. Neither the Tenant nor anyone claiming by, through, or under the Tenant shall have the right to file or place any mechanic's lien or other lien of any kind or character whatsoever, upon said premises or upon any building or improvement thereon, or upon the leasehold interest of the Tenant therein, and notice is hereby given that no contractor, sub-contractor, or anyone else who may furnish any material, service or labor for any building, improvements, alteration, repairs or any part thereof, shall at any time be or become entitled to any lien thereon, and for the further security of the Landlord, the Tenant

Hampshire, Illinois Lease

covenants and agrees to give actual notice thereof in advance, to any and all contractors and sub-contractors who may furnish any such material, service or labor.

19. LANDLORD'S LIEN AND SECURITY INTEREST. The Landlord shall have, in addition to the lien given by law, a security interest as provided by the Uniform Commercial Code of Iowa, upon all personal property and all substitutions therefor, kept and used on said premises by Tenant. Landlord may proceed at law or in equity with any remedy provided by law or by this lease for the recovery of rent, or for termination of this lease because of Tenant's default in its performance.

20. SUBSTITUTION OF EQUIPMENT, MERCHANDISE, ETC. (a) The Tenant shall have the right, from time to time, during the term of this lease, or renewal thereof, to sell or otherwise dispose of any personal property of the Tenant situated on the said demised premises, when in the judgment of the Tenant it shall have become obsolete, outworn or unnecessary in connection with the operation of the business on said premises; provided, however, that the Tenant shall, in such instance (unless no substituted article or item is necessary) at its own expense, substitute for such items of personal property so sold or otherwise disposed of, a new or other item in substitution thereof, in like or greater value and adapted to the affixed operation of the business upon the demised premises.

(b) Nothing herein contained shall be construed as denying to Tenant the right to dispose of inventoried merchandise in the ordinary course of the Tenant's trade or business.

21. RIGHTS CUMULATIVE. The various rights, powers, options, elections and remedies of either party, provided in this lease, shall be construed as cumulative and no one of them as exclusive of the others, or exclusive of any rights, remedies or priorities allowed either party by law, and shall in no way affect or impair the right of either party to pursue any other equitable or legal remedy to which either party may be entitled as long as any default remains in any way unremedied, unsatisfied or undischarged.

22. NOTICES AND DEMANDS. Notices as provided for in this lease shall be given to the respective parties hereto at the respective addresses designated on page one of this lease unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such message shall be considered given under the terms of this lease when sent, addressed as above designated, postage prepaid, by registered or certified mail, return receipt requested, by the United States mail and so deposited in a United States mail box.

23. PROVISIONS TO BIND AND BENEFIT SUCCESSORS, ASSIGNS, ETC. Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto; except that if any part of this lease is held in joint tenancy, the successor in interest shall be the surviving joint tenant.

24. CHANGES TO BE IN WRITING. None of the covenants, provisions, terms or conditions of this lease to be kept or performed by Landlord or Tenant shall be in any manner modified, waived or abandoned, except by a written instrument duly signed by the parties

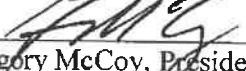
Hampshire, Illinois Lease

and delivered to the Landlord and Tenant. This lease contains the whole agreement of the parties.

25. **CONSTRUCTION.** Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

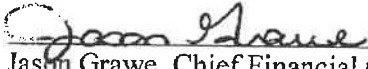
IN WITNESS WHEREOF, the parties hereto have duly executed this lease in duplicate the day and year first above written.

WAUSAU LIMITED PARTNERSHIP

BY: 

Gregory McCoy, President of
McCoy Group, Inc., General Partner

TRUCK COUNTRY OF ILLINOIS, INC.

BY: 

Jason Grawe, Chief Financial Officer
Truck Country of Illinois, Inc.

This Instrument Was Prepared by

Valerie Haugh
Haugh & Associates
525 Dee Lane, Suite 200
Roselle, IL 60172

Rec'd
7-21-20

After recording return to:

Davin C. Curtiss, J.D.
O'Connor & Thomas P.C.
1000 Main Street
Dubuque, IA 52001

Mail subsequent tax bills to:

Wausau Limited Partnership
Jason Grawe
Truck Country Dealership Group
2099 Southpark Ct, Suite 2
Dubuque, Iowa 52003

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the ___ day of August, 2018 by **RMC Holdings Hampshire, LLC**, an Illinois limited liability company ("**Grantor**"), to and in favor of **Wausau Limited Partnership**, a Wisconsin limited partnership (the "**Grantee**") whose address is **Wausau Limited Partnership c/o Truck Country Dealership Group, 2099 Southpark Ct, Suite 2, Dubuque, Iowa, 52003**.

THIS Deed is given pursuant to that certain Purchase and Sale Contract dated January 29, 2018 (as amended, the "**Agreement**") for the property set forth herein.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO DOLLARS and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, and pursuant to authority, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Kane and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, together with any improvements located thereon and all rights, privileges and easements appurtenant to Grantor's interest in the foregoing land and the improvements, if any, including, without limitation, all of Grantor's right, title and interest, if any, in and to all easements, licenses, covenants and other rights-of-way or other appurtenances used in connection with the beneficial use or enjoyment of such land and improvements (collectively the "**Premises**");

TO HAVE AND TO HOLD the said Premises as above described, unto the Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited;

and that the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the matters set forth in Exhibit B attached hereto and made a part hereof and further subject to the limitations and provisions set forth in Sections 10 of the Agreement..

Restrictions on Use.

This Deed and the Premises are hereby transferred to Grantee subject to the following restrictions:

For so long as Lot 1 on the Final Plat of Metrix Industrial Park, Hampshire, Illinois recorded with the recorder of Kane County, Illinois on August 13, 2018 as Instrument No. 2018K039163 ("Plat") is being operated as a Love's Travel Stop or similar use under a different name, then no portion of the Premises shall be used for the retail sale of fuel (including without limitation diesel, gasoline, CNG and/or LNG), truck tire retreads, or tire sales. The foregoing restriction is intended to prohibit (i) the operation of a truck stop or fueling station on the Premises and (ii) the use of any part of the Premises as a means of access, for parking, and/or for the placement of signage related to the operation of a truck stop or fueling station on adjacent or nearby unrestricted property (other than Lot 1 or any other Lot being used as a Love's Travel Stop). The foregoing restriction shall not restrict Grantee or Grantee's Affiliate's (as hereinafter defined) internal provision of such fuel, truck tires or retreads to Grantee or Grantee's Affiliate customers incidental to its truck sales and service operation. As used herein, the term "Grantee Affiliate" shall mean Truck Country of Illinois, Inc. or another affiliate of Grantee.

The foregoing restriction is intended to run with the Property and be binding on all successors and assigns.

[rest of page left intentionally blank – signature on next page]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

RMC Holdings Hampshire, LLC, an Illinois limited liability company

By: [Signature]
David Schmidt, Manager

STATE OF ILLINOIS)
COUNTY OF Kane)

I, Monica A Smith, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David Schmidt, as manager of RMC Holdings Hampshire, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14 day of August, 2018.
[Signature]
Notary Public

Commission Expires: 4.2.2021



EXHIBIT "A" TO DEED

LEGAL DESCRIPTION

LOT 4 IN FINAL PLAT OF METRIX INDUSTRIAL PARK, BEING A PART OF SECTION 3,
TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING
TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2018K039163, IN THE
TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS

01-03-100-005-0000 (affects property and other property)
01-03-200-008-0000 (affects property and other property)
01-03-400-008-0000 (affects property and other property)

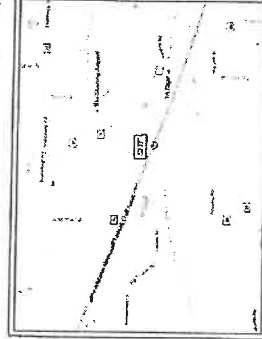
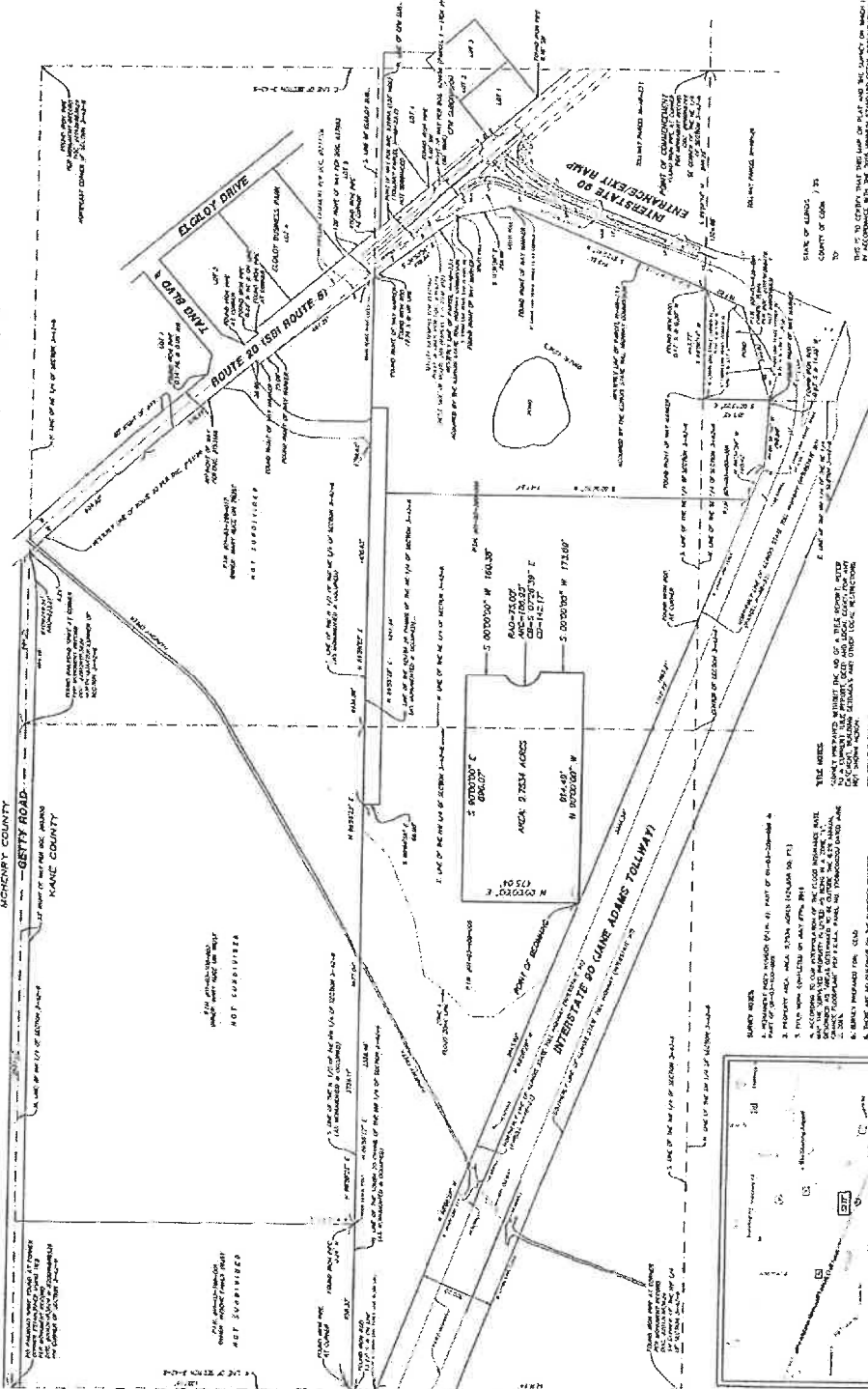
EXHIBIT "B" TO DEED

