



Village of Hampshire  
Planning & Zoning Commission  
Monday, February 27, 2023 - 7:00 PM

**THIS MEETING WILL BE HELD AT  
THE FOLLOWING LOCATION:  
HAMPSHIRE MIDDLE SCHOOL  
560 SOUTH STATE STREET  
HAMPSHIRE, IL 60140**

## AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from February 13, 2023
5. New Business
  - a. A Public Hearing for and consideration of a Petition for Zoning Text Amendment in regard to required surfacing materials for off-street loading berths and off-street parking spaces, Section 6-11-1(E) and Section 6-11-2(J) of the Village Code, to allow gravel as a surfacing material with certain requirements and restrictions
  - b. A Motion to Recommend approval of the Zoning Text Amendment described in Item 5(a).
  - c. A Public Hearing (re-convened) for and consideration of a Petition for Zoning Map Amendment for certain land to be annexed to the Village, to classify said land in the M-2 General Industrial Zoning District upon annexation to the Village, regarding certain property comprised of 38± acres, located generally on the north side of Higgins Road, west of US Hwy 20, and south of I-90 in Hampshire Township.
  - d. A Motion to Recommend classifying the property identified in agenda item 5(c) and legally described in the petition for zoning map amendment in the M-2 General Industrial Zoning District upon annexation to the Village, including such of the following conditions as may be proposed by the Commission: (1) cartage and express uses shall not be permitted on the property; (2) a buffer zone consisting of natural features such as stormwater management facilities, tree groves, and other open space shall be included on the western side of the property
  - e. A Public Hearing (re-convened) for and consideration of a Petition for Zoning Map Amendment for certain land to be annexed to the Village, to classify said land in the M-3 Industrial Zoning District upon annexation to the Village, regarding certain property comprised of 278± acres, located generally north of I-90, east of US Hwy 20, and on either side of Dietrich Road in Hampshire Township, Kane County, and Coral Township, McHenry County

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

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

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

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

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

VILLAGE OF HAMPSHIRE  
PLANNING & ZONING COMMISSION

MINUTES

FEBRUARY 13, 2023

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:00pm by Chairman B. Mroch. Members present: Chair B. Mroch, and commissioners S. McBride, A. Neal, R. Frillman, B. Rossetti, and L. Rapach. Also present was village attorney Mark Schuster, village administrator Jay Hedges, and Tim Paulson from EEI Engineering online.

A motion to approve minutes from December 12, 2022 with no corrections was made by S. McBride, seconded by A Neal, with a vote of 4 aye, 1 abstain. Motion carried.

A motion to Adopt Rules of Procedure for Conducting Public Hearings was made by S. McBride, seconded by A. Neal, with a vote of 5 aye, 0 nay. Motion carried.

The public hearing for and consideration of a revised Preliminary Development Plan for the portion of the Prairie Ridge Subdivision generally north of Kelly Rd., filed under 6-18-11 of the Village Code was opened at 7:04pm.

Dan Olsen was present and spoke on the changes to the development. Later speakers were Mike Epps who spoke on the garbage blowing over to other properties from the builders, requesting that it be remedied by Dan Olsen. Richard Latch spoke regarding a buffer on the property and questioned about the flood plain. Mark Foster spoke regarding the plumbing and fill dirt being used in the community.

The public hearing was closed at 7:22pm

A motion to recommend approval of the Preliminary Development Plan for the Prairie Ridge North Subdivision in the Village conditional upon full compliance with preliminary engineering requirements was made by L. Rapach, seconded by B. Rosetti, with a vote of 5 aye, 0 nay. Motion carried.

A Public hearing for and consideration of a Petition for Zoning Map Amendment for certain land to be annexed to the Village, to classify said land in the M-2 General Industrial Zoning District upon annexation to the Village, regarding certain property comprised of 38+ acres, located generally on the north side of Higgins Road, west of US Hwy 20, and south of I-90 in Hampshire Township was opened at 7:24pm.

John Suerth and Ernie Perrone were present to represent CBRE. Chris Carr was sworn in and spoke to object to the zoning for the reason of wetlands, remnant oak woods, and water pollution. Katrina Omara was sworn in and stated that the application was missing a conservation report. Beverly Dohn was sworn in and challenged the M-2 use as heavy industrial use. Objected due to diesel smell and sound, light pollution and water pollution.

The meeting was then interrupted in regards to people being turned away the overflow location (fire department) due to capacity. The Zoning and Planning commission promptly made a motion to recess the meeting.

A motion to recess agenda item 5-D was made by S. McBride, seconded by A. Neal, with a vote of 5 aye, 0 nay. Motion carried.

A public hearing for and consideration of a Petition for Zoning Map Amendment for certain land to be annexed to the Village, to classify said land in the m-3 Industrial Zoning District upon annexation to the Village, regarding certain property comprised of 278+ acres, located generally north of I-90, east of US Hwy 20, and on either side of Dietrich Road in Hampshire Township, Kane County, and Coral Township, McHenry County was opened at (unknown time)

A motion to recess item 5-F until the next available date for the Planning and Zoning Commission was made by S. McBride, seconded by L. Rapach, with a vote of 5 aye, 0 nay. Motion carried.

Meeting was adjourned at (unknown time) with a motion by A. Neal, seconded by S. McBride, with a vote of 5 aye, 0 nay. Motion carried.



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

## Agenda Supplement

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**TO:** Planning and Zoning Commission  
**FROM:** Josh Wray, Assistant to the Village Manager  
**FOR:** Planning & Zoning Commission Meeting on Feb. 27, 2023  
**RE:** Gravel Surfacing in Industrial Districts

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**Background:** The Village Board has previously discussed amending the zoning code to make gravel an allowable surface in industrial areas. Multiple businesses have inquired about gravel surfacing for their sites, and the Village Board approved a variance for one industrial company to utilize gravel in an industrial area on Brier Hill Rd. Staff has prepared the attached text amendment to make gravel surfacing allowable under certain restrictions.

**Analysis:** The major concerns regarding gravel surfacing are (1) the accumulation of dust in the air and (2) the poor aesthetic. These are especially concerning for those properties near residential and retail areas. Thus, staff has prepared the attached text amendment allowing gravel surfacing in M1, M2, and M3 industrial districts with the following restrictions:

- For those properties fronting or adjoining a residential or business zoning district or any public right-of-way, the gravel area shall be effectively screened by densely-planted landscaping or a solid wall/fence between 6'-8' tall. This requirement does not apply if the gravel area is located more than 250' away from the property line.
- The owner of the property with the gravel area shall not allow any accumulation of dust in the air.
- Parking areas may only be gravel if they are not located in the front yard of the property and are not used for parking for employees or invitees.

Businesses with heavy truck traffic are of less concern since the weight of the trucks will normally pack the gravel into a concrete-like surface, but many businesses in industrial districts may not have heavy truck traffic, so there is no guarantee of compaction. Therefore, the amendment keeps the requirement that driveways and employee/visitor parking lots be surfaced with a dustless material in order to prevent the accumulation of dust in the air from those surface areas that see frequent traffic.

**Action Needed:** Hold a public hearing for the petition and consider recommending approval of the zoning text amendment to allow gravel as an allowable surface with certain restrictions and requirements.

**PETITION  
FOR ZONING TEXT AMENDMENT**

TO: President and Board of Trustees  
Village of Hampshire, Kane County, Illinois

1. Please consider this request for amendment of the existing Village Zoning Regulations, Hampshire Municipal Code of 1985, as amended,

a) Add to Off-Street Loading, §6-11-1(E) of the Village Zoning Regulations:

E. Surfacing:

1. All open off-street loading berths shall be improved with a compacted aggregate base not less than 10 inches (10") thick, surfaced with not less than three inches (3") of asphaltic concrete or some comparable all-weather, dustless material.

2. Provided, a loading berth located completely in an M-1 Restricted Industrial, M-2 General Industrial, or M-3 Industrial zoning district may be improved with an aggregate gravel surface not less than twelve inches (12") in depth at time of installation, subject to the following additional requirements:

1. The loading berth shall be effectively screened by densely-planted landscaping or a solid wall or fence not less than six feet (6') nor more than eight feet (8') in height on each side of any such berth fronting or adjoining any property in a residential, estate, or business zoning district, or any public right-of-way; ; provided, if the loading berth area is completely located more than two hundred fifty feet (250') away from such district or right-of-way, this requirement shall not apply;
2. For any such fence, or landscape screen, there shall be solid entrance and exit gates, and
3. The owner of the property on which the loading berth is located shall not at any time allow any accumulation of dust in the air.

b) Add to Off-Street Parking, §6-11-2(J) of the Village Zoning Regulations:

J. Surfacing: All open off-street parking areas shall be improved with a compacted gravel or stone base, or equal, not less than ten inches (10") thick and surfaced with not less than three inches (3") of asphalt or some comparable all-weather, dustless material.

