

**VILLAGE OF HAMPSHIRE
PLAN COMMISSION**

**MEETING
JANUARY 14, 2019**

AGENDA

CALL TO ORDER: TIME: 7:00 PM

PLEDGE OF ALLEGIANCE.

ROLL CALL / ESTABLISH QUORUM.

MINUTES: Review and approve minutes of previous meeting of December 10, 2018.

NEW BUSINESS:

1. Consideration and Recommendation to the Zoning Board of Appeals, under §6-14-4(C)(2) of the Village Code, regarding the Application of BSTP Midwest, LLC, filed with the consent of the current owner, 479 Enterprises, Inc., for a Special Use in the HC Highway Commercial Zoning District at 19N479 U.S. Highway 20 in the Village (the Citgo service station/restaurant property) to allow for construction of a new automobile service station, including sales of gasoline at retail and an automobile/truck stop on the property, pursuant to §6-8-7(D) of the Village Code (together with permitted uses for a convenience store and a free-standing general retail center on the property).

OLD BUSINESS: None.

PUBLIC COMMENT: All persons wishing to make public comment must sign in prior to the start of the meeting. Time shall be limited to a maximum of five (5) minutes for each speaker and not more than thirty (30) minutes total.

NEXT MEETING DATE: TBD

ADJOURNMENT.

HAMPSHIRE PLANNING COMMISSION

MEETING MINUTES

Date: December 10,2018

Call to Order: The meeting was called to order by Chairman Bill Robinson at the Hampshire Village Hall at 7:00 PM.

Roll Call: Present- Bill Robinson, Bill Rosseti, Ken Swanson, Tim Wetzel and Bryon Mroch.

Absent- Aaron Neal

Vacancies-1

Treasurer's report: No Report.

Approval of Minutes: The minutes of the meeting of October 15,2018 were approved, motion by Tim Wetzel, 2ND by Bill Rosseti. Approval was unanimous by voice vote. Motion carried.

Also Present: Mark Schuster, Village Attorney, Julie Morrison, Village Engineer and Village President, Jeff Magnussen, Chris Schroll, resident.

Guests: Daniel J. Olsem,P.E., Crown Community Development, Jim Work, Silverthorne Homes.

Old Business: None

New Business:

1. Public hearing for consideration and recommendation regarding Petition of Hampshire West LLC, et al. for Amendment to the Final Development Plan for Prairie Ridge Development, Neighborhoods "N" and "S" and for amendment to the (Preliminary Development Plans for "i) the Prairie Ridge Development (approved by Resolution No. 05-10 on April 14,2005), for the remainder of that development (except Neighborhood "O"); ii) the

Oakstead Development (approved by Resolution No. 05-11, on April 14, 2005), and iii) the Expanded Tamms Farm Development (approved by Resolution No. 07-15 on March 8, 2007). These amendments if approved would change the minimum front and rear yard size (s) to twenty-five (25') for all lots throughout the Prairie Ridge Development (except Neighborhood "O"), the Oakstead Development, and the Expanded Tamms Farm Development.

Mr. Daniel Olsem, representing Hampshire West, LLC, stated that they are requesting to amend the front and rear set back requirement in certain specified areas of Prairie Ridge Development from 30' to 25'. He also stated that this would not effect lot sizes, side lot set back or total number of lots. The purpose of their request is to accommodate "Ranch Style" homes. Mr. Olsem then introduced Mr. Jim Work of Silverthorne Homes who is the builder for Hampshire West, LLC. to further explain.

Mr. Work first handed out a packet showing the homes they build. He then showed, on a scaled drawing, how a ranch style home encroaches into the set back areas when they are set at 30' and how a lot with 20' setbacks could accommodate a Ranch Style home. Jim explained that besides adding to the home styles that would be available, the housing market shows that Ranch Homes are in high demand due to a lack of availability. He also explained that because Ranch Homes are lower and wider than 2 story homes they have to be wider and deeper. Mr. Work briefly reviewed some of the standard features in their homes including a three car garage, front porch and basement.

Mr. Chris Schroll, resident guest, said that he would build in Prairie Ridge because he wants to stay in Hampshire and can't find an acceptable ranch home.

After a brief discussion a motion was made by Tim Wetzel to close the hearing, 2nd by Bryan Mroch. Motion carried by unanimous voice vote. Hearing closed at 7:26PM.