PERMITTED EXCEPTIONS

1. Taxes for 2017, second installment and thereafter not yet due and payable.
2. Any matters placed of record and/or arising by or on behalf of Grantee.
3. Covenants, conditions, restrictions, easements and building lines but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the recorded Final Plat of Metrix Industrial Park, recorded August 13, 2018, as Instrument No. 2018K039163 (the "Final Plat"), which does not contain a reversionary or forfeiture clause.
4. Village & Public Utility Easement, and the terms and provisions thereto, as shown on the Final Plat, as follows:

Affects 10' from all lot lines
5. Stormwater Management Easement, and the terms and provisions thereto, as shown on the Final Plat, as follows:

20' in width, near the southern lot line. See plat for exact location
6. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
7. 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.
8. Rights of adjoining and contiguous owners to have maintained the uninterrupted flow of the waters of any stream which may flow on or through the Land
9. Grant dated April 5, 1933 and recorded June 26, 1933 as document 365374 from Fred Laue to Illinois North Utilities Co. a corporation of Illinois its successors and assigns, the right to place and maintain its poles, wires and necessary fixtures, with the right of access to the same for the maintaining thereof and to operate an electric transmission line upon and over the same, also to trim or cut such saplings and trees as may be necessary for the proper construction, operation and maintenance of said poles, wires & necessary fixtures, upon and over the West side of highway that passes thru grantor's property located in the South 1/2 of the Northeast 1/4 of Section 3, Township 42 North, Range 6, East of the Third Principal Meridian, in Kendall County, Illinois
10. the Final Plat
11. Declaration of Protective Covenants Metrix Industrial Park

[illegible][illegible]

STATION 7014

1. The first part of the document is a letter from the President of the United States to the Congress, dated September 1, 1801. It is a copy of the original letter, which is now in the possession of the Library of Congress. The letter is addressed to the Senate and House of Representatives, and is signed by Thomas Jefferson. It contains a statement of the President's views on the Constitution, and a statement of his policy towards the British. The letter is a copy of the original letter, which is now in the possession of the Library of Congress.

DATE	NO.	NAME OF COUNTY	NAME OF COUNTY	NAME OF COUNTY
1900	1	ALBANY	ALBANY	ALBANY
1900	2	ALBANY	ALBANY	ALBANY
1900	3	ALBANY	ALBANY	ALBANY
1900	4	ALBANY	ALBANY	ALBANY
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PRELIMINARY FOR REVIEW 5/26/18

101

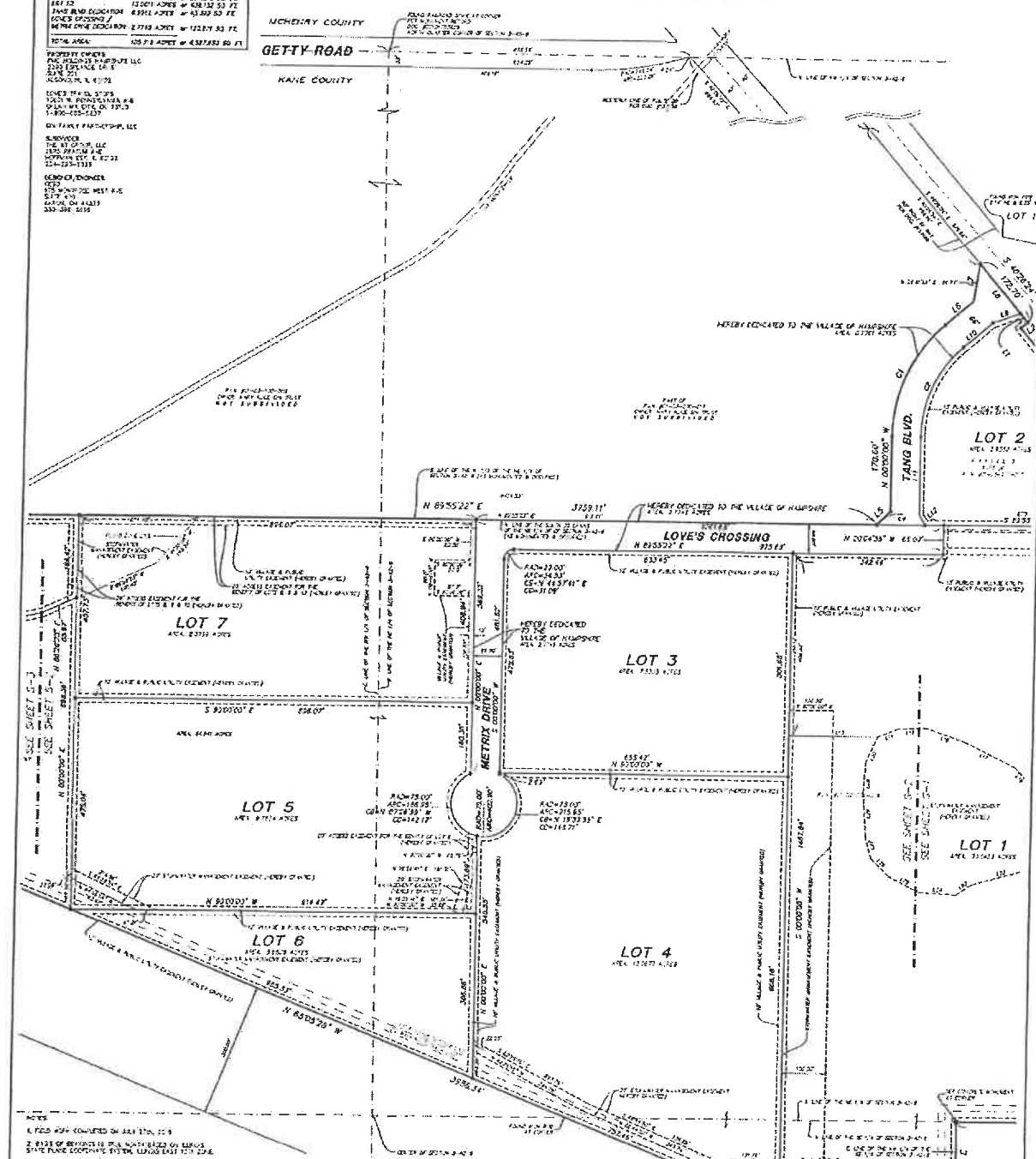
© 1994 American Medical Association. All rights reserved. 0893-6442/94/0000-0000\$05.00/0

100

5-1
ALL TEACHERS
LAWD TITLE CUMMERY

PURSUANT TO THE ORDER OF THE
 U.S. DISTRICT COURT
 U.S. DISTRICT COURT
 U.S. DISTRICT COURT
 PART OF (P) 1-13-2010

BEING PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF HANCOCK, YALOWATZ COUNTY, MONTANA.

[illegible]

CUTTING				
Line	Length	Factor	Dist. from 1	Dist. from 2
1	28.00	1.00	0.00	28.00
2	28.00	1.00	28.00	0.00

NOTES

1. EASE OFF COMPLETED ON JAN 17TH, 1978
2. EASE OF SEVERANCE IS MORE MODERATED ON LUNGS STATE PLANE COORDINATE SYSTEM, LUNGS EAST 17TH ZONE
3. ANY DISCONTINUOUS FOUND WITHIN THIS ZONE ARE TO BE REPORTED TO THE SUPERVISOR AS SOON AS POSSIBLE.
4. ALL OF LOTS 18, 19, 20 ARE CONTROLLED BY A SURVEYOR RECONSTRUCTION AGREEMENT

[illegible]

52	509	272
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AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

METRIX INDUSTRIAL PARK
TANG BLVD @ ROUTE 20
HAWPSH RE, ILLINOIS



WT GROUP
 Growing in Brazil, for the World.
 257 Park Avenue, New York, NY 10022
 Tel: 212 693 7200 Fax: 212 693 7201
 www.wtgroup.com
 A Division of W.T. GROUP INC. 100 Park Avenue, New York, NY 10022
 Tel: 212 693 7200 Fax: 212 693 7201

01-03-100-004
 01-03-200-004
 01-03-400-004
 01-03-200-017

SEASIDE FARM OF DEEDS & TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE 10TH MERIDIAN, WITHIN THE TOWNSHIP OF HAWTHORNE, HAWK COUNTY, ILLINOIS

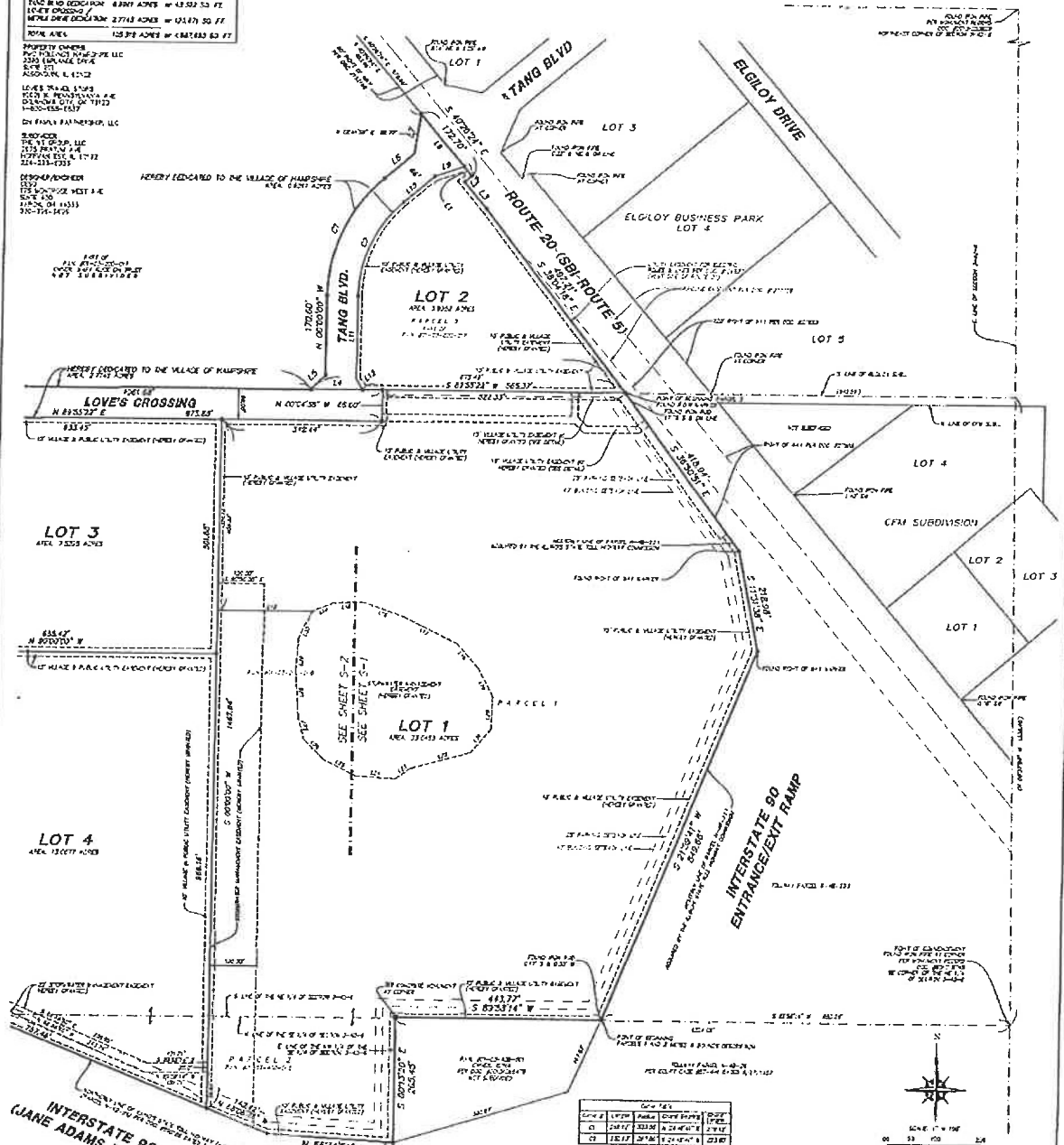
PROPERTY OWNERS
 PACIFIC POWER & LIGHT CO. 2-28 PM LLC
 2320 S. BURNAGE DRIVE
 STE 201
 ALBANY, OR 97322