2. Provided, any such parking area located completely in an M-1 Restricted Industrial, M-2 General Industrial, or M-3 Industrial zoning district or located completely on a property on which the primary use is storage may be improved with a compacted gravel or stone surface not less than twelve inches (12") in depth at time of installation, subject to the

following requirements:

1. Such parking area shall not provide or allow for parking for employees or invitees (such as customers or visitors);
2. Such parking area shall not be located within a required setback for a front yard;
3. Such parking area shall be effectively screened by densely planted landscaping, or by a solid wall or fence not less than six feet (6') nor more than eight feet (8') in height, on each side of such parking area adjoining or fronting any property in a residential, estate, or business zoning district, or any public right-of-way; ; provided, if the loading berth area is completely located more than two hundred fifty feet (250') away from such district or right-of-way, this requirement shall not apply;
4. For any such fence, or landscape screen, there shall be solid entrance and exit gates; and
5. The owner of the property where the parking area is located shall at all times not allow any accumulation of dust in the air.

2. Please schedule a public hearing for consideration of this proposal before the Village Planning & Zoning Commission, as soon as practicable.

Dated: February 6, 2023.

Respectfully submitted

  
\_\_\_\_\_  
Jay Hedges  
Zoning Administrator



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

## Agenda Supplement

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**TO:** Planning and Zoning Commission  
**FROM:** Josh Wray, Assistant to the Village Manager  
**FOR:** Planning & Zoning Commission Meeting on Feb. 27, 2023  
**RE:** Zoning for Light Properties

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

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

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

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

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

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



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

### Zoning Review Application

Date: October 10, 2022

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

- Variance\*
- Special Use Permit\*
- Rezoning from N/A District to M3 District (ex. M1 to M2)\*
- Annexation
- Subdivision
- Other Site Plan: \_\_\_\_\_

\*requires a 15-30 day public notice period

### PART I. APPLICANT INFORMATION

**APPLICANT** (Please print or type)

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

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

**CONTACT PERSON** (If different from Applicant)

Name: Ernie Piron Email: ernie@lbandersen.com

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

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

YES  NO

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

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

YES  NO

If the Applicant and/or owner of the subject property is a Trustee of a land trust or

beneficiaries of a land trust, a Disclosure Statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be verified by the Trustee and shall be attached hereto.

**PART II. PROPERTY INFORMATION**

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

Current Use:

Farm land - 0021

Proposed Zoning/Variance/Use:

M3, Logistics, Warehousing

Reason/Explanation for Zoning/Variance/Use:

Annexing to Village

### PART III. REQUIRED DOCUMENTATION

From chart on next page

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

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

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



Signature

11/28/22

Date

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

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

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

By:

  
Signature

11/28/22  
Date

RECEIPT OF INITIAL FEE DEPOSIT. ACKNOWLEDGED BY VILLAGE CLERK

  
Signature

11/29/22  
Date

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

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

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

From: Light Real Estate LLC

Date: 1/25/2023

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

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

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
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See Attached

Attached additional sheets, if necessary.

By:

WADE LIGHT  
Name

  
Signature

KANE COUNTY PARCLES

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

McHENRY COUNTY PARCELS

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

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

**Jimmy Kowalczyk**

Vice President  
 CBRE | Advisory & Transaction Services  
 Industrial & Logistics  
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[jimmy.kowalczyk@cbre.com](mailto:jimmy.kowalczyk@cbre.com)

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**Policy of Title Insurance**

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

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

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

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

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

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

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

**TICOR TITLE INSURANCE COMPANY**

By:



**President**

ATTEST



**Secretary**

*Authorized Signatory*



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

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POLICY NO.: 2000 000678000 SM

**SCHEDULE A**

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

DATE OF POLICY: JULY 9, 2004

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1. NAME OF INSURED:

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

CONTINUED ON NEXT PAGE

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

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

THE INSURED.

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

NONE

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

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.**

TICOR TITLE INSURANCE COMPANY  
OWNER'S POLICY (1992)

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POLICY NO.: 2000 000678000 SM

SCHEDULE A (CONTINUED)

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

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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

POLICY NO.: 2000 000678000 SM

SCHEDULE A (CONTINUED)

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

PARCEL 1:

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

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

PARCEL 3:

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

PARCEL 4:

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

PARCEL 5:

CONTINUED ON NEXT PAGE

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.**

TICOR TITLE INSURANCE COMPANY  
OWNER'S POLICY (1992)

---

POLICY NO.: 2000 000678000 SM

SCHEDULE A (CONTINUED)

---

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

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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

**POLICY NO.:** 2000 000678000 SM

**SCHEDULE B**

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

**EXCEPTIONS FROM COVERAGE**

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

**GENERAL EXCEPTIONS:**

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH  
WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE  
OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC  
RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE  
PUBLIC RECORDS.

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

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

NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.

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

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

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

AFFECTS PARCEL 1

**B 2. TAXES FOR THE YEAR(S) 2004**

NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.

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

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

AFFECTS PARCEL 1 AND OTHER LAND.

TICOR TITLE INSURANCE COMPANY  
OWNER'S POLICY (1992)

POLICY NO.: 2000 000678000 SM

SCHEDULE B

EXCEPTIONS FROM COVERAGE  
(CONTINUED)

C 3. TAXES FOR THE YEAR(S) 2004

NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.

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

AFFECTS PARCEL 3

D 4. TAXES FOR THE YEAR(S) 2004

NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.

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

AFFECTS PARCEL 2

E 5. TAXES FOR THE YEAR(S) 2004

NOTE: 2004 TAXES NOT YET DUE AND PAYABLE.

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

AFFECTS PARCEL 4

G 6. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

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

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

TICOR TITLE INSURANCE COMPANY  
OWNER'S POLICY (1992)

POLICY NO.: 2000 000678000 SM

SCHEDULE B

**EXCEPTIONS FROM COVERAGE  
(CONTINUED)**

- H* 8. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
- I* 9. RIGHTS OF ADJOINING OWNERS TO THE UNINTERRUPTED FLOW OF ANY STREAM WHICH MAY CROSS THE PREMISES.
- J* 10. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND.
- L* 11. UNRECORDED FARM LEASE AGREEMENT DATED MARCH 31, 2004 BETWEEN ALAN LUDWIG LESSOR AND KELM GRAIN FARMS LESSEE.
- R* 12. EASEMENT FOR DRAINAGE DITCH OVER LAND AS CONTAINED IN AGREEMENT DATED SEPTEMBER 24, 1957 AND RECORDED OCTOBER 3, 1957 AS DOCUMENT 329339, AND THE TERMS AND PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS THEREIN CONTAINED.  
  
(AFFECTS PARCEL 1)
- T* 13. GRANT OF EASEMENT OF MICHIGAN WISCONSIN PIPE LINE COMPANY, A DELAWARE CORPORATION, TO CONSTRUCT AND MAINTAIN GAS OR OIL PIPE LINES OR APPURTENANCES AS GRANTED BY HARLEY MACKEBEN AND IDA C. MACKEBEN BY INSTRUMENT DATED JANUARY 22, 1949 AND RECORDED JUNE 29, 1949 AS DOCUMENT NO. 629192 IN BOOK 1459, PAGE 215 OF RECORDS OF KANE COUNTY, ILLINOIS. FURTHER DEFINED IN PIPE LINE EASEMENT RECORDED JANUARY 29, 1990 AS DOCUMENT 90K04990 MADE BY ANR PIPELINE COMPANY, FORMERLY KNOWN AS MICHIGAN WISCONSIN PIPE LINE COMPANY., OVER AND ACROSS THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION2, TOWNSHIP 42 NORTH, RANGE 6 FOR THE CONSTRUCTION OF NATURAL GAS PIPE LINE OR LINES. (AFFECTS PARCEL 2 & 3)
- V* 14. EASEMENT AGREEMENT RECORDED AUGUST 31, 1998 AS DOCUMENT NO. 98078206 FOR SANITARY SEWER. (AFFECTS PARCEL 2 & 3)
- AD* 15. DECLARATION OF COVENANT DATED JULY 9, 2004 RECORDED JULY 20, 2004 AS DOCUMENT NO. 2004R0065888 (AFFECTS PARCEL 1 FOR PARTICULARS SEE RECORD)

\*\*\*END\*\*\*

TICOR TITLE INSURANCE COMPANY  
POLICY SIGNATURE PAGE

ORDER NO.: 2000 000678000 SM

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

TICOR TITLE INSURANCE COMPANY

BY



AUTHORIZED SIGNATORY

# ENDORSEMENT

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

ISSUED BY

TICOR TITLE INSURANCE COMPANY

## POLICY MODIFICATION ENDORSEMENT 4

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

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

~

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

MCHENRY COUNTY 2021 REAL ESTATE TAX BILL

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

ASSESSED TO:  
 LIGHT REAL ESTATE LLC ET AL

SITE ADDRESS:  
 NA

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

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

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

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

*Ludwig*

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

**MCHENRY COUNTY 2021 REAL ESTATE TAX BILL**

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

**ASSESSED TO:**  
 LIGHT REAL ESTATE LLC ET AL

**SITE ADDRESS:**  
 NA

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

	FIRST INSTALLMENT	SECOND INSTALLMENT
Jun 07 - Jul 08	\$249.12	
Jul 07 - Aug 08	\$252.80	
Aug 07 - Sept 08	\$256.48	
Sept 07 - Oct 08	\$260.17	\$249.12
Oct 07 - Nov 08	\$263.85	\$252.80
Nov 07 - Nov 08	\$267.53	\$256.48