Ayes: Bill Robinson, Bill Rossetti, Bryon Mroch, Tim Wetzel & Ken Swanson

Nayes: None

After a brief discussion the following motion was made by Bill Rossetti. Recommend approval of the petition of Hampshire West LLC. for amendment to the final plans and preliminary plans as detailed on the Agenda dated December 10,2018. Motion 2nd by Tim Wetzel. Motion carried by unanimous voice vote.

Ayes: Bill Robinson,Bill Rossetti,Bryan Mroch,Tim Wetzel and Ken Swanson

Nays: None

Adjournment: There being no further business the meeting was adjourned at 7:35 PM. Motion by Bryan Mroch, 2nd by Tim Bill Rossetti. Motion carried.

Next Meeting: TBD

Respectfully submitted,

Kenneth Swanson

Secretary/ Plan Commission

THE UNDERSIGNED RESPECTFULLY PETITIONS THE VILLAGE OF HAMPSHIRE TO REVIEW AND CONSIDER GRANTING THE FOLLOWING APPROVAL(S) ON THE LAND HEREIN DESCRIBED. (check all that apply)

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

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: BSTP Midwest, LLC - Troy Paionk - troy@bluestonestp.com
Address: 410 N. Michigan Avenue, Suite 850
Chicago, IL 60611
Phone: (248) 496 - 2323 Fax: (_____) _____ - _____

CONTACT PERSON (If different from Applicant)

Name: _____
Address: _____

Phone: (_____) _____ - _____ Fax: (_____) _____ - _____

-- IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY? YES [] NO [X]

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

-- IS THE APPLICANT AND/OR OWNER A TRUSTEE OR A BENEFICIARY OF A LAND TRUST? YES [] NO [X]

(If the Applicant and/or owner of the subject property is a Trustee of a land trust or beneficiary(ies) of a land trust, a Disclosure Statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be verified by the Trustee and shall be attached hereto).

* Attach an original copy of a Petition for Annexation, 65 ILCS 5/7-8-1 et seq. to this Application.

Land Development Application

PART II. PROPERTY INFORMATION

ADDRESS OF PROPERTY: 19N479 US Hwy 20

PARCEL INDEX NUMBER(S): 01-02-100-005 & 01-02-100-013

AREA OF PARCEL (ACRES): 7.3 acres

LEGAL DESCRIPTION: A legal description must be attached to this application.

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

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

The subject property is located in which **SCHOOL DISTRICT?** Dundee School District 300

The subject property is located in which **LIBRARY DISTRICT?** Ella Johnson Library

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

CURRENT ZONING: HC - Highway Commercial

PROPOSED ZONING / VARIANCE: See attached list of zoning requests including Special Use and Variances.

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

PROPOSED LAND USE: Proposed Fuel Center and Retail

NAME OF PROPOSED DEVELOPMENT: Thorntons Fuel Center and Retail

PART III. REQUIRED DOCUMENTATION

- Two signed copies of the Land Development Application.
- Application Fee (Amount) \$ _____ and Deposit (Amount) \$ 5,000
- Proof of Ownership or Option (1 copy)
- Legal Description of Property /Plat of Survey (1 copy)
- List of property owners within 250 feet with parcel numbers (See enclosed sample letter)
- Preliminary Plan (____ folded full size copies)
- Landscape Plan: Preliminary OR Final (____ folded full size copies)
- Site Plan (6 copies) 10 copies
- Architectural Elevations (~~2~~ full-size, 10 folded reduced size copies)
- Final Plat of Subdivision (____ folded full size copies)
- Final Engineering Plans (____ copies signed and sealed)
- Petition for Annexation (2 copies)
- Annexation Agreement (6 signed copies)
- Plat of Annexation (6 copies)
- Fiscal Impact Study (If required by Staff- 6 copies)
- Traffic Impact Analysis (If required by Staff- 6 copies)
- Soil Conservation District Land Use Opinion (1 copy)
- Department of Conservation Endangered Species Report (1 copy)
- Army Corp. of Engineers Report on Wetlands (If required- 1 copy)

I, Troy Paionk, 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 of Applicant

January 03, 2019

Date

EXHIBIT A

Developer's Agreement with Respect To
Land Development Fees and Deposits

The undersigned Developer acknowledges that he/she has filed a LAND USE APPLICATION with the Village, requesting Special Use and Variances

(type of action(s) requested)

and further, acknowledges that the Village Code requires that he/she reimburse the Village for all professional fees incurred for engineering, legal, consultant and other outside services in regard to this application and all other matters related to the proposed development or zoning request.

The Developer agrees to be bound by the terms of the Village Code in this regard.