LOVES 784-6132
 1027 N. W. PENNSYLVANIA AVE
 DULUTH CITY, GA 31712
 1-800-355-1517

DR. FRANK J. PATRICKSON, LLC
 2-807-4000
 700 91 ST. S.W. LLC
 2575 PRATT, W. AVE
 27724-4414 EST. A 1712
 215-231-1333

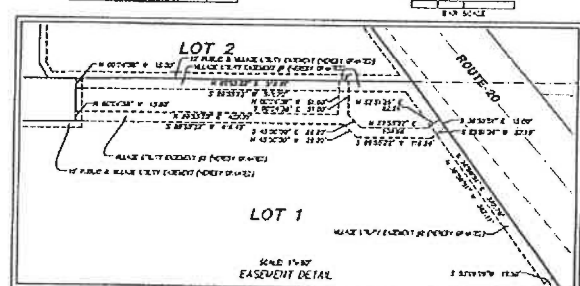
2-590-49/ROCKEEN
 2132
 775 W. 7000 WEST AVE
 S.W.E. 430
 DUNN, OK 74333
 800-774-1475

1010
FIVE 87-25-01
OVER 300 KNOTS ON PT-
427 308811088



WYB

1. FILED FOR COMPLIANCE ON JULY 27TH, 2018
2. BASIS OF MEASUREMENT IS TRUE NORTH BASED ON UTM/STRAIGHT PLANE COORDINATE SYSTEM, UTM/STRAIGHT EAST 1201 ZONE
3. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT WOULD BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE
4. ALL OF LOTS 8, 9, 10 & 11 ARE COATED E.C.A.

[illegible]

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

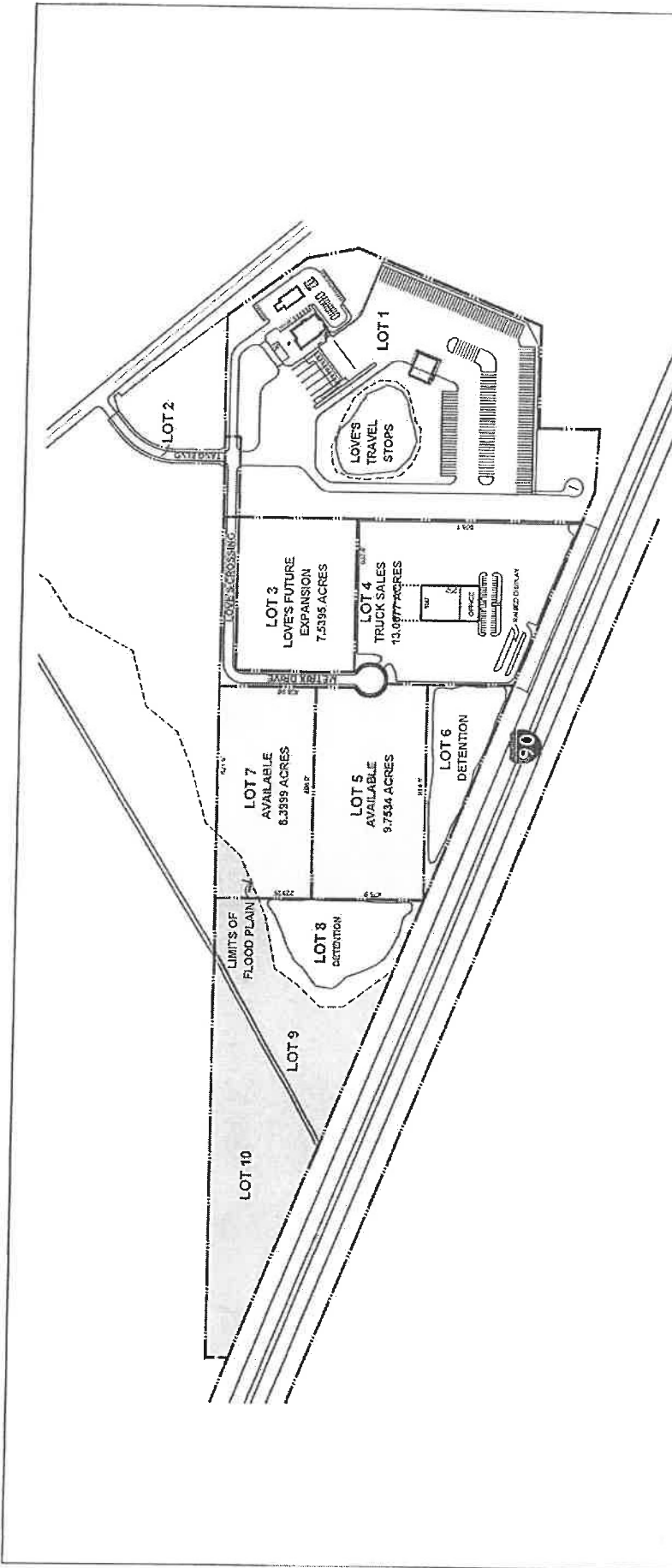
METRIX INDUSTRIAL PARK
TANG BLVD @ ROUTE 20
HARRISBURG, PA 17110



WT
Group

WT GROUP

WIT GROUP
Engineering & Planning, Design & Construction
200 West Main Street, Suite 1000, New York, NY 10038
Tel: 212-697-1000 Fax: 212-697-1001
www.witgroup.com



METRIX INDUSTRIAL PARK

I-90 & ROUTE 20
HAMPSHIRE, ILLINOIS

SITE PLAN

217356 KCB 7-6-2018



LOVE'S CROSSING/METRIX DRIVE AREA:	
R.O.W. AREA (#2,748 AC.)	±119,553 S.F.
LOT 1: LOVE'S TRAVEL STOP	
SITE AREA (#33,0463 AC.)	±1,439,497 S.F.
LOT 3: LOVE'S FUTURE EXPANSION	
SITE AREA (#7,5395 AC.)	±328,420 S.F.
LOT 4: TRUCK SALES	
SITE AREA (#13,0670 AC.)	±569,198 S.F.
LOT 5: AVAILABLE AREA	
SITE AREA (#9,7534 AC.)	±424,853 S.F.
LOT 6: DETENTION	
SITE AREA (#3,8509 AC.)	±157,745 S.F.
LOT 7: AVAILABLE AREA	
SITE AREA (#8,3989 AC.)	±365,899 S.F.
LOT 8: DETENTION	
SITE AREA (#5,1192 AC.)	±222,982 S.F.
LOT 9: FLOOD PLAIN	
SITE AREA (#6,7542 AC.)	±294,212 S.F.
LOT 10: FLOOD PLAIN	
SITE AREA (#10,0811 AC.)	±439,132 S.F.