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

**Fair Cash Value**

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

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

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

7.725124	\$1,998.34	<b>TOTAL</b>	7.629901	\$2,191.24
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Parcel Number		01-02-200-001		1st	2nd		
<b>Late Payment Schedule</b>						FAIR CASH VALUE	N/A
						LAND VALUE	0.00
						+ BUILDING VALUE	0.00
						- HOME IMPROVEMENT/VET	0.00
						= ASSESSED VALUE	0.00
						X STATE MULTIPLIER	1.000000
						= EQUALIZED VALUE	0.00
						- HOMESTEAD EXCEPTION	0.00
						- SENIOR EXEMPTION	0.00
						- OTHER EXEMPTIONS	0.00
						+ FARMLAND	28,719.00
						+ FARM BUILDING	0.00
						= NET TAXABLE VALUE	28,719.00
						X TAX RATE	7.629901
						= CURRENT TAX	\$2,191.24
						+ NON AD VALOREM TAX	\$0.00
						+ BACK TAX / FORF AMT	\$0.00
						- ENTERPRISE ZONE	\$0.00
						<b>= TOTAL TAX DUE</b>	<b>\$2,191.24</b>
Jun 2 Thru Jul 1		\$1,112.05					
Jul 2 Thru Aug 1		\$1,128.49					
Aug 2 Thru Sep 1		\$1,144.92					
Sep 2 Thru Oct 1		\$1,161.36		\$1,112.05			
Oct 2 Thru Oct 28		\$1,177.79		\$1,128.49			
<b>Payments on or after Oct. 2, 2022: Please see instructions, on reverse side, for LATE PAYMENTS</b>							
<b>Mail To:</b>							
LIGHT REAL ESTATE LLC ET AL WADE B LIGHT 104 S WYNSTONE PARK DRIVE NORTH BARRINGTON IL 60010-6967							
<b>Property Location:</b>							
Township		Tax Code		Acres			
HA		HA003		81.6800			
Tax Rate		Sold at Tax Sale		Forfeited Tax			
7.629901							
First Installment Tax		Second Installment Tax					
\$1,095.62		\$1,095.62					
Adjustment		Adjustment					
Penalty		Penalty					
Other Fees		Other Fees					
Total Due		Total Due					
DUE BY 06/01/22		DUE BY 09/01/22					

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

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

7.725124	\$1,086.24	TOTAL	7.629901	\$1,182.42
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Parcel Number	01-02-100-002			N/A
<b>Late Payment Schedule</b>				
		1st	2nd	
Jun 2 Thru Jul 1		\$600.08		FAIR CASH VALUE
Jul 2 Thru Aug 1		\$608.95		0.00
Aug 2 Thru Sep 1		\$617.81		LAND VALUE
Sep 2 Thru Oct 1		\$626.68	\$600.08	0.00
Oct 2 Thru Oct 28		\$635.55	\$608.95	+ BUILDING VALUE
				0.00
Payments on or after Oct. 2, 2022: Please see instructions, on reverse side, for LATE PAYMENTS				
<b>Mail To:</b>				
LIGHT REAL ESTATE LLC ET AL WADE B LIGHT 104 S WYNSTONE PARK DRIVE NORTH BARRINGTON IL 60010-6967				
<b>Property Location:</b>				
Township	Tax Code	Acres		
HA	HA003	40.8200		
Tax Rate	Sold at Tax Sale	Forfeited Tax		
7.629901				
First Installment Tax	Second Installment Tax			
\$591.21	\$591.21			
Adjustment	Adjustment			
Penalty	Penalty			
Other Fees	Other Fees			
Total Due	Total Due			
DUE BY 06/01/22	DUE BY 09/01/22			
		= TOTAL TAX DUE \$1,182.42		
		= HOMESTEAD EXCEPTION 0.00		
		= SENIOR EXEMPTION 0.00		
		= OTHER EXEMPTIONS 0.00		
		+ FARMLAND 15,497.00		
		+ FARM BUILDING 0.00		
		= NET TAXABLE VALUE 15,497.00		
		X TAX RATE 7.629901		
		= CURRENT TAX \$1,182.42		
		+ NON AD VALOREM TAX \$0.00		
		+ BACK TAX / FORF AMT \$0.00		
		- ENTERPRISE ZONE \$0.00		

Rate 2020	Tax 2020	Taxing District	Rate 2021	Tax 2021
0.289732	\$10.70	KANE COUNTY	0.282169	\$11.50
\$0.07	\$2.66	KANE COUNTY PENSION	0.069992	\$2.85
0.147616	\$5.44	KANE FOREST PRESERVE	0.143392	\$5.86
0.000128		KANE FOREST PRESERVE PENSION	0.000124	
0.108539	\$4.00	HAMPSHIRE TOWNSHIP	0.106183	\$4.33
0.005281	\$0.19	HAMPSHIRE TOWNSHIP PENSION	0.005214	\$0.21
0.214709	\$7.91	HAMPSHIRE TWP ROAD DIST	0.209176	\$8.52
0.000310	\$0.01	HAMPSHIRE TWP ROAD DIST PENSION	0.000435	\$0.02
0.002786	\$0.10	HAMPSHIRE CEMETERY	0.002727	\$0.11
5.232192	\$192.80	DUNDEE SCHOOL DISTRICT 300	5.175374	\$210.89
0.150000	\$5.53	DUNDEE SCHOOL DISTRICT 300 PENSION	0.149880	\$6.11
0.443819	\$18.36	ELGIN COLLEGE 509	0.451391	\$18.40
0.000036		ELGIN COLLEGE 509 PENSION	0.000035	
0.173136	\$6.38	HAMPSHIRE PARK DISTRICT	0.170123	\$6.93
0.122862	\$4.53	ELLA JOHNSON LIBRARY	0.124425	\$5.07
0.009848	\$0.36	ELLA JOHNSON LIBRARY PENSION	0.005844	\$0.24
0.752084	\$27.71	HAMPSHIRE FIRE DISTRICT	0.733437	\$29.89
0.000000		NW KANE AIRPORT AUTHORITY	0.000000	

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

7.725124	\$284.68	TOTAL	7.629901	\$310.92
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Parcel Number	01-02-200-004		TIF BASE	
<b>Late Payment Schedule</b>			N/A	
			FAIR CASH VALUE	0.00
			LAND VALUE	0.00
			+ BUILDING VALUE	0.00
			- HOME IMPROVEMENT/VET	0.00
			= ASSESSED VALUE	0.00
			X STATE MULTIPLIER	1.000000
			= EQUALIZED VALUE	0.00
			- HOMESTEAD EXCEPTION	0.00
			- SENIOR EXEMPTION	0.00
			- OTHER EXEMPTIONS	0.00
			+ FARMLAND	4,075.00
			+ FARM BUILDING	0.00
			= NET TAXABLE VALUE	4,075.00
			X TAX RATE	7.629901
			= CURRENT TAX	\$310.92
			+ NON AD VALOREM TAX	\$0.00
			+ BACK TAX / FORF AMT	\$0.00
			- ENTERPRISE ZONE	\$0.00
			<b>= TOTAL TAX DUE</b>	<b>\$310.92</b>

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



# PLAT

## PARCEL 1

Part of the West half of the Southeast Quarter of Section 35 and part of the East half of the Southwest Quarter of Section 35, in Township 43 North, Range 6, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said West half of the Southeast Quarter of Section 35; thence North 89 degrees 59 minutes 51 seconds West along the South line thereof, 21.84 feet to the Place of Beginning; thence continuing North 89 degrees 59 minutes 51 seconds West along the South line thereof, 1,303.41 feet to the Southwest corner of said West half of the Southeast Quarter; thence North 83 degrees 59 minutes 51 seconds West along the South line of said East half of the Southwest Quarter, a distance of 1,325.25 feet to the Southwest corner thereof; thence North 00 degrees 02 minutes 29 seconds West along the West line of said East half of the Southwest Quarter, 753.59 feet to the centerline of a creek; thence North 81 degrees 48 minutes 56 seconds East along said centerline, 57.17 feet; thence South 88 degrees 29 minutes 36 seconds East along said centerline, 251.65 feet; thence South 81 degrees 26 minutes 16 seconds East along said centerline, 182.62 feet; thence South 78 degrees 41 minutes 41 seconds East along said centerline, 140.64 feet; thence South 75 degrees 13 minutes 21 seconds East along said centerline, 370.32 feet; thence South 77 degrees 28 minutes 31 seconds East along said centerline, 306.07 feet; thence South 82 degrees 55 minutes 18 seconds East along said centerline, 104.49 feet; thence South 87 degrees 20 minutes 17 seconds East along said centerline, 678.56 feet; thence South 67 degrees 27 minutes 51 seconds East along said centerline, 492.33 feet; thence South 70 degrees 16 minutes 44 seconds East along said centerline, 119.77 feet; thence South 00 degrees 12 minutes 12 seconds West (meas. = South 00 degrees 16 minutes 16 seconds West), 266.03 feet to the Place of Beginning, in McHenry County, Illinois.