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

Any interest earned on funds on deposit shall accrue to the Village.

January 03, 2019

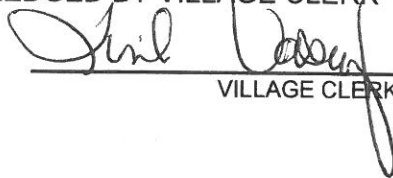
Date

BSTP Midwest, LLC

Developer

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

\$ 5,000.00
Amount


VILLAGE CLERK

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

ADJACENT PROPERTY OWNERS

PIN – 01-02-300-001
HPT TA Properties LLC
Travel Centers of America
24601 Center Ridge Road
West Lake, OH 44145

PIN – 01-02-152-012
Speedway Eat LLC
539 S. Main Street
Findlay, OH 45840-3229
Zoning -

PIN – 01-02-153-001
Wendy's Properties LLC
B. Waterman, Dir Real Estate Counsel
1 Dave Thomas Blvd.
Dublin, OH 43017-5452

PIN - 01-02-153-009
Shree Vishnu Inc.
7515 Arcadia St.
Morton Grove, IL 60053

PIN - 01-02-153-007
Super Mix Concrete LLC
5435 Bull Valley Road, Ste 130
McHenry, IL 60050-7433

PIN - 01-02-153-004
Super Mix Concrete LLC
5435 Bull Valley Road, Ste 130
McHenry, IL 60050-7433

PIN - 01-02-153-006
Combined Real Estate LLC
100 Tri State International, Ste 100
Lincolnshire, IL 60069

PIN - 01-02-100-006
SMRT Real Property LLC
PO Box 706
Marengo, IL 60152-0706

PIN - 01-02-300-008
Harris Trust & Savings Bank, Trustee TR # HTB-1464
Wade B Light
104 S Wynstone Park Drive
North Barrington, IL 60010-6967

PIN - 01-02-300-017
Harris Trust & Savings Bank, Trustee TR # HTB-1464
Wade B Light
104 S Wynstone Park Drive
North Barrington, IL 60010-6967

LEGAL DESCRIPTION

PARCEL 1:

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

PARCEL 2:

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

Special Use Request

- 6-8-7-D – Special Uses
 - Request to approve Automobile/Truck Stop as a Special Use

Variance Requests

- 6-8-7-F-4 – Minimum Front Yard Setback to Arterial
 - Front Setback – 40' Required; 32.68' Proposed
- 6-8-7-F-13 – Height of Accessory Use
 - Canopy Height – 15' Required; 19' (Auto) and 22' (Diesel) Proposed
- 6-11-2-F-1&2 – Parking Stall Size
 - Stall Size – 10'x20' Required; 9'x20'/9.5'x20'/9'x18'/9.5'x18' Proposed
- 6-11-2-H – Parking in Yards
 - Required - Off-street parking spaces may be located in a yard except a required front yard or side yard adjoining a street.
 - Proposed – Drive aisles and parking is proposed in the required 40' front yards along Route 20 and Dietrich
- 5-16-3-G-3 – ROW Landscaping
 - Required - It shall be the obligation of the owner of any property on which there is an application for building permit for any other type of building in any nonresidential zoning district, to plant a minimum of one street tree for every forty feet (40') of frontage along any street where trees do not exist, either along the street on private property, or within the parkway, subject to the permitting process described in this article, and placed in such a manner as to provide an appearance for the enhancement of abutting properties, each such tree to have a trunk diameter (caliper size) of not less than three inches (3") at a height of six inches (6") above ground level at the time of planting. On a corner lot the requirements of this subsection shall apply along both frontages.
- 5-16-3-H-2-a – Interior Landscape Islands
 - Required - 7' wide landscaped island shall be provided at the end of each parking row.
 - Proposed – Not currently proposed at truck parking
- 5-16-3-H-2-b-1 – Interior Landscape Islands
 - Required - One landscape island protected by a continuous concrete barrier curb and having a minimum width of seven feet (7'), measured back of curb to back of curb, and a depth equal to the adjoining parking space, may be provided for each twenty (20) parking spaces in the parking row
 - Proposed – Not currently proposed at truck parking