RMC HOLDINGS HAMPSHIRE, LLC

DEVELOPERS
 Dave Schmidt 847-404-3851
 Linda Kost 847-910-8820

01-03-276-001

ROSEROCK HOLDINGS LLC,

RYAN LLC - SHERI STOTTS

15 W 6TH ST STE 2400

TULSA, OK, 741195417

01-03-176-002 & 01-03-176-003

STREAMS EDGE PROPERTIES LLC,

ANTHONY ROCCO

6450 POE AVE STE 311

DAYTON, OH, 454142647

01-03-176-004

RMC HOLDINGS HAMPSHIRE LLC,

DAVE SCHMIDT, REALTY METRIX COMMERCIAL

2390 ESPLANADE DR STE 201

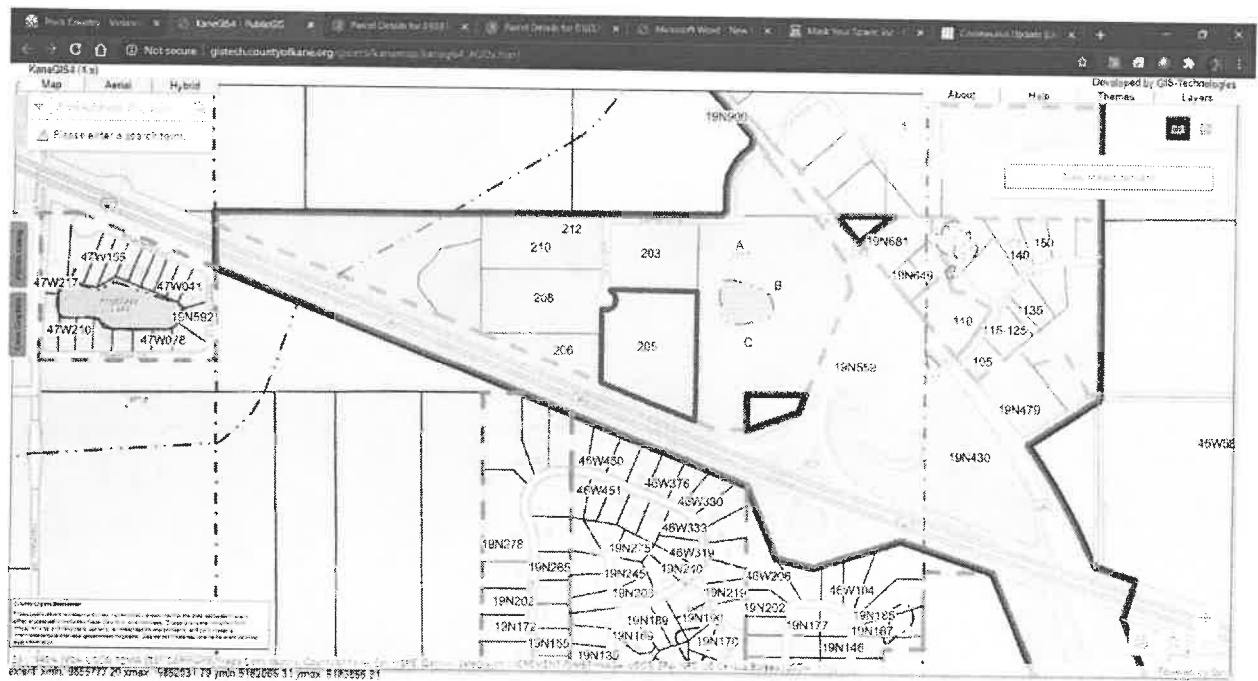
ALGONQUIN, IL, 601025465

01-03-200-028 & 01-03-100-002 & 01-03-227-001

GIN FAMILY PARTNERSHIP LLC,

2343 W HARRISON ST APT 3

CHICAGO, IL, 606123796



Client: Truck Country

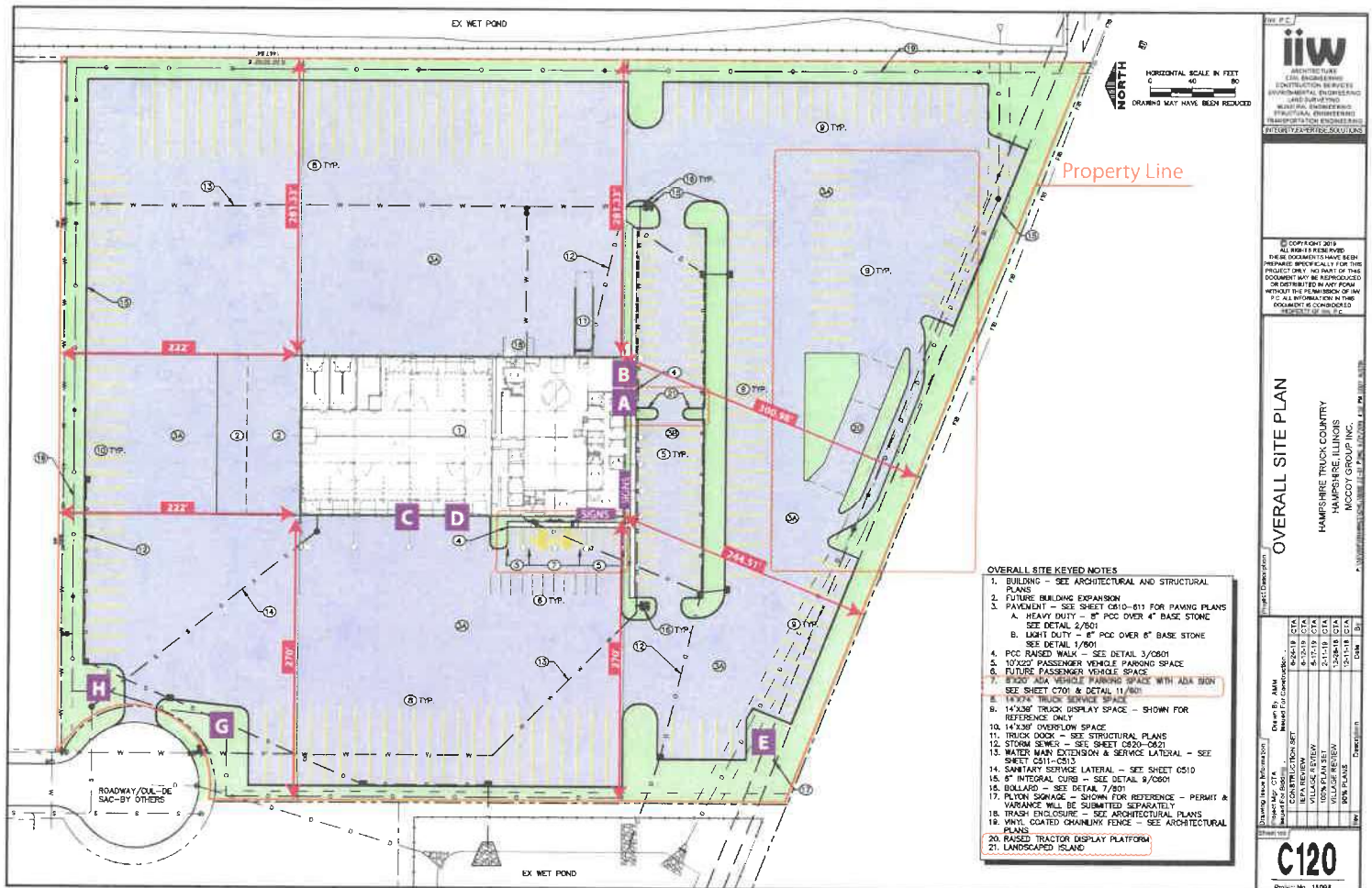
Project: Sign Locations

Revision: 1

Date: 07/14/2020

Address: 205 Metrix, Hampshire, IL 60140

Locations of Signs



F. PANEL ON LOVE'S SIGN
NOT ON MAP.



**MARK
YOUR
SPACE**

1235 Humbracht Circle
Unit J
Bartlett, IL 60103
(630) 289-7082

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Client: Truck Country

Project: Illuminated Wall Box Signs - A & B

Revision: 1

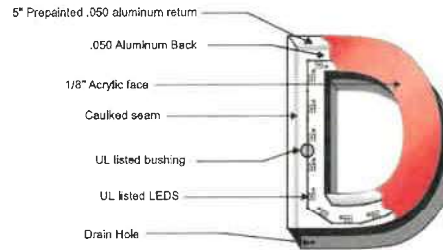
Date: 07/14/2020

Address: 205 Metrix, Hampshire, IL 60140

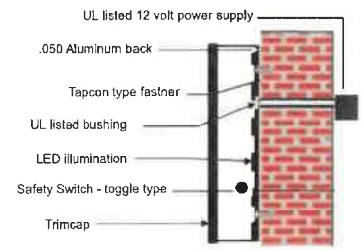
**A. ILLUMINATED
WALL SIGN:**
Sign Face: 4'1" x 4'1"
Sq. Ft.: 16.67
To be produced
by vendor



**B. ILLUMINATED
WALL SIGN:**
Sign Face: 4'1" x 4'1"
Sq. Ft.: 16.67
Provided by Cummins
(already onsite)



FRONT VIEW



SIDE VIEW

South End Elevation



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Bartlett, IL. 60103
(630) 289-7082

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Client: Truck Country

Project: Dimensional Letter Signs - C & D

Revision: 1

Date: 07/14/2020

Address: 205 Metrix, Hampshire, IL 60140



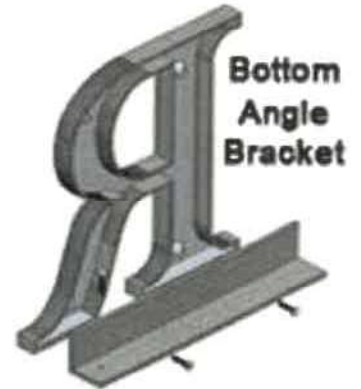
**C. DIMENSIONAL LETTERS
TRUCK SALES**

Size: 126" x 11"



**D. DIMENSIONAL LETTERS
TRUCK SALES**

Size: 100" x 11"



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Bartlett, IL. 60103
(630) 289-7082

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Client: Truck Country

Project: Love's Panel Sign - F

Revision: 1

Date: 07/14/2020

Address: 205 Metrix, Hampshire, IL 60140



F. Love's Panel SIGN:
Sign Face: 5' x 18'
Sq. Ft.: 90
• Double-Sided
• Illuminated



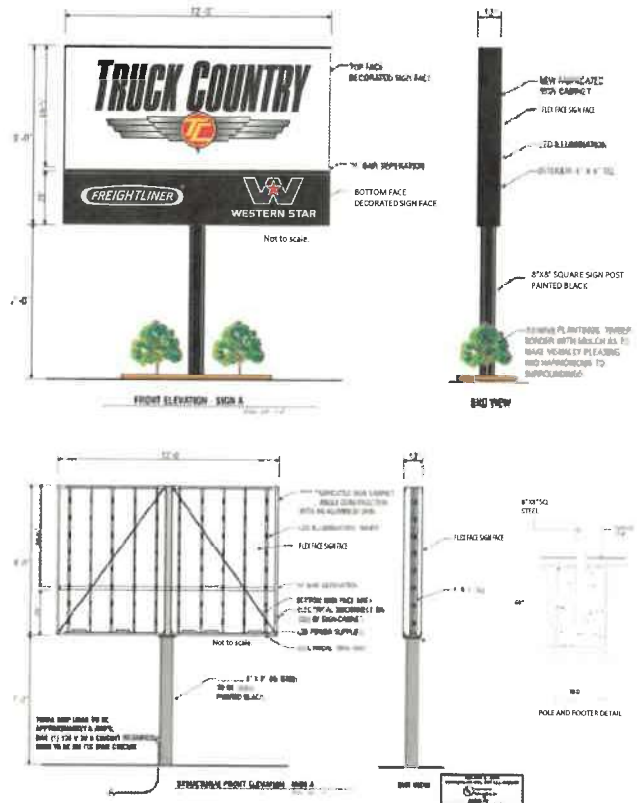
1235 Humbracht Circle
Unit J
Bartlett, IL. 60103
(630) 289-7082


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Client: <u>Truck Country</u>	Project: <u>Illuminated Monument Sign - G</u>	Revision: <u>1</u>	Date: <u>07/14/2020</u>
Address: <u>205 Metrix, Hampshire, IL 60140</u>			

Dimensions
Sign Face 1: 5'6"W x 10'H
Sign Face 2: 2'6"W x 10'H
Overall Height: 20'
Sign Description
Flex Face Panels with Cabinet



 MARK YOUR SPACE	1235 Humbrecht Circle Unit J Bartlett, IL 60103 (630) 289-7082	<p><i>This artwork is not to be reproduced, copied or exhibited in any fashion without the permission of Mark Your Space, Inc.</i></p> <p><i>Any use of this artwork without written permission automatically requires the user to pay Mark Your Space, Inc \$750.00 design fee.</i></p>	<p><i>This computer generated artwork is to be viewed as a representation only. Colors represented on this computer image or color print out, may not exactly match PMS chips, vinyl, or paint color. Descriptions may vary with the actual fabrication.</i></p>
--	---	--	--

Client: Truck Country

Project: Illuminated Directional Sign - H

Revision: 1

Date: 07/14/2020

Address: 205 Metrix, Hampshire, IL 60140

Dimensions

Sign Face: 6'W x 6'H

Sign Face Sq. Ft.: 36

Overall Height: 8'