## PARCEL 2

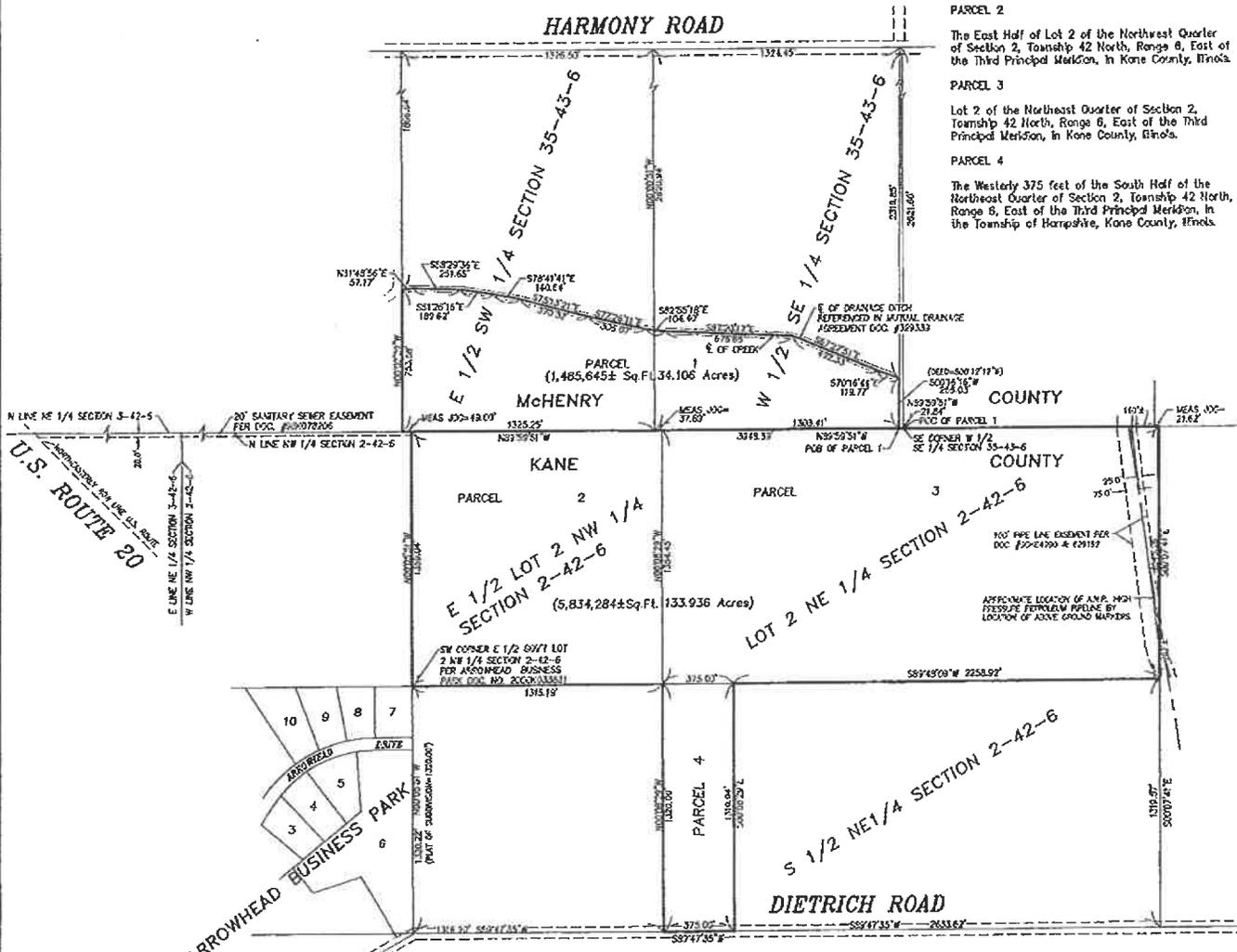
The East Half of Lot 2 of the Northwest Quarter of Section 2, Township 42 North, Range 6, East of the Third Principal Meridian, in Kane County, Illinois.

## PARCEL 3

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

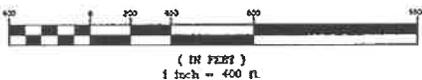
## PARCEL 4

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



MCHEMRY COUNTY AREA = 1,485,645± Sq.Ft. 34.106 Acres  
 KANE COUNTY AREA = 5,834,284± Sq.Ft. 133.936 Acres  
 TOTAL AREA = 7,319,929± Sq.Ft. 168.042 Acres

### GRAPHIC SCALE



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

### SURVEYOR'S NOTES

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

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

### Certified to:

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

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

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

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

By: *John J. Vanderstappen*  
 Illinois Professional Land Surveyor No. 2709



# ALTA/ACSM LAND TITLE SURVEY

### PARCEL 1

Part of the West Half of the Southeast Quarter of Section 35 and part of the East Half of the Southeast Quarter of Section 35, Township 43 North, Range 6, East of the 103rd Principal Meridian, (hereinafter referred to as follows) Commencing at the Southeast corner of said West Half of the Southeast Quarter of Section 35, thence North 81 degrees 53 minutes 54 seconds West along the South line thereof, 1124 feet to the Place of Beginning; thence according to North 82 degrees 23 minutes 23 seconds West along the South line of the Southeast Quarter of Section 35, a distance of 1,325.25 feet to the Southeast corner thereof; thence North 80 degrees 03 minutes 23 seconds West along the West line of said East Half of the Southeast Quarter, 733.50 feet to the centerline of a creek; thence North 81 degrees 43 minutes 50 seconds East along said centerline, 571.17 feet; thence South 88 degrees 20 minutes 10 seconds East along said centerline, 255.65 feet; thence South 81 degrees 20 minutes 10 seconds East along said centerline, 129.67 feet; thence South 78 degrees 41 minutes 48 seconds East along said centerline, 145.64 feet; thence South 78 degrees 41 minutes 21 seconds East along said centerline, 372.33 feet; thence South 77 degrees 08 minutes 51 seconds East along said centerline, 326.67 feet; thence South 42 degrees 50 minutes 13 seconds East along said centerline, 354.40 feet; thence South 47 degrees 20 minutes 17 seconds East along said centerline, 678.46 feet; thence South 47 degrees 17 minutes 54 seconds East along said centerline, 412.31 feet; thence South 72 degrees 15 minutes 44 seconds East along said centerline, 119.77 feet; thence South 00 degrees 12 minutes 15 seconds West (across the South 00 degree 12 minutes 15 seconds line), 266.03 feet to the Place of Beginning in McHenry County, Illinois.

### PARCEL 2

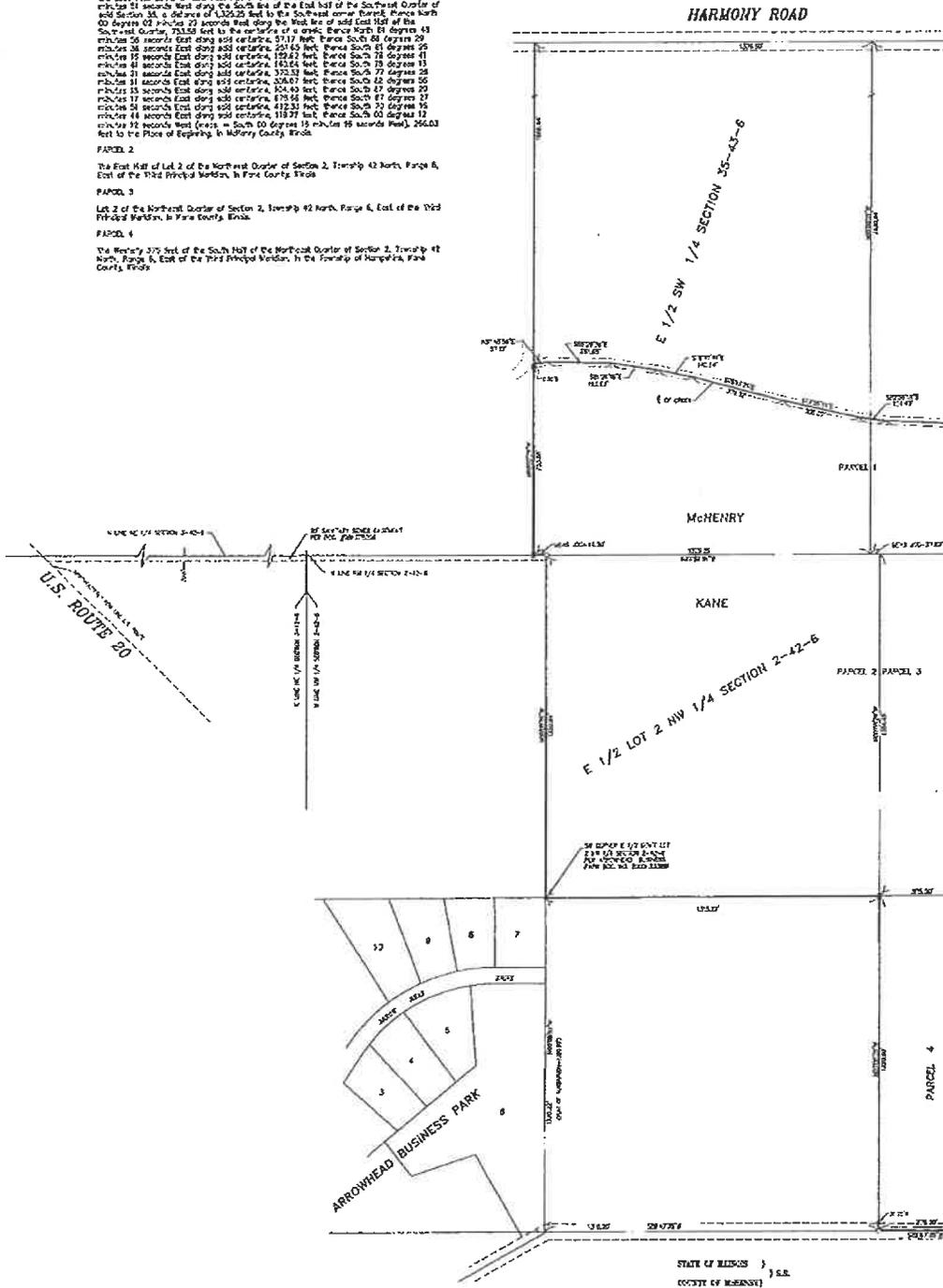
The East Half of Lot 2 of the Northeast Quarter of Section 2, Township 42 North, Range 6, East of the 103rd Principal Meridian, in Pike County, Illinois.