- 5-16-3-H-3-a-2 – Perimeter Landscaping in Front and Corner Side Yards
 - Required - Where a parking lot is located in or adjacent to a front or corner side yard not in a residential zoning district, continuous landscaping shall be provided across not less than sixty percent (60%) of the parking lot frontage to a minimum height of three feet (3'). Such landscaping shall consist of any combination of berms, shade and ornamental trees, evergreens, shrubbery, hedges, and/or other live planting material. Plantings may be placed in clusters, containing at minimum seven (7) evergreens and/or shrubs per cluster, spaced at intervals of approximately thirty five feet (35') along the frontage of the parking lot. However, when a continuous row of shrubs or hedges is chosen, the entire parking lot frontage shall be screened.
 - Proposed – Deficient at the front and corner side yards for the convenience store
- 5-16-3-I-2 – Foundation Landscaping
 - Required - A landscaping area not less than ten feet (10') in width shall be located around the perimeter of all buildings, except where impractical, i.e., loading dock areas, entryways, etc.
 - Proposed – Foundation landscaping is not proposed around Retail Building. Foundation landscaping not proposed on east, west, and south side of convenience store.
- 5-16-3-K-2-a – Landscape Setbacks
 - Required - No structures, including all accessory buildings; no parking; and no fences over four feet (4') in height shall be permitted within the landscaped setback area.
 - Proposed – Parking and drive aisles are proposed in the front and corner side landscape areas

December 19, 2018

Jeff Magnussen
Village President
Village of Hampshire
234 S. State Street
Hampshire, IL 60140

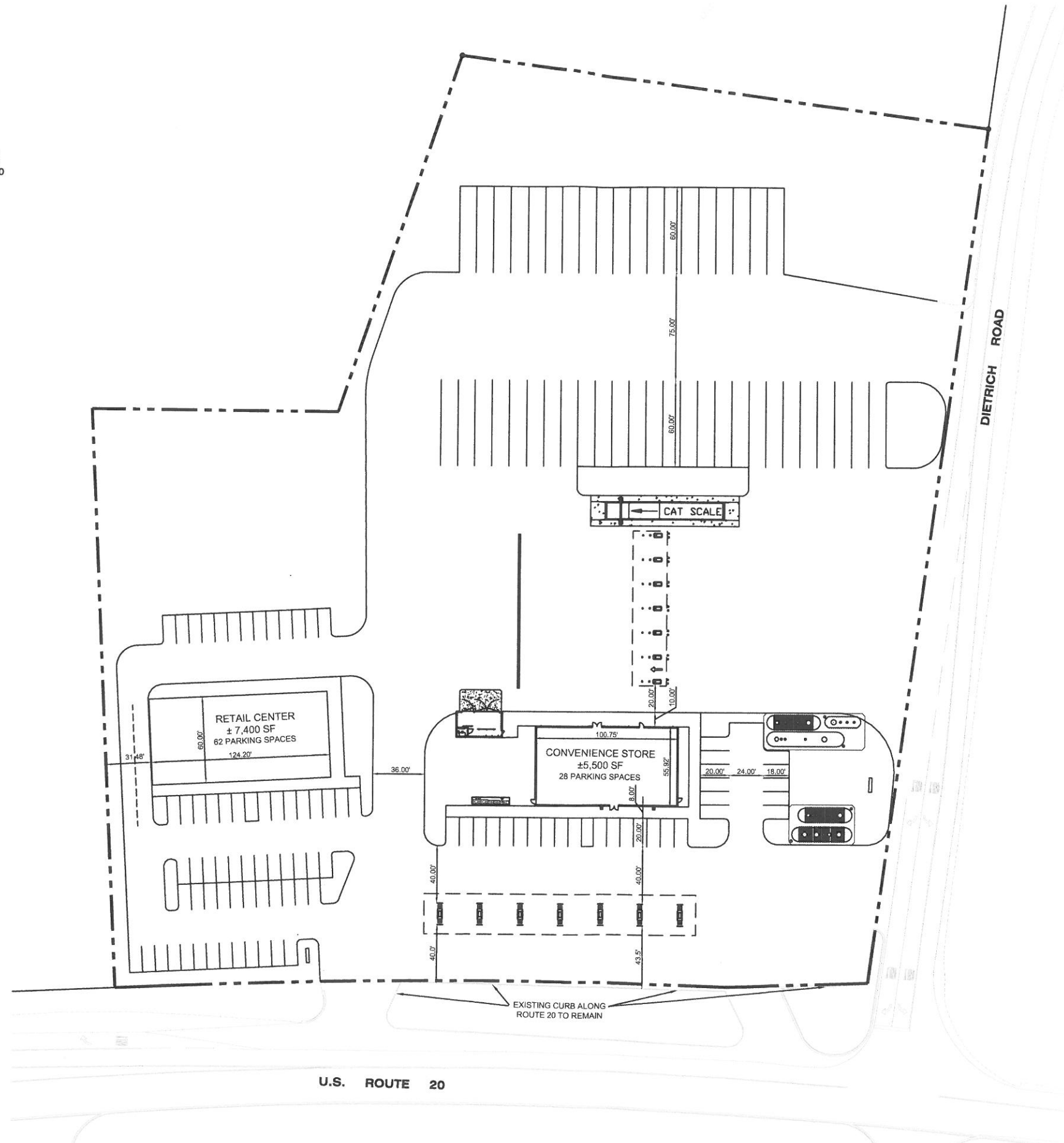
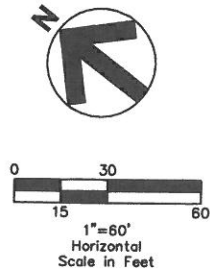
Re: Letter of Owner Authorization