Sign Description

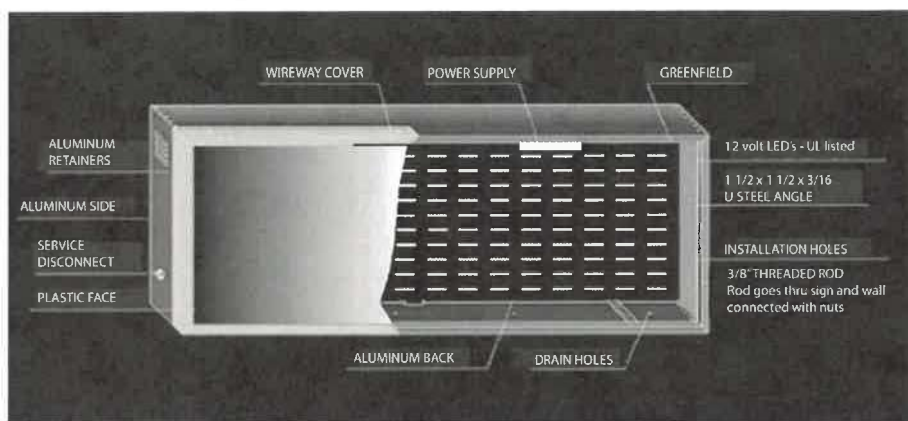
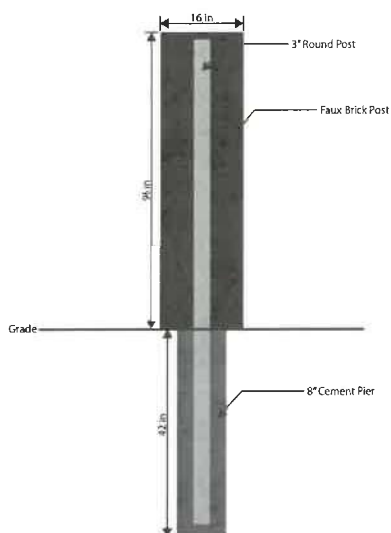
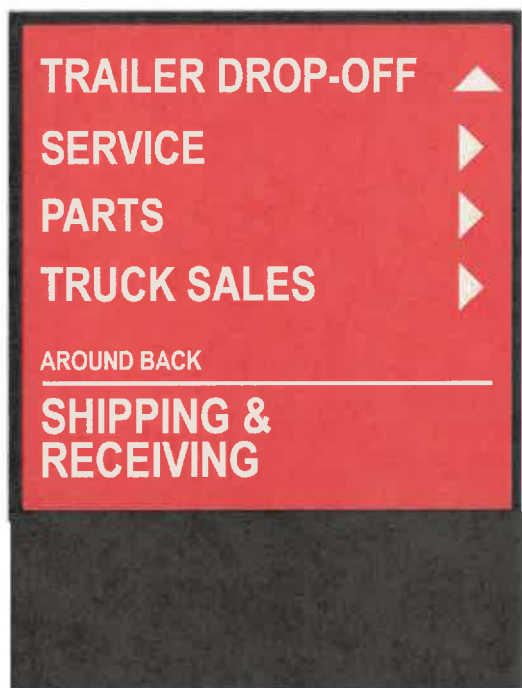
- Single-Sided
- Illuminated



PMS 186



PMS 9043



**MARK
YOUR
SPACE**

1235 Humbracht Circle
Unit J
Bartlett, IL 60103
(630) 289-7082

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July 14, 2020

Jeff Magnussen

Village President

Village of Hampshire

234 S. State Street

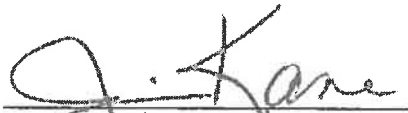
Hampshire, IL 60140

Mr. Magnussen:

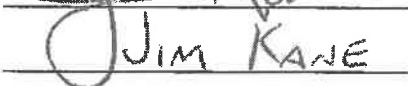
Wausau Limited Partnership (Truck Country), is the owner of the property located at 19N430 Route 20. The property is located on the southwest side of US Route 20, to the northeast of Interstate Highway 90. The property consists of Lots 5, 6 & 7 of the Hampshire Business Park. Wausau Limited Partnership hereby permits Mark Your Space, LLC to submit zoning applications to the Village of Hampshire

Respectfully,

Signature:



Name:



Date:



VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

IN RE:

PETITION OF TRUCK COUNTRY FOR GENERAL VARIATION OF THE REQUIREMENTS OF THE VILLAGE'S COMMUNITY GRAPHICS REGULATIONS TO ALLOW FOR VARIATIONS OF SIZE AND HEIGHT OF CERTAIN WALL SIGNS, FREESTANDING HIGHWAY SIGNS, FREESTANDING POLE SIGNS, AND DIRECTIONAL SIGNS ON THE PROPERTY LOCATED AT 205 METRIX DRIVE IN THE VILLAGE.

FINDINGS OF FACT

The Petition of Truck Country for general variations of the Village's Community Graphics Regulations governing signs, to allow for a variation of the size and height of certain wall signs, freestanding highway sign(s), freestanding pole sign(s), and directional signs on the property at 205 Metrix Drive in the Village, having been duly filed with the Village Clerk, the Zoning Board of Appeals having considered the application, the Zoning Board of Appeals FINDS as follows:

1. A Petition for Variations of the Community Graphics Regulations governing signage proposed for the Truck Country property at 205 Metrix Drive and legally described as follows (the "Subject Property") has been filed with the Village Clerk.
2. The Petition specifically requested the following as general variations of the Village's Community Graphics and Inter-change Overlay District Regulations:
 - A. Wall Signs: Petitioner requests a variation of the requirements of §6-16-4, limiting wall signs to one such sign per street frontage, to allow for two additional wall signs, to accommodate "Detroit" and "Cummins" products or services available at the facility; and
 - B. Freestanding Highway Sign: Petitioner requests a variation of §6-16-4, limiting the area of a freestanding highway sign to 120 square feet, to allow for such sign at an estimated 252 square feet and not more than 260 square feet in area. .
 - C. Freestanding Pole Sign: Petitioner requests a variation of §6-16-4, limiting a freestanding pole sign to sixteen (16') feet in height, to allow such a sign of twenty (20') feet in height.
 - D. Directional Signs: Petitioner requests one internally illuminated directional sign at 36 square feet in area.
3. The matter was considered by the Zoning Board of Appeals, pursuant to Section 6-12-14(B) of the Village Code, at its meeting on August 11, 2020.
4. Mr. Mike Sobel of Mark Your Space, Inc. appeared on behalf of the Petitioner at the meeting

and made a presentation to the Board members, summarizing the Petition and the variations requested for the proposed signage.

5. The Zoning Board of Appeals considered the following factors, set out in the Village of Hampshire Municipal Code, Section 6-12-14(B), in regard to the Petition for variance:

a. Whether the Petitioner demonstrated any unique physical surroundings, shape or topographical conditions of the specific property which would bring a particular hardship on the owner; or

b. Whether the Petitioner demonstrated that no other reasonable alternatives exist which would conform to the regulations of Article XII of the Village Code; and

c. Whether in either case, the public good realized would be greater than that achieved should the strict letter of the regulations otherwise be carried out.

6. Conditions to be applied to the requested variations, if any: None.

7. Additional findings: None.

ACTION(S)

On motion by H. Hoffman, seconded by W. Albert, to recommend approval of the Petition for General Variation of the Community Graphics Regulations of Chapter 6: Zoning, Article XII: Community Graphics of the Village Code, as described in the Petition filed by Truck Country for the property at 205 Metrix Drive in the Village, the vote of the Zoning Board of Appeals was 4 aye – 0 nay, as follows:

	<u>Aye</u>	<u>Nay</u>	
C. Christensen	<u>x</u>	_____	
W. Albert	<u>x</u>	_____	
R. Frillman	_____	_____	Absent
H. Hoffman	<u>x</u>	_____	
J. Schaul	<u>x</u>	_____	


It is accordingly the recommendation of the Zoning Board of Appeals that the Petition for General Variation of the Community Graphics Regulations be X approved / denied.

Dated: August 11, 2020

Respectfully submitted,

VILLAGE OF HAMPSHIRE ZONING BOARD
OF APPEALS

By: _____


Carl Christensen
Chair

No. 20 -

**AN ORDINANCE
GRANTING A GENERAL VARIATION OF THE COMMUNITY GRAPHICS
REQUIREMENTS FOR CERTAIN PROPERTY AT 205 METRIX DRIVE
IN THE VILLAGE
(Truck Country Development)**

WHEREAS, the owner of certain property at 205 Metrix Drive in the Village has petitioned the Village for variation of certain provisions of the Community Graphics Regulations of the Hampshire Municipal Code in support of its plan to develop the Subject Property for a truck sales and service facility doing business under the name of Truck Country; and

WHEREAS, the Subject Property is legally described as set forth on the attached Exhibit "A"; and

WHEREAS, said application for general variation of the Community Graphics Regulations was considered by the Village Zoning Board of Appeals at its meeting held on August 11, 2020; and

WHEREAS, after considering the merits of the petition at said meeting, the Zoning Board of Appeals recommended approval of the Petition for General Variation; and

WHEREAS, the Corporate Authorities, considering the Petition, and the Findings of Fact and Recommendation of the Zoning Board of Appeals, consider it to be in the best interests of the Village that such general variation of the Village's Community Graphics Regulations be granted.

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

Section 1. The petition for general variation of the Community Graphics Regulations of the Village, for the property located at 205 Metrix Drive developed for the Truck Country sales and service facility, shall be and is granted, pursuant to the Hampshire Municipal Code, §6-12-14(A)(3), as follows:

- A. Wall Signs: A variation of the requirements of §6-16-4, limiting wall signs to one such sign per street frontage, to allow for two additional wall signs, to accommodate signage for "Detroit" and "Cummins" products or services available at the facility, together with additional signs for the sales ("truck sales" and the service ("service & parts") entrance doors; and

- B. Freestanding Highway Sign: A variation of the requirements of §6-16-4, limiting the area of a freestanding highway sign to 120 square feet, to allow for such a sign at an estimated 252 square feet and not more than 260 square feet in area.
- C. Freestanding Pole Sign: A variation of the requirements of §6-16-4, limiting a freestanding pole sign to sixteen (16') feet in height, to allow such a sign of twenty (20') feet in height.
- D. Directional Signs: A variation of the requirements of §6-16-4, limiting a directional sign to not more than fifteen (15 s.f.) square feet in area, to allow for one internally illuminated directional sign at 36 square feet in area.

Section 2. This grant of variation shall be subject to the following conditions:

- a. There shall be no further modification of the Community Graphics regulations on the Subject Property.
- b. Owner shall install such signs on the Subject Property substantially in accordance with the diagram(s) included in the petition and referred to at the public hearing on the Petition.
- c. Owner shall comply with all other applicable codes and ordinances.
- d. The grant of variance shall expire if not commenced by Owner within one year of the date of passage of this Ordinance; provided, said use will be deemed to have commenced as of the date a building permit for such signage has been issued by the Village.