### PARCEL 3

Lot 2 of the Northeast Quarter of Section 2, Township 42 North, Range 6, East of the 103rd Principal Meridian, in Pike County, Illinois.

### PARCEL 4

The West 375 feet of the South Half of the Northeast Quarter of Section 2, Township 42 North, Range 6, East of the 103rd Principal Meridian, in the County of Hampshire, Pike County, Illinois.



LEGEND	
ROUND IRON BAR	SET IRON BAR
FOUND STAKE	SET STAKE
FOUND SIGN EASE	FOUND MONUMENT

CLIENT: ALAN HILF, INC.  
 DRAWN BY: JEFFREY W. HILF  
 SCALE: AS SHOWN  
 DATE OF FIELDWORK: 07-20-2004  
 DATE OF CALCULATION: 07-20-2004  
 JOB NO.: 04-0245  
 FIELD BOOK: 04-0245  
 PLAN: 04-0245

MCHEERY COUNTY AREA= 1,685,649 Sq. Ft. 38.606 Acres  
 PIKE COUNTY AREA= 4,834,264 Sq. Ft. 110.936 Acres  
 TOTAL AREA= 7,219,913 Sq. Ft. 165.042 Acres

**DISCLAIMER**

1) The entity responsible for the survey data has been certified by their title insurance company, Commencement July 1, 2004 (effective) to April 30, 2004. The title information shown herein is considered to be correct to the extent of the data furnished to the client. The Surveyor does not warrant the exact location of the utility easements shown herein, but does state that they are located as accurately as possible from the information provided.

2) Even in the event of a title defect, this and interest of others in possession of the part of parcel 1 does not appear to affect subject parcel, as there was no fraud at time of the survey.

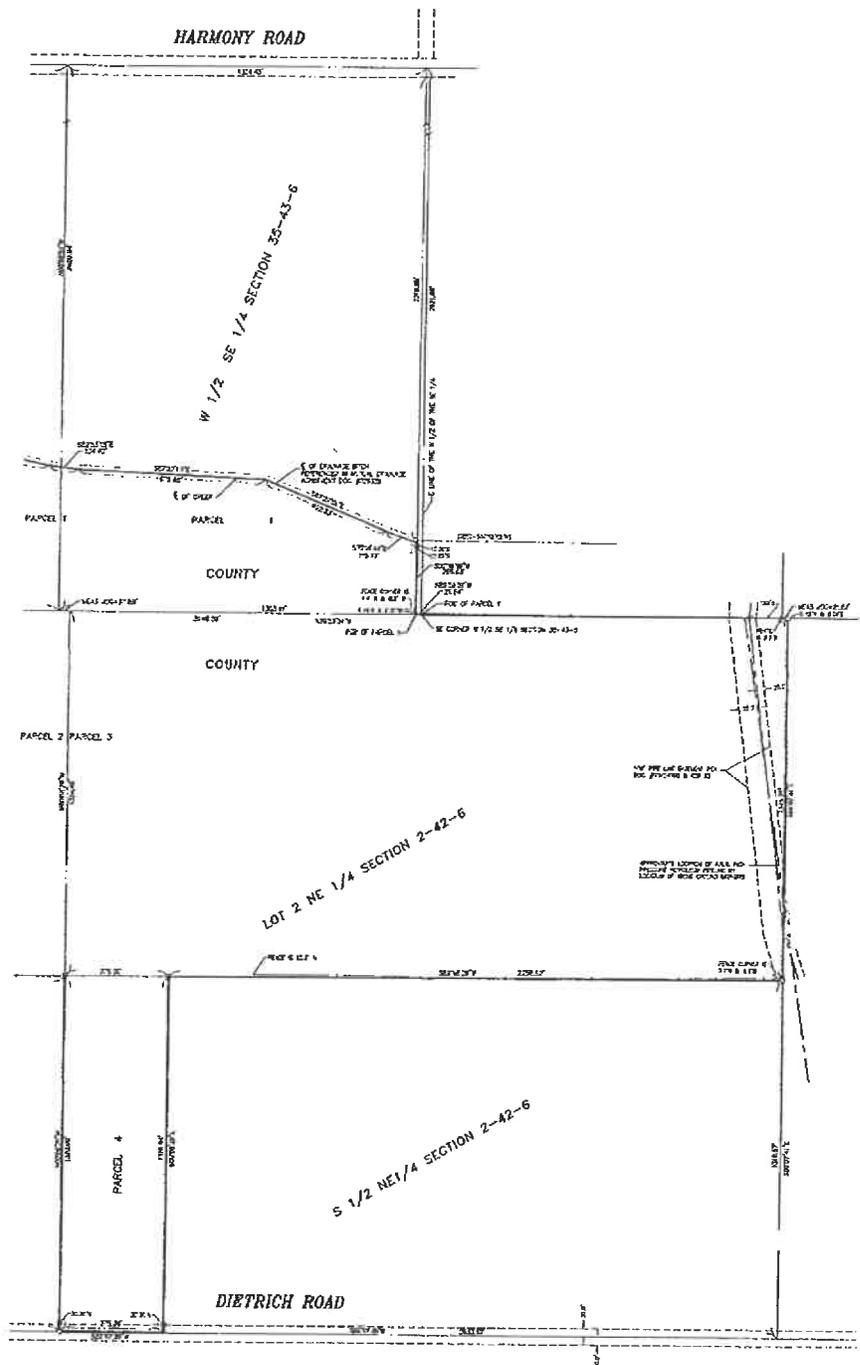
STATE OF ILLINOIS )  
 COUNTY OF McHENRY ) S.R.  
 Certified to:  
 1) Alan Hilft  
 2) J.W. Hilft  
 3) J.R. Anderson & Co., Inc.  
 4) Light Street  
 5) These Companies  
 6) Harmony Associates Limited Partnership

In my professional opinion, and based on my examination, I certify that this plat and the survey on which it is based were made in accordance with "Minimum Standard Field Requirements for ALTA/ACSM Land Title Surveys" hereby established and adopted by ALTA, INC. on 8/28/1999, and further Part 1, S. 1, R. 18, 111th of Public Laws, Present to the survey practice as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, and I further certify that the professional measurements resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance. I also certify that I have examined the 1904 Hampshire State Map, Parcel No. 159788 (S.W. 1/4, 1925) 4100 G, dated Sept. 10, 1911 & May 18, 1897, and have determined that the subject property lies within the 1/4, C & S, area of 150 year flood, area of minimal flooding and area determined within 600 year floodplains respectively.

Dated this 15th day of July, A.D. 2004.  
 JEFFREY W. HILF, P.E.  
 VANDERSTAPPEN SURVEYING, INC.  
 11111 N. W. 111th St., Suite 111  
 Edgemoor, MO 64088