Mr. Magnussen:

479 Enterprises, Inc is the owner of the approximately 7.2-acre property on the northeast corner of US Highway 20 and Dietrich Road in Hampshire (PIN: 01-02-100-005 & 01-02-100-013) and it hereby permits BSTP Midwest, LLC to submit zoning applications to the Village of Hampshire.

Respectfully,

Signature: *Uman Vardachin*
Name: *UMAN VARDACHIN*
Its: *Authorized Agent*



PROJECT NAME
**BLUESTONE
 DEVELOPMENT**

LOCATION
**HAMPSHIRE
 ILLINOIS**

SHEET TITLE
**CONCEPTUAL
 SITE PLAN**

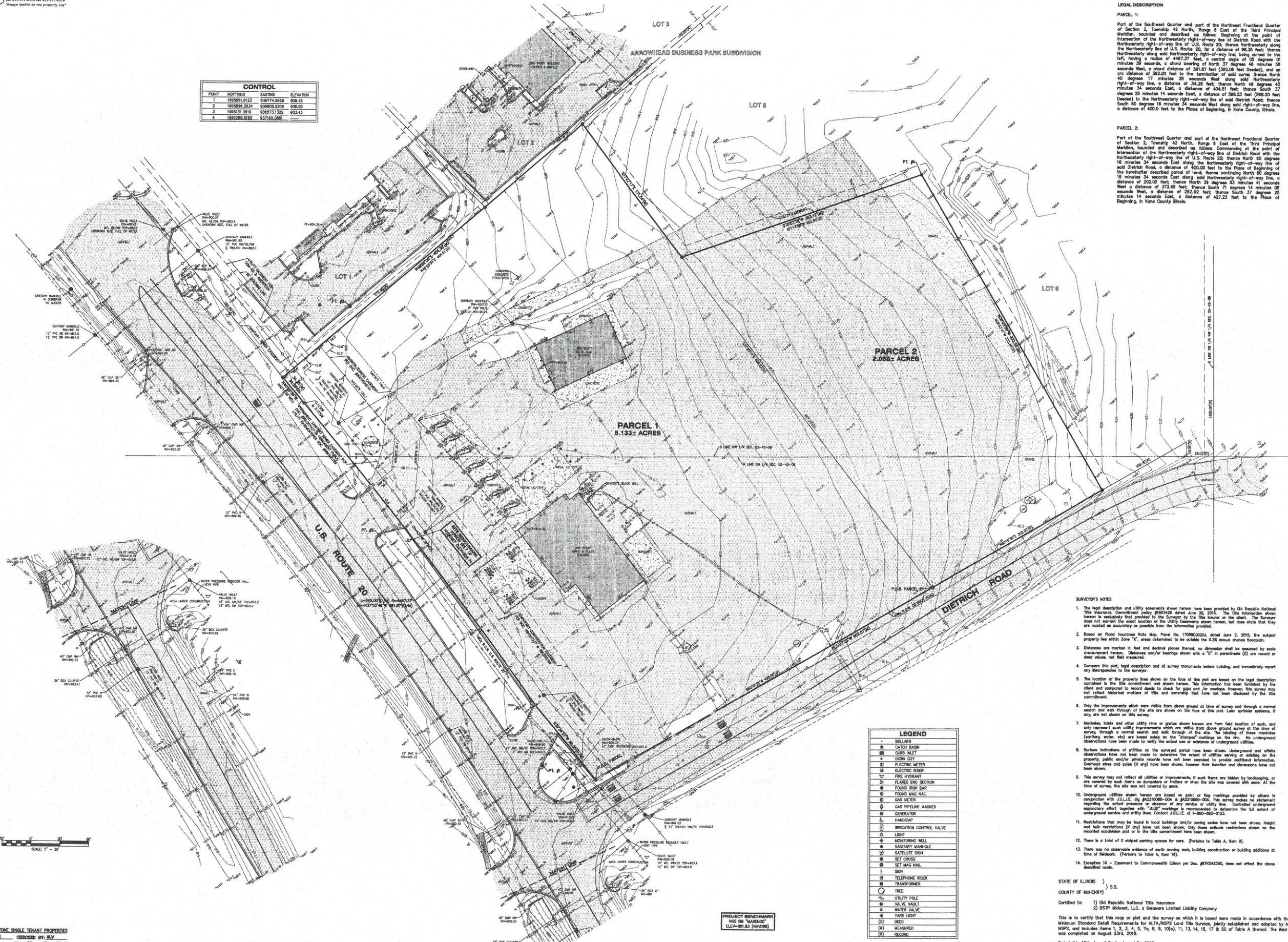
REVISIONS

BSTP MIDWEST, LLC
 410 N. MICHIGAN AVENUE, SUITE 850
 CHICAGO, IL 60611

DRAWN BY TDP
 DATE: January 02, 2019
 PROJECT NO.:
 2018-HA
 SCALE: AS SHOWN

ALTA/NSPS LAND TITLE SURVEY

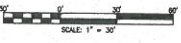
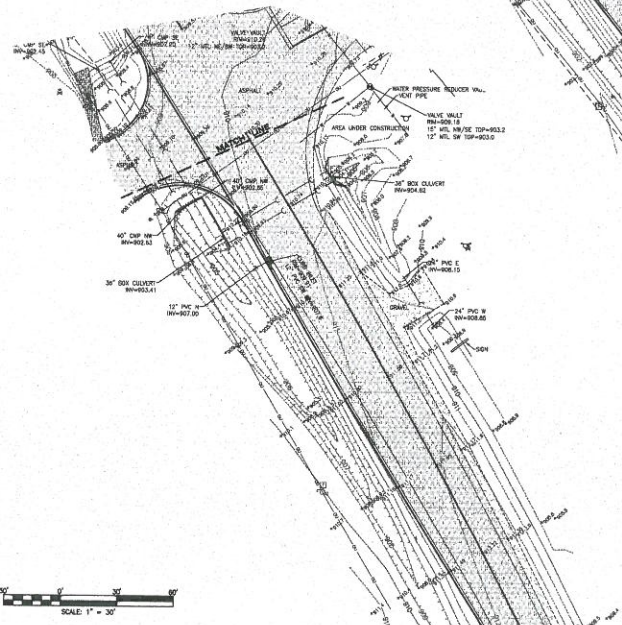
POINT	NORTHING	EASTING	ELEVATION
1	1995681.6123	636774.5688	809.43
2	1995686.2834	636605.5309	808.05
3	1996211.0219	636573.1322	803.43
4	1996209.8190	637185.0061	



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PARCEL 2:
Part of the Southwest Quarter and part of the Northwest Fractional Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows: Commencing at the point of intersection of the Northeastly right-of-way line of Dietrich Road with the Northeastly right-of-way line of U.S. Route 20, thence North 80 degrees 10 minutes 24 seconds East along the Northeastly right-of-way line of said Dietrich Road, a distance of 400.00 feet to the Place of Beginning of the hereafter described parcel of land; thence curving North 60 degrees 16 minutes 34 seconds East along said Northeastly right-of-way line, a distance of 222.32 feet; thence North 29 degrees 03 minutes 41 seconds West a distance of 373.40 feet; thence South 71 degrees 14 minutes 08 seconds West, a distance of 292.92 feet; thence South 37 degrees 25 minutes 14 seconds East, a distance of 427.23 feet to the Place of Beginning, in Kane County, Illinois.