Section 3. Any and all ordinances, resolutions, motions, or parts thereof, in conflict with this Ordinance, are to the extent of such conflict hereby superseded and waived.

Section 4. If any section, sentence, subdivision, or phrase of this Ordinance shall be held to be void, invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

ADOPTED THIS _____ DAY OF _____, 2020, pursuant to roll call vote as follows:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

APPROVED THIS _____ DAY OF _____, 2020.

Jeffrey R. Magnussen
Village President

ATTEST:

Linda Vasquez
Village Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 4 in the Metrix Industrial Park, being a part of Section 3, Township 42 North, Range 6 East of the Third Principal Meridian, according to the Plat thereof recorded on August 13, 2018 as Document Number 018K039163, in the Township of Hampshire, Kane County, Illinois.

PIN: 01-03-251-002 (formerly, part of 01-03-100-005, 01-03-200-008 and 01-03-400-008)

Common Address: 205 Metrix Drive, Hampshire, IL



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

Agenda Supplement

TO: President Magnussen; Board of Trustees
FROM: Josh Wray, Assistant to the Village Manager
FOR: Village Board Meeting on August 20, 2020
RE: Building Department Monthly Report

Summary: In July of 2020, the building department received 53 permit applications for projects valued at over \$1.6 million in sum. Of the July permits issued thus far, the average turnaround time per permit was 7.7 days with a range of 0 to 25 days. The Village collected over \$16,000 in fees and paid \$3,000 in expenses.

Attachments:

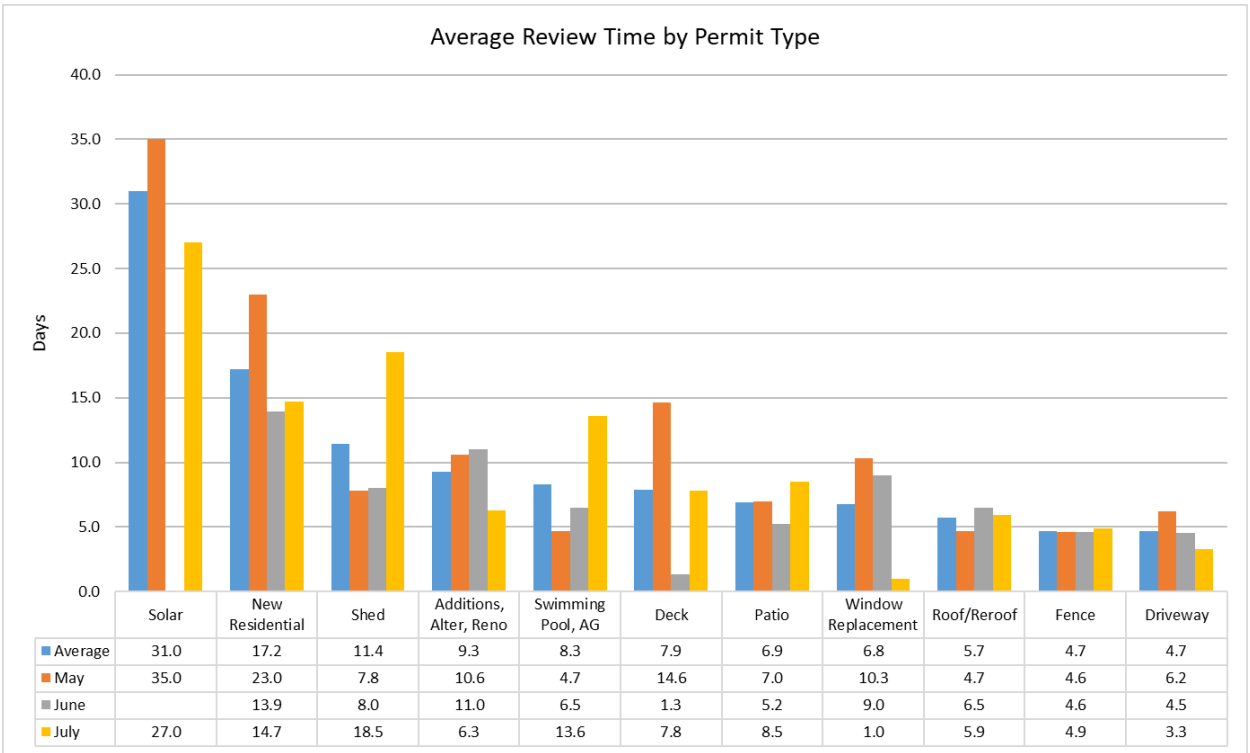
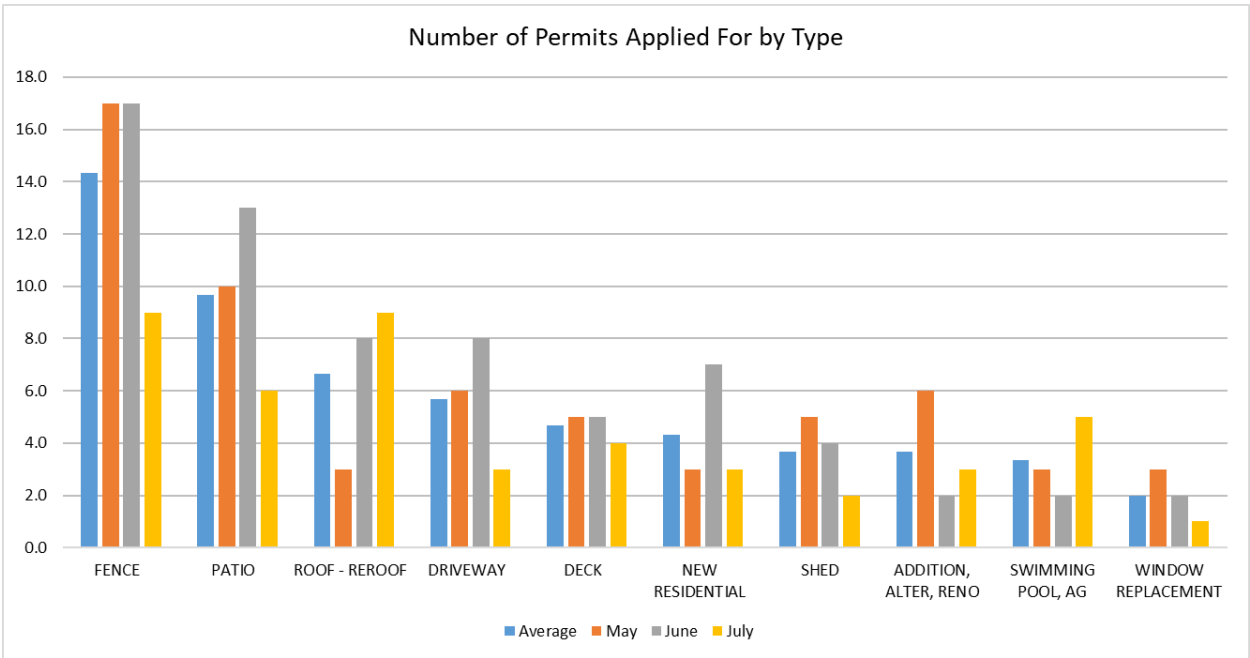
See attached documents:

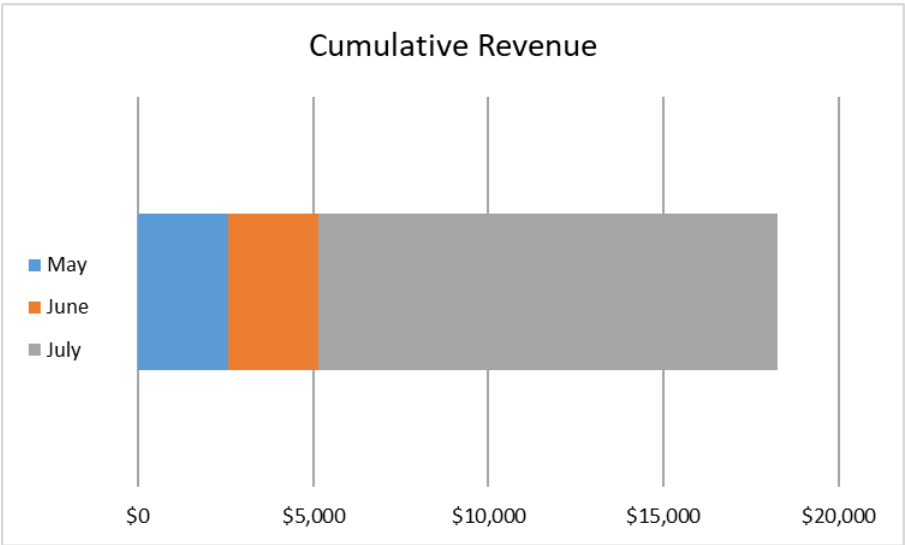
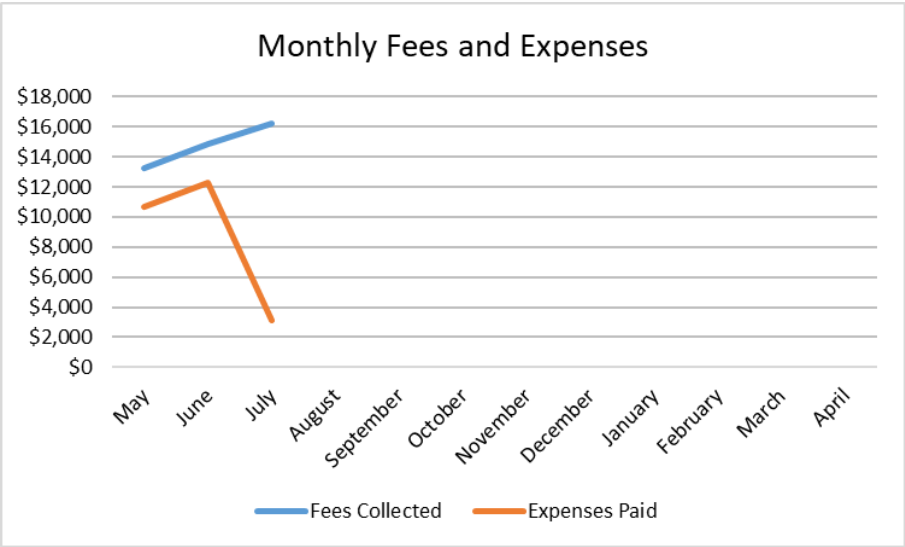
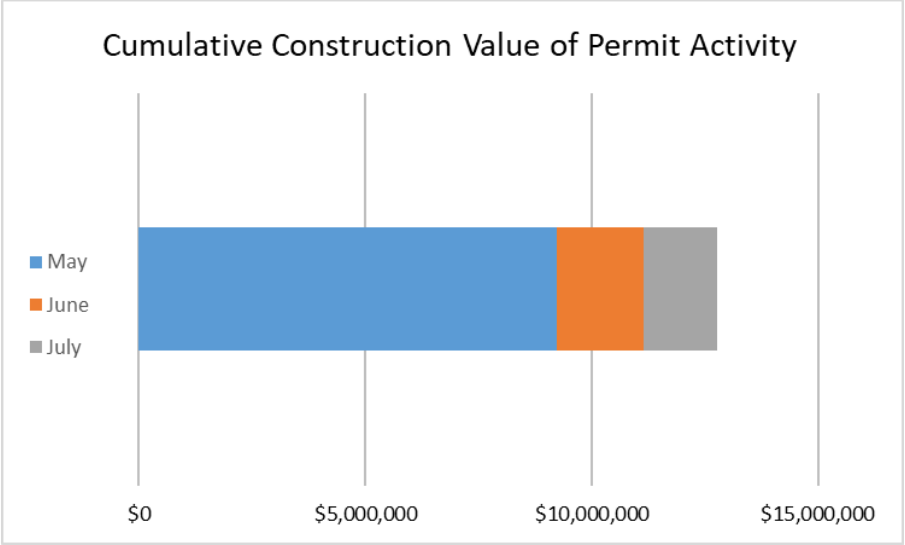
Building Permit Summary Charts
Building Permit Summary Data
Building Permit Data – July 2020