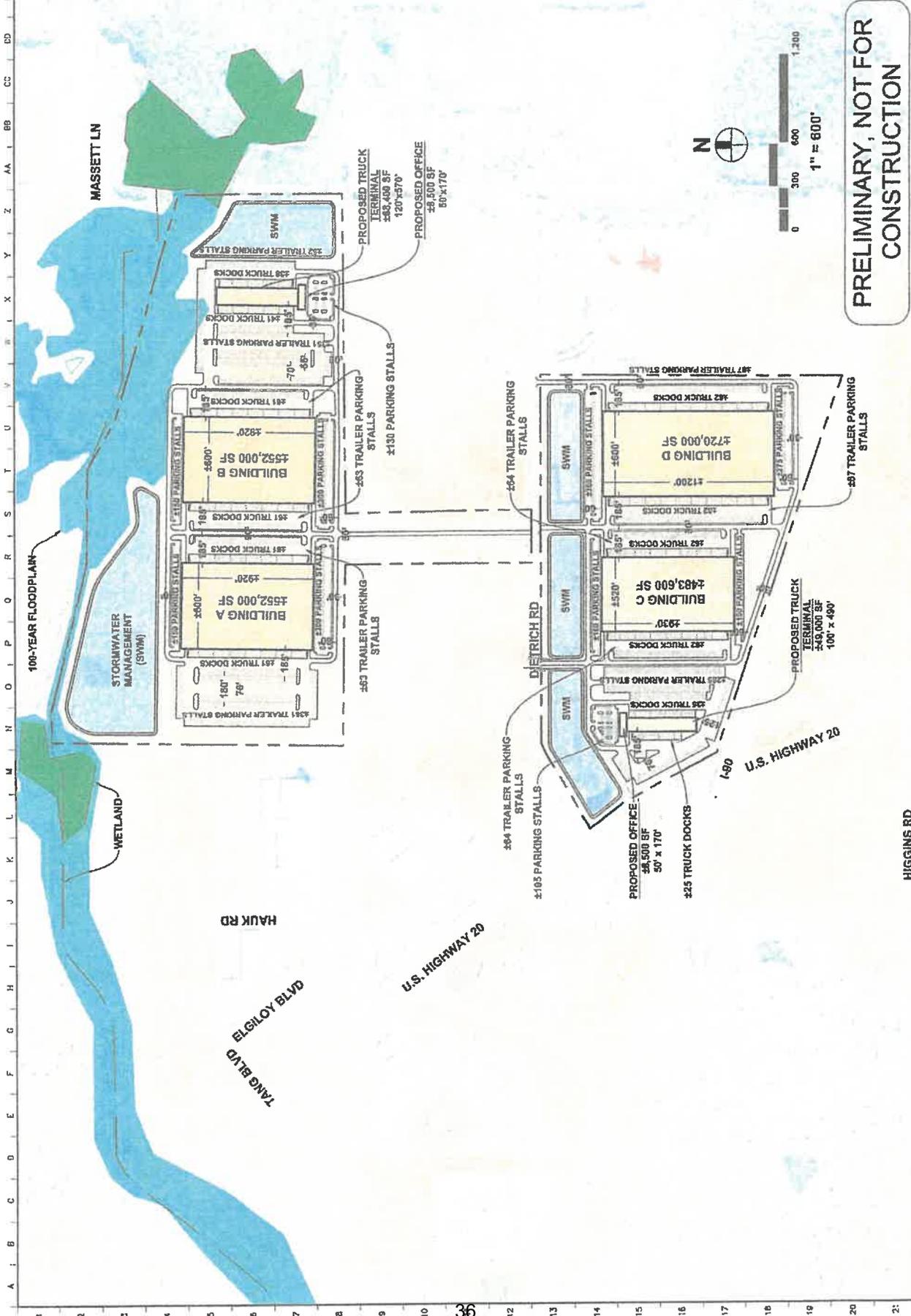
# ALTA/ACSM LAND TITLE SURVEY



**LEGEND**

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

CLIENT: ALAN H. B. B.  
 BEARY BLDG. CHERRY ST. B.V.  
 BEARY BLDG. 1001 W. T. ST. N. E. E.  
 BASE BY TOPOGRA. SURVEY  
 P.L.N. 11-10-200-001-001-001-001  
 PUB. NO. 2000003 10. 10. 10  
 FIELDWORK COMPLETED BY: [blank]  
 ALL SURVEYING WORK IS DONE IN ACCORDANCE WITH THE SURVEYING ACT OF 1968.



PRELIMINARY, NOT FOR  
CONSTRUCTION

HIGGINS RD

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP AQ AR AS AT AU AV AW AX AY AZ BA BB BC BD BE BF BG BH BI BJ BK BL BM BN BO BP BQ BR BS BT BU BV BW BX BY BZ CA CB CC CD CE CF CG CH CI CJ CK CL CM CN CO CP CQ CR CS CT CU CV CW CX CY CZ DA DB DC DD DE DF DG DH DI DJ DK DL DM DN DO DP DQ DR DS DT DU DV DW DX DY DZ EA EB EC ED EE EF EG EH EI EJ EK EL EM EN EO EP EQ ER ES ET EU EV EW EX EY EZ FA FB FC FD FE FF FG FH FI FJ FK FL FM FN FO FP FQ FR FS FT FU FV FW FX FY FZ GA GB GC GD GE GF GG GH GI GJ GK GL GM GN GO GP GQ GR GS GT GU GV GW GX GY GZ HA HB HC HD HE HF HG HH HI HJ HK HL HM HN HO HP HQ HS HT HU HV HW HX HY HZ IA IB IC ID IE IF IG IH II IJ IK IL IM IN IO IP IQ IR IS IT IU IV IW IX IY IZ JA JB JC JD JE JF JG JH JI JJ JK JL JM JN JO JP JQ JR JS JT JU JV JW JX JY JZ KA KB KC KD KE KF KG KH KI KJ KL KM KN KO KP KQ KR KS KT KU KV KW KX KY KZ LA LB LC LD LE LF LG LH LI LJ LK LL LM LN LO LP LQ LR LS LT LU LV LW LX LY LZ MA MB MC MD ME MF MG MH MI MJ MK ML MM MN MO MP MQ MR MS MT MU MV MW MX MY MZ NA NB NC ND NE NF NG NH NI NJ NK NL NM NO NP NQ NR NS NT NU NV NW NX NY NZ OA OB OC OD OE OF OG OH OI OJ OK OL OM ON OO OP OQ OR OS OT OU OV OW OX OY OZ PA PB PC PD PE PF PG PH PI PJ PK PL PM PN PO PP PQ PR PS PT PU PV PW PX PY PZ QA QB QC QD QE QF QG QH QI QJ QK QL QM QN QO QP QQ QR QS QT QU QV QW QX QY QZ RA RB RC RD RE RF RG RH RI RJ RK RL RM RN RO RP RQ RR RS RT RU RV RW RX RY RZ SA SB SC SD SE SF SG SH SI SJ SK SL SM SN SO SP SQ SR SS ST SU SV SW SX SY SZ TA TB TC TD TE TF TG TH TI TJ TK TL TM TN TO TP TQ TR TS TT TU TV TW TX TY TZ UA UB UC UD UE UF UG UH UI UJ UK UL UM UN UO UP UQ UR US UT UY UZ VA VB VC VD VE VF VG VH VI VJ VK VL VM VN VO VP VQ VR VS VT VU VW VX VY VZ WA WB WC WD WE WF WG WH WI WJ WK WL WM WN WO WP WQ WR WS WT WY WZ XA XB XC XD XE XF XG XH XI XJ XK XL XM XN XO XP XQ XR XS XT XU XV XW XX XY XZ YA YB YC YD YE YF YG YH YI YJ YK YL YM YN YO YP YQ YR YS YT YU YV YW YX YY YZ ZA ZB ZC ZD ZE ZF ZG ZH ZI ZJ ZK ZL ZM ZN ZO ZP ZQ ZR ZS ZT ZU ZV ZW ZX ZY ZZ



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

### Zoning Review Application

Date: October 10, 2022

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

- Variance\*
- Special Use Permit\*
- Rezoning from N/A District to M2/3 District (ex. M1 to M2)\*
- Annexation
- Subdivision - Preliminary Plan Review
- Subdivision - Final Plan Review
- Other Site Plan: \_\_\_\_\_

\*requires a 15-30 day public notice period

#### PART I. APPLICANT INFORMATION

**APPLICANT** (Please print or type)

Name: Daniel Light Email: lightfarms@aol.com

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

**CONTACT PERSON** (If different from Applicant)

Name: Ernie Pirron Email: ernie@lbandersen.com

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

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

YES  NO

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

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

YES  NO

If the Applicant and/or owner of the subject property is a Trustee of a land trust or

beneficiaries of a land trust, a Disclosure Statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be verified by the Trustee and shall be attached hereto.

**PART II. PROPERTY INFORMATION**

Name of Development (if any): Smrt Property

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

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

Total Area (acres): 152 Acres

Legal Description: must be attached to this application

Fire Protection District: Hampshire

School District: District 300

Library District: Ella Johnson Library

Park District: Hampshire

Township: Hampshire

Current Zoning District: n/a

Current Use:

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

Proposed Zoning/Variance/Use:

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

Reason/Explanation for Zoning/Variance/Use:

**Annexing to Village**

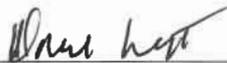
**PART III. REQUIRED DOCUMENTATION**

From chart on next page

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

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

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

  
Signature

11/28/2022  
Date

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

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

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

By:

  
Signature

11/28/22  
Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

  
Signature

11/29/22  
Date

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

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

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

From: Light Real Estate LLC

Date: 1/25/2023

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

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

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

See Attached

Attached additional sheets, if necessary.