TOTAL AREA - 7.221± ACRES

PROJECT BENCHMARK
NO. 88 MARKING
ELEV=891.83 (NAVD83)

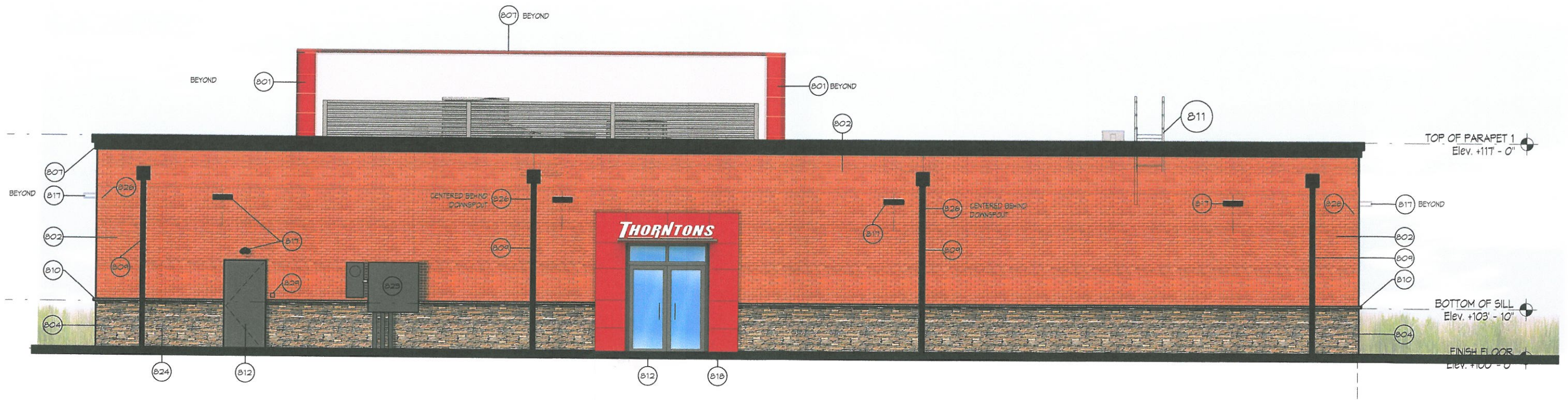
LEGEND	
●	BOLLARD
●	CATCH BASIN
●	CURB INLET
●	DOWN SILEY
●	ELECTRIC METER
●	ELECTRIC RISER
●	FIRE HYDRANT
●	FLAGGED END SECTION
●	FOUND IRON BAR
●	FOUND MAG NAIL
●	GAS METER
●	GAS PIPELINE MARKER
●	GENERATOR
●	HANDICAP
●	IRRIGATION CONTROL VALVE
●	LIGHT
●	MONITORING WELL
●	SANITARY MANHOLE
●	SATELLITE DISH
●	SET CROSS
●	SET MAG NAIL
●	SET
●	SON
●	TELEPHONE RISER
●	TRANSFORMER
●	TREE
●	UTILITY POLE
●	WATER VALVE
●	WATER VALVE
●	YARD LIGHT
○	DEED
○	MEASURED
○	RECORD

SURVEYOR'S NOTES

- The legal description and utility assessments shown herein have been provided by Old Republic National Title Insurance, Commitment policy #883426 dated June 20, 2016. The information shown herein is exclusively that provided by the Surveyor by this title survey. The Surveyor does not warrant the exact location of the Utility Assessments shown herein, but does state that they are located as accurately as possible from the information provided.
- Based on Flood Insurance Rate Map, Panel No. 1708000204 dated June 2, 2015, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
- Distances are marked in feet and decimal places thereof, no dimension shall be measured by tape measurement means. Distances and/or bearings shown with a "D" in parentheses (D) are record or deed values, not field measured.
- Compare this plot, legal description and all survey monuments before bidding, and immediately report any discrepancies to the surveyor.
- The location of the property lines shown on the face of this plot are based on the legal description contained in the title commitment and shown herein. This information has been furnished by the client and compared to record deeds to check for gaps and/or omissions. This survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plot. Low profile surveys, if any, are not shown on this survey.
- Markings, bids and other utility lines or grades shown herein are from field location of each, and only represent such utility improvements which are visible from above ground survey at the time of survey through a normal search and walk through of the site. The labeling of these markings (sanitary, water, etc) are based solely on the "observed" markings on the site. No underground observations have been made to verify the actual use or existence of underground utilities.
- Surface indications of utilities on the surveyed parcel have been shown. Underground and utility observation lines had been made to determine the extent of utility service or existing on the property; public and/or private records have not been searched to provide additional information. Deceased wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
- Underground utilities shown herein are based on plat or flag markings provided by others in conjunction with ULLI.E. or BESTPOND-ON or BESTPOND-ON-USA. This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "ALL" markings is recommended to determine the full extent of underground service and utility lines. Contact ULLI.E. at 1-800-892-0123.
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
- There is a total of 0 striped parking spaces for cars. (Partake to Table A, Item 6).
- There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Partake to Table A, Item 16).
- Exception 10 - Easement to Commonwealth per Doc. #17043360, does not affect the above described land.

