Village of Hampshire

Planning & Zoning Commission Meeting
Monday, June 12, 2023 - 7:00 PM
Hampshire Middle School Gymnasium
560 S. State Street

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from May 8, 2023
5. New Business
    a. 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 276± 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 known as the Light property
    b. A Motion to Recommend classifying the 164± acres of the Light property located generally north of I-90, east of US Hwy 20, and on the north side of Dietrich Road in Hampshire Township, Kane County, and Coral Township, McHenry County in the M-2 General Industrial District upon annexation to the Village
    c. A Motion to Recommend classifying the 112± acres of the Light property located generally north of I-90, east of US Hwy 20, and on the south side of Dietrich Road in Hampshire Township, Kane County in the M-2 General Industrial District upon annexation to the Village
    d. A Motion to authorize the Chair to report the actions of the Commission, with appropriate findings of fact and recommendation(s), to the Village Board of Trustees
6. Public Comments
7. Announcements
8. Adjournment

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.

LUDWIG

Village of Hampshire

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

Zoning Review Application

Date: April 19, 2023

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 E-1 District to M2 District (ex. M1 to M2)*
- ■ Annexation
- ☐ Subdivision - Concept Plan Review
- ☐ 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: Light Real Estate by 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 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): 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: F - Farming

Current Use:

Farm land - 0021

Proposed Zoning/Variance/Use:

M2, Logistics, Warehousing
Variance - None
M2 - Proposed Zoning
Logistics, Warehousing - Proposed use

Reason/Explanation for Zoning/Variance/Use:

Annexing to Village
Develop Property for Warehousing Logistics use

PART III. REQUIRED DOCUMENTATION

From chart on next page

- ■ Signed Development Application
- ■ Signed Developer's Agreement (Attachment A)
- ■ Deposit/Fee $ 40,000.00
  (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)
- ☐ N/A - Concept Plan - see Subdivision Regulations for more information
- ☐ N/A - Preliminary Plan - see Subdivision Regulations for more information
- ☐ N/A - Final Plan - see Subdivision Regulations for more information
- ☐ N/A - Site Plan
- ☐ N/A - Landscape Plan: Preliminary or Final
- ☐ N/A - Architectural Elevations
- ■ Petition for Annexation
- ■ Plat of Annexation (on file)
- ■ 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 B. 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.

Daniel Light
Signature

4/19/23
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 & M2 Zoning, 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: _____ 4/19/23

Signature Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

_____ _____

Signature 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

Date: 4/19/23

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 Dietrich Road in Hampshire Township (Kane Co.) and Coral Township.

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
SEE ATTACHED		

Attached additional sheets, if necessary.

By:

Daniel B. Light
Name

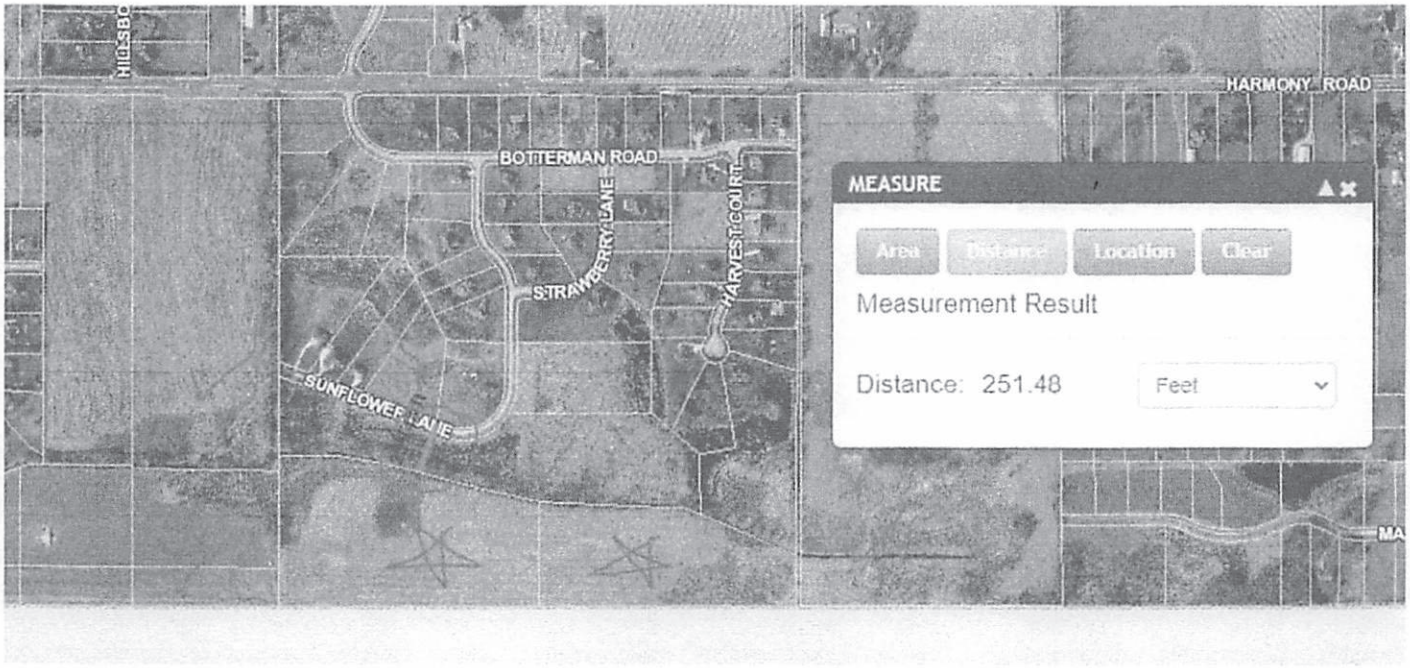
Signature

Ernie Pirron

From: Kowalczyk, Jimmy @ Chicago Suburban <Jimmy.Kowalczyk@cbre.com>
Sent: Monday, January 23, 2023 5:02 PM
To: Ernie Pirron
Cc: Suerth, John @ Chicago Suburban
Subject: RE: LB Andersen Packet Review

Hi Ernie,

Please see attached, this is from McHenry County Gis.



The two that are very close to 250' but I don't think they are per the above given it looks like the 250' stops in the middle of Sunflower Ln.

Additional two we might want to notify just to be safe:

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

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

Follow CBRE: CBRE.com | LinkedIn | Twitter | Instagram | Facebook | Weibo | WeChat

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From: Suerth, John @ Chicago Suburban <John.Suerth@cbre.com>
Sent: Friday, December 30, 2022 12:36 PM
To: Ernie Pirron <ernie@lbandersen.com>
Cc: Kowalczyk, Jimmy @ Chicago Suburban <Jimmy.Kowalczyk@cbre.com>
Subject: FW: LB Andersen Packet Review

Ernie:
We'll have to identify/list he adjacent parcels for the 38 acre site!

John Suerth SIOR | Executive Vice President
CBRE | Advisory & Transaction Services
Industrial Logistics
700 Commerce Dr, Suite #450 | Oak Brook, IL 60523
T 847 706 4929 | F 847 706 4959
john.suerth@cbre.com | www.cbre.com/john.suerth

From: Kowalczyk, Jimmy @ Chicago Suburban <Jimmy.Kowalczyk@cbre.com>
Sent: Friday, December 30, 2022 12:35 PM
To: Suerth, John @ Chicago Suburban <John.Suerth@cbre.com>
Subject: FW: LB Andersen Packet Review

Jimmy Kowalczyk
Vice President
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Industrial & Logistics
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T +1 630 368 5548 | C +1 847 682 8511
jimmy.kowalczyk@cbre.com

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From: Kowalczyk, Jimmy @ Chicago Suburban
Sent: Wednesday, October 12, 2022 4:57 PM
To: Ernie Pirron <ernie@lbandersen.com>; Suerth, John @ Chicago Suburban <john.suerth@cbre.com>
Subject: RE: LB Andersen Packet Review

Ernie,

Please see below for the lists of neighbors within 250' of both sites north of I-90.

Northern Parcels Neighbors (north of Dietrich)
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

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

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

Legal Description
Ludwig Property

THE LAND REFERRED TO IN THIS COMMITMENT 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 SIAD 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:

PART OF 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.

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 STIPULATIONS, TICOR TITLE INSURANCE COMPANY, 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 000678000 SM — SCHEDULE A

AMOUNT OF INSURANCE: $2,500,000.00
DATE OF POLICY: JULY 9, 2004

1. NAME OF INSURED:

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

CONTINUED ON NEXT PAGE

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

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

THE INSURED.

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

NONE

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

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)

POLICY NO.: 2000 000678000 SM — SCHEDULE A (CONTINUED)

10.58 TENAQNT 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.

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 SIAD 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.

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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

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.

PLAT

PARCEL 1

Part of the West half of the Southeast Quarter of Section 33 and part of the East half of the Southwest Quarter of Section 33, 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 33; thence North 89 degrees 59 minutes 51 seconds West along the South line thereof, 21.64 feet to the Place of Beginning; thence continuing North 89 degrees 59 minutes 51 seconds West along the South line thereof, 1,303.43 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 33, a distance of 1,323.23 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, 753.63 feet to the centerline of a creek; thence North 81 degrees 48 minutes 56 seconds East along said centerline, 87.17 feet; thence South 63 degrees 29 minutes 36 seconds East along said centerline, 251.65 feet; thence South 81 degrees 26 minutes 18 seconds East along said centerline, 182.62 feet; thence South 78 degrees 41 minutes 41 seconds East along said centerline, 140.84 feet; thence South 75 degrees 13 minutes 21 seconds East along said centerline, 370.32 feet; thence South 77 degrees 28 minutes 11 seconds East along said centerline, 305.07 feet; thence South 62 degrees 53 minutes 15 seconds East along said centerline, 104.40 feet; thence South 87 degrees 20 minutes 17 seconds East along said centerline, 578.66 feet; thence South 87 degrees 27 minutes 51 seconds East along said centerline, 482.33 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 13 seconds West), 260.03 feet to the Place of Beginning, in McHenry County, Illinois.

PARCEL 2

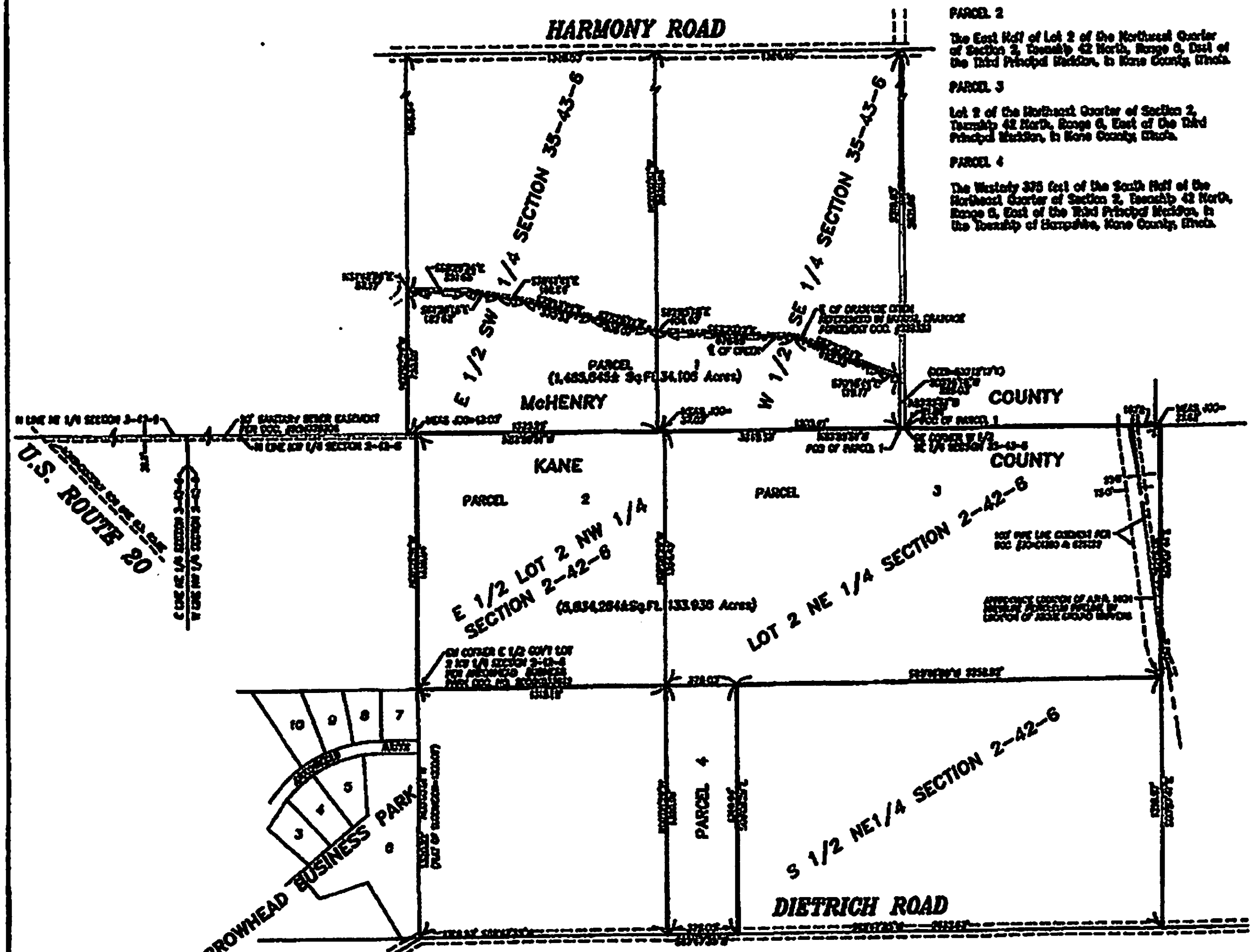
The East Half of Lot 2 of the Northwest Quarter of Section 2, Township 42 North, Range 6, East of the Third Principal Meridian, in Kane County, Illinois.

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 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.



MCHENRY COUNTY AREA= 1,485,643± 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

CERTIFICATE REVISED - 7/7/04 APG
EASEMENTS ADDED PER TITLE COMMITMENT - 6/21/04 APG
EASEMENTS ADDED PER TITLE COMMITMENT - 6/23/04 APG

GRAPHIC SCALE

(IN FEET)
1 inch = 400 ft.

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

Certified to:
1) Daniel Light
2) US Trust
3) L.B. Anderson & Co., Inc.
4) Light Trust
5) Ticor 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. 184-00[illegible]

By: ______________________
Illinois Professional Land Surveyor No. [illegible]

SURVEYOR'S NOTES

1) The utility easements shown hereon have been provided by Ticor Title Insurance Company, Commitment policy #[illegible] dated April 22, 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.

CLIENT: ALAN LUDWIG

Kane-DuPage Soil & Water Conservation District

LAND USE OPINION

22-114

January 20, 2023

Prepared for:
Kane County and the Village of Hampshire

Petitioner:
LB Anderson
104 South Wynstone Drive
North Barrington, IL 60010

PURPOSE AND INTENT

This Land Use Opinion report and Natural Resources Inventory intend to present the most current natural resource information available for a parcel, lot, or tract of land in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other, especially in regards to a proposed change to that parcel of land. This information comes from standardized data, investigations of the parcel, and other information furnished by the petitioner. **This report must be read in its entirety**, so that the relationship between natural resource factors and the proposed land use can be fully understood.

This report presents natural resource information to owners, land-managers, officials of local governing bodies, and other decision makers concerning the parcel. Decisions concerning variations, amendments, or relief of local zoning ordinances may reference this report. Also, decisions concerning the future of a proposed subdivision of vacant or agricultural lands, and the subsequent development of these lands may reference this report. This report is a requirement under the State of Illinois Soil and Water Conservation District Act contained in ILCS 70, 405/1 ET seq.

This report provides the best available natural resource information for the parcel and when used properly, will provide the basis for good land use change decisions and proper development while protecting the natural resource base of the county. However, because of the variability of nature, and because of the limitations of map scale and the precision of natural resource maps (which includes the property boundaries represented for the parcel), this report does not reflect precise natural resource information at specific locations within the parcel. On-site investigations, soil evaluations, and engineering studies should be conducted as necessary, for point-specific information.

The opinions and ratings given in this report are based on the review of natural resource maps and literature, and are the opinions of the Kane-DuPage Soil and Water Conservation District. The opinions are not meant as a recommendation for the success, nor the failure of, the proposed use of this parcel.

This report should alert the reader to the capabilities of the parcel and to the possible issues that may occur if the properties and characteristics of the land are ignored. Please direct technical questions about information supplied in this report to:

Kane-DuPage Soil & Water Conservation District
2315 Dean Street, Suite 100
St. Charles, IL 60175
Phone: (630) 584-7960 x3

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PARCEL LOCATION

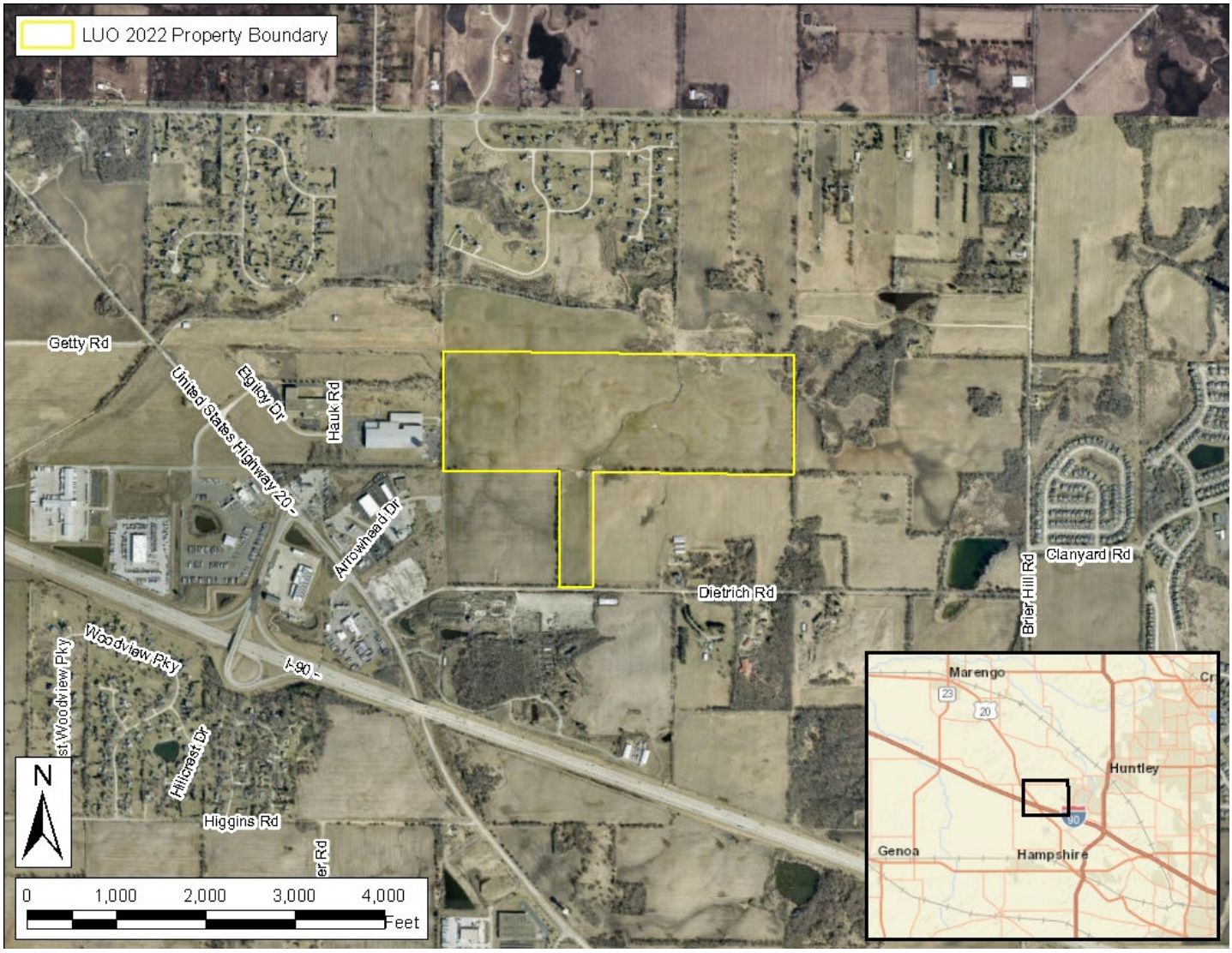

Figure 1: Plat Map with aerial background and parcel boundary

This site is in **Hampshire Township**. The public land survey system identifies the site in **Section 2 in Township 42 North and Range 6 East.** The site is parcel #01-02-200-001, 002, & 004 located **north of Dietrich Rd and Coral Rd in Hampshire**.

LAND COVER IN THE EARLY 1800'S

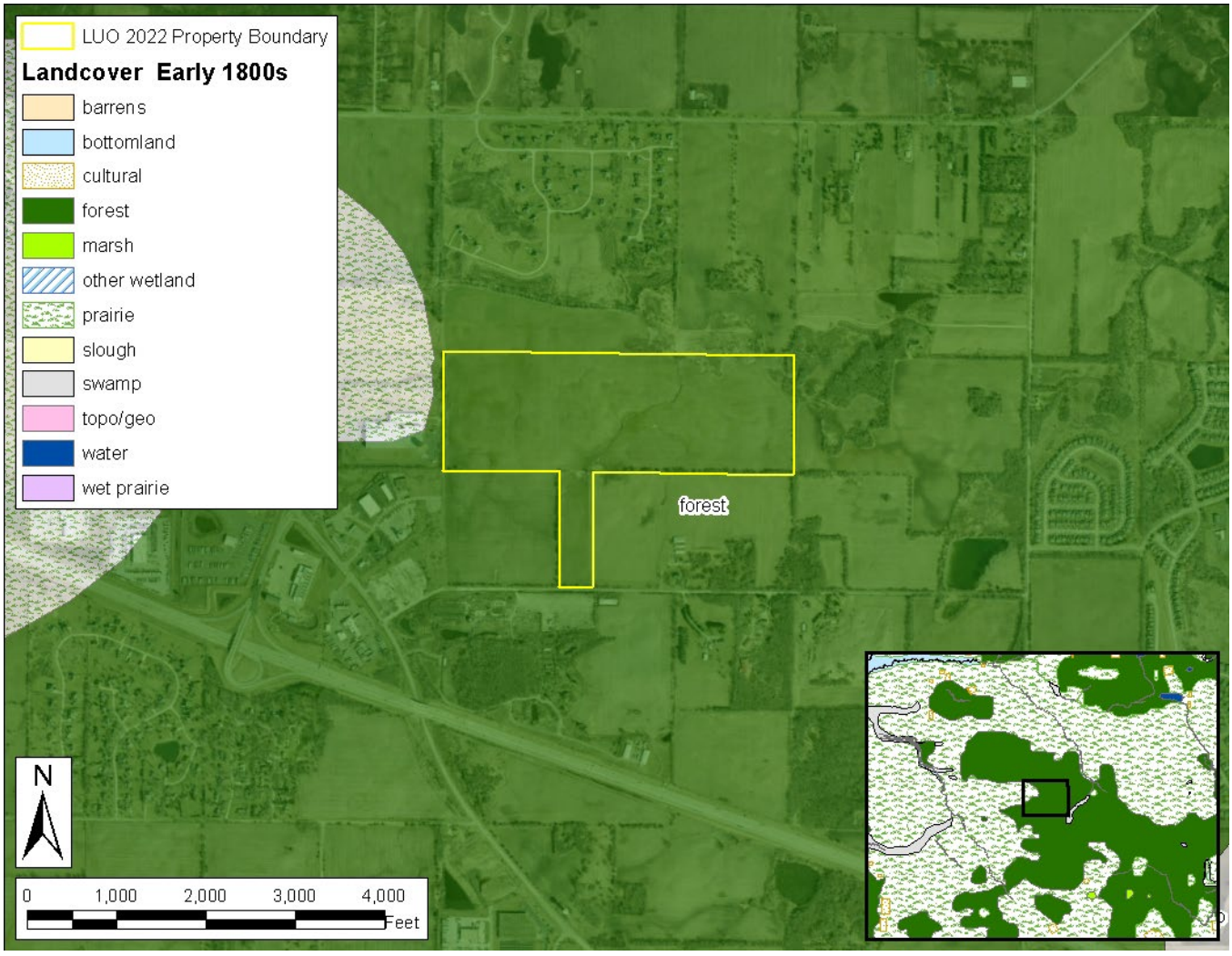

Figure 2: Land Cover of Illinois in the Early 1800's

The public land survey system represents one of the earliest detailed maps for Illinois. The surveys began in 1804 and were largely completed by 1843. The surveyors recorded the land cover and natural resource areas as they worked across the state. These plat maps and field notebooks contain a wealth of information about what the landscape was like before large numbers of settlers came into the state and began modifying the land.