By:

WADE LIGHT  
Name

  
Signature

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

SMRT. (SHIRELAND)

ALL KANE COUNTY PARCELS

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

3

## Ernie Pirron

---

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

Hi Ernie,

Below are the additional parcels:

### Southern Parcels surrounding 38 acre site KANE COUNTY PARCELS

SMRT (38 ACRES)

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

### Jimmy Kowalczyk

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

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

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

Parcel Number	01-02-300-011		TIF BASE																		
<h3>Late Payment Schedule</h3> <table border="1"> <tr> <td></td> <td>1st</td> <td>2nd</td> </tr> <tr> <td>Jun 2 Thru Jul 1</td> <td>\$242.90</td> <td></td> </tr> <tr> <td>Jul 2 Thru Aug 1</td> <td>\$246.49</td> <td></td> </tr> <tr> <td>Aug 2 Thru Sep 1</td> <td>\$250.08</td> <td></td> </tr> <tr> <td>Sep 2 Thru Oct 1</td> <td>\$253.67</td> <td>\$242.90</td> </tr> <tr> <td>Oct 2 Thru Oct 28</td> <td>\$257.26</td> <td>\$246.49</td> </tr> </table>				1st	2nd	Jun 2 Thru Jul 1	\$242.90		Jul 2 Thru Aug 1	\$246.49		Aug 2 Thru Sep 1	\$250.08		Sep 2 Thru Oct 1	\$253.67	\$242.90	Oct 2 Thru Oct 28	\$257.26	\$246.49	N/A
				1st	2nd																
Jun 2 Thru Jul 1	\$242.90																				
Jul 2 Thru Aug 1	\$246.49																				
Aug 2 Thru Sep 1	\$250.08																				
Sep 2 Thru Oct 1	\$253.67	\$242.90																			
Oct 2 Thru Oct 28	\$257.26	\$246.49																			
<b>Payments on or after Oct. 2, 2022: Please see instructions, on reverse side, for LATE PAYMENTS</b>			FAIR CASH VALUE 0.00																		
<b>Mail To:</b> HARRIS TRUST & SAVINGS BANK TRUST TR # HTB-1464 WADE B LIGHT 104 S WYNSTONE PARK DRIVE NORTH BARRINGTON IL 60010-6967			LAND VALUE 0.00																		
<b>Property Location:</b>			+ BUILDING VALUE 0.00																		
Township: HA Tax Code: HA003 Acres: 23.2500			- HOME IMPROVEMENT/VET 0.00																		
Tax Rate: 7.629901 Sold at Tax Sale: Forfeited Tax:			= ASSESSED VALUE 0.00																		
First Installment Tax: \$239.31 Second Installment Tax: \$239.31			X STATE MULTIPLIER 1.000000																		
Adjustment: Penalty: Other Fees:			= EQUALIZED VALUE 0.00																		
Total Due DUE BY 06/01/22 Total Due DUE BY 09/01/22			- HOMESTEAD EXCEPTION 0.00																		
			- SENIOR EXEMPTION 0.00																		
			- OTHER EXEMPTIONS 0.00																		
			+ FARMLAND 6,273.00																		
			+ FARM BUILDING 0.00																		
			= NET TAXABLE VALUE 6,273.00																		
			X TAX RATE 7.629901																		
			= CURRENT TAX \$478.62																		
			+ NON AD VALOREM TAX \$0.00																		
			+ BACK TAX / FORF AMT \$0.00																		
			- ENTERPRISE ZONE \$0.00																		
			<b>= TOTAL TAX DUE \$478.62</b>																		

SMRT

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

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

7.725124	\$93.48	TOTAL	7.629901	\$105.76
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Parcel Number		01-03-476-020	FAIR CASH VALUE	N/A
<b>Late Payment Schedule</b>			0.00	
			0.00	
Jun 2 Thru Jul 1	1st	\$53.67	+ BUILDING VALUE	0.00
Jul 2 Thru Aug 1		\$54.47	- HOME IMPROVEMENT/VET	0.00
Aug 2 Thru Sep 1		\$55.26	= ASSESSED VALUE	0.00
Sep 2 Thru Oct 1		\$56.05	X STATE MULTIPLIER	1.000000
Oct 2 Thru Oct 28	2nd	\$56.85	= EQUALIZED VALUE	0.00
			- HOMESTEAD EXCEPTION	0.00
			- SENIOR EXEMPTION	0.00
			- OTHER EXEMPTIONS	0.00
			+ FARMLAND	1,386.00
			+ FARM BUILDING	0.00
			= NET TAXABLE VALUE	1,386.00
			X TAX RATE	7.629901
			= CURRENT TAX	\$105.76
			+ NON AD VALOREM TAX	\$0.00
			+ BACK TAX / FORF AMT	\$0.00
			- ENTERPRISE ZONE	\$0.00
			<b>= TOTAL TAX DUE</b>	<b>\$105.76</b>

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

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

**Property Location:**

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

Rate 2020	Tax 2020	Taxing District	Rate 2021	Tax 2021
0.289732	\$286.53	KANE COUNTY	0.282169	\$287.25
\$0.07	\$71.27	KANE COUNTY PENSION	0.069992	\$71.26
0.147616	\$145.99	KANE FOREST PRESERVE	0.143392	\$145.98
0.000128	\$0.12	KANE FOREST PRESERVE PENSION	0.000124	\$0.12
0.108539	\$107.34	HAMPSHIRE TOWNSHIP	0.106163	\$108.07
0.005261	\$5.20	HAMPSHIRE TOWNSHIP PENSION	0.005214	\$5.31
0.214709	\$212.34	HAMPSHIRE TWP ROAD DIST	0.209176	\$212.95
0.000310	\$0.31	HAMPSHIRE TWP ROAD DIST PENSION	0.000435	\$0.44
0.002786	\$2.78	HAMPSHIRE CEMETERY	0.002727	\$2.78
5.232192	\$5,174.48	DUNDEE SCHOOL DISTRICT 300	5.175374	\$5,268.64
0.150000	\$148.35	DUNDEE SCHOOL DISTRICT 300 PENSION	0.149880	\$152.58
0.443819	\$438.92	ELGIN COLLEGE 609	0.451391	\$459.52
0.000036	\$0.04	ELGIN COLLEGE 609 PENSION	0.000035	\$0.04
0.173136	\$171.23	HAMPSHIRE PARK DISTRICT	0.170123	\$173.19
0.122862	\$121.51	ELLA JOHNSON LIBRARY	0.124425	\$126.67
0.009848	\$9.74	ELLA JOHNSON LIBRARY PENSION	0.005844	\$5.95
0.752084	\$743.79	HAMPSHIRE FIRE DISTRICT	0.733437	\$746.65
0.000000		NW KANE AIRPORT AUTHORITY	0.000000	
<b>7.725124</b>	<b>\$7,639.92</b>	<b>TOTAL</b>	<b>7.629901</b>	<b>\$7,767.40</b>

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

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

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

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

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

Rate 2020	Tax 2020	Taxing District	Rate 2021	Tax 2021
0.289732	\$346.11	KANE COUNTY	0.282169	\$342.47
0.07	\$86.10	KANE COUNTY PENSION	0.069992	\$84.96
0.147616	\$176.34	KANE FOREST PRESERVE	0.143392	\$174.03
0.000128	\$0.16	KANE FOREST PRESERVE PENSION	0.000124	\$0.16
0.108539	\$129.67	HAMPSHIRE TOWNSHIP	0.106163	\$128.85
0.005261	\$6.28	HAMPSHIRE TOWNSHIP PENSION	0.005214	\$6.33
0.214709	\$266.49	HAMPSHIRE TWP ROAD DIST	0.209176	\$253.88
0.000310	\$0.37	HAMPSHIRE TWP ROAD DIST PENSION	0.000435	\$0.53
0.002786	\$3.33	HAMPSHIRE CEMETERY	0.002727	\$3.31
5.232192	\$6,250.43	DUNDEE SCHOOL DISTRICT 300	5.175374	\$6,281.41
0.150000	\$179.19	DUNDEE SCHOOL DISTRICT 300 PENSION	0.149880	\$181.90
0.443819	\$530.19	ELGIN COLLEGE 509	0.451391	\$547.86
0.000036	\$0.04	ELGIN COLLEGE 509 PENSION	0.000035	\$0.04
0.173136	\$206.83	HAMPSHIRE PARK DISTRICT	0.170123	\$206.48
0.122882	\$146.77	ELLA JOHNSON LIBRARY	0.124425	\$151.01
0.009848	\$11.77	ELLA JOHNSON LIBRARY PENSION	0.005844	\$7.10
0.752084	\$898.45	HAMPSHIRE FIRE DISTRICT	0.733437	\$890.18
0.000000		NW KANE AIRPORT AUTHORITY	0.000000	

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

7.725124	\$9,228.52	<b>TOTAL</b>	7.629901	\$9,260.50
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Parcel Number	01-02-400-012		TIF BASE
<b>Late Payment Schedule</b>			FAIR CASH VALUE 107,957
			LAND VALUE 35,982
			+ BUILDING VALUE 0
			- HOME IMPROVEMENT/VET 0
			= ASSESSED VALUE 35,982
			X STATE MULTIPLIER 1.0000
			= EQUALIZED VALUE 35,982
			- HOMESTEAD EXCEPTION 0
			- SENIOR EXEMPTION 0
			- OTHER EXEMPTIONS 0
			+ FARMLAND 6,654
			+ FARM BUILDING 78,735
			= NET TAXABLE VALUE 121,371
			X TAX RATE 7.6299
			= CURRENT TAX \$9,260.50
			+ NON AD VALOREM TAX \$0
			+ BACK TAX / FORF AMT \$0
			- ENTERPRISE ZONE \$0
			<b>= TOTAL TAX DUE \$9,260.50</b>
<b>Payments on or after Oct. 2, 2022: Please see instructions, on reverse side, for LATE PAYMENTS</b>			
<b>Mail To:</b> HARRIS TRUST & SAVINGS BANK, T TRUST TR # HTB-1464 WADE B LIGHT 104 S WYNSTONE PARK DRIVE NORTH BARRINGTON IL 60010-6967			
<b>Property Location:</b> 45W353 US HIGHWAY 20 HAMPSHIRE, IL			
Township	Tax Code	Acres	
HA	HA003	58.8000	
Tax Rate	Sold at Tax Sale	Forfeited Tax	
7.629901			
First Installment Tax	Second Installment Tax		
\$4,630.25	\$4,630.25		
Adjustment	Adjustment		
Penalty	Penalty		
Other Fees	Other Fees		
Total Due	Total Due		
DUE BY 06/01/22	DUE BY 09/01/22		

**Policy of Title Insurance**

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

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

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

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

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

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

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

**TICOR TITLE INSURANCE COMPANY**

By:



President

ATTEST



Secretary

Authorized Signatory



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

---

**POLICY NO.:** 2000 000059429 KA

**SCHEDULE A**

---

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

DATE OF POLICY: APRIL 8, 2004

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1. NAME OF INSURED:

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

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

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

THE INSURED.