STATE OF ILLINOIS) S.S.
COUNTY OF McHENRY)
Certified to: 1) Old Republic National Title Insurance
2) BESTPOND-ON, a Delaware Limited Liability Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7a, 8, 9, 10(c), 11, 13, 14, 16, 17 & 20 of Table A thereof. The field work was completed on August 23rd, 2016.
Dated the 10th day of September, A.D., 2016.
VANDERSTAPPEN LAND SURVEYING, INC.
Design Firm No. 184-002792
William A. Vanderstappen
WILLIAM A. VANDERSTAPPEN, 035-002709 (seal)
PROFESSIONAL LAND SURVEYOR

CLIENT: BURESTINE SINGLE TENANT PROPERTIES
DRAWN BY: DMJ CHECKED BY: BJV
SCALE: 1"=30' SEC. 02, T. 42 N. R. 06 E.
BASIS OF BEARING: ASSUMED
P.L.N.: 81-00-100-000-013
JOB NO.: 150516 L.D. AL/TPD
FIELDWORK COMP.: 8/23/16, BW, PG
ALTA/NSPS STANDARD DETAIL SURVEY



Rear Elevation

EXTERIOR ELEVATION KEYNOTES

- 801 NICHIIA PANEL SYSTEM - STYLE: ILLUMINATION SERIES COLOR: PANTONE RED PMS 186 RED ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 802 NICHIIA PANEL SYSTEM - STYLE: PLYMOTH BRICK COLOR: CRIMSON ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 803 NICHIIA PANEL SYSTEM - STYLE: ILLUMINATION SERIES COLOR: BENJAMIN MOORE DEEP SPACE 2125-20 ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 804 NICHIIA SYNTHETIC STONE SYSTEM - STYLE: KURASTONE DESERT ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 805 ARCHITECTURAL CANOPY AND LOUVER SYSTEM - COLOR: BLACK ; VENDOR FURNISHED, CONTRACTOR INSTALLED
- 806 ARCHITECTURAL CANOPY AND LOUVER SYSTEM - COLOR: PANTONE 8600C PEWTER ; VENDOR FURNISHED, CONTRACTOR INSTALLED
- 807 PREFINISHED METAL COPING - COLOR: BLACK ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 808 PREFINISHED METAL GUTTER SYSTEM - COLOR: BLACK ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 809 PREFINISHED METAL DOWNSPOUT SYSTEM, SUPPLY MATCHING RECEIVING BOOT FOR TRANSITION TO UNDERGROUND STORM DRAINAGE - COLOR: BLACK ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 810 NICHIIA SILL-CHISELED SYSTEM - COLOR: MATCH KURASTONE ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED

EXTERIOR ELEVATION KEYNOTES

- 811 ROOF ACCESS LADDER SYSTEM - COLOR: BLACK ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
- 812 SCHEDULED DOOR AND FRAME - SEE A14.1 SHEET FOR MORE INFORMATION
- 814 LINE OF FOUNDATION BELOW - SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION
- 815 ALCOHOL LICENSE NUMBER ; OWNER FURNISHED, OWNER INSTALLED
- 816 LINE OF ROOF TOP MECHANICAL EQUIPMENT BEYOND - SEE MECHANICAL DRAWINGS FOR MORE INFORMATION
- 817 EXTERIOR LIGHT FIXTURE - VERIFY COLOR WITH OWNER PRIOR TO CONSTRUCTION - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
- 818 ELECTRIC POWER OULET - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
- 819 FREEZELESS WALL HYDRANT ASSEMBLY - SEE PLUMBING DRAWINGS FOR MORE INFORMATION
- 821 MEMBRANE ROOFING SYSTEM.
- 822 VERIFY FINAL LOCATION OF EMERGENCY GAS SHUT OFF WITH FUEL SYSTEM VENDOR - MOUNTING HEIGHT TO BE 4'-0" ABOVE FINISH GRADE.
- 823 ELECTRIC SERVICE EQUIPMENT, PAINTED:STEALTH GREY - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 824 SEE PLUMBING DRAWINGS FOR GAS SERVICE INFORMATION AND REQUIREMENTS.
- 825 BUILDING ADDRESS AND STORE NUMBER LOCATION.
- 826 PANEL SYSTEM VERTICAL EXPANSION JOINT LOCATION - INSTALL PER MANUFACTURER.



Building - Front Elevation