Observations/Analysis:

- Total building permit activity decreased from June to July. Specifically,
 - Total number of permits decreased from 77 to 53
 - Number of fence permits decreased from 17 to 9
 - Number of patio permits decreased from 13 to 6
 - Number of driveway permits decreased from 8 to 3
- Many of the simpler permits (fences, decks, etc.) could have a faster average turnaround time, but applicants do not always send in all required information needed for review when they first submit.
- The total value of projects only decreased slightly despite the fewer number of projects because of a \$350,000 RV lot put in by TR Development at the Hampshire Corporate Center on US Hwy 20.
- Fees collected vs. expenses was unusual in July. We expect that to be “corrected” in August by having higher than usual expenses.

Building Permit Summary Charts





Building Permit Summary Data

	FY to Date	May	June	July	August	September	October
Total Permits Applied For	203	73	77	53			
Been Issued	196	69	76	51			
Percent of Total	96.6%	94.5%	98.7%	96.2%			
Average Review Time (in days)	8.6	10.6	6.9	8.5			
Total Value of Projects	\$12,758,191	\$9,217,691	\$1,918,875	\$1,621,625			
Average Value of Projects	\$62,848	\$126,270	\$24,920	\$30,597			
Fees Collected	\$44,309	\$13,248	\$14,865	\$16,196			
Expenses	\$26,046	\$10,663	\$12,292	\$3,091			
Revenue	\$18,263	\$2,584	\$2,573	\$13,105			
	November	December	January	February	March	April	
Total Permits Applied For							
Been Issued							
Percent of Total							
Average Review Time (in days)							
Total Value of Projects							
Average Value of Projects							
Fees Collected							
Expenses							
Revenue							

Building Permit Data - July 2020

Type of Permit	Applied	Been Issued	Ave. Review Time	Total Value	Ave. Value
ADDITION, ALTER, RENO	3	3	6.3	\$67,716.00	\$22,572.00
ACCESSORY STRUCTURE	1	1		\$2,000.00	\$2,000.00
DECK	4	4	7.8	\$24,600.00	\$6,150.00
DRIVEWAY	3	3	3.3	\$9,680.00	\$3,226.67
FENCE	8	8	4.9	\$39,245.00	\$4,905.63
FENCE & ROOF/REROOF	1	1		\$6,000.00	\$6,000.00
GROUND SIGN W/ ELECTRIC	1	0		\$10,000.00	\$10,000.00
HOT TUB	1	1		\$300.00	\$300.00
NEW RESIDENTIAL	3	3	14.7	\$883,000.00	\$294,333.33
PARKING LOT	1	1		\$350,000.00	\$350,000.00
PATIO	6	6	8.5	\$20,451.00	\$3,408.50
ROW / UTILITY	1	1		\$0.00	\$0.00
ROOF-REROOF	8	8	5.9	\$100,643.00	\$12,580.38
SIDING	2	2		\$31,226.00	\$15,613.00
SHED	2	2	18.5	\$4,500.00	\$2,250.00
SOLAR	1	1	27	\$24,000.00	\$24,000.00
SWIMMING POOL, AG	5	4	13.6	\$31,100.00	\$6,220.00
WINDOW REPLACEMENT	1	1	1	\$16,174.00	\$16,174.00
WALL SIGN - NO ELECTRIC	1	1		\$990.00	\$990.00
Totals	53	51		\$1,621,625.00	

VILLAGE OF HAMPSHIRE

Accounts Payable

August 20, 2020

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

Total: \$133,552.42

To be paid on or before
August 26, 2020

Village President: _____

Attest: _____

Village Clerk: _____

Date: _____

VILLAGE OF HAMPSHIRE

Accounts Payable

August 20, 2020

The President and Board of Trustees of the Village of Hampshire
Recommends the following **Employee/Trustee:** Hobert Jones, John Huff, and Nicholas Orsolini
Warrant in the amount of

Total: \$100.00

To be paid on or before
August 26, 2020

Village President: _____

Attest: _____

Village Clerk: _____

Date: _____

DATE: 08/18/20
TIME: 13:54:23
ID: AP441000.WOW

VILLAGE OF HAMPSHIRE
DETAIL BOARD REPORT

PAGE: 1

INVOICES DUE ON/BEFORE 11/30/2020

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	PROJECT	DUE DATE	ITEM AMT

ACOZ	ACTION OZONE INC							
180852	08/10/20	01	MOLD INSPECTION	010010024100			09/10/20	250.00
							INVOICE TOTAL:	250.00
							VENDOR TOTAL:	250.00
B&F	B&F CONSTRUCTION CODE SERVICES							
13186	08/12/20	01	JULY'S MISC PLAN REVIEWS	010010024390			09/12/20	16,769.85
							INVOICE TOTAL:	16,769.85
54286	08/11/20	01	SOLAR PANELS PLAN REVIEW	010010024390			09/11/20	225.00
							INVOICE TOTAL:	225.00
54309	08/13/20	01	SINGLE FAMILY PLAN REVIEW	010010024390			09/13/20	100.00
							INVOICE TOTAL:	100.00
							VENDOR TOTAL:	17,094.85
BLCR	HEALTH CARE SERVICES CORP							
071720	07/17/20	01	ADM	010010014031			08/01/20	4,842.97
		02	PD	010020014031				13,923.56
		03	STREETS	010030014031				5,209.49
		04	SEWER	310010014031				3,084.81
		05	WATER	300010014031				4,113.50
							INVOICE TOTAL:	31,174.33
							VENDOR TOTAL:	31,174.33
CAON	CALL ONE							
308444	08/15/20	01	1126416	010010024230			09/01/20	340.48
		02	1126417	300010024230				106.97
		03	1126418	010030024230				106.97
		04	1126419	310010024230				315.07
		05	1126420	300010024230				158.21
		06	1126422	010020024230				263.19
							INVOICE TOTAL:	1,290.89
							VENDOR TOTAL:	1,290.89

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CASE	CARDMEMBER SERVICE							
080520A	08/05/20	01	CREDIT CARD PURCHASES	010000001800			09/01/20	500.00
						INVOICE TOTAL:		500.00
080520B	08/05/20	01	BT THERMOMETER COVER CAPS	010020034680			09/01/20	75.65
		02	BT RETIREMENT AWARD	010020024380				70.11
		03	LV KEYS	010010034650				13.23
		04	JH RETURN BEST BUY	010010034650				-83.99
		05	JH ADOBE ACROPRO SUBS	010010034650				15.93
		06	INTEREST REVERSAL	010010034650				-28.00
		07	JH DMI* DELL BUS ONLINE	010010034650				63.74
						INVOICE TOTAL:		126.67
						VENDOR TOTAL:		626.67
COMA	CORE & MAIN LP							
M805937	08/10/20	01	FLANGE WELL 7 PROCESS METER	300010034670			09/10/20	23.56
						INVOICE TOTAL:		23.56
M839047	08/14/20	01	FLG ACC RR FF	300010034670			09/14/20	15.70
						INVOICE TOTAL:		15.70
						VENDOR TOTAL:		39.26
CUBE	CULLIGAN OF BELVIDERE							
080120	08/01/20	01	104711	010020024280			08/31/20	66.70
						INVOICE TOTAL:		66.70
						VENDOR TOTAL:		66.70
DAME	DAHME MECHANICAL INDUSTRIES							
20200316	08/10/20	01	BRINE SYSTEM UPGRADES/REPAIRS	300010024120			09/10/20	12,500.00
						INVOICE TOTAL:		12,500.00
						VENDOR TOTAL:		12,500.00
DYEN	DYNEGY ENERGY SERVICES							

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DYEN	DYNEGY ENERGY SERVICES							
061820	08/18/20	01	7101073024	310010024260			08/18/20	396.78
							INVOICE TOTAL:	396.78
							VENDOR TOTAL:	396.78
HACH	HACH COMPANY							
12069557	08/07/20	01	PROBE REPLACEMENT DIGESTER	310010034670			09/07/20	797.58
							INVOICE TOTAL:	797.58
							VENDOR TOTAL:	797.58
HOJO	HOBERT JONES							
080620	08/06/20	01	MCDONALD'S GIFT CARD	010020034680			09/06/20	20.00
							INVOICE TOTAL:	20.00
							VENDOR TOTAL:	20.00
IPODBA	IPO/DBA CARDUNAL OFFICE SUPPLY							
625331-0	08/03/20	01	PENS	010010034650			09/03/20	14.31
							INVOICE TOTAL:	14.31
625358-0	08/04/20	01	TISSUE	010010034650			09/04/20	19.74
							INVOICE TOTAL:	19.74
625358-1	08/11/20	01	PAPER TOWELS	010010034650			09/11/20	42.49
							INVOICE TOTAL:	42.49
625418-0	08/05/20	01	HIGHLIGHTERS	010010034650			09/05/20	4.93
							INVOICE TOTAL:	4.93
625572-0	08/12/20	01	TRASH BAGS	010010034650			09/12/20	19.99
							INVOICE TOTAL:	19.99
							VENDOR TOTAL:	101.46
IPRF	ILLINOIS PUBLIC RISK FUND							