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

NONE

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

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.**

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

POLICY NO.: 2000 000059429 KA

SCHEDULE A (CONTINUED)

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

PARCEL ONE:

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

PARCEL TWO:

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

PARCEL THREE:

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

PARCEL FOUR:

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

CONTINUED ON NEXT PAGE

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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

POLICY NO.: 2000 000059429 KA

SCHEDULE A (CONTINUED)

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

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

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

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

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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

**POLICY NO.:** 2000 000059429 KA

**SCHEDULE A (CONTINUED)**

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

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

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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

POLICY NO.: 2000 000059429 KA

SCHEDULE B

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

**EXCEPTIONS FROM COVERAGE**

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

**GENERAL EXCEPTIONS:**

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

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

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

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

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

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

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

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

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

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

TICOR TITLE INSURANCE COMPANY  
OWNER'S POLICY (1992)

POLICY NO.: 2000 000059429 KA

SCHEDULE B

**EXCEPTIONS FROM COVERAGE  
(CONTINUED)**

- E* 5. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.  
  
PERMANENT INDEX NUMBER(S): 01-02-300-011 (AFFECTS PART OF PARCEL ONE IN SECTION TWO)
- F* 6. TAXES FOR THE YEAR(S) 2003, 2004 AND THEREAFTER, NOT YET DUE AND PAYABLE.  
  
PERMANENT INDEX NUMBER(S): 01-02-300-012 (AFFECTS PART OF PARCEL ONE IN SECTION TWO)  
  
NOTE: 2002 TAXES IN THE AMOUNT OF \$74.22 HAVE BEEN PAID.
- H* 7. GRANT MADE BY EUGENE COON TO ILLINOIS NORTHERN UTILITIES COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED AUGUST 30, 1937 AND RECORDED DECEMBER 15, 1937 AS DOCUMENT 417313 UPON AND OVER THE SOUTH AND EAST SIDES OF THE HIGHWAYS ALONG THE NORTH AND WEST SIDE OF GRANTORS PROPERTY IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2 AND THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 2 AND ON THE NORTH SIDE OF THE HIGHWAY ALONG THE SOUTH SIDE IN THE SOUTHWEST 1/4 OF SECTION 2 AND THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 3 HEREINAFTER DESCRIBED.  
  
(AFFECTS PARCELS ONE AND TWO)
- S* 8. LIENS WHICH MAY HAVE BEEN CREATED BY UNRECORDED ORDINANCES ESTABLISHING A SPECIAL DRAINAGE AREA, IF ANY.
- T* 9. EASEMENT GRANTED BY GRAND PREMIER TRUST COMPANY T/U/T/A DATED OCTOBER 23, 1986 TRUST NUMBER 78-166, GRANTOR, IN FAVOR OF NICOR GAS COMPANY, NORTHERN ILLINOIS GAS COMPANY, D/B/A NICOR GAS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 2000-026711, AFFECTING THE THEREIN DESCRIBED LAND.  
  
(AFFECTS THE NORTH HALF OF HIGGINS ROAD LYING SOUTHERLY AND ADJOINING PARCEL ONE)
- U* 10. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO THE LAND IS HELD.
- Z* 11. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
- AA* 12. RIGHTS OF ADJOINING OWNERS TO THE UNINTERRUPTED FLOW OF ANY STREAM WHICH MAY

TICOR TITLE INSURANCE COMPANY  
OWNER'S POLICY (1992)

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POLICY NO.: 2000 000059429 KA

SCHEDULE B

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**EXCEPTIONS FROM COVERAGE  
(CONTINUED)**

CROSS THE PREMISES.

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

AD 14. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

\*\*\*END\*\*\*

TICOR TITLE INSURANCE COMPANY  
POLICY SIGNATURE PAGE

ORDER NO.: 2000 000059429 KA

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

TICOR TITLE INSURANCE COMPANY

BY   
AUTHORIZED SIGNATORY

# ENDORSEMENT

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

ISSUED BY

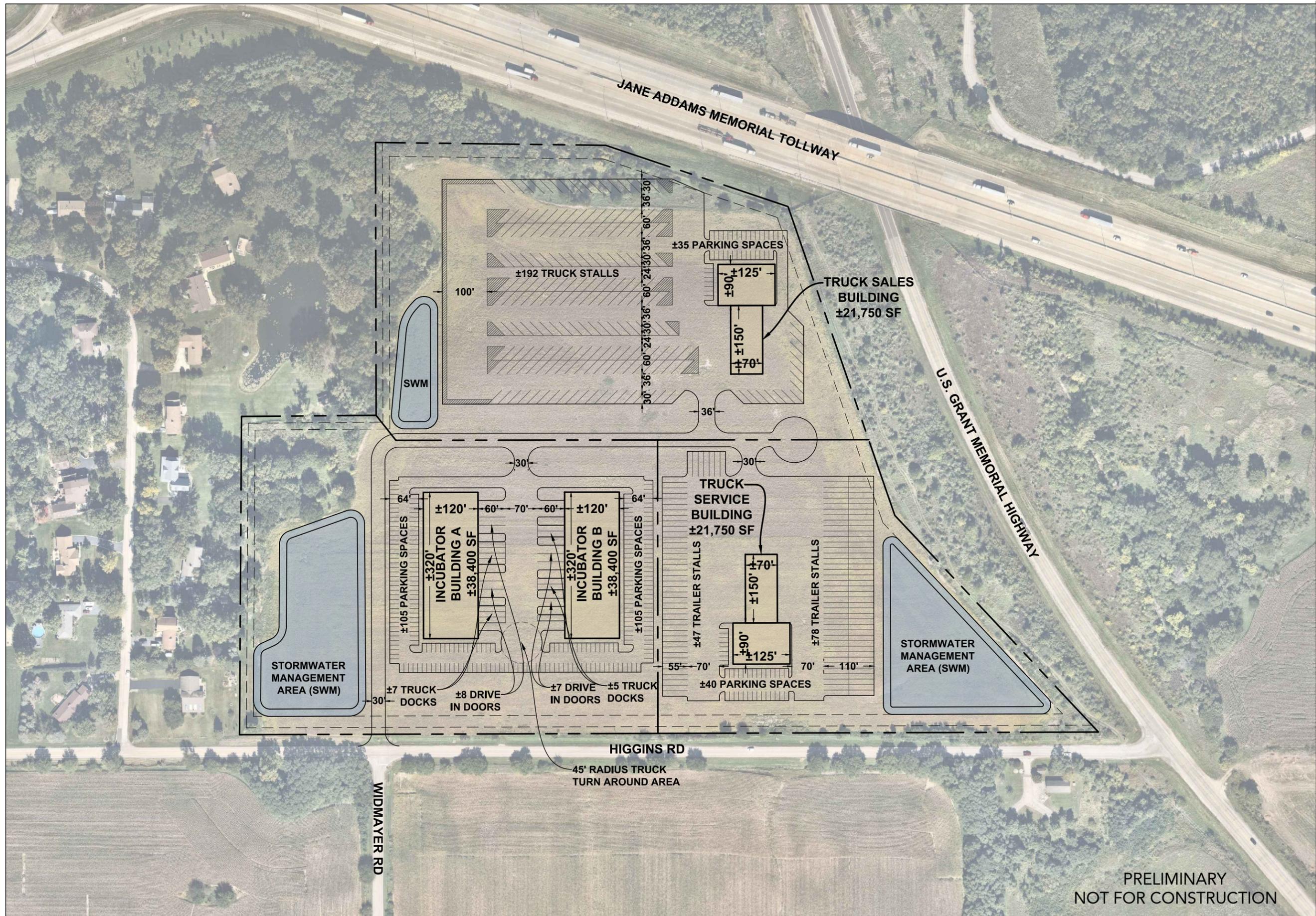
TICOR TITLE INSURANCE COMPANY

## POLICY MODIFICATION ENDORSEMENT 4

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

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

~



DESIGN BUILDER:  
**ARCO MURRAY**  
 | DESIGN BUILD

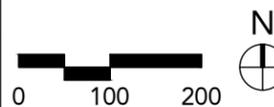
CLIENT:

PROJECT:  
**INDUSTRIAL DEVELOPMENT**

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

DATE:  
**1/16/2023**

SCALE:  
**1" = 200'**



SHEET TITLE:  
**PRELIMINARY SITE PLAN**

SHEET NUMBER:

**C.01**

PRELIMINARY  
 NOT FOR CONSTRUCTION