Much of the landscape of Illinois in the early 1800's consisted of two different natural resource areas; prairie and forest. The forest category includes woodlands and savannas, typical of northeastern Illinois. Prairie and forest ecosystems are extremely valuable resources for many reasons. These areas:

- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities
- improve soil health and reduce soil loss
- improve air and water quality

The original 42 categories of natural resource areas were later simplified to 12 categories; barrens, bottomland, cultural (farms), forest, marsh, other wetlands, prairie, slough, swamp, special geographic features, wet prairie, and water. The maps do not represent exact site conditions, but represent the observations of individual surveyors as they crossed through the area.

This site is recorded as forest land cover on the early 1800's map. The Kane-DuPage Soil & Water Conservation District recommends preserving as much of the natural character of the site as possible, using native plants for landscaping, and removing and controlling invasive species.

GREEN INFRASTRUCTURE

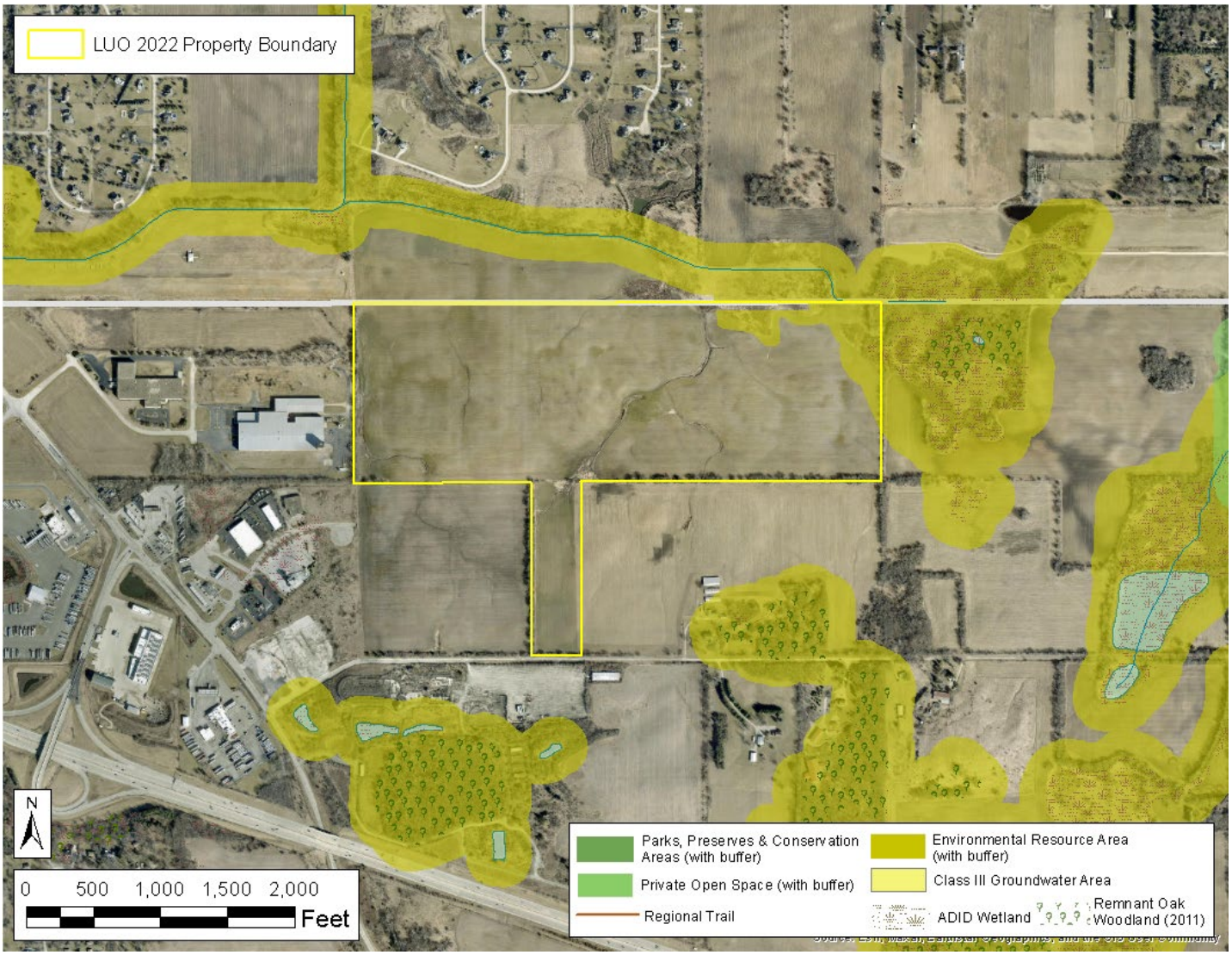

Figure 3: Kane County 2040 Green Infrastructure Plan site map

Green infrastructure is an interconnected system of natural areas and open spaces including woodlands, wetlands, trails, and parks, which are protected and managed for the ecological values and functions they provide to people and wildlife. The Kane County Green Infrastructure Plan includes analysis of existing natural resources in the county and recommend-ations for green infrastructure priorities and approaches. The goal is to lay the ground-work for green infrastructure planning and projects at the regional, community, neighborhood, and site level, (from the "Kane County 2040 Green Infrastructure Plan").

The benefits of green infrastructure include:

- Preservation of habitat and diversity
- Water and soil conservation
- Flood storage and protection
- Improved public health
- Encourage local food production
- Economic benefits
- Mitigation and adaptation for climate change

This site includes one or more of the following priority areas in the "Kane County 2040 Green Infrastructure Plan": ADID wetlands, and environmental resource area.

NATIONAL WETLAND INVENTORY (NWI)

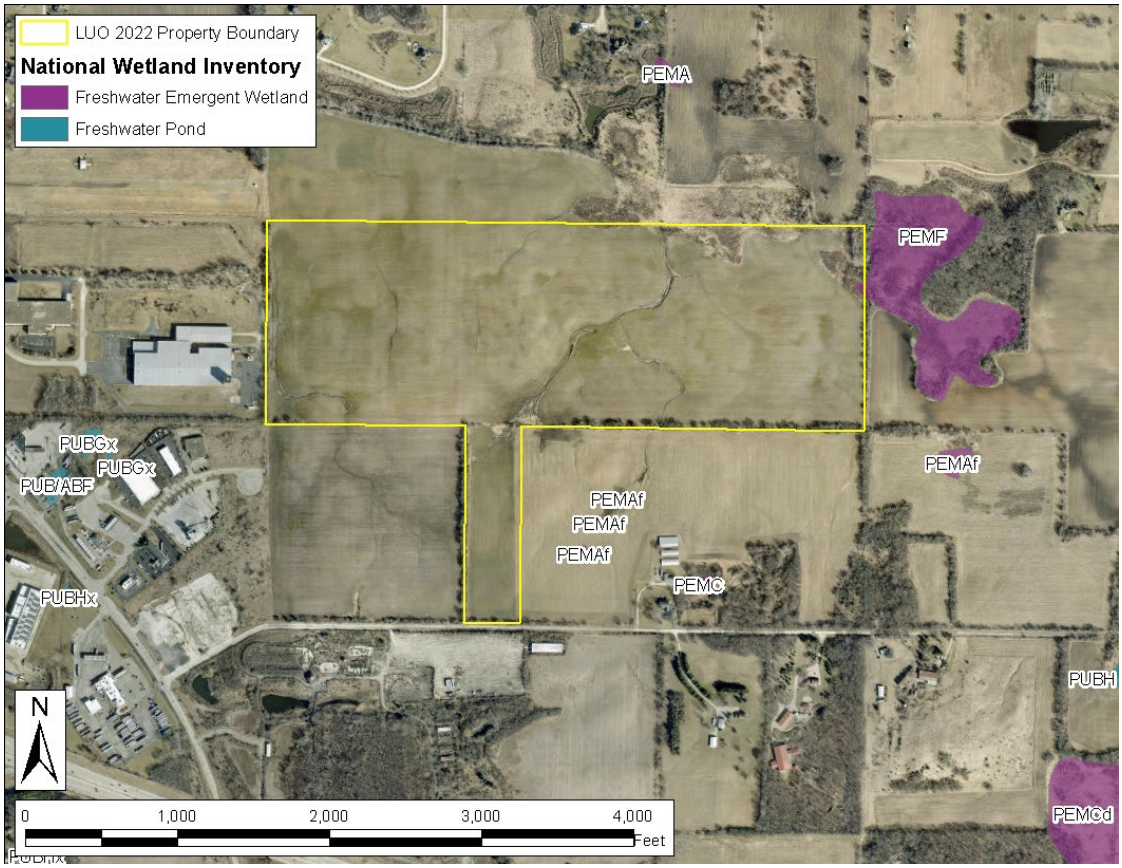

Figure 4: National Wetland Inventory (NWI) Map

The National Wetland Inventory (NWI), conducted by the U.S. Fish and Wildlife Service, identifies significant wetlands throughout the country. All U.S. federal agencies define wetlands as follows, "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." Other common wetlands located in this part of Illinois are fens, wet meadows, seasonally saturated soils, and farmed wetlands.

Wetlands are protected and regulated by federal, state, and local laws, without regard to size. Wetlands are valuable, productive, and diverse ecological systems and provide multiple benefits, including:

- controlling flooding by slowing the release of excess water downstream or through the soil,
- cleansing water by filtering out sediment and pollutants,
- functioning as recharge areas for groundwater,
- providing essential breeding, rearing, and feeding habitat for many species of wildlife.

The National Wetland Inventory identifies wetlands on and adjacent to this site. These wetlands include: PEMF – Palustrine Emergent Semi-Permanently Flooded. Although the NWI is very thorough, it is not a complete inventory of all possible wetlands. Other regulated wetlands may also be present.

The KDSWCD recommends contacting the U.S. Army Corps of Engineers and the Kane County Division of Environmental and Water Resources before commencing any construction activities that may impact wet areas or floodplains. Please see the Regulatory Agencies page near the end of the report for wetland regulation information.

ADVANCED IDENTIFICATION OF WETLANDS (ADID)

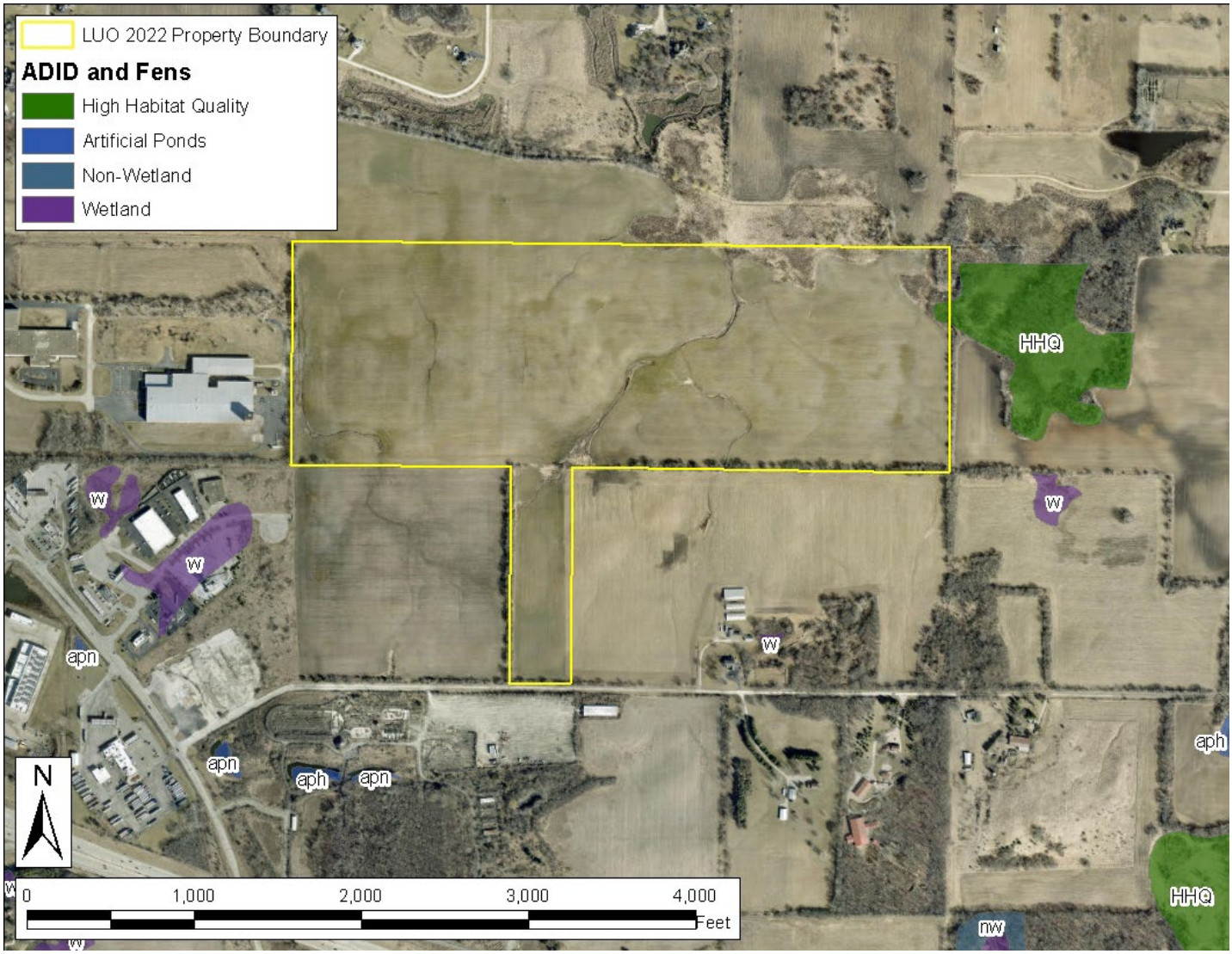

Figure 5: Advanced Identification of Wetlands (ADID), Kane County

Released in August of 2004, the Kane County Advanced Identification of Wetlands (ADID) study was a cooperative effort between federal, state, and local agencies to identify the location and quality of the wetlands of Kane County and to develop wetland protection strategies. ADID studies are a U.S. Environmental Protection Agency program to provide improved awareness of the locations, functions, and values of wetlands and other waters of the United States. This information can be used by federal, state, and local government to aid in zoning, permitting, and land acquisition decisions. In addition, the information can provide data to agencies, landowners, and private citizens interested in restoration or protection of aquatic sites and resources. For more detailed information regarding wetlands in Kane County, please refer to the Advanced Identification of Wetlands (ADID) study at:

http://dewprojects.countyofkane.org/adid/

A review of the Kane County ADID map revealed that ADID wetlands were identified on this site. This wetland has been designated as having a high habitat quality.

WETLAND PHOTOS

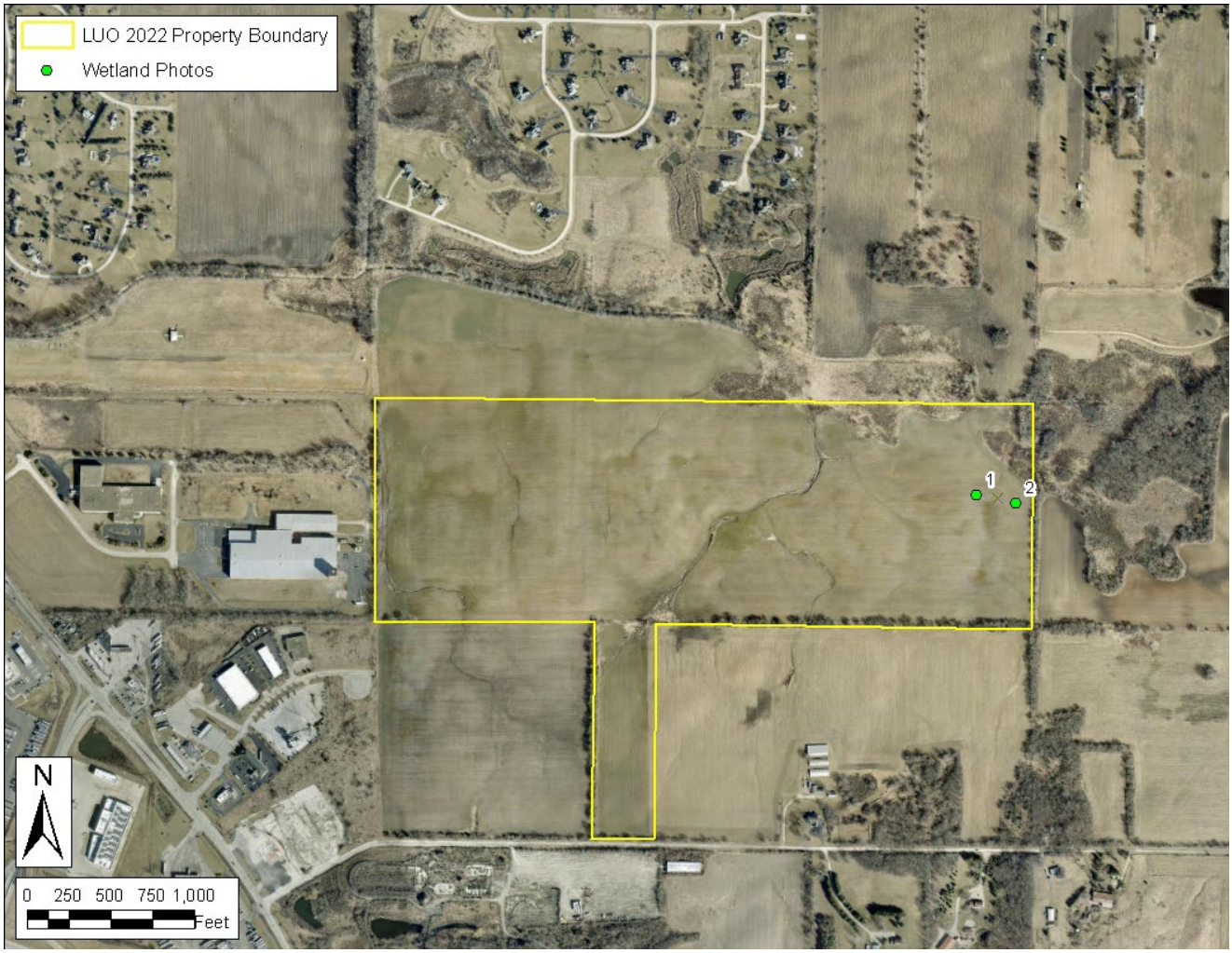

Figure 6: Wetland photos

Photo 1: Facing northeast

Photo 2: Facing east

FLOODPLAINS

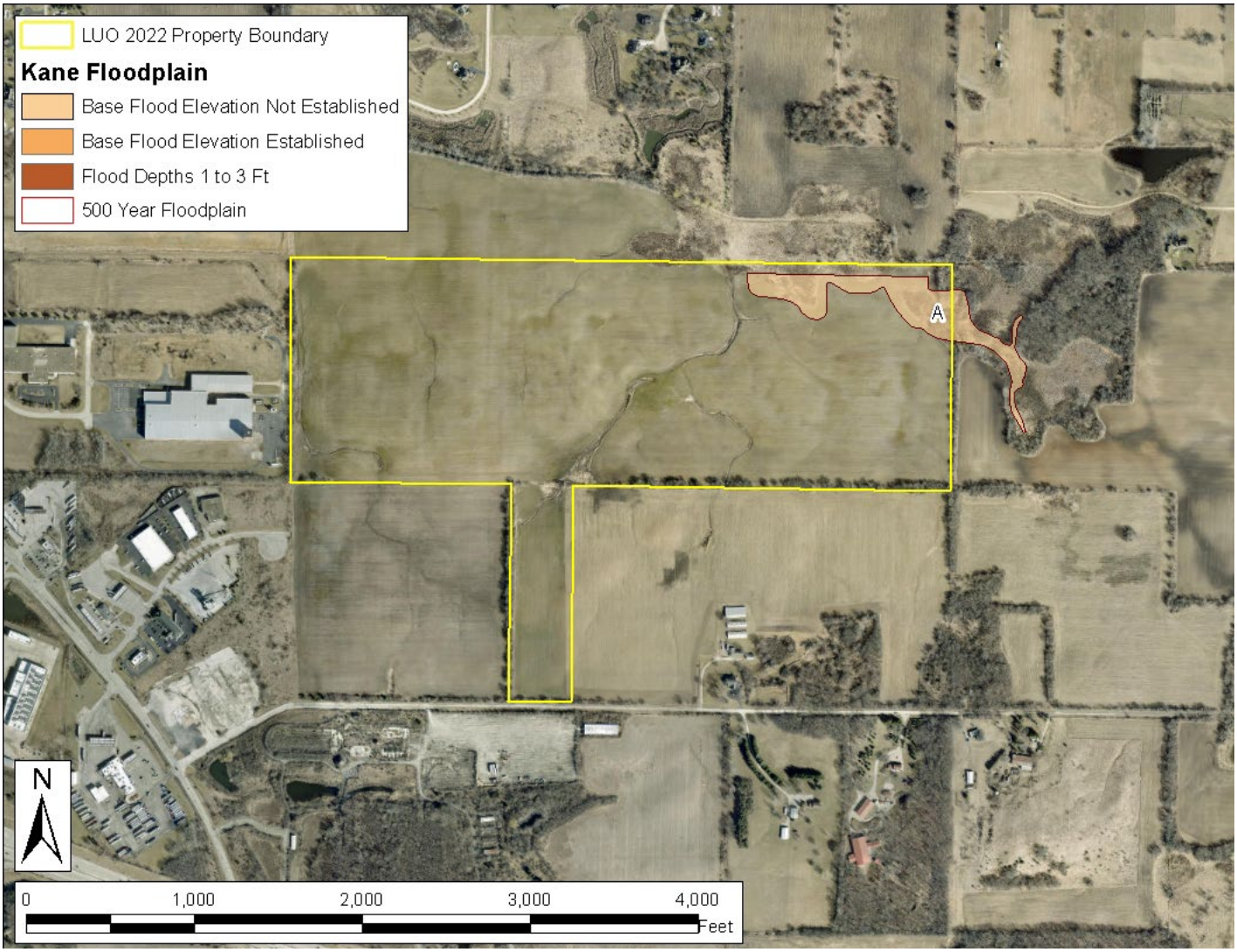

Figure 7: Floodplain map - Federal Emergency Management Agency (FEMA)

Undeveloped floodplains provide many natural resources and functions of considerable economic, social, and environmental value. Floodplains often contain wetlands and other important ecological areas as part of a total functioning system that impacts directly on the quality of the local environment.

Here are a few of the benefits and functions of floodplains:

- natural flood storage and erosion control,
- water quality maintenance,
- groundwater recharge,
- nutrient filtration,
- biological productivity/wildlife habitat,
- recreational opportunities/aesthetic value.

Also, development in a floodplain has a hazardous risk of damage by high flood waters and stream overflow. For this reason, floodplains are generally unsuited to most development and structures.

According to the FEMA Flood Insurance Rate Map, **approximately 4 percent** of this site is within the boundaries of a 100-year floodplain. Any development in the floodplain, other than restoration efforts, is generally unsuited and hazardous and will impede the beneficial functions of the floodplain. See the Regulatory Agencies page near the end of this report for information regarding floodplain regulations.

WATERSHEDS AND STREAMS

Watersheds are areas of land that eventually drain into a river or stream. Everyone lives in a watershed, no matter if a river or stream is nearby. Watersheds may be named according to its major river or stream. Watersheds, such as the Mississippi River watershed, may be extremely large, encompassing multiple states. Watersheds may also be subdivided into smaller units. Some very small watersheds may not contain a named stream. However, the water that drains from that watershed eventually reaches a stream or river. Watersheds may also be referred to as hydrologic units (HU) and may be identified by a number.

Kane County has been subdivided into three watersheds by federal and state agencies, based upon the drainage area of local rivers: the Kishwaukee River watershed in the northwest; a small portion of the Des Plaines River watershed, along the border with DuPage County; and the Fox River watershed, which occupies the central portion of the county. The Kishwaukee River watershed is part of the Rock River watershed and the Des Plaines River and Fox River watersheds are part of the Illinois River watershed. Both the Rock River and Illinois River are part of the greater Mississippi River watershed. These watersheds have been subdivided into smaller local watersheds for planning.

Local watershed management planning is an important effort that involves citizens of a watershed in the protection of their local water resources. Water quality is a reflection of its watershed.

Common Watershed Goals:

- Protect and restore natural resources
- Improve water quality
- Reduce flood damage
- Enhance and restore stream health
- Guide new development to benefit watershed goals
- Preserve and develop green infrastructure
- Enhance education and stewardship

There are many watershed plans that have already been developed in DuPage County. Please follow the link below to the DuPage County Stormwater Management Watershed Plans.

https://www.dupageco.org/EDP/Stormwater_Management/6597/

Rivers and Streams are necessary components of successfully functioning ecosystems. It is important to protect the beneficial functions and integrity of our local streams and rivers. Development near stream systems has the potential to increase flooding, especially in urban areas where there is a lot of impervious surface and a greater amount of stormwater runoff. Pollution is also an issue for stream systems in urban and rural areas. It is rare for any surface waters to be impacted by only one source of pollution. With few exceptions, every land-use activity is a potential source of nonpoint source water pollution (IEPA Nonpoint Source Pollution).

The Illinois Environmental Protection Agency (IEPA) provides the following in regards to nonpoint source pollution, “Nonpoint source pollution (NPS) occurs when runoff from rain and snowmelt carries pollutants into waterways such as rivers, streams, lakes, wetlands, and even groundwater. Examples of or sources of NPS pollution in Illinois include runoff from farm fields, livestock facilities, construction sites, lawns and gardens, city streets and parking lots, surface coal mines, and forestry. The major sources of NPS pollution in Illinois are agriculture, urban runoff, and habitat modification.”

Nutrient management is of vital importance to the health of our rivers and streams. Nutrient load in our local streams and rivers has contributed to the Gulf of Mexico hypoxia, or a “dead zone” located where the Mississippi River meets the Gulf of Mexico. This dead zone has little to no biological activity. Yearly averages indicate the dead zone to be greater than 5,000 square miles in size. Illinois was required and has introduced a plan to reduce nutrient loss from point source pollution sources, such as wastewater treatment plants and industrial wastewater, as well as nonpoint pollution sources. Read Illinois’s Plan for reducing nutrient loss here:

https://www2.illinois.gov/epa/topics/water-quality/watershed-management/excess-nutrients/Pages/nutrient-loss-reduction-strategy.aspx

AQUIFER SENSITIVITY

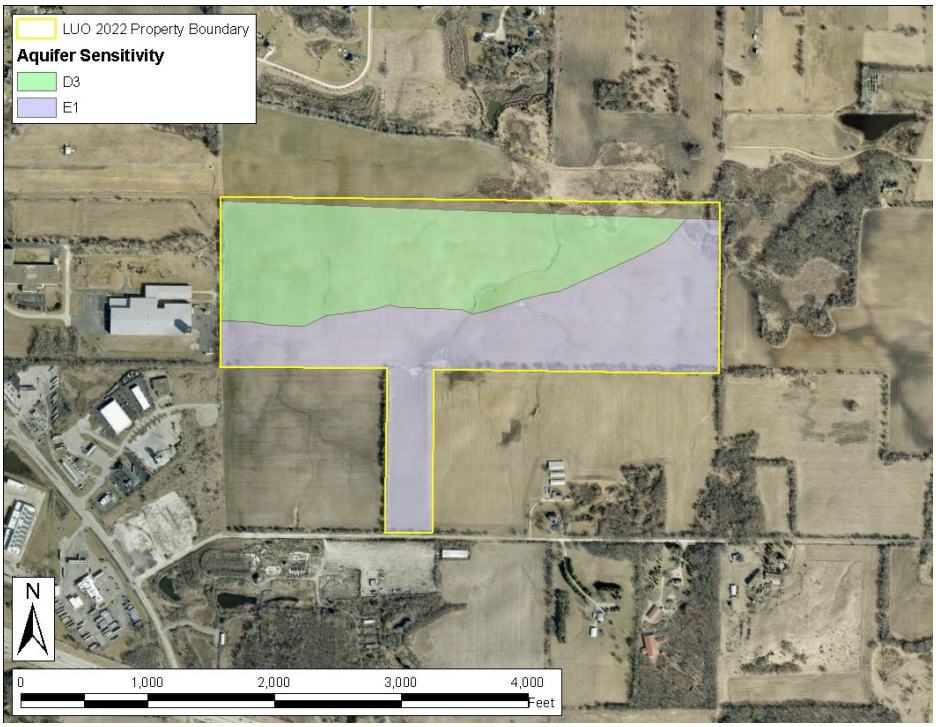

Figure 8: Aquifer Sensitivity to Contamination map

The map of Aquifer Sensitivity to Contamination is a representation of the potential vulnerability of aquifers (underground water sources) to contamination from pollutants at or near the surface of the ground. The U.S. Environmental Protection Agency (US EPA) defines aquifer sensitivity contamination potential as "a measure of the ease with which a contaminant applied on or near the land surface can migrate to an aquifer."

Aquifers function as a storage area for groundwater, which makes them a valuable source of fresh water. Groundwater accounts for a considerable percentage of the drinking water in Kane County. The chart below shows the aquifer sensitivity classifications. **This site is classified as having a moderately low potential for contamination.**

A1	Aquifers are greater than 50ft thick and within 5ft of the surface	**C1**	Aquifers are greater than 50ft thick and between 20 and 50ft below the surface
A2	Aquifers are greater than 50ft thick and between 5 and 20ft below the surface	**C2**	Aquifers are between 20 and 50ft thick and between 20 and 50ft below the surface
A3	Aquifers are between 20 and 50ft thick and within 5ft of the surface	**C3**	Sand and gravel aquifers are between 5 and 20ft thick, or high- permeability bedrock aquifers are between 15 and 20ft thick, both between 20 and 50ft below the surface
A4	Aquifers are between 20 and 50ft thick and between 5 and 20 feet below the surface	**D1**	Aquifers are greater than 50ft thick and between 20 and 50 ft below the surface
B1	Sand and gravel aquifers are between 5 and 20ft thick, or high-permeability bedrock aquifers are between 15 and 20ft thick, both within 5ft of the surface	**D2**	Aquifers are between 20 and 50ft thick and between 50 and 100ft below the surface
B2	Sand and gravel aquifers are between 5 and 20ft thick, or high-permeability bedrock aquifers are between 15 and 20ft thick, both between 5 and 20ft below the surface	**D3**	Sand and gravel aquifers are between 5 and 20ft thick, or high- permeability bedrock aquifers are between 15 and 20ft thick, both between 50 and 100ft below the surface
E1	Sand and gravel or high-permeability bedrock aquifers are not present within 100 ft of the land surface		

A = High Potential, B = Moderately High Potential, C=Moderate Potential, D = Moderately Low Potential, E = Low Potential

TOPOGRAPHY AND OVERLAND FLOW

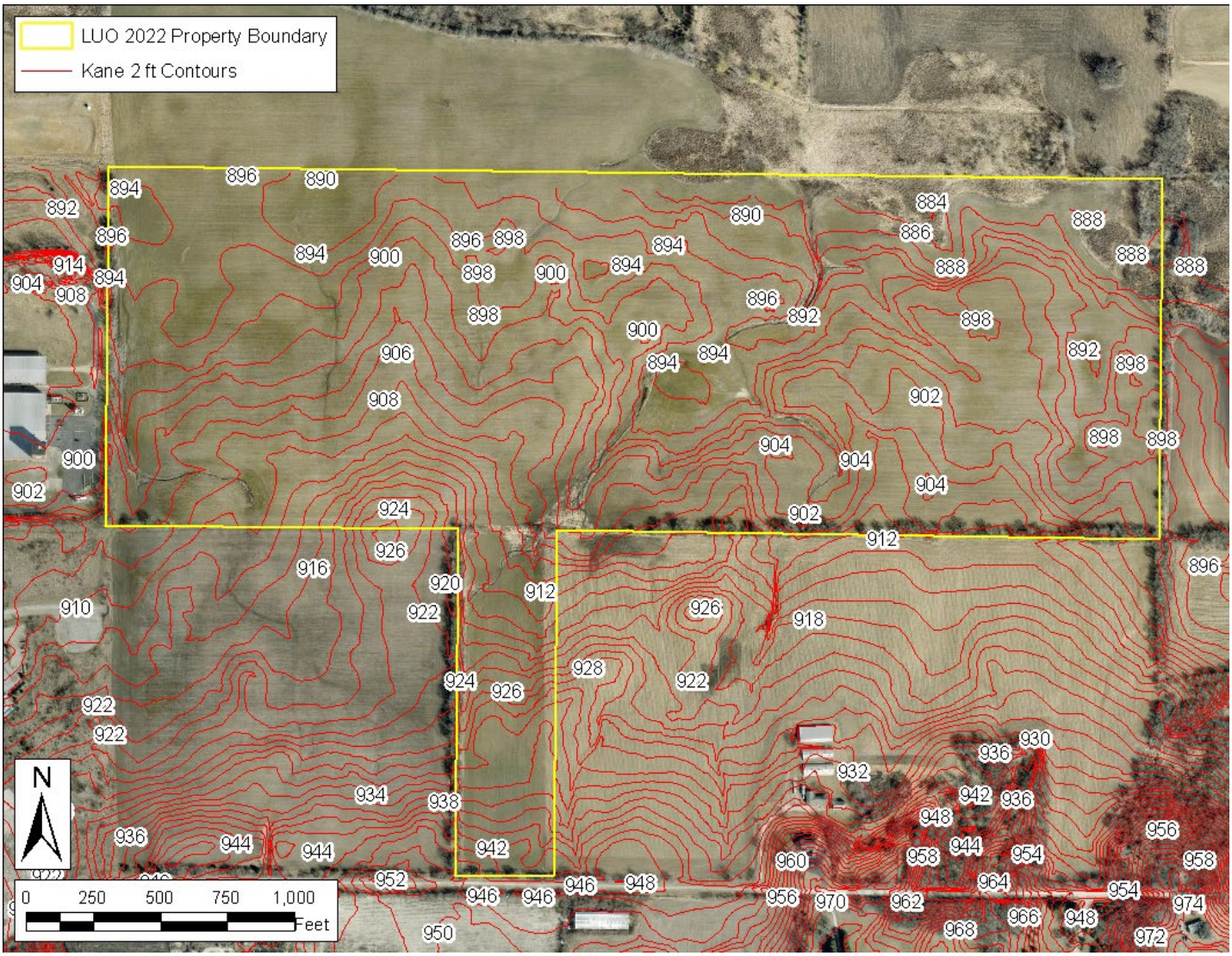

Figure 9: Topographic map showing contour lines

Topographic maps (contour maps) give information on the elevation of the land, which is important to determine slope steepness, natural water flow paths, and watershed information. The natural water flow path can determine where water leaves a property and where it may impact surrounding natural resources. Slope, along with soil erodibility factors, affect the potential of soil erosion on a site. Contour maps can also help determine the areas of potential flooding. It is important to consider the direction of water flow and erosion potential on all construction sites. Areas where water leaves the site should be monitored for sediment and other pollutants, which could contaminate downstream waters.

The map above shows contour lines with 2 feet elevation distance between each line. The high point of this property is in the southeastern portion of the site at an elevation of approximately 946 feet above sea level. The property generally drains to the northwest via overland flow. The lowest elevation on the property is approximately 884 feet above sea level.

Please Note: This site's actual topography does not match the map. The site has been materially altered after the topological map information was gathered and produced.

STORMWATER MANAGEMENT

Managing stormwater and stormwater runoff is critical for all development. Stormwater runoff from a site usually increases as a result of soil compaction, more impervious surfaces, loss of vegetation, and soil degradation during construction activities. Increased runoff causes downstream flooding, soil erosion, sedimentation, and pollution of surface waters. The KDSWCD recommends the use of onsite stormwater management strategies whenever possible. These strategies include: stormwater retention and detention basins; bioswales, raingardens, and the use of natural depressions and vegetated swales; deep-rooted native plants; permeable pavers or permeable asphalt. Combinations of these and other practices may be able to retain stormwater onsite. The Illinois Environmental Protection Agency (IEPA) now recommends that stormwater pollution prevention plans include post-construction stormwater management to keep as much stormwater on the site, as possible.

Site assessment with soil testing should help to determine what stormwater management practices are best for your site. Insufficient stormwater management has the potential to cause or aggravate flooding conditions on surrounding properties, or elsewhere in the watershed. Please refer to the Kane County Stormwater Ordinance for stormwater requirements and minimum standards.

https://www.countyofkane.org/FDER/Pages/environmentalResources/waterResources.aspx

SOIL EROSION

Soil erosion is the degradation of soil, mostly caused by the force of rain and the movement of water detaching soil particles and carrying the soil off the site. Factors that affect soil erosion are the slope of the land, the inherent properties of the soil, and the cover (or lack of cover) on the soil surface. Extra care must be taken to prevent or reduce soil erosion on construction sites containing highly erodible soils.

The potential for soil erosion during and after construction activities could have major impacts, both onsite and offsite. The erosion and resulting sedimentation may become a primary nonpoint source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, degrade water quality, and destroy aquatic ecosystems lower in the watershed. Soil erosion also increases the risk of flooding due to choking culverts, ditches, and storm sewers, and reduces the capacity of natural and man-made detention facilities.

Construction and development activities should include a soil erosion and sedimentation control plan. Erosion and sedimentation control measures include:

- staging the construction to minimize the amount of disturbed areas present at the same time,
- keeping the ground covered, either by mulch or vegetation, and
- keeping runoff velocities low.

Many construction sites are required to develop and follow a Stormwater Pollution Prevention Plan (SWPPP) in order to be in compliance with local, state, and federal laws regarding soil erosion and stormwater management. Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site. Special care must be taken to protect any wetlands, streams, and other sensitive areas.

Please refer to the Illinois Urban Manual for erosion and sediment control information and technical guidance when creating erosion and sediment control plans. The practice standards and standard drawings from the Illinois Urban Manual represent the minimum standard in Illinois. Contact the KDSWCD for assistance in preparing a stormwater pollution prevention plan.

HIGHLY ERODIBLE LAND (HEL)

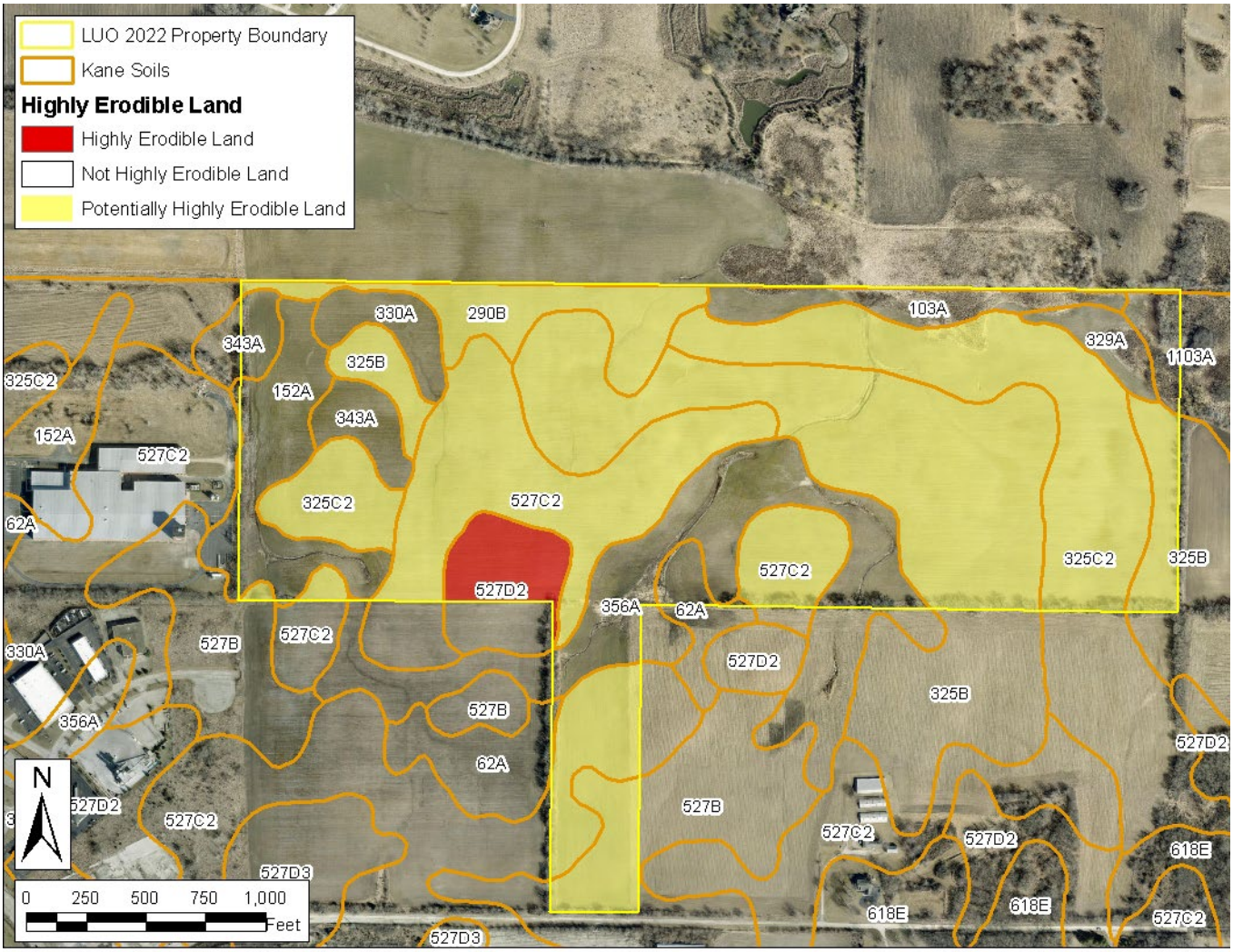

Figure 10: Highly Erodible Land map

Soils vary in their susceptibility to erosion. Highly erodible land (HEL) is land that can erode at excessive rates. Highly erodible land is generally sloping and contains soils that are susceptible to soil erosion by runoff and raindrop impact. The susceptibility to erosion and the highly erodible rating depend upon several factors and properties of the soil. Fine-textured soils high in clay have low erodibility values, because the soil particles are resistant to detachment. Coarse-textured soils, such as sandy soils also have low erodibility values because the water infiltrates and they have less runoff. Medium textured soils, such as loams, are moderately susceptible to detachment and they produce moderate runoff. Soils having a high silt content, like many soils in Kane County, are the most erodible of all soils. They are easily detached and they tend to crust and produce large amounts and rates of runoff.

Other factors that affect the erodibility of soils include the force of the rainfall, the steepness and length of the slope of the land, and the amount of organic matter in the surface soil layer.

Highly Erodible Land (HEL) contains soils that have been determined by the USDA Natural Resources Conservation Service to be highly erodible. The HEL determination uses a formula involving the properties previously described, to determine the Soil Erodibility Index. Soils that have a Soil Erodibility Index above a certain value are considered highly erodible or potentially highly erodible. **Soils on this site are considered Highly Erodible Land (HEL) and Potentially Highly Erodible Land (PHEL) by the NRCS.**

SOILS & SOIL INTERPRETATIONS

Soils are our foundation for life and most of what we do and need depend upon the soil. Soil is a dynamic ecosystem of living things; plants, animals, and microscopic organisms. Soil is also a substance composed of various minerals and organic matter, interfused with lots of pore spaces which help move and store air and water. Soils are formed over hundreds and thousands of years, taking about 500 years to form an inch of topsoil. Soil is formed by the influences of climate, organisms (plants and animals), topography, the material in which it is developing (parent material), and time. There are thousands of soil series in the world. In Illinois alone, there are over 600 different soil series. Each soil series is unique in its content and its behavior for a particular use.

The different soils across the U.S. have been mapped and identified by the USDA Natural Resources Conservation Service (NRCS) in a soil survey. The soil map of this area (Figure 12: Soil Survey) indicates different soil map units. Each soil map unit and corresponding symbol represent a phase of a soil series. Phases include slope, erosion, flooding frequency, etc. of each soil. Each soil and associated phase have strengths and limitations for a variety of land uses such as septic systems, buildings site development, local roads, and many other uses. **See the Soil Map Units Table in the Soil Survey section for the composition of soil map units of the site. See the Soil Interpretations section for the soil interpretations for the proposed use of the site.**

How the soil is managed as a resource, can be either beneficial or detrimental for the environment or for any particular use. It is difficult to change the inherent properties of the soil, such as the mineral composition or the amount of sand, silt, or clay in the soil. However, it is easy to compact the soil and erode the soil so much that many of the soil functions, such as water storage, infiltration, rooting medium, carbon storage, and soil health can all be compromised or destroyed. Management techniques to protect the integrity and functions of the soil include:

- limiting traffic on the site to reduce compaction of the soil surface
- keeping the soil covered as much as possible, with deep rooted grasses or with mulch or other erosion control practices
- disturbing only the areas necessary for the footprint of structures and reducing or eliminating mass grading of sites

Soils and Onsite Waste Disposal

Soils are often used for onsite waste disposal or underground septic systems to dispose of sewage, especially for individual homes that are not connected to a municipal sewage system. No interpretive rating is given in this report for on-site wastewater disposal (septic systems). The detail of the soil information in the soil survey is not precise enough to determine suitability for the small area required for a septic system. **A Certified Professional Soil Classifier, in cooperation with the county department of public health, must conduct a soil evaluation to determine the suitability of the parcel for on-site wastewater disposal (i.e. septic system), as required by the State of Illinois.**

Soil Interpretation Ratings

The soil interpretation (limitation) ratings are used mainly for engineering designs for proposed uses, such as dwellings with or without basements, local streets and roads, small commercial buildings, etc. The ratings given are based on NRCS national criteria and are defined and used as follows:

Not Limited – This limitation rating indicates that the soil properties are generally favorable for the specified use and that any limitations are minor and easily overcome.

Somewhat Limited - This rating indicates that the soil properties and site features are unfavorable for the specified use, but that the limitations are moderate and can be overcome or minimized with special planning and design.

Very Limited - This indicates that one or more soil properties have severe limitations and are very unfavorable and difficult to overcome. A major increase in construction effort, special designs, or intensive maintenance is required. These costly measures may not be feasible for some soils that are rated as Very Limited.

Contact the KDSWCD for questions concerning the soil and refer to the **Illinois Urban Manual** for best management practices to protect the soil resource.

SOIL SURVEY

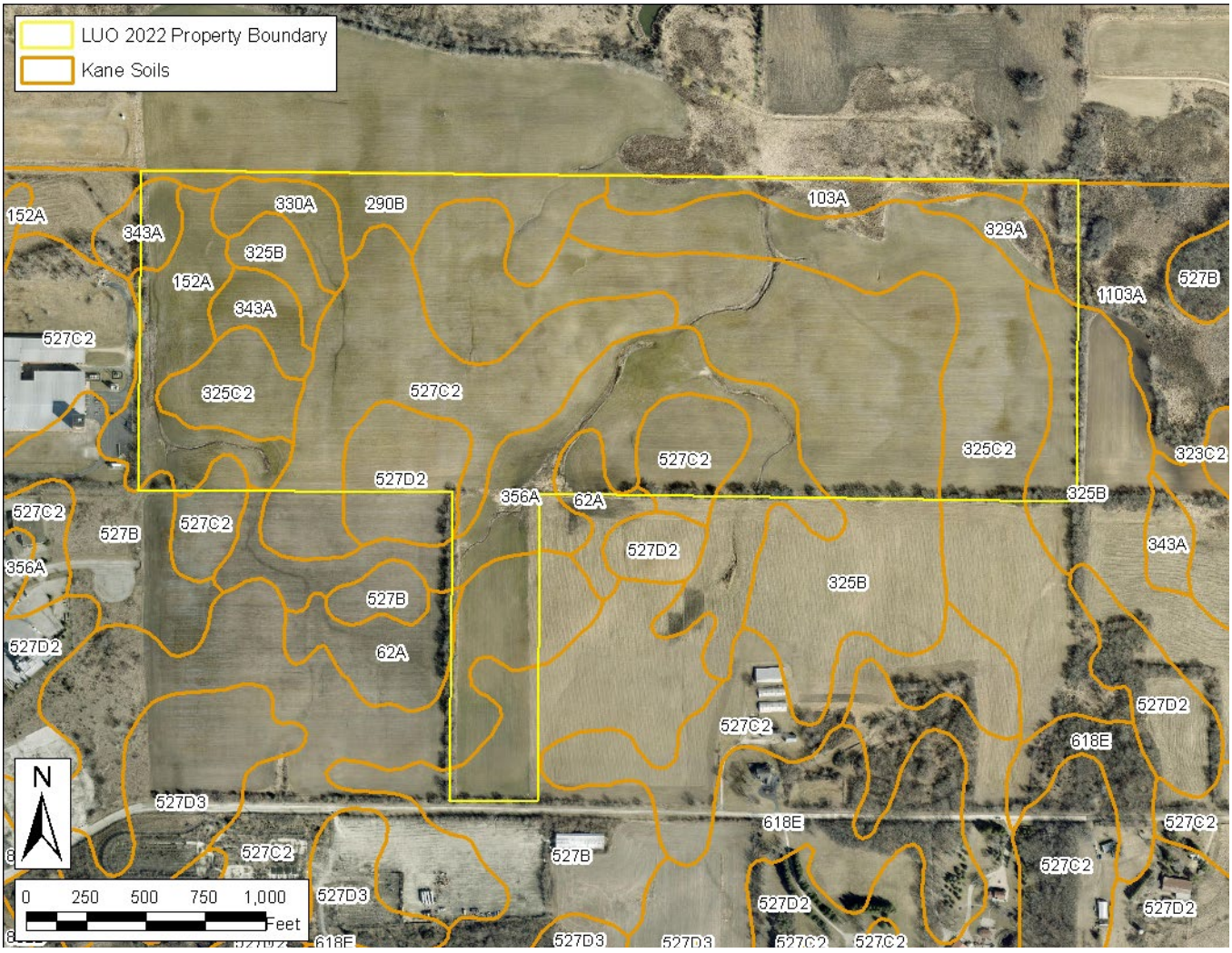

Figure 61: Soil Survey

The soil map unit symbol consists of a combination of numbers and letters which represent the interpretive phase of a soil series for an area of the landscape. Areas within the line of that symbol will have similar soil properties and interpretations.

The soil map in this report has been enlarged beyond the original scale. Enlargement of this map may cause misunderstanding of the accuracy and precision of the mapping. When enlarged, maps do not show the small areas of contrasting soil that could have been identified if the mapping was completed at a larger scale. The depicted soil boundaries and interpretations derived from the map units do not eliminate the need of onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus, this map and its interpretations are intended for planning purposes only.

The KDSWCD suggests to contact a certified professional soil classifier to conduct an onsite investigation for point-specific soil information to determine the capabilities and the limitations of the soil for a specific use.

SOIL MAP UNIT DESCRIPTIONS

The map units delineated on the detailed soil map in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in the report, along with the map, can be used to determine the composition and properties of a unit.

A map unit delineation of a soil map represents an area dominated by one or more major kinds of soil or miscellaneous area. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. The scale of the maps limits the detail that can be shown. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils. These minor components are inclusions within the named map unit.

LIST OF MAP UNITS

Table 1: Soil Map Units

SOIL MAP UNIT SYMBOL	PERCENT OF PARCEL	ACRES
62A – Herbert	2%	2.60
103A – Houghton Muck	7%	8.90
152A – Drummer	12%	15.92
290A – Warsaw	11%	14.34
325B – Dresden	12%	16.45
325C2 – Dresden	9%	12.47
329A – Will	3%	4.39
330A – Peotone	4%	6.01
343A – Kane	6%	7.82
356A – Elpaso	2%	2.46
527B – Kidami	6%	7.47
527C2 – Kidami	17%	21.94
527D2 – Kidami	6%	7.84
1103A – Houghton Muck	3%	3.49
	Total	**132.10**

All percentages and acreages are approximate.

62A Herbert silt loam, 0 to 2 percent slopes

103A Houghton Muck 0 to 2 percent slopes

152A Drummer silty clay loam, 0 to 2 percent slopes

290A Warsaw loam, 0 to 2 percent slopes

325B Dresden silt loam, 2 to 4 percent slopes

325C2 Dresden silt loam, 4 to 6 percent slopes, eroded

329A Will loam, 0 to 2 percent slopes

330A Peotone silty clay loam, 0 to 2 percent slopes

343A Kane silt loam, 0 to 2 percent slopes

356A Elpaso silty clay loam, 0 to 2 percent slopes

527B Kidami loam, 2 to 4 percent slopes

527C2 Kidami loam, 4 to 6 percent slopes, eroded

527D2 Kidami loam,6 to 12 percent slopes, severely eroded

1103A Houghton muck, 0 to 2 percent slopes, wet phase

SOIL INTERPRETATIONS – Small Commercial Buildings

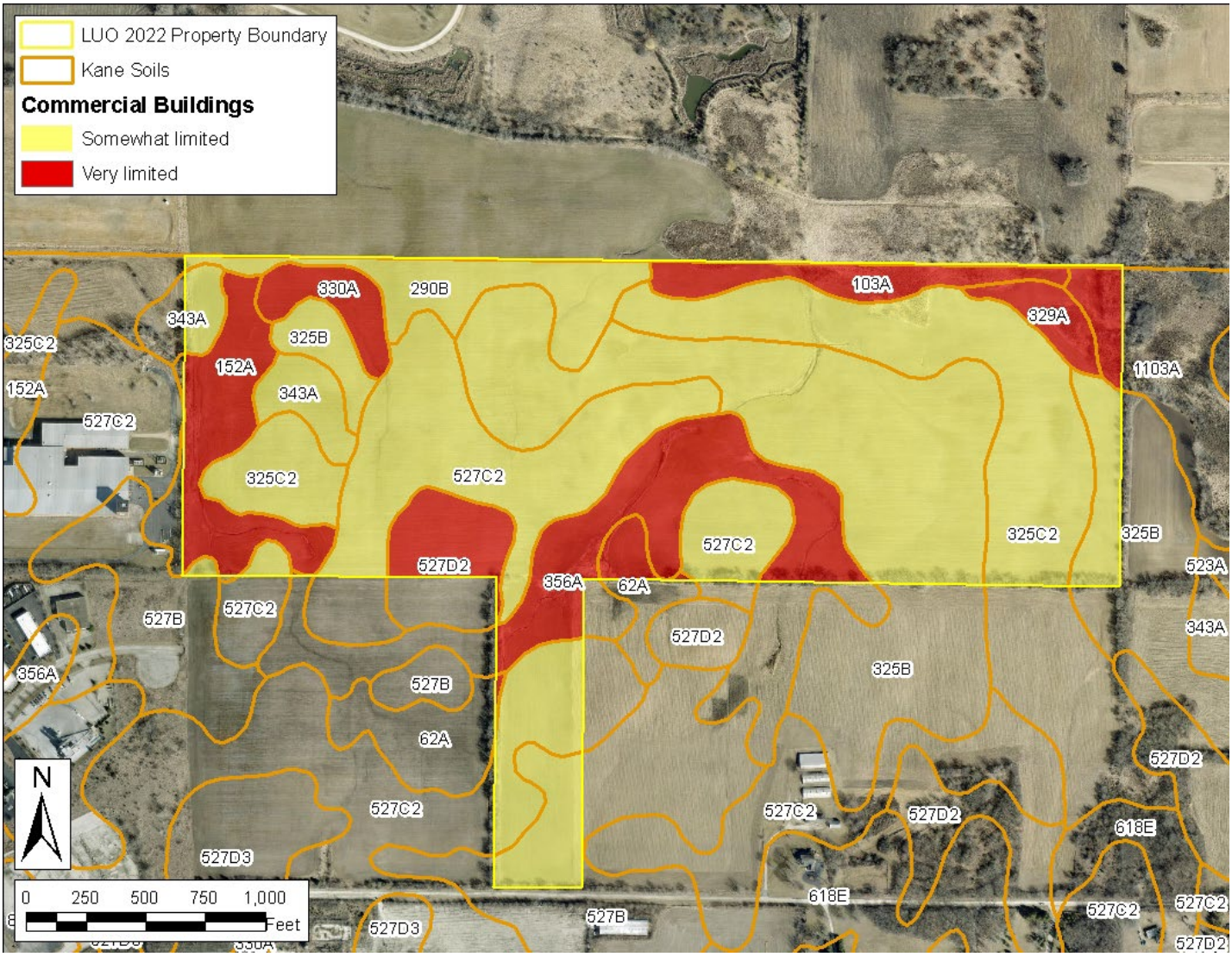

Figure 12: Soil Interpretations for Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at the depth of maximum frost penetration.

The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to water table, ponding, flooding, subsidence, linear extensibility, and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock, hardness of bedrock, and the amount and size of rock fragments. **The high-water table is often a limiting factor in Kane County.**

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding **Soils Section** for more information concerning soil limitations.

SOIL INTERPRETATIONS – Shallow Excavations

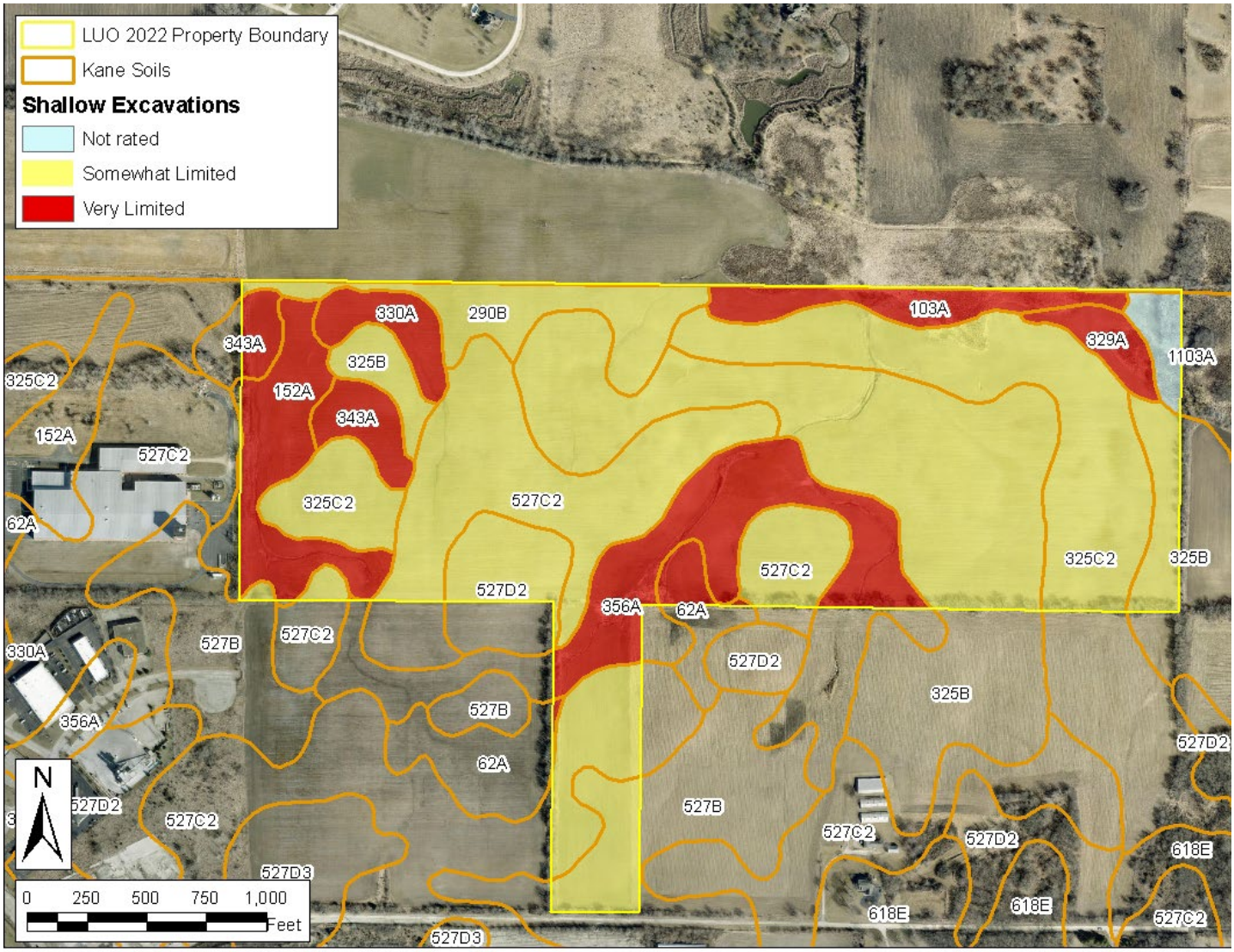

Figure 13: Soil Interpretations for Shallow Excavations

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock, hardness of bedrock, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high-water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing. **The high-water table is often a limiting factor in Kane County.**

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding **Soils Section** for more information concerning soil limitations.

SOIL INTERPRETATIONS – Local Roads and Streets

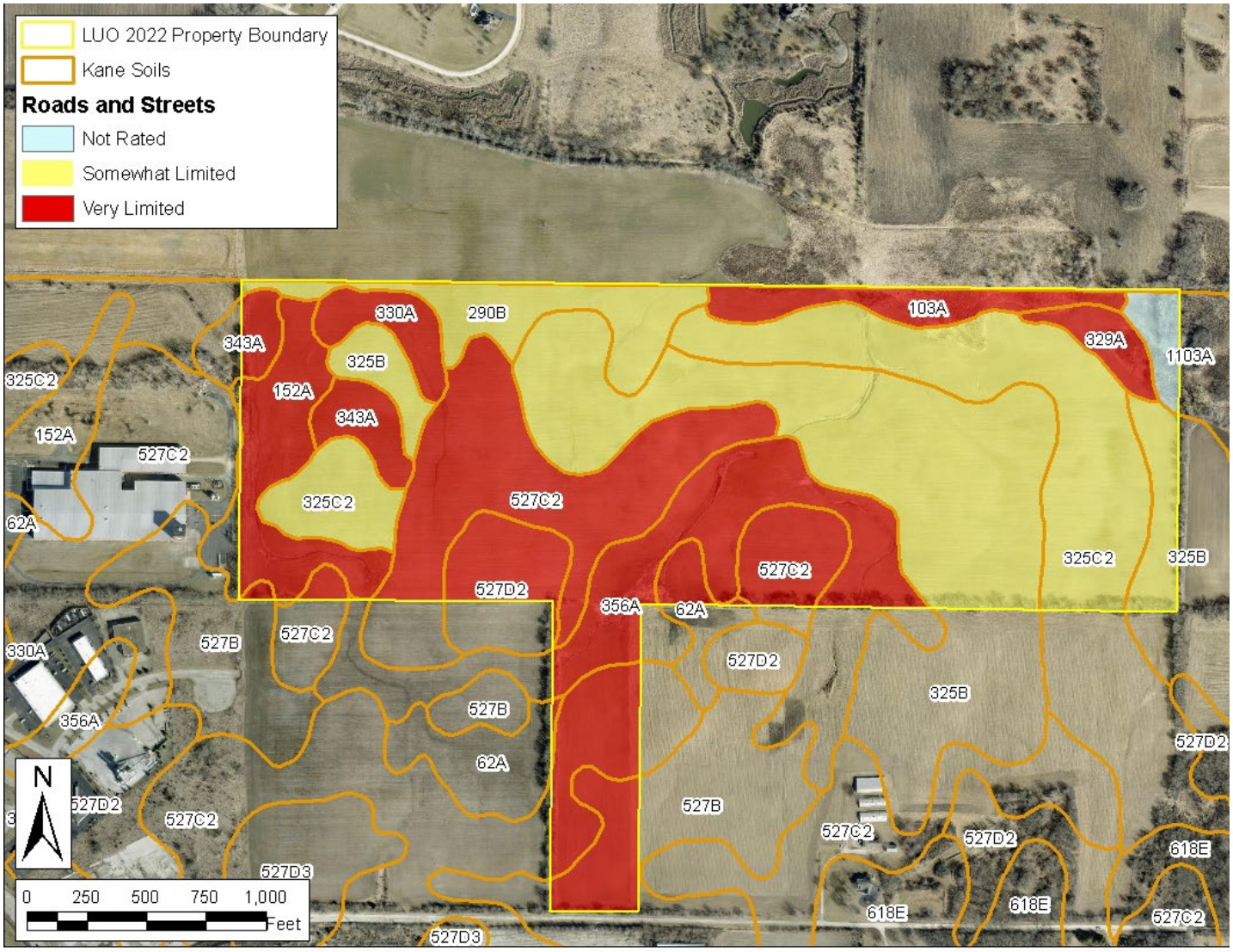

Figure 14: Soil Interpretations for Local Roads and Streets

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder.

The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding. **The high-water table is often a limiting factor in Kane County.**

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding **Soils Section** for more information concerning soil limitations.

SOIL INTERPRETATIONS – Lawns and Landscaping

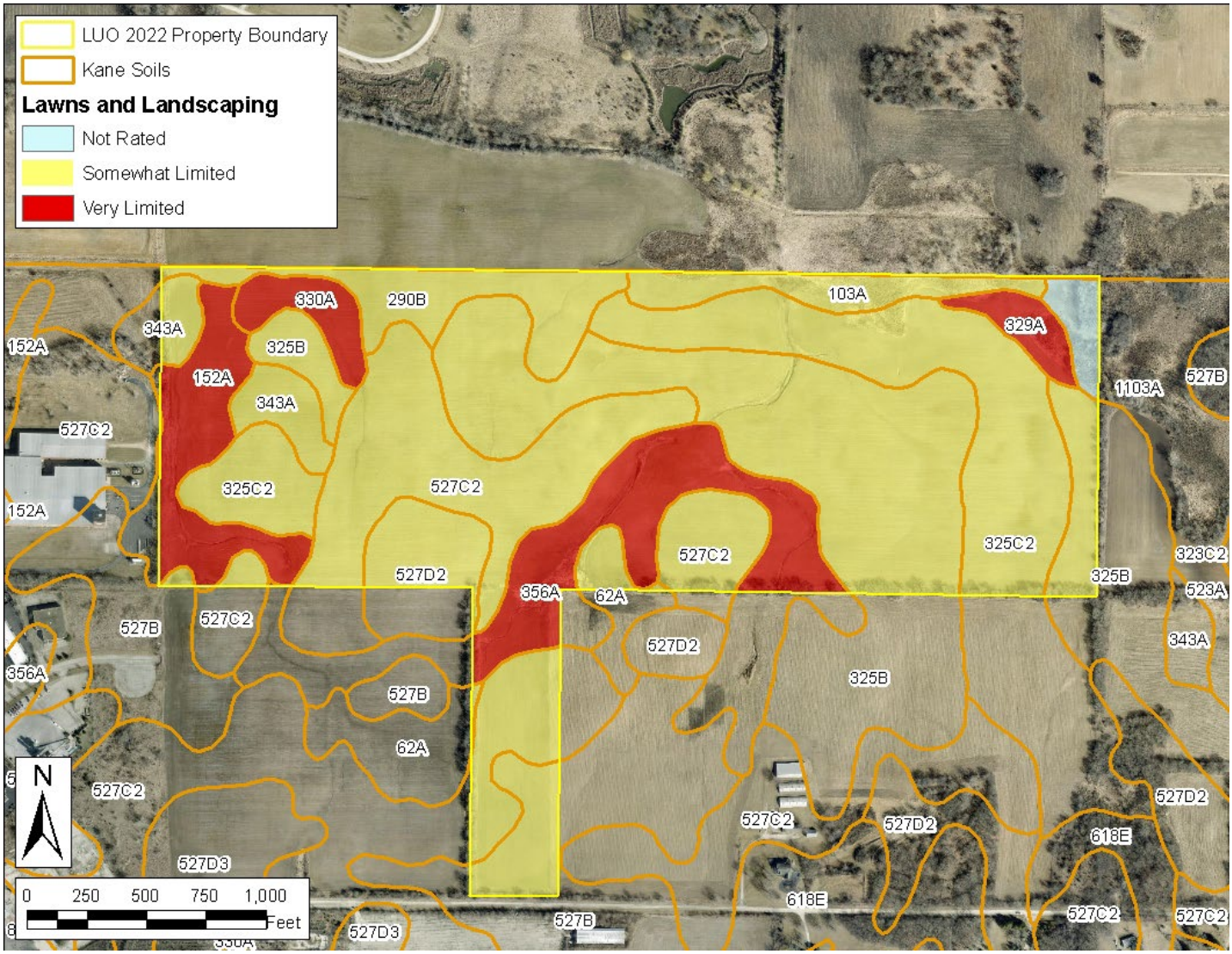

Figure 15: Soil Interpretations for Lawns and Landscaping

Lawns and landscaping require soils on which turf and ornamental trees and shrubs can be established and maintained. Irrigation is not considered in the ratings. The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established. The properties that affect plant growth are pH (acidic or alkaline conditions); depth to a water table; ponding; depth to bedrock; the available water capacity in the upper 40 inches; and the content of calcium carbonate. The properties that affect trafficability are flooding, depth to a water table, ponding, slope, stoniness, and the amount of sand, clay, or organic matter in the surface layer. **The high-water table is often a limiting factor in Kane County.**

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding **Soils Section** for more information concerning soil limitations.

WATER TABLE

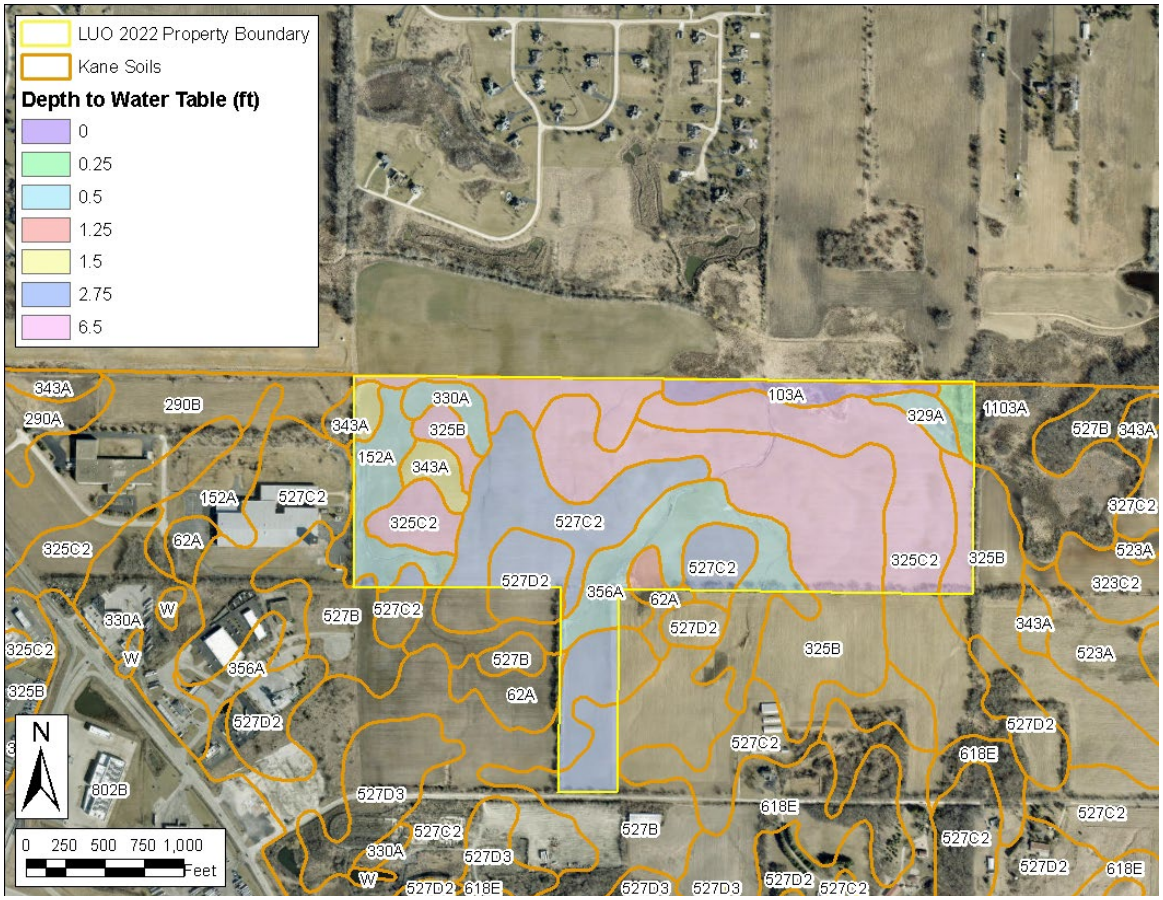

Figure 16: Map showing the depth to a seasonal high-water table

A seasonal high-water table, or the depth to a zone saturated with water in the soil during the wet season (typically spring through early summer), is present in most soils in Kane County, as it is in much of Illinois. The relatively low relief and flat landscape of the region slows the dissipation of water from the soil. This saturated zone fluctuates throughout the year and is closer to the surface in the spring and drops to deeper levels during summer and fall. Soils that are lower on the landscape are generally wetter than those soils higher on the landscape or on more sloping landscape positions. Some soils, especially those in landscape depressions and low-lying areas, have a water table above the soil surface. Water that occurs above the soil surface is considered “ponded” water. Ponding is different from flooding, as the water in ponded areas comes from water rising from below the soil surface or from runoff from adjacent areas. Flooding comes from the overflow of water from rivers and streams.

The duration of the seasonal high-water table may have been altered by artificial drainage systems, especially those areas in cropland or former cropland. Even when soils are artificially drained, they will likely retain wet characteristics and the wetness will be difficult to eliminate entirely. However, artificial drainage may shorten the duration of the seasonal high-water table.

The wetness from the seasonal high-water table is a limiting property of the soil for many uses, especially homesites with or without basements, septic absorption fields, commercial buildings, and roads and streets. Most sites that are zoned for construction will require improved drainage, sump pumps, foundation drains, and other management practices to reduce the wetness. Any change to the natural drainage of the site has the potential to create flooding issues downstream from the site, so use caution in installing drainage systems.

The Soil Survey indicates a seasonal high-water table at a depth of -1.0 to 0.5, feet of the soil surface during the spring and early summer in most years, on the wettest soils of the site.

HYDRIC SOILS

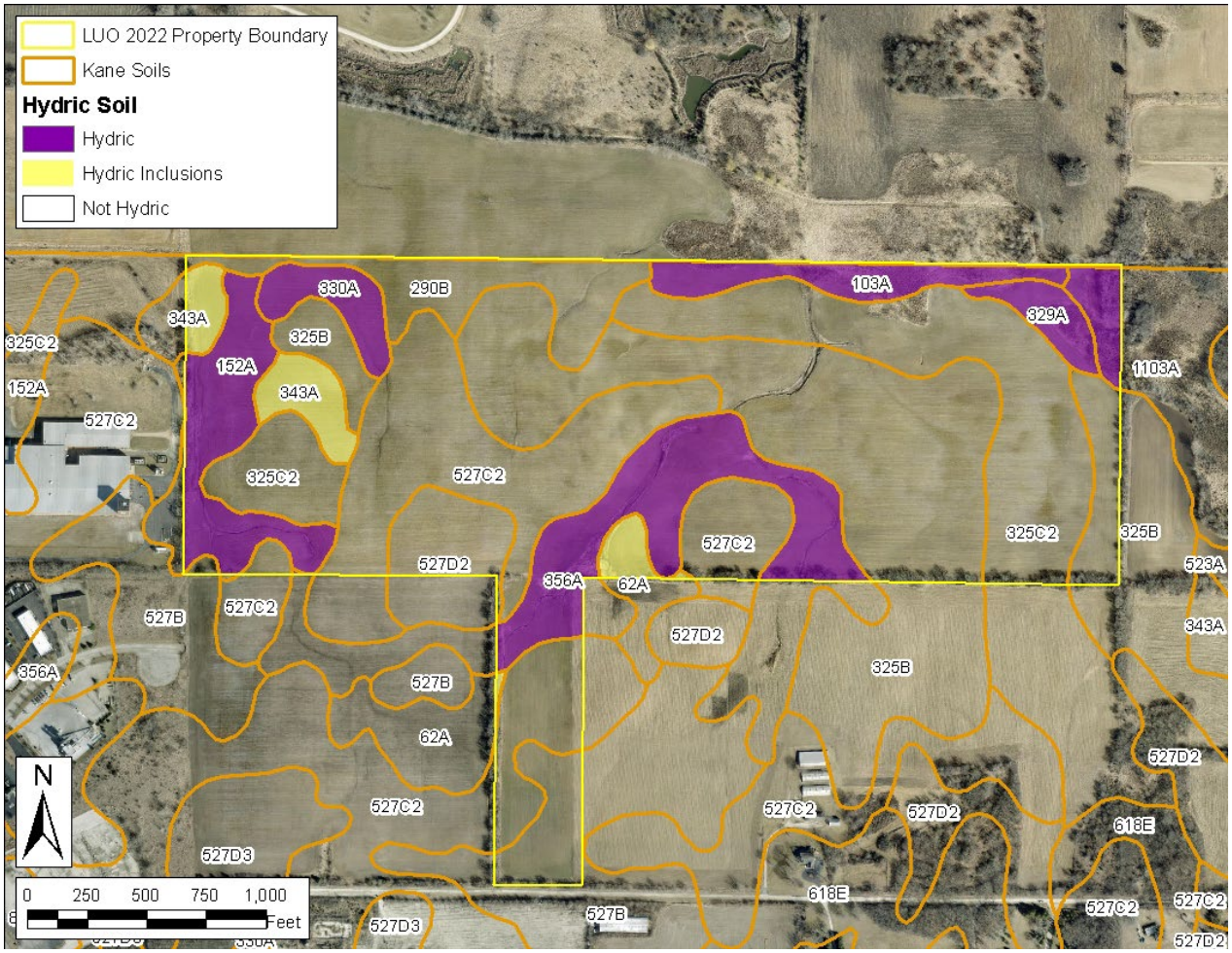

Figure 17: Hydric Soils map

Hydric Soils are wet soils that have a water table near the surface or above the surface, mostly in the spring and summer. The wetness is often a result of being on a lower position on the landscape. Many areas of hydric soils have been altered by artificial drainage systems. Even though they may have artificial drainage, they are still considered to meet the definition of a hydric soil. Although not all hydric soils are considered wetlands, hydric soils are a component of wetlands.

Even when hydric soils are artificially drained, they will likely retain wet characteristics and the wetness will be difficult to eliminate entirely. However, artificial drainage may shorten the duration of the seasonal high-water table. Most sites will require improved drainage, sump pumps, and other management practices to reduce the wetness. Any change to the natural drainage of the site has the potential to create flooding issues on and adjacent to the site, so use caution in installing drainage systems.

Some hydric soils are dominated by organic material (peat or muck) instead of mineral soil material and are not suitable construction sites, because of the low strength of the organic deposits. **Organic soils are extremely difficult to modify for other uses. Organic soils have been identified on this site.**

Hydric inclusions are small areas (inclusions) of hydric soils in the lower positions of a landscape dominated by higher, nonhydric soils and these inclusions are not identified on the soil map, given the map scale. However, hydric inclusions may still have a significant impact on your site.

The Soil Survey indicates that hydric soils or soils with hydric inclusions are on this site. A certified wetland determination may be needed prior to any earth disturbing activities. The KDSWCD recommends contacting the proper regulatory agencies shown near the end of this report.

PRIME FARMLAND – LAND EVALUATION & SITE ASSESSMENT

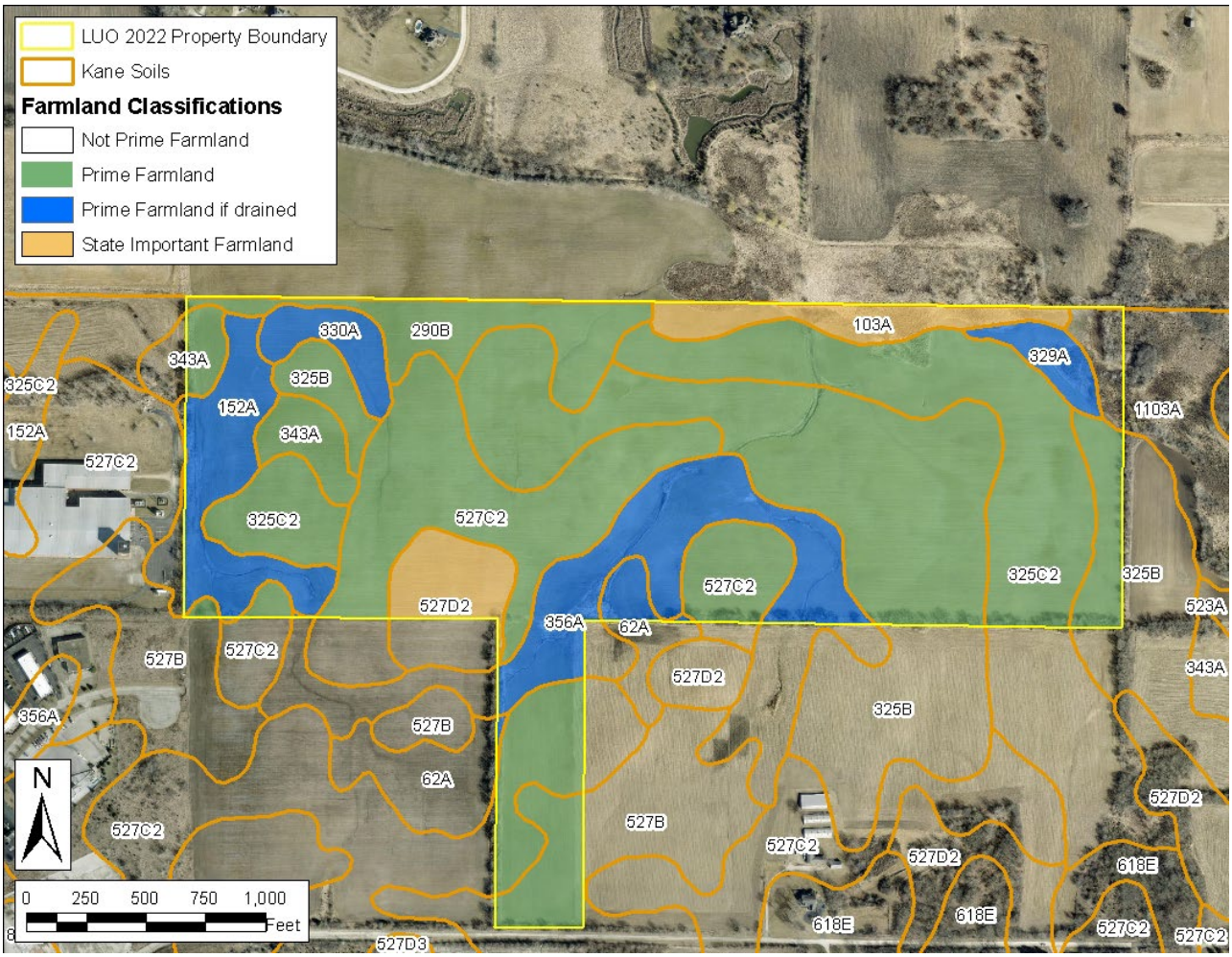

Figure 18: Prime Farmland map

Prime Farmland is a designation assigned by the U.S. Department of Agriculture defining land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these land uses. The Prime Farmland designation is assigned to each soil map unit.

In addition to Prime Farmland, there is Farmland of Statewide Importance (Important Farmland). Important Farmland is designated for soils that are slightly outside the definition of Prime Farmland. Prime and Important Farmland are valuable for Kane County agriculture, ag industry, and county tax base.

In order to protect the best farmland, a Land Evaluation and Site Assessment (LESA) system was developed and adopted by Kane County in 2003.

LESA is designed to determine the quality of land for agricultural uses and to assess a site for long term agricultural economic viability. The LESA is a 100-point maximum numerical value based on two parts – Land Evaluation (LE) and Site Assessment (SA). The LE is based upon the inherent ability of the soils of a parcel to produce commonly grown crops. The LE counts as 1/3 of the total score. The SA is a value based on the proximity of the parcel to agricultural areas. Parcels further from developed areas rank higher for protection. The SA counts for 2/3 of the LESA score.

Of this parcel, 10 percent or 16.74 acres are considered Farmland of Statewide Importance.

The LE value for this site is 27 and the SA value is 48 for a total LESA score of 75. This score represents Moderate Protection effort warranted.

REGULATORY INFORMATION

Wetlands, Rivers, Streams, and Other Waters: The laws of the United States, the State of Illinois, and local governments assign certain agencies specific and different regulatory roles to protect the waters within their jurisdictional boundaries. These roles include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat, and protection of recreational resources. Unregulated use of waters could permanently destroy or alter the character of these valuable resources and adversely impact the public. Contact the proper regulatory authorities when planning any work associated with floodplains, wetlands, or other waters so that proper consideration and approval can be obtained.

Wetland and/or Floodplain Permit: Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of a floodplain or floodway; or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility of a lake, stream, or river subject to federal, state, or local regulatory jurisdiction should apply for agency approvals.

Construction Permit: Anyone disturbing an acre or more of land during proposed construction activities should apply for the NPDES General Construction Permit ILR10. Building and stormwater permits should also be obtained locally from municipal government and/or Kane County.

REGULATORY AGENCIES

Wetlands, Floodplains, Streams, & Other Waters:

U.S. Army Corps of Engineers, Chicago District,
111 North Canal Street
Chicago, IL 60606-7206
(312) 353-6400
http://www.lrc.usace.army.mil/

Kane County Water Resources Division
719 Batavia Avenue
Geneva, IL 60134
(630)232-3400
https://www.countyofkane.org/FDER/Pages/environmentalResources/waterResources.aspx

Illinois Department of Natural Resources, Office of Water Resources
2050 W. Stearns Road
Bartlett, IL 60103
(847)608-3100
https://www.dnr.illinois.gov/WaterResources/Pages/PermitPrograms.aspx

NPDES General Construction Permit ILR10

Illinois Environmental Protection Agency, Division of Water Pollution Control
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794
(217)782-0610
https://www2.illinois.gov/epa/topics/forms/water-forms/Pages/default.aspx

The KDSWCD recommends early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stage. This could reduce time required to process necessary approvals. Please be advised that failure to coordinate with regulatory agencies could result in project shut down, fines and/or imprisonment.

CONTACTS

STATE AGENCIES

Illinois Department of Natural Resources
1 Natural Resources Way
Springfield, Illinois 62702-1271
(217)782-6302
http://dnr.state.il.us/

Illinois Department of Transportation
2300 South Dirksen Parkway
Schaumburg, Illinois 62764-0001
(217)782-7820/(800)452-4368
http://www.idot.illinois.gov/

Illinois Environmental Protection Agency
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
(217)782-3397
http://www.epa.state.il.us/

Illinois Natural History Survey
1816 South Oak Street MC652
Champaign, Illinois 61820
(217)333-6880
http://www.inhs.uiuc.edu/

COUNTY / LOCAL OFFICES

Kane County Government Center
719 South Batavia Ave.
Geneva, IL 60134
(630)232-3400
http://www.countyofkane.org/

Kane County Development Department
(630)232-3492

Kane County Dept. of Environmental Management
(630)208-5118

Kane County Forest Preserve District
1996 South Kirk Road, Suite 320
Geneva, IL 60134
(630)232-5980
forestpreserve.countyofkane.org

Kane County Health Department
1240 North Highland Avenue
Aurora, IL 60506
(630)208-3801

Kane-DuPage Soil and Water Conservation District
2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7960 ext. 3

FEDERAL AGENCIES

U. S. Army Corps of Engineers
Regulatory Branch
231 S LaSalle Street, Suite 1500
Chicago, Illinois 60604
(312)846-5330
http://www.usace.army.mil

U.S. Environmental Protection Agency
Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604
(312)353-2000 or (800)621-8431
http://www.epa.gov/region5/

U.S. Fish & Wildlife Service
Chicago Illinois Field Office
230 South Dearborn Suite 2938
Chicago, IL 60604
(847)298-3250
http://www.fws.gov/

U.S.D.A. Natural Resources Conservation Service
2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7960 ext. 3
http://www.il.nrcs.usda.gov/

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County of Kane. Kane County 2040 Green Infrastructure Plan. Adopted December 10, 2013.

Dey, W.S., A.M. Davis, and B.B. Curry, 2007, Aquifer Sensitivity to Contamination, Kane County, Illinois: Illinois State Geological Survey, Illinois County Geologic Map, ICGM Kane-AS.

Illinois Department of Natural Resources, Ecological Compliance Assessment Tool.

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Illinois Environmental Protection Agency, Nonpoint Source Pollution – What's it All About?, 2015

Kane County Development Dept., Kane-DuPage Soil & Water Conservation District, US Dept of Agriculture Natural Resources Conservation Service. Kane County Land Evaluation and Site Assessment, December 2003,

Kane County's Wetlands and Streams Advanced Identification (ADID) Study completed in 2004.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: https://websoilsurvey.sc.egov.usda.gov/. Accessed on the date of this report.

U.S. Dept. of Homeland Security, Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, 2011.

U.S. Dept of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983- 1984, Digitized 1985-1986.

U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published: Champaign, Illinois State Geological Survey, 2006.

Base Layer Credits: Source: ESRI, DigitalGlobe, GeoEye, Easthstar Geographics, CNES/Airbus DS, USDA, USGS, AEROGrid, IGN and GIS User Community

EXECUTIVE SUMMARY
APPLICATION 22-114
January 20, 2023

Petitioner: LB Anderson, 104 S Wynstone Dr, North Barrington, IL 60010

Contact Person: Ernie Pirron, 847-381-9080

Unit of Government Responsible for Permits: Kane County and Village of Hampshire

Acreage: 132.10

Area of Disturbance (acreage): 132.10

Location of Parcel: Section 2, Township 42N, Range 6E

Property Address/PIN#:

Existing Land Use: Farm

Proposed Land Use: M3, manufacturing facilities

NATURAL RESOURCE CONCERNS

Land Cover in the Early 1800's: This site is in an area previously identified as forest. (See **page 5** for more information.)

Kane County Green Infrastructure Plan: This site is in an area indicated as Environmental Resource Area (with buffer), and ADID Wetland. (See **page 6**.)

Wetlands: The National Wetland Inventory map and the ADID wetland map identify wetland areas on this site. If there are any indications of unidentified wetlands on this site, noticed during the proposed land use change, contact the appropriate county and federal wetland regulatory agencies (**page 26.**)

Floodplain: There are floodplain areas identified on this site. (See **page 10**.)

Streams: There are streams on this site. (See **page 11**.)

Aquifer Sensitivity: This site is classified as having a moderately low potential to low potential for aquifer contamination. (See **page 12**.)

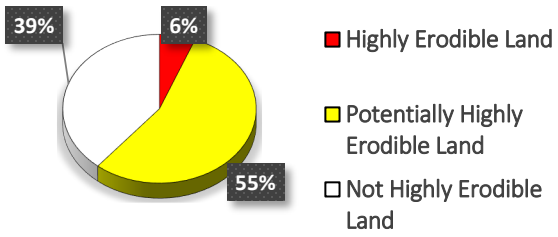
Topography and Overland Flow: The high point of this property is in the southwestern portion of the site at an elevation of approximately 946feet above sea level. The property generally drains to the northeast via overland flow. The lowest elevation on the property is approximately 884 feet above sea level. (See **page 13** for information regarding site topography and drainage.) Please Note: This site's actual topography does not match the map. The site has been materially altered after the topological map information was gathered and produced.

Stormwater Management: This site may or may not need a Stormwater Pollution Prevention Plan (SWPPP). Contact the KDSWCD for questions or assistance in developing a SWPPP. See **page 14** for information regarding stormwater management.

Soil Erosion: Many construction sites are required to develop and follow a Stormwater Pollution Prevention Plan (SWPPP) in order to be in compliance with local, state, and federal laws regarding soil erosion and stormwater management. Contact the KDSWCD for questions or assistance in developing a SWPPP. (See **page 14**).

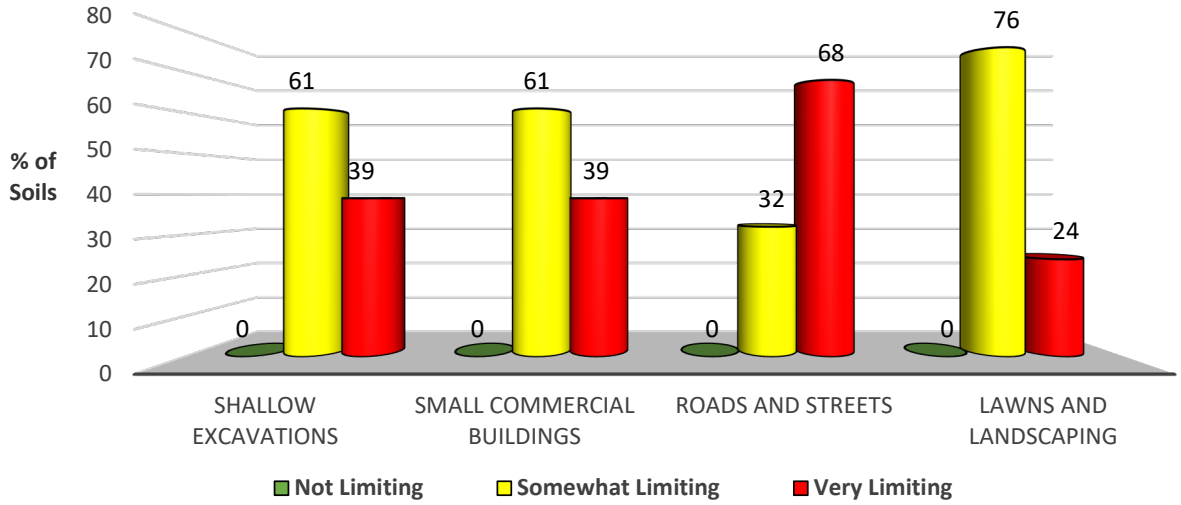
EXECUTIVE SUMMARY
APPLICATION 22-114
January 20, 2023

Highly Erodible Land: There are Highly and Potentially Highly Erodible Land identified on this site. (See **page 15**.)

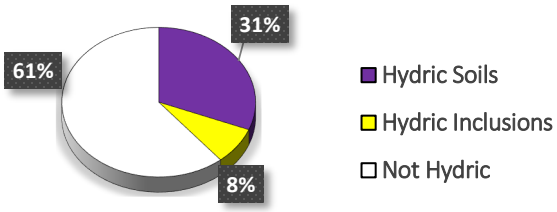


Regulations: Please note that additional permits are required for any development impacting wetlands, streams, or floodplain areas. (Please see **page 26** for regulation information.)

Soil Interpretations: Soils at this site may contain limitations for the proposed use. All information is from the Soil Survey of Kane County, Illinois. The limiting factors for this site are: **seasonal high-water table, shrink-swell, low strength, ponding, frost action.** (See **page 16** and attached Soils Tables on **page 18.**)

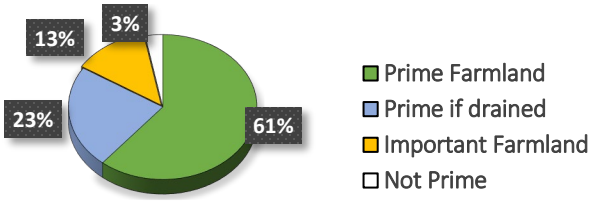


Hydric Soils: There are hydric soils and/or soils with hydric inclusions identified on this site. (See **page 24**.)



EXECUTIVE SUMMARY
APPLICATION 22-114
January 20, 2023

Prime Farmland: Prime and Important Farmland occur on this tract.



LESA: Sites with a LESA score of 85 or greater are considered to warrant protection. This site has an LE score of 27**,** and a SA score of 48**,** with a total of **75,** placing it in the moderate protection category for farmland. (See **page 25** for more information.)

LAND USE OPINION

The most current natural resource data indicates the following concerns for this site: **Wetlands, Floodplain, Soil Limitations, High-water Table, Soil Erosion and Sediment Control, and Stormwater Management.** These concerns need to be managed, monitored, and/or considered in the planning and development of the site for the best possible results and for the least negative impact to the environment and natural resources.

Based upon the LESA score and the Kane County Land Evaluation and Site Assessment, this tract warrants **Moderate** Protection effort from development.

Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site **is poorly suited** for the proposed land use change.

SITE INSPECTION

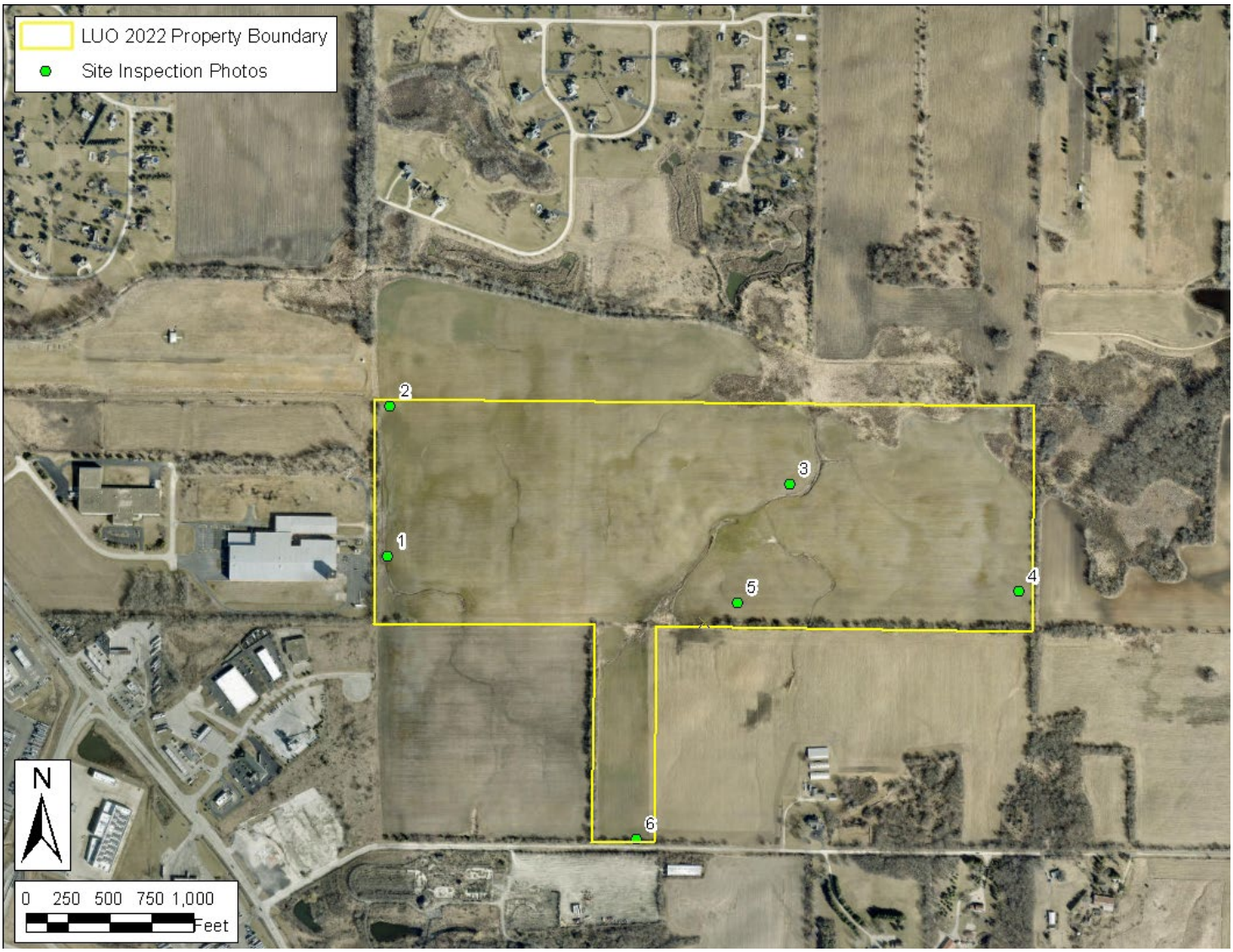


Figure 19: Location of site inspection photos

A site inspection was conducted by **Resource Analyst, Becky Monreal** on **January 11th, 2023**. The following photos were taken during this inspection and reflect the site conditions at that time.

SITE INSPECTION PHOTOS

Photo 1 facing north

Photo 2 facing east

Photo 3 facing east

Photo 4 facing south

Photo 5 facing west

Photo 6 facing north

SMRT

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

Zoning Review Application

Date: April 19, 2023

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 E-1 District to M2 District (ex. M1 to M2)*
- ■ Annexation
- ☐ Subdivision - Concept Plan Review
- ☐ 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: Light Real Estate by 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 - Owner: HTB-1464; Chicago Title Land Trust

Address: 45W585 US Highway 20 Hampshire, IL. 60140

Parcel Number(s): 01-02-300-008, 01-02-300-017, 01-02-400-012

Total Area (acres): 112 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: PUD Kane County

Current Use:

Farm land - 0021, 01-02-300-017
Home site dwelling - 0011, 01-02-300-008, 01-02-400-012
Vacant land

Proposed Zoning/Variance/Use:

M2, Logistics, Warehousing
Variance - None
M2 - Proposed zoning
Logistics, Warehousing - Proposed use

Reason/Explanation for Zoning/Variance/Use:

Annexing to Village
Develop property for warehouse logistics use

PART III. REQUIRED DOCUMENTATION

From chart on next page

- ■ Signed Development Application
- ■ Signed Developer's Agreement (Attachment A)
- ■ Deposit/Fee $ 40,000.00
  (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)
- ☐ N/A - Concept Plan - see Subdivision Regulations for more information
- ☐ N/A - Preliminary Plan - see Subdivision Regulations for more information
- ☐ N/A - Final Plan - see Subdivision Regulations for more information
- ☐ N/A - Site Plan
- ☐ N/A - Landscape Plan: Preliminary or Final
- ☐ N/A - Architectural Elevations
- ■ Petition for Annexation
- ■ Plat of Annexation (on file)
- ■ 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 B. 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

4/19/23
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 & M2 Zoning, 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: _____ 4/19/23

Signature Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK

_____ _____

Signature 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

Date: 4/19/23

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 45W585 US Highway 20 Hampshire, IL. 60140 and 45W353 US Highway 20 Hampshire, IL. 60140.

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
See Attached		

Attached additional sheets, if necessary.

By:

Daniel B. Light
Name

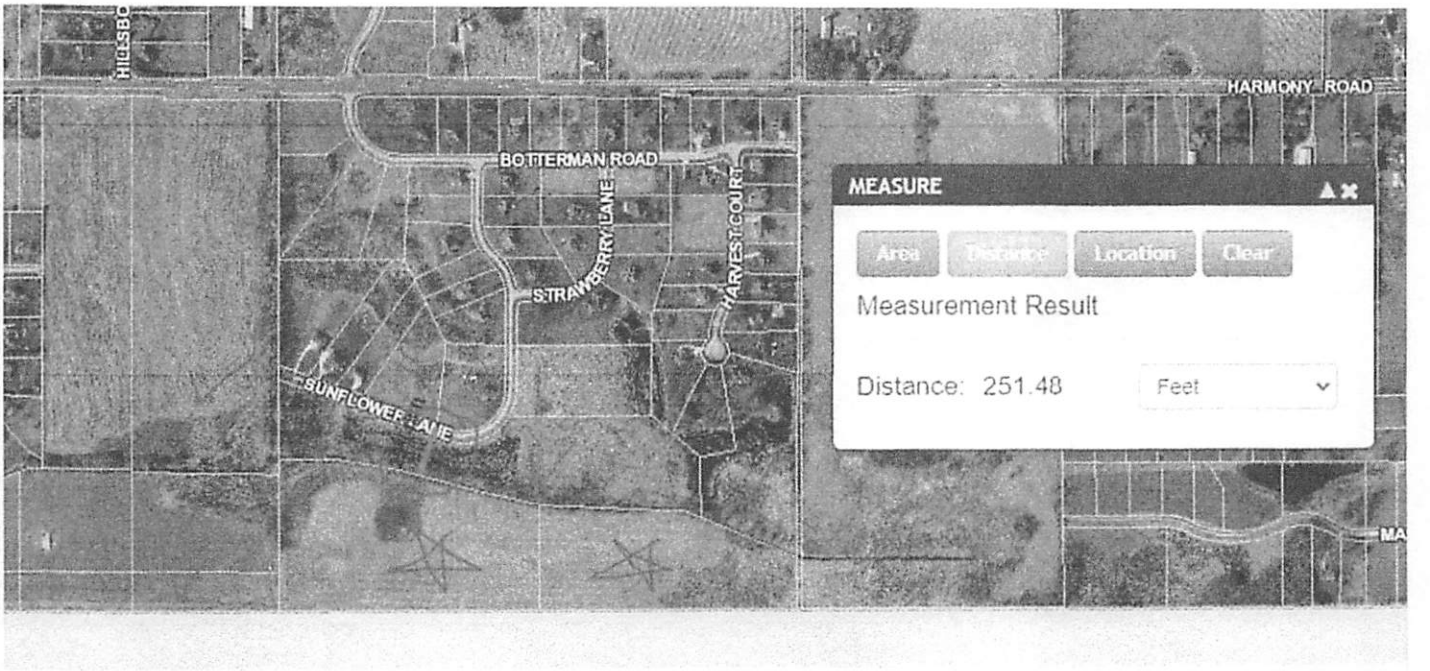
Signature

Ernie Pirron

From: Kowalczyk, Jimmy @ Chicago Suburban <Jimmy.Kowalczyk@cbre.com>
Sent: Monday, January 23, 2023 5:02 PM
To: Ernie Pirron
Cc: Suerth, John @ Chicago Suburban
Subject: RE: LB Andersen Packet Review

Hi Ernie,

Please see attached, this is from McHenry County Gis.



The two that are very close to 250' but I don't think they are per the above given it looks like the 250' stops in the middle of Sunflower Ln.

Additional two we might want to notify just to be safe:

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

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

Follow CBRE: CBRE.com | LinkedIn | Twitter | Instagram | Facebook | Weibo | WeChat

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From: Suerth, John @ Chicago Suburban <John.Suerth@cbre.com>
Sent: Friday, December 30, 2022 12:36 PM
To: Ernie Pirron <ernie@lbandersen.com>
Cc: Kowalczyk, Jimmy @ Chicago Suburban <Jimmy.Kowalczyk@cbre.com>
Subject: FW: LB Andersen Packet Review

Ernie:
We'll have to identify/list he adjacent parcels for the 38 acre site!

John Suerth SIOR | Executive Vice President
CBRE | Advisory & Transaction Services
Industrial Logistics
700 Commerce Dr, Suite #450 | Oak Brook, IL 60523
T 847 706 4929 | F 847 706 4959
john.suerth@cbre.com | www.cbre.com/john.suerth

From: Kowalczyk, Jimmy @ Chicago Suburban <Jimmy.Kowalczyk@cbre.com>
Sent: Friday, December 30, 2022 12:35 PM
To: Suerth, John @ Chicago Suburban <John.Suerth@cbre.com>
Subject: FW: LB Andersen Packet Review

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

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From: Kowalczyk, Jimmy @ Chicago Suburban
Sent: Wednesday, October 12, 2022 4:57 PM
To: Ernie Pirron <ernie@lbandersen.com>; Suerth, John @ Chicago Suburban <john.suerth@cbre.com>
Subject: RE: LB Andersen Packet Review

Ernie,

Please see below for the lists of neighbors within 250' of both sites north of I-90.

Northern Parcels Neighbors (north of Dietrich)
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

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

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

Chicago Title Land Trust Company

FOR A TRUSTEE'S DEED, PLEASE USE THE DIRECTION TO CONVEY FORM.

LETTER OF DIRECTION

DATE: April 19, 2023

NOTE : An extra copy of each document to be signed should be included for the Trustee.

TRUSTEE: You are hereby authorized and directed to execute the following described document(s) in your capacity as Trustee under your Trust No. HTB-1464 dated April 8, 2004 .

DESCRIPTION OF DOCUMENT(S):

Annexation Petition to Village of Hampshire consisting of 3 pages (attached)

Address of Property: The Shireland Property (SMRT Property)

Issue Letter to Pay Proceeds to: N/A

Will Be Picked Up By: _____ **Phone Number:** 847-304-4848

OR

Mail To: Wade B. Light, 104 S. Wynstone Park Drive, N. Barrington, IL 60010

If the beneficial interest is assigned as collateral, the Collateral Assignee MUST authorize this Direction.

_____

Name of Lender (please note successor information if applicable)

By: _____

Its: _____
Title

_____ _____

Signature of Beneficiary/Power of Direction Holder | Signature of Beneficiary/Power of Direction Holder

_____ _____

Signature of Beneficiary/Power of Direction Holder | Signature of Beneficiary/Power of Direction Holder

State of Illinois)

SS

County of Lake)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Daniel B. Light

is/are personally known to me to be the same person(s) whose name is subscribed to this instrument appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act.

Given under my hand and Notarial Seal this 19th day of April , 20 23 .

_____
Notary Public

OFFICIAL SEAL
SHERRY L MCCONNEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/17/24

Rev.12/2016

Chicago Title Land Trust Company

NOTARY ADDENDUM

State of IL)
SS
County of COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that
GREGORY KASPRZYK TRUST OFFICER OF CTLTC

is/are personally known to me to be the same person(s) whose name is subscribed to this instrument appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act.

Given under my hand and Notarial Seal this 19 day of April , 20 23 .

Notary Public

"OFFICIAL SEAL"
EMILY A. RALPH
Notary Public, State of Illinois
My Commission Expires 05/31/2025

Rev. 12/2016

Legal Description
Page 1 of 3

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

Legal Description
Page 2 of 3

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

Legal Description
Page 3 of 3.

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.

TICOR TITLE INSURANCE

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 STIPULATIONS, TICOR TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title.
4. Lack of a right of access to and from the land.

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

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

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

TICOR TITLE INSURANCE COMPANY

By: _____ President

ATTEST _____ Secretary

_____
Authorized Signatory

TICOR TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)

POLICY NO.: 2000 000059429 KA **SCHEDULE A**

AMOUNT OF INSURANCE: $5,357,259.50
DATE OF POLICY: APRIL 8, 2004

1. NAME OF INSURED:

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

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

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

   THE INSURED.

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

   NONE

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

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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.

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

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)

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

POLICY NO.: 2000 000059429 KA SCHEDULE B

EXCEPTIONS FROM COVERAGE (CONTINUED)

CROSS THE PREMISES.

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

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

END

TICOR TITLE INSURANCE COMPANY
POLICY SIGNATURE PAGE

ORDER NO.: 2000 000059429 KA

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

TICOR TITLE INSURANCE COMPANY

BY _____
AUTHORIZED SIGNATORY

ENDORSEMENT

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

ISSUED BY

TICOR TITLE INSURANCE COMPANY

POLICY MODIFICATION ENDORSEMENT 4

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

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

~

DISCLOSURE STATEMENT

Beneficiaries for Chicago Trust a/k/a Harris Trust 1464 dated April 8, 2004, for the property known as the SMRT Property are listed below:

L.B Andersen and Co., Inc.	18%
Light Real Estate LLC	74.75%
WS Trust	3.75%
Light Trust	3.5%

Subscribed and Sworn before me
this 19th day of April, 2023.

Notary Public

OFFICIAL SEAL
SHERRY L MCCONNEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/17/24

Kane-DuPage Soil & Water Conservation District

LAND USE OPINION

22-115

January 20, 2023

Prepared for:
Kane County and the Village of Hampshire

Petitioner:
LB Anderson
104 South Wynstone Drive
North Barrington, IL 60010

PURPOSE AND INTENT

This Land Use Opinion report and Natural Resources Inventory intend to present the most current natural resource information available for a parcel, lot, or tract of land in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other, especially in regards to a proposed change to that parcel of land. This information comes from standardized data, investigations of the parcel, and other information furnished by the petitioner. **This report must be read in its entirety**, so that the relationship between natural resource factors and the proposed land use can be fully understood.

This report presents natural resource information to owners, land-managers, officials of local governing bodies, and other decision makers concerning the parcel. Decisions concerning variations, amendments, or relief of local zoning ordinances may reference this report. Also, decisions concerning the future of a proposed subdivision of vacant or agricultural lands, and the subsequent development of these lands may reference this report. This report is a requirement under the State of Illinois Soil and Water Conservation District Act contained in ILCS 70, 405/1 ET seq.

This report provides the best available natural resource information for the parcel and when used properly, will provide the basis for good land use change decisions and proper development while protecting the natural resource base of the county. However, because of the variability of nature, and because of the limitations of map scale and the precision of natural resource maps (which includes the property boundaries represented for the parcel), this report does not reflect precise natural resource information at specific locations within the parcel. On-site investigations, soil evaluations, and engineering studies should be conducted as necessary, for point-specific information.

The opinions and ratings given in this report are based on the review of natural resource maps and literature, and are the opinions of the Kane-DuPage Soil and Water Conservation District. The opinions are not meant as a recommendation for the success, nor the failure of, the proposed use of this parcel.

This report should alert the reader to the capabilities of the parcel and to the possible issues that may occur if the properties and characteristics of the land are ignored. Please direct technical questions about information supplied in this report to:

Kane-DuPage Soil & Water Conservation District
2315 Dean Street, Suite 100
St. Charles, IL 60175
Phone: (630) 584-7960 x3

TABLE OF CONTENTS

TABLE OF FIGURES

PARCEL LOCATION

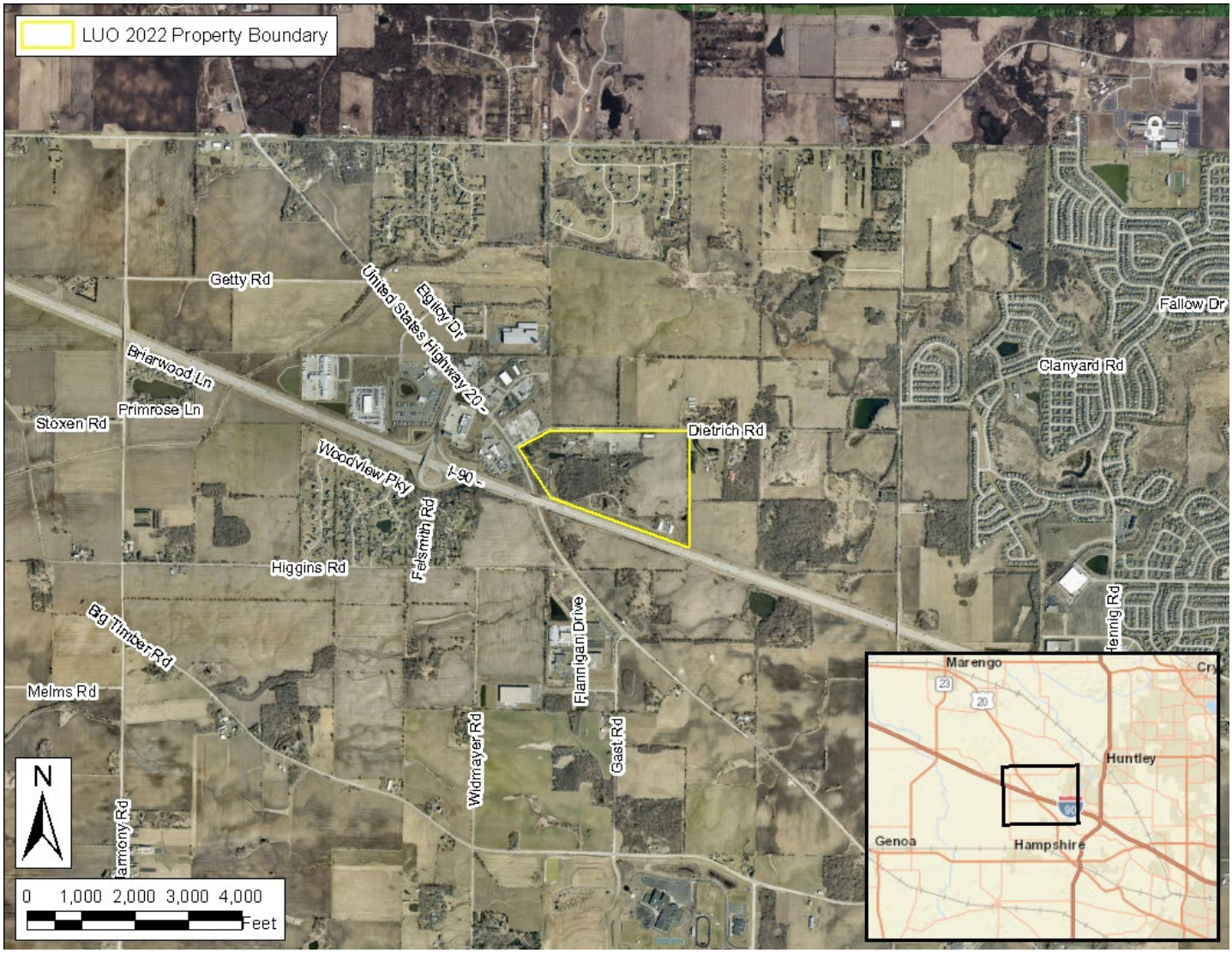

Figure 1: Plat Map with aerial background and parcel boundary

This site is in **Hampshire** Township. The public land survey system identifies the site in **Section 2 in Township 42 North and Range 6 East.** The site is parcel #01-02-300-008, 01-02-300-017 and 01-02-400-012 located **south of Dietrich Road north of I-90 in Hampshire.**

LAND COVER IN THE EARLY 1800'S

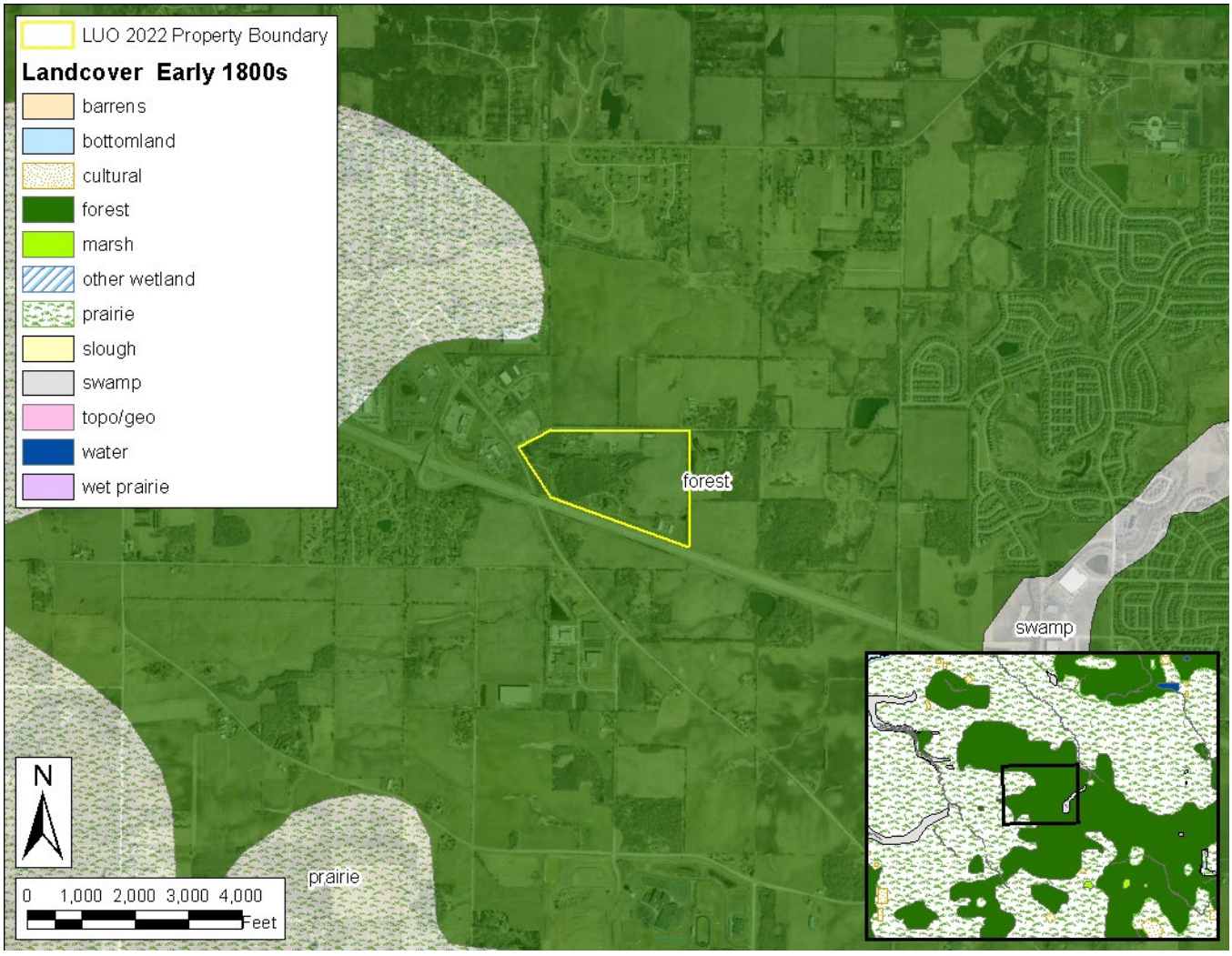

Figure 2: Land Cover of Illinois in the Early 1800's

The public land survey system represents one of the earliest detailed maps for Illinois. The surveys began in 1804 and were largely completed by 1843. The surveyors recorded the land cover and natural resource areas as they worked across the state. These plat maps and field notebooks contain a wealth of information about what the landscape was like before large numbers of settlers came into the state and began modifying the land.

Much of the landscape of Illinois in the early 1800's consisted of two different natural resource areas; prairie and forest. The forest category includes woodlands and savannas, typical of northeastern Illinois. Prairie and forest ecosystems are extremely valuable resources for many reasons. These areas:

- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities
- improve soil health and reduce soil loss
- improve air and water quality

The original 42 categories of natural resource areas were later simplified to 12 categories; barrens, bottomland, cultural (farms), forest, marsh, other wetlands, prairie, slough, swamp, special geographic features, wet prairie, and water. The maps do not represent exact site conditions, but represent the observations of individual surveyors as they crossed through the area.

This site is recorded as forest land cover on the early 1800's map. The Kane-DuPage Soil & Water Conservation District recommends preserving as much of the natural character of the site as possible, using native plants for landscaping, and removing and controlling invasive species.

GREEN INFRASTRUCTURE

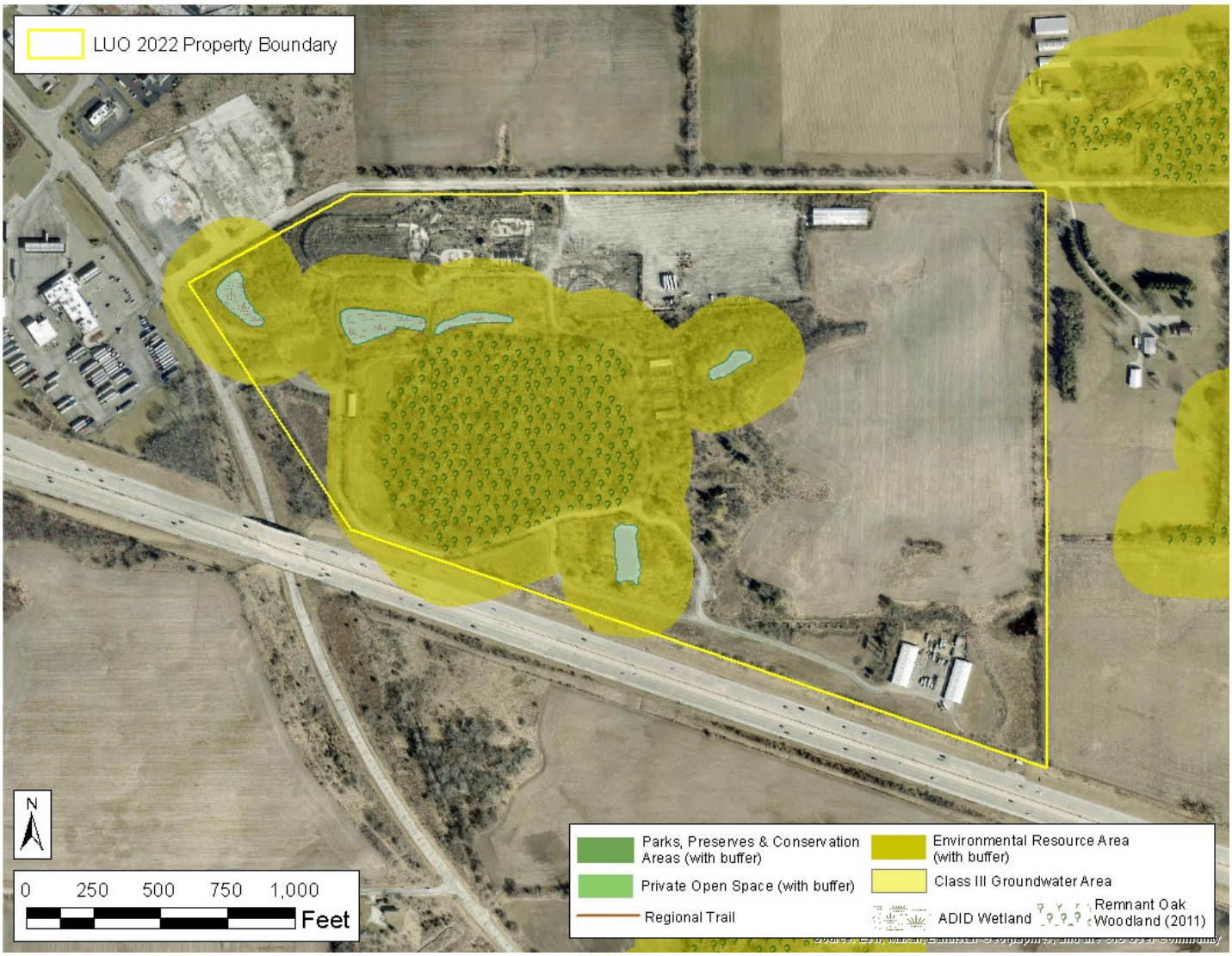

Figure 3: Kane County 2040 Green Infrastructure Plan site map

Green infrastructure is an interconnected system of natural areas and open spaces including woodlands, wetlands, trails, and parks, which are protected and managed for the ecological values and functions they provide to people and wildlife. The Kane County Green Infrastructure Plan includes analysis of existing natural resources in the county and recommend-ations for green infrastructure priorities and approaches. The goal is to lay the ground-work for green infrastructure planning and projects at the regional, community, neighborhood, and site level, (from the "Kane County 2040 Green Infrastructure Plan").

The benefits of green infrastructure include:

- Preservation of habitat and diversity
- Water and soil conservation
- Flood storage and protection
- Improved public health
- Encourage local food production
- Economic benefits
- Mitigation and adaptation for climate change

This site includes one or more of the following priority areas in the "Kane County 2040 Green Infrastructure Plan": wetlands, remnant oak woodlands, and environmental resource area (with buffer).

NATIONAL WETLAND INVENTORY (NWI)

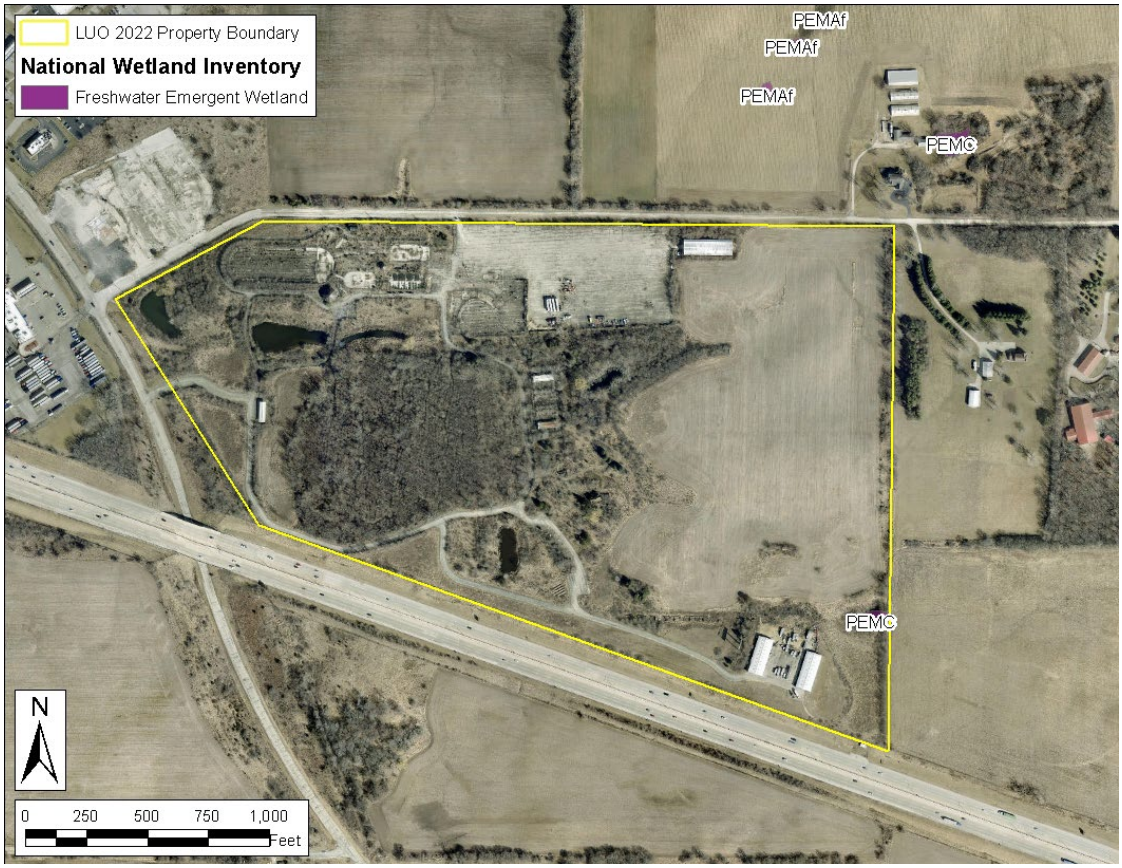

Figure 4: National Wetland Inventory (NWI) Map

The National Wetland Inventory (NWI), conducted by the U.S. Fish and Wildlife Service, identifies significant wetlands throughout the country. All U.S. federal agencies define wetlands as follows, "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." Other common wetlands located in this part of Illinois are fens, wet meadows, seasonally saturated soils, and farmed wetlands.

Wetlands are protected and regulated by federal, state, and local laws, without regard to size. Wetlands are valuable, productive, and diverse ecological systems and provide multiple benefits, including:

- controlling flooding by slowing the release of excess water downstream or through the soil,
- cleansing water by filtering out sediment and pollutants,
- functioning as recharge areas for groundwater,
- providing essential breeding, rearing, and feeding habitat for many species of wildlife.

The National Wetland Inventory identifies wetlands on this site. These wetlands include: PEMC – Palustrine Emergent Seasonally Flooded. Although the NWI is very thorough, it is not a complete inventory of all possible wetlands. Other regulated wetlands may also be present.

The KDSWCD recommends contacting the U.S. Army Corps of Engineers and the Kane County Division of Environmental and Water Resources before commencing any construction activities that may impact wet areas or floodplains. Please see the Regulatory Agencies page near the end of the report for wetland regulation information.

ADVANCED IDENTIFICATION OF WETLANDS (ADID)

Figure 5: Advanced Identification of Wetlands (ADID), Kane County

Released in August of 2004, the Kane County Advanced Identification of Wetlands (ADID) study was a cooperative effort between federal, state, and local agencies to identify the location and quality of the wetlands of Kane County and to develop wetland protection strategies. ADID studies are a U.S. Environmental Protection Agency program to provide improved awareness of the locations, functions, and values of wetlands and other waters of the United States. This information can be used by federal, state, and local government to aid in zoning, permitting, and land acquisition decisions. In addition, the information can provide data to agencies, landowners, and private citizens interested in restoration or protection of aquatic sites and resources. For more detailed information regarding wetlands in Kane County, please refer to the Advanced Identification of Wetlands (ADID) study at:

http://dewprojects.countyofkane.org/adid/

A review of the Kane County ADID map revealed that ADID wetlands were identified on this site. This wetland has been designated as having a high habitat quality and high functional value.

WETLAND PHOTOS

Figure 6: Wetland photos

Photo 1: Facing north

Photo 2: Facing northeast

FLOODPLAINS

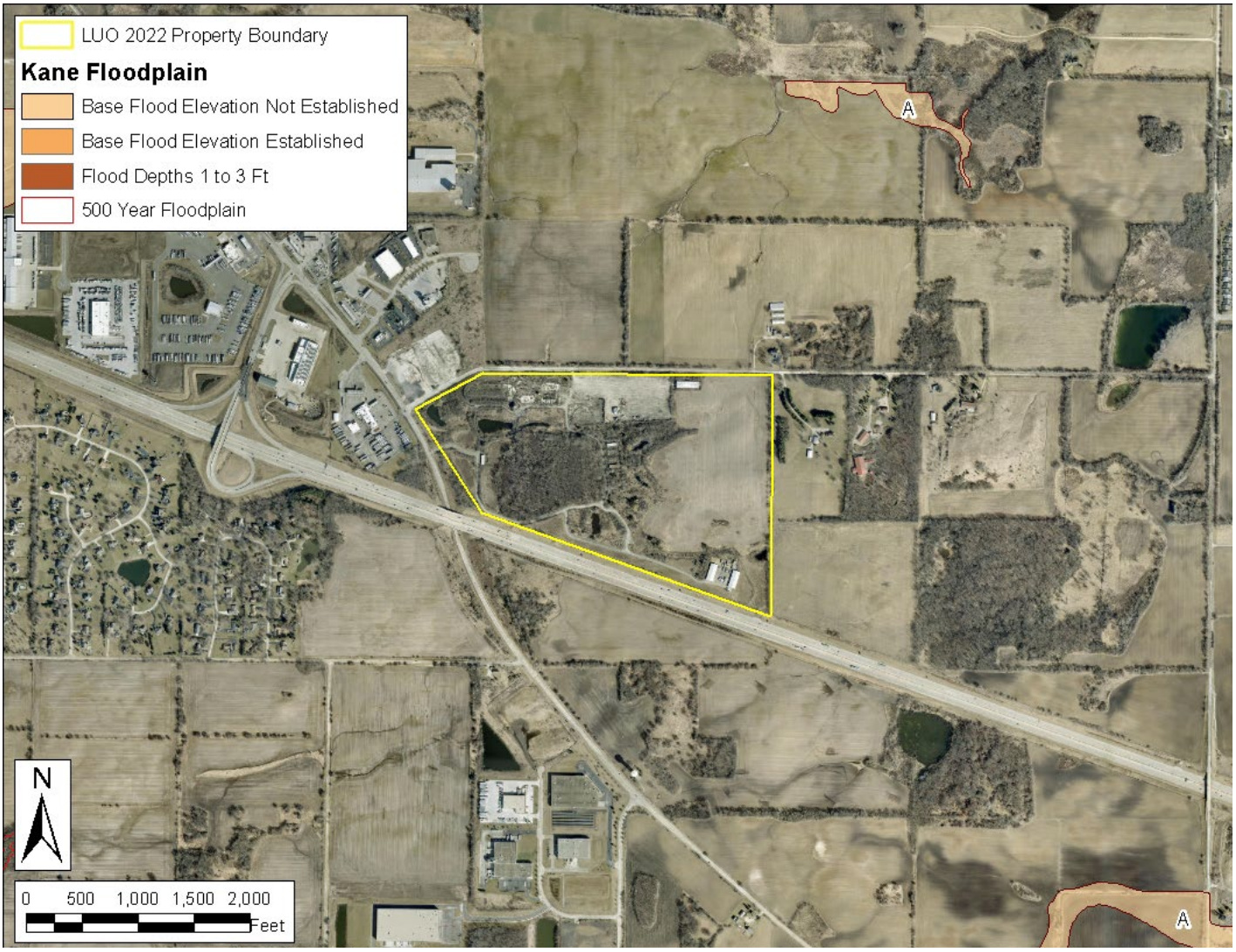

Figure 7: Floodplain map - Federal Emergency Management Agency (FEMA)

Undeveloped floodplains provide many natural resources and functions of considerable economic, social, and environmental value. Floodplains often contain wetlands and other important ecological areas as part of a total functioning system that impacts directly on the quality of the local environment.

Here are a few of the benefits and functions of floodplains:

- natural flood storage and erosion control,
- water quality maintenance,
- groundwater recharge,
- nutrient filtration,
- biological productivity/wildlife habitat,
- recreational opportunities/aesthetic value.

Also, development in a floodplain has a hazardous risk of damage by high flood waters and stream overflow. For this reason, floodplains are generally unsuited to most development and structures.

According to the FEMA Flood Insurance Rate Map, **none** of this site is within the boundaries of a 100-year floodplain. Any development in the floodplain, other than restoration efforts, is generally unsuited and hazardous and will impede the beneficial functions of the floodplain. See the Regulatory Agencies page near the end of this report for information regarding floodplain regulations.

WATERSHEDS AND STREAMS

Watersheds are areas of land that eventually drain into a river or stream. Everyone lives in a watershed, no matter if a river or stream is nearby. Watersheds may be named according to its major river or stream. Watersheds, such as the Mississippi River watershed, may be extremely large, encompassing multiple states. Watersheds may also be subdivided into smaller units. Some very small watersheds may not contain a named stream. However, the water that drains from that watershed eventually reaches a stream or river. Watersheds may also be referred to as hydrologic units (HU) and may be identified by a number.

Kane County has been subdivided into three watersheds by federal and state agencies, based upon the drainage area of local rivers: the Kishwaukee River watershed in the northwest; a small portion of the Des Plaines River watershed, along the border with DuPage County; and the Fox River watershed, which occupies the central portion of the county. The Kishwaukee River watershed is part of the Rock River watershed and the Des Plaines River and Fox River watersheds are part of the Illinois River watershed. Both the Rock River and Illinois River are part of the greater Mississippi River watershed. These watersheds have been subdivided into smaller local watersheds for planning.

Local watershed management planning is an important effort that involves citizens of a watershed in the protection of their local water resources. Water quality is a reflection of its watershed.

Common Watershed Goals:

- Protect and restore natural resources
- Improve water quality
- Reduce flood damage
- Enhance and restore stream health
- Guide new development to benefit watershed goals
- Preserve and develop green infrastructure
- Enhance education and stewardship

There are many watershed plans that have already been developed in DuPage County. Please follow the link below to the DuPage County Stormwater Management Watershed Plans.

https://www.dupageco.org/EDP/Stormwater_Management/6597/

Rivers and Streams are necessary components of successfully functioning ecosystems. It is important to protect the beneficial functions and integrity of our local streams and rivers. Development near stream systems has the potential to increase flooding, especially in urban areas where there is a lot of impervious surface and a greater amount of stormwater runoff. Pollution is also an issue for stream systems in urban and rural areas. It is rare for any surface waters to be impacted by only one source of pollution. With few exceptions, every land-use activity is a potential source of nonpoint source water pollution (IEPA Nonpoint Source Pollution).

The Illinois Environmental Protection Agency (IEPA) provides the following in regards to nonpoint source pollution, “Nonpoint source pollution (NPS) occurs when runoff from rain and snowmelt carries pollutants into waterways such as rivers, streams, lakes, wetlands, and even groundwater. Examples of or sources of NPS pollution in Illinois include runoff from farm fields, livestock facilities, construction sites, lawns and gardens, city streets and parking lots, surface coal mines, and forestry. The major sources of NPS pollution in Illinois are agriculture, urban runoff, and habitat modification.”

Nutrient management is of vital importance to the health of our rivers and streams. Nutrient load in our local streams and rivers has contributed to the Gulf of Mexico hypoxia, or a “dead zone” located where the Mississippi River meets the Gulf of Mexico. This dead zone has little to no biological activity. Yearly averages indicate the dead zone to be greater than 5,000 square miles in size. Illinois was required and has introduced a plan to reduce nutrient loss from point source pollution sources, such as wastewater treatment plants and industrial wastewater, as well as nonpoint pollution sources. Read Illinois’s Plan for reducing nutrient loss here:

https://www2.illinois.gov/epa/topics/water-quality/watershed-management/excess-nutrients/Pages/nutrient-loss-reduction-strategy.aspx

AQUIFER SENSITIVITY

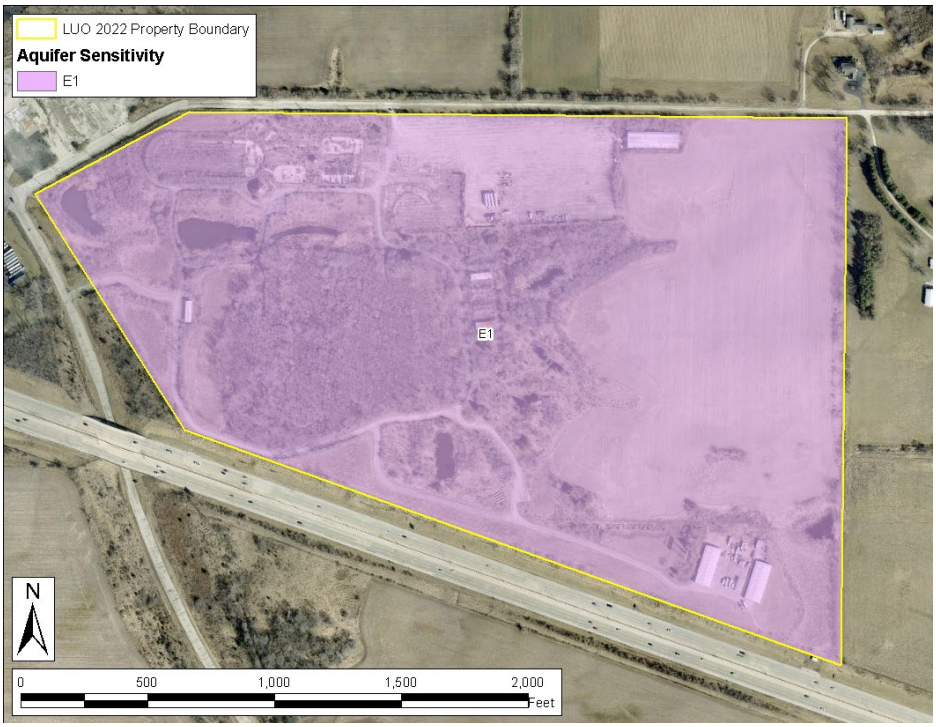

Figure 8: Aquifer Sensitivity to Contamination map

The map of Aquifer Sensitivity to Contamination is a representation of the potential vulnerability of aquifers (underground water sources) to contamination from pollutants at or near the surface of the ground. The U.S. Environmental Protection Agency (US EPA) defines aquifer sensitivity contamination potential as "a measure of the ease with which a contaminant applied on or near the land surface can migrate to an aquifer."

Aquifers function as a storage area for groundwater, which makes them a valuable source of fresh water. Groundwater accounts for a considerable percentage of the drinking water in Kane County. The chart below shows the aquifer sensitivity classifications. **This site is classified as having a low potential for contamination.**

A1	Aquifers are greater than 50ft thick and within 5ft of the surface	**C1**	Aquifers are greater than 50ft thick and between 20 and 50ft below the surface
A2	Aquifers are greater than 50ft thick and between 5 and 20ft below the surface	**C2**	Aquifers are between 20 and 50ft thick and between 20 and 50ft below the surface
A3	Aquifers are between 20 and 50ft thick and within 5ft of the surface	**C3**	Sand and gravel aquifers are between 5 and 20ft thick, or high- permeability bedrock aquifers are between 15 and 20ft thick, both between 20 and 50ft below the surface
A4	Aquifers are between 20 and 50ft thick and between 5 and 20 feet below the surface	**D1**	Aquifers are greater than 50ft thick and between 20 and 50 ft below the surface
B1	Sand and gravel aquifers are between 5 and 20ft thick, or high-permeability bedrock aquifers are between 15 and 20ft thick, both within 5ft of the surface	**D2**	Aquifers are between 20 and 50ft thick and between 50 and 100ft below the surface
B2	Sand and gravel aquifers are between 5 and 20ft thick, or high-permeability bedrock aquifers are between 15 and 20ft thick, both between 5 and 20ft below the surface	**D3**	Sand and gravel aquifers are between 5 and 20ft thick, or high- permeability bedrock aquifers are between 15 and 20ft thick, both between 50 and 100ft below the surface
E1	Sand and gravel or high-permeability bedrock aquifers are not present within 100 ft of the land surface		

A = High Potential, B = Moderately High Potential, C=Moderate Potential, D = Moderately Low Potential, E = Low Potential

TOPOGRAPHY AND OVERLAND FLOW

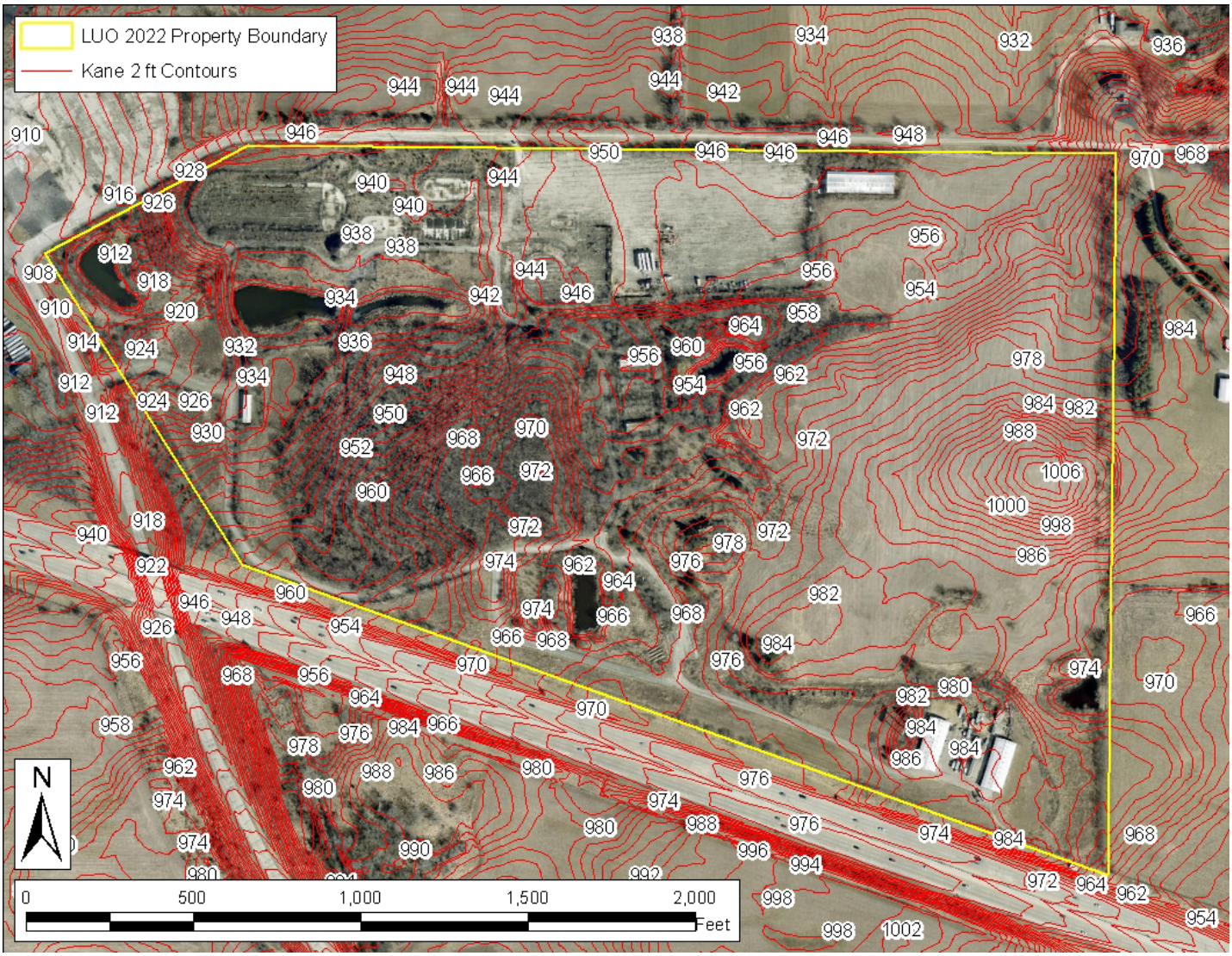

Figure 9: Topographic map showing contour lines

Topographic maps (contour maps) give information on the elevation of the land, which is important to determine slope steepness, natural water flow paths, and watershed information. The natural water flow path can determine where water leaves a property and where it may impact surrounding natural resources. Slope, along with soil erodibility factors, affect the potential of soil erosion on a site. Contour maps can also help determine the areas of potential flooding. It is important to consider the direction of water flow and erosion potential on all construction sites. Areas where water leaves the site should be monitored for sediment and other pollutants, which could contaminate downstream waters.

The map above shows contour lines with 2 feet elevation distance between each line. The high point of this property is in the southeastern portion of the site at an elevation of approximately 1006 feet above sea level. The property generally drains to the northwest via overland flow. The lowest elevation on the property is approximately 910 feet above sea level.

Please Note: This site's actual topography does not match the map. The site has been materially altered after the topological map information was gathered and produced.

STORMWATER MANAGEMENT

Managing stormwater and stormwater runoff is critical for all development. Stormwater runoff from a site usually increases as a result of soil compaction, more impervious surfaces, loss of vegetation, and soil degradation during construction activities. Increased runoff causes downstream flooding, soil erosion, sedimentation, and pollution of surface waters. The KDSWCD recommends the use of onsite stormwater management strategies whenever possible. These strategies include: stormwater retention and detention basins; bioswales, raingardens, and the use of natural depressions and vegetated swales; deep-rooted native plants; permeable pavers or permeable asphalt. Combinations of these and other practices may be able to retain stormwater onsite. The Illinois Environmental Protection Agency (IEPA) now recommends that stormwater pollution prevention plans include post-construction stormwater management to keep as much stormwater on the site, as possible.

Site assessment with soil testing should help to determine what stormwater management practices are best for your site. Insufficient stormwater management has the potential to cause or aggravate flooding conditions on surrounding properties, or elsewhere in the watershed. Please refer to the Kane County Stormwater Ordinance for stormwater requirements and minimum standards.

https://www.countyofkane.org/FDER/Pages/environmentalResources/waterResources.aspx

SOIL EROSION

Soil erosion is the degradation of soil, mostly caused by the force of rain and the movement of water detaching soil particles and carrying the soil off the site. Factors that affect soil erosion are the slope of the land, the inherent properties of the soil, and the cover (or lack of cover) on the soil surface. Extra care must be taken to prevent or reduce soil erosion on construction sites containing highly erodible soils.

The potential for soil erosion during and after construction activities could have major impacts, both onsite and offsite. The erosion and resulting sedimentation may become a primary nonpoint source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, degrade water quality, and destroy aquatic ecosystems lower in the watershed. Soil erosion also increases the risk of flooding due to choking culverts, ditches, and storm sewers, and reduces the capacity of natural and man-made detention facilities.

Construction and development activities should include a soil erosion and sedimentation control plan. Erosion and sedimentation control measures include:

- staging the construction to minimize the amount of disturbed areas present at the same time,
- keeping the ground covered, either by mulch or vegetation, and
- keeping runoff velocities low.

Many construction sites are required to develop and follow a Stormwater Pollution Prevention Plan (SWPPP) in order to be in compliance with local, state, and federal laws regarding soil erosion and stormwater management. Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site. Special care must be taken to protect any wetlands, streams, and other sensitive areas.

Please refer to the Illinois Urban Manual for erosion and sediment control information and technical guidance when creating erosion and sediment control plans. The practice standards and standard drawings from the Illinois Urban Manual represent the minimum standard in Illinois. Contact the KDSWCD for assistance in preparing a stormwater pollution prevention plan.

HIGHLY ERODIBLE LAND (HEL)

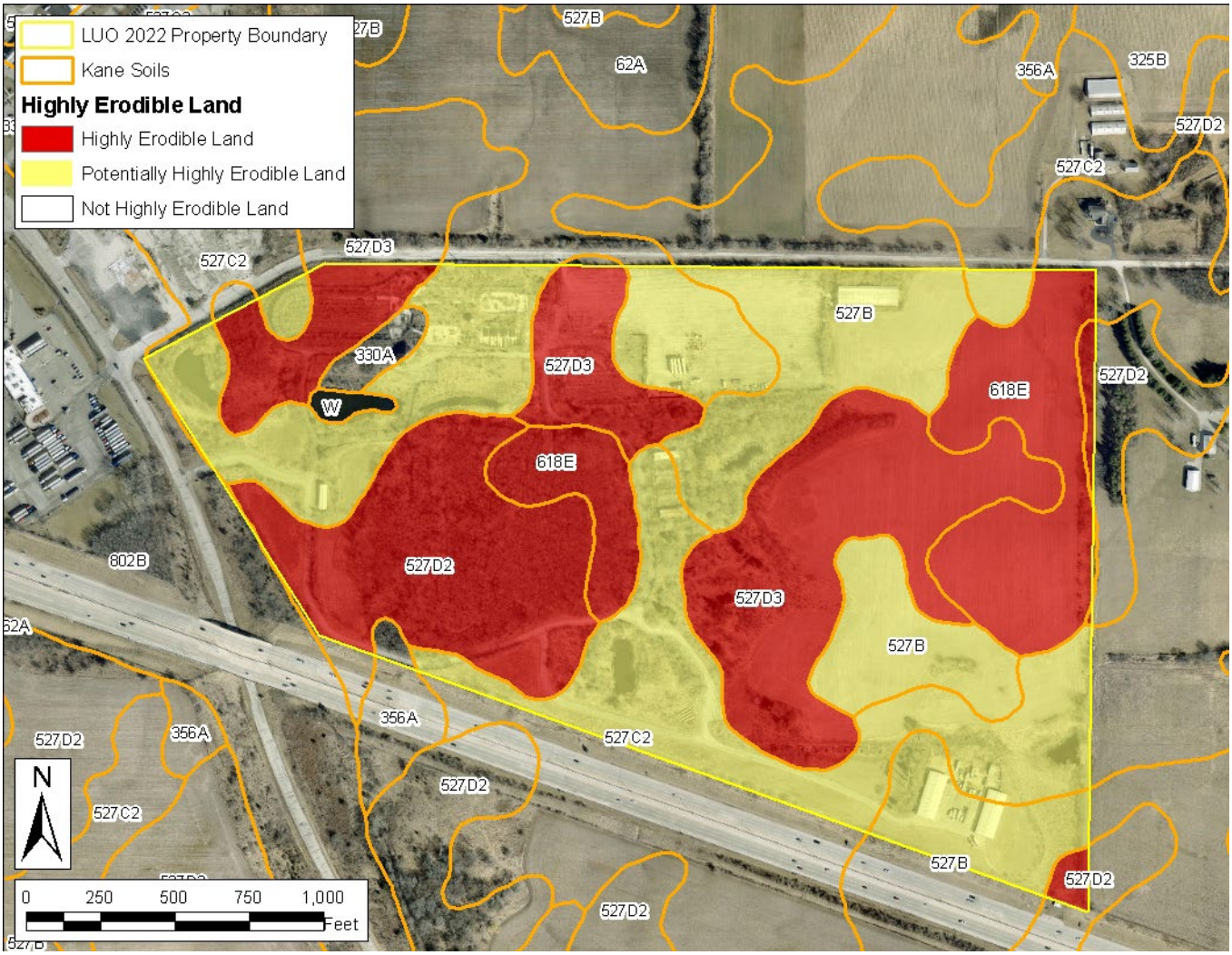

Figure 10: Highly Erodible Land map

Soils vary in their susceptibility to erosion. Highly erodible land (HEL) is land that can erode at excessive rates. Highly erodible land is generally sloping and contains soils that are susceptible to soil erosion by runoff and raindrop impact. The susceptibility to erosion and the highly erodible rating depend upon several factors and properties of the soil. Fine-textured soils high in clay have low erodibility values, because the soil particles are resistant to detachment. Coarse-textured soils, such as sandy soils also have low erodibility values because the water infiltrates and they have less runoff. Medium textured soils, such as loams, are moderately susceptible to detachment and they produce moderate runoff. Soils having a high silt content, like many soils in Kane County, are the most erodible of all soils. They are easily detached and they tend to crust and produce large amounts and rates of runoff.

Other factors that affect the erodibility of soils include the force of the rainfall, the steepness and length of the slope of the land, and the amount of organic matter in the surface soil layer.

Highly Erodible Land (HEL) contains soils that have been determined by the USDA Natural Resources Conservation Service to be highly erodible. The HEL determination uses a formula involving the properties previously described, to determine the Soil Erodibility Index. Soils that have a Soil Erodibility Index above a certain value are considered highly erodible or potentially highly erodible. **Soils on this site are considered Highly Erodible Land (HEL) and Potentially Highly Erodible Land (PHEL) by the NRCS.**

SOILS & SOIL INTERPRETATIONS

Soils are our foundation for life and most of what we do and need depend upon the soil. Soil is a dynamic ecosystem of living things; plants, animals, and microscopic organisms. Soil is also a substance composed of various minerals and organic matter, interfused with lots of pore spaces which help move and store air and water. Soils are formed over hundreds and thousands of years, taking about 500 years to form an inch of topsoil. Soil is formed by the influences of climate, organisms (plants and animals), topography, the material in which it is developing (parent material), and time. There are thousands of soil series in the world. In Illinois alone, there are over 600 different soil series. Each soil series is unique in its content and its behavior for a particular use.

The different soils across the U.S. have been mapped and identified by the USDA Natural Resources Conservation Service (NRCS) in a soil survey. The soil map of this area (Figure 61: Soil Survey) indicates different soil map units. Each soil map unit and corresponding symbol represent a phase of a soil series. Phases include slope, erosion, flooding frequency, etc. of each soil. Each soil and associated phase have strengths and limitations for a variety of land uses such as septic systems, buildings site development, local roads, and many other uses. **See the Soil Map Units Table in the Soil Survey section for the composition of soil map units of the site. See the Soil Interpretations section for the soil interpretations for the proposed use of the site.**

How the soil is managed as a resource, can be either beneficial or detrimental for the environment or for any particular use. It is difficult to change the inherent properties of the soil, such as the mineral composition or the amount of sand, silt, or clay in the soil. However, it is easy to compact the soil and erode the soil so much that many of the soil functions, such as water storage, infiltration, rooting medium, carbon storage, and soil health can all be compromised or destroyed. Management techniques to protect the integrity and functions of the soil include:

- limiting traffic on the site to reduce compaction of the soil surface
- keeping the soil covered as much as possible, with deep rooted grasses or with mulch or other erosion control practices
- disturbing only the areas necessary for the footprint of structures and reducing or eliminating mass grading of sites

Soils and Onsite Waste Disposal

Soils are often used for onsite waste disposal or underground septic systems to dispose of sewage, especially for individual homes that are not connected to a municipal sewage system. No interpretive rating is given in this report for on-site wastewater disposal (septic systems). The detail of the soil information in the soil survey is not precise enough to determine suitability for the small area required for a septic system. **A Certified Professional Soil Classifier, in cooperation with the county department of public health, must conduct a soil evaluation to determine the suitability of the parcel for on-site wastewater disposal (i.e. septic system), as required by the State of Illinois.**

Soil Interpretation Ratings

The soil interpretation (limitation) ratings are used mainly for engineering designs for proposed uses, such as dwellings with or without basements, local streets and roads, small commercial buildings, etc. The ratings given are based on NRCS national criteria and are defined and used as follows:

Not Limited – This limitation rating indicates that the soil properties are generally favorable for the specified use and that any limitations are minor and easily overcome.

Somewhat Limited - This rating indicates that the soil properties and site features are unfavorable for the specified use, but that the limitations are moderate and can be overcome or minimized with special planning and design.

Very Limited - This indicates that one or more soil properties have severe limitations and are very unfavorable and difficult to overcome. A major increase in construction effort, special designs, or intensive maintenance is required. These costly measures may not be feasible for some soils that are rated as Very Limited.

Contact the KDSWCD for questions concerning the soil and refer to the **Illinois Urban Manual** for best management practices to protect the soil resource.

SOIL SURVEY

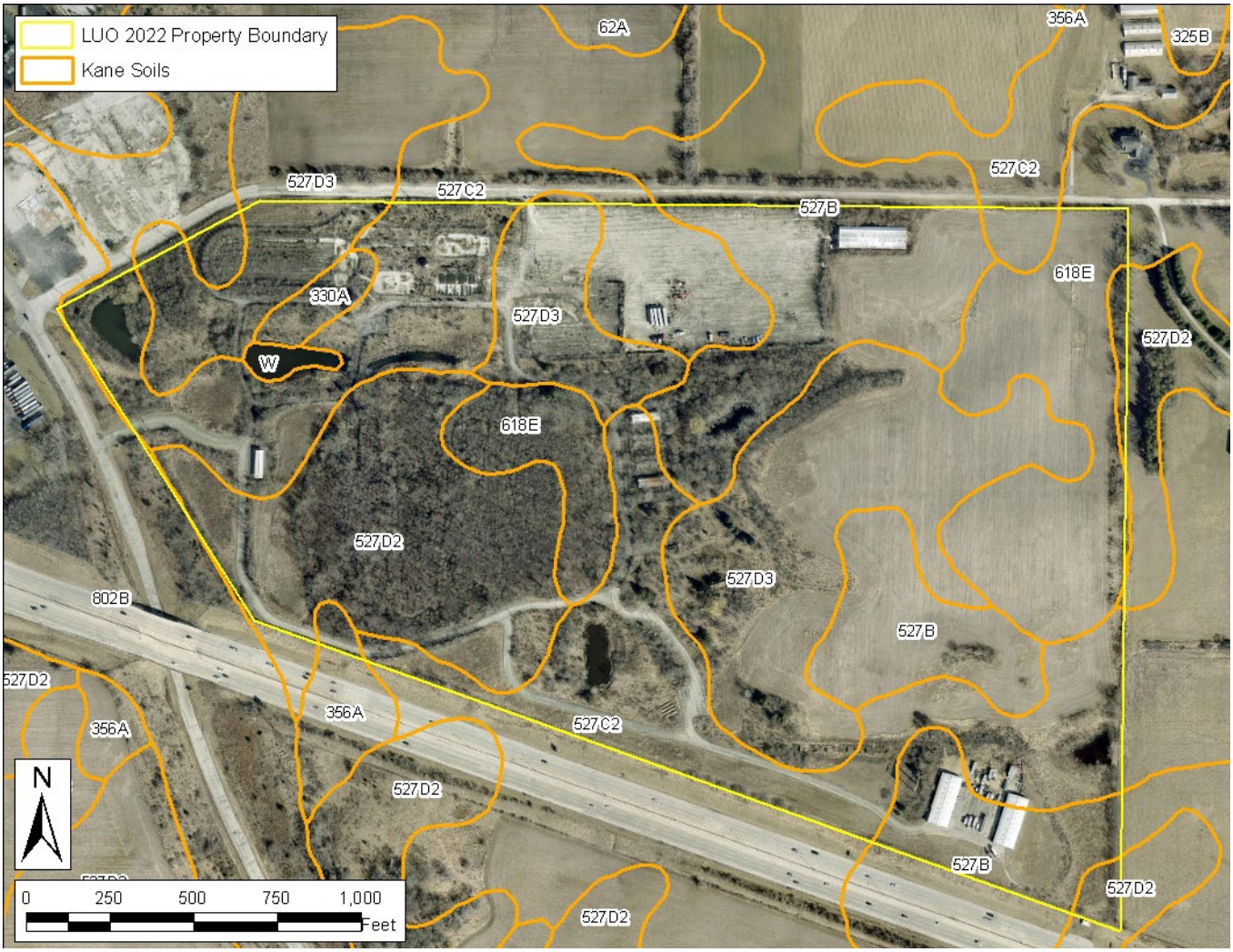

Figure 11: Soil Survey

The soil map unit symbol consists of a combination of numbers and letters which represent the interpretive phase of a soil series for an area of the landscape. Areas within the line of that symbol will have similar soil properties and interpretations.

The soil map in this report has been enlarged beyond the original scale. Enlargement of this map may cause misunderstanding of the accuracy and precision of the mapping. When enlarged, maps do not show the small areas of contrasting soil that could have been identified if the mapping was completed at a larger scale. The depicted soil boundaries and interpretations derived from the map units do not eliminate the need of onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus, this map and its interpretations are intended for planning purposes only.

The KDSWCD suggests to contact a certified professional soil classifier to conduct an onsite investigation for point-specific soil information to determine the capabilities and the limitations of the soil for a specific use.

SOIL MAP UNIT DESCRIPTIONS

The map units delineated on the detailed soil map in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in the report, along with the map, can be used to determine the composition and properties of a unit.

A map unit delineation of a soil map represents an area dominated by one or more major kinds of soil or miscellaneous area. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. The scale of the maps limits the detail that can be shown. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils. These minor components are inclusions within the named map unit.

LIST OF MAP UNITS

Table 1: Soil Map Units

SOIL MAP UNIT SYMBOL	PERCENT OF PARCEL	ACRES
330A – Peotone	1%	1.13
356A – Elpaso	<1%	0.35
527B – Kidami	19%	20.45
527C2 – Kidami	29%	31.80
527D2 – Kidami	15%	16.14
527D3 – Kidami	23%	25.40
618E – Senachwine	13%	14.45
802B – Orthents	<1%	0.04
W – Water	<1%	0.50
	Total	**110.26**

All percentages and acreages are approximate.

330A Peotone silty clay loam, 0 to 2 percent slopes

356A Elpaso silty clay loam, 0 to 2 percent slopes

527B Kidami silt loam, 2 to 4 percent slopes

527C2 Kidami loam