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IPRF	ILLINOIS PUBLIC RISK FUND							
61447	08/13/20	01	OCT WORKERS' COMP	010010024210			10/01/20	2,036.00
		02	OCT WORKERS' COMP	300010024210				2,036.00
		03	OCT WORKERS' COMP	310010024210				2,036.00
							INVOICE TOTAL:	6,108.00
							VENDOR TOTAL:	6,108.00
JAAS	JACOBSON & ASSOCIATES							
080620A	08/06/20	01	APPRAISAL RETAINER	010010024380			08/06/20	850.00
							INVOICE TOTAL:	850.00
							VENDOR TOTAL:	850.00
JOHU	JOHN HUFF							
080920	08/09/20	01	CELL PHONE STIPEND	010020024230			09/09/20	40.00
							INVOICE TOTAL:	40.00
							VENDOR TOTAL:	40.00
KACOAN	KANE COUNTY ANIMAL CONTROL							
081220	08/12/20	01	SERVICES FOR JULY 2020	010020024380			09/12/20	230.00
							INVOICE TOTAL:	230.00
							VENDOR TOTAL:	230.00
KACOU	KANE COUNTY RECORDER							
HMP072020	07/31/20	01	RECORDING FEES	010010024340			08/31/20	156.00
							INVOICE TOTAL:	156.00
							VENDOR TOTAL:	156.00
KCCC	JEFFREY R KEEGAN							
081720	08/17/20	01	PD JANITORIAL SERVICE	010020024380			09/17/20	480.00
							INVOICE TOTAL:	480.00

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KCCC	JEFFREY R KEEGAN							
081720A	08/17/20	01	VH JANITORIAL SERVICE	010010024380			09/17/20	350.00
							INVOICE TOTAL:	350.00
							VENDOR TOTAL:	830.00
KONICA	KONICA MINOLTA PREMIER FINANCE							
5011353108	07/28/20	01	COPIER	010010024340			08/23/20	109.62
							INVOICE TOTAL:	109.62
							VENDOR TOTAL:	109.62
KONMIN	KONICA MINOLTA BUS SOLUTION							
267520381	08/01/20	01	MONTHLY MAINTENANCE	010010024340			09/01/20	67.87
							INVOICE TOTAL:	67.87
							VENDOR TOTAL:	67.87
LAWENF	LAW ENFORCEMENT TARGETS, INC							
0470113-IN	08/10/20	01	BAC	010020034680			08/10/20	117.50
							INVOICE TOTAL:	117.50
							VENDOR TOTAL:	117.50
LHE	LIONHEART CRTAL PWR SPECIALIST							
23792	08/10/20	01	WELL 7 LS GENERATOR	310010024160			09/09/20	500.00
							INVOICE TOTAL:	500.00
							VENDOR TOTAL:	500.00
MARSCH	MARK SCHUSTER, P.C.							
080420	08/04/20	01	100.001 MISC MATTERS	010010024370			09/04/20	3,120.00
		02	100.002 MEETINGS	010010024370				470.00
		03	100.007 PROSECUTION	010010024370				931.00
		04	100.101 CROWN	010000002111				300.00

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MARSCH	MARK SCHUSTER, P.C.							
080420	08/04/20	05	100.121 CUSD 300	010000002086			09/04/20	30.00
		06	100.137 RICHARDS/HAMP CORP	010000002084				870.00
		07	100.164 DUI PROSECUTION	010020024370				1,185.00
		08	100.172 STANLEY	010000002087				78.75
		09	100.224 TRUCK COUNTRY	010000002116				340.00
		10	100.231 WATER MAIN CONNECTION	300010024370				1,120.00
		11	100.234 KLEHM - RE-ZONING	010000002176				441.00
		12	100.236 KLEIN - VARIATION	010010024370				236.25
							INVOICE TOTAL:	9,122.00
							VENDOR TOTAL:	9,122.00
METL	METLIFE							
071620	07/16/20	01	ADM	010010014031			08/01/20	204.18
		02	PD	010020014031				1,199.42
		03	STREETS	010030014031				522.89
		04	SEWER	310010014031				167.05
		05	WATER	300010014031				392.06
							INVOICE TOTAL:	2,485.60
							VENDOR TOTAL:	2,485.60
MIAM	MIDAMERICAN ENERGY SERVICES							
080720	08/07/20	01	455525	300010024260			10/06/20	2,026.53
		02	455526	300010024260				144.61
		03	455570	300010024260				4,082.28
		04	455571	310010024260				11,169.48
							INVOICE TOTAL:	17,422.90
							VENDOR TOTAL:	17,422.90
MUWESE	MUNIWEB							
53867	08/05/20	01	WEBSITE HOSTING	010010024230			09/05/20	150.00
							INVOICE TOTAL:	150.00
							VENDOR TOTAL:	150.00

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NICOR	NICOR							
090120	09/01/20	01	66-55-16-4647 5	310010024260			09/08/20	119.62
		02	96-71-05-6761 9	310010024260				33.61
		03	19-61-05-1000 0	310010024260				39.21
		04	87-56-68-1000 5	300010024260				146.26
							INVOICE TOTAL:	338.70
							VENDOR TOTAL:	338.70
NIOR	NICHOLAS ORSOLINI							
080420	08/04/20	01	CELL PHONE STIPEND	010020024230			09/04/20	40.00
							INVOICE TOTAL:	40.00
							VENDOR TOTAL:	40.00
OFDE	OFFICE DEPOT, INC.							
109456883001	07/27/20	01	HAND SANITIZER/PAPERTOWELS	010020034650			08/29/20	90.93
							INVOICE TOTAL:	90.93
109822657001	07/28/20	01	FACE MASKS	010020034650			08/29/20	79.96
							INVOICE TOTAL:	79.96
							VENDOR TOTAL:	170.89
PASS	PASSARELLI LAW LLC							
351	08/08/20	01	PD	010020024370			09/08/20	500.00
							INVOICE TOTAL:	500.00
							VENDOR TOTAL:	500.00
PDC	PDC LABORATORIES, INC.							
I9426588	07/31/20	01	WWTP CHEMICALS	300010024380			08/31/20	1,087.00
							INVOICE TOTAL:	1,087.00
							VENDOR TOTAL:	1,087.00
PETPRO	PETERSEN FUELS, INC.							

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PETPRO PETERSEN FUELS, INC.								
07/31/2020	07/31/20	01	STREETS FUEL	010030034660			08/31/20	100.75
		02	SEWER FUEL	310010034660				65.85
							INVOICE TOTAL:	166.60
							VENDOR TOTAL:	166.60
PITB PITNEY BOWES GLOBAL FINANCIAL								
3104104097	07/30/20	01	PD LEASING CHARGES	010020024280			10/29/20	166.05
							INVOICE TOTAL:	166.05
							VENDOR TOTAL:	166.05
PLRE PLANNING RESOURCES INC								
13479	08/05/20	01	STREETSCAPE	010010024380			09/05/20	450.00
							INVOICE TOTAL:	450.00
							VENDOR TOTAL:	450.00
QUCO QUILL CORPORATION								
9230615	08/04/20	01	TONER CARTRIDGES	300010034650			09/03/20	499.95
							INVOICE TOTAL:	499.95
							VENDOR TOTAL:	499.95
RAOH RAY O'HERRON CO., INC.								
2043056-IN	08/06/20	01	UNIFORM	010020034690			09/06/20	833.03
							INVOICE TOTAL:	833.03
2044347-IN	08/12/20	01	UNIFORM	010020034690			09/01/20	700.19
							INVOICE TOTAL:	700.19
							VENDOR TOTAL:	1,533.22
RKQUSE RK QUALITY SERVICES								
15939	08/04/20	01	OIL CHANGE/TIRE ROTATION	010020024110			09/04/20	63.69
							INVOICE TOTAL:	63.69

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RKQUSE	RK QUALITY SERVICES							
15956	08/04/20	01	OIL CHANGE/TIRE ROTATION	010020024110			09/04/20	63.69
							INVOICE TOTAL:	63.69
							VENDOR TOTAL:	127.38
RODB	ROGER BURNIDGE							
080120	08/01/20	01	PD LEASE	010020024280			09/01/20	4,685.36
							INVOICE TOTAL:	4,685.36
							VENDOR TOTAL:	4,685.36
SCHM	FREDI BETH SCHMUTTE							
080520	08/05/20	01	JULY'S PROFESSIONAL SERVICES	010010024380			09/05/20	1,338.75
							INVOICE TOTAL:	1,338.75
							VENDOR TOTAL:	1,338.75
STAINS	STANDARD INSURANCE COMPANY							
080120	08/01/20	01	ADM	010010014035			09/01/20	70.07
		02	PD	010020014035				188.56
		03	STREETS	010030014035				56.58
		04	SEWER	310010014035				14.15
		05	WATER	300010014035				23.57
		06	EAP	010010024376				9.80
							INVOICE TOTAL:	362.73
							VENDOR TOTAL:	362.73
STRE	STREICHER'S							
I1445480	08/10/20	01	UNIFORM	010020034690			09/10/20	787.50
							INVOICE TOTAL:	787.50
							VENDOR TOTAL:	787.50
SYMI	SYNAGRO TECHNOLOGIES INC							

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SYMI	SYNAGRO TECHNOLOGIES INC							
16210	07/31/20	01	CAK LAND APP	310010024180			08/31/20	3,956.00
							INVOICE TOTAL:	3,956.00
							VENDOR TOTAL:	3,956.00
TEK	TEKLAB, INC							
247164	08/03/20	01	SLUDGE/WWTP CHEMICALS	310010024380			09/02/20	691.00
							INVOICE TOTAL:	691.00
							VENDOR TOTAL:	691.00
TEME	TESSENDORF MECHANICAL SERVICE							
23338	07/28/20	01	DEDICATED CIRCUIT FOR COPIER	010030024100			08/28/20	806.25
							INVOICE TOTAL:	806.25
							VENDOR TOTAL:	806.25
THMI	THIRD MILLENNIUM ASSOC, INC.							
25172	08/11/20	01	PAST DUE NOTICES	290010024340			09/11/20	102.44
		02	PAST DUE NOTICES	300010024340				102.45
		03	PAST DUE NOTICES	310010024340				102.45
							INVOICE TOTAL:	307.34
							VENDOR TOTAL:	307.34
THPOSHPR	THE POLICE AND SHERIFFS PRESS							
136158	07/28/20	01	ID CARDS	010020024380			08/28/20	17.55
							INVOICE TOTAL:	17.55
							VENDOR TOTAL:	17.55
VSP	VISION SERVICE PLAN (IL)							
041720	04/17/20	01	ADM	010010014037			05/01/20	22.69
		02	PD	010020014037				128.59

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VSP	VISION SERVICE PLAN (IL)							
041720	04/17/20	03	STREETS	010030014037			05/01/20	59.72
		04	SEWER	310010014037				18.40
		05	WATER	300010014037				41.55
						INVOICE TOTAL:		270.95
071720	07/17/20	01	ADM	010010014037			09/01/20	35.80
		02	PD	010020014037				135.23
		03	STREETS	010030014037				70.21
		04	SEWER	310010014037				18.40
		05	WATER	300010014037				41.55
						INVOICE TOTAL:		301.19
						VENDOR TOTAL:		572.14
WMRH	WILLIAM RYAN HOMES							
081820	08/18/20	01	ESCROW RELEASE	010000002040			09/18/20	12,500.00
						INVOICE TOTAL:		12,500.00
						VENDOR TOTAL:		12,500.00
						TOTAL ALL INVOICES:		133,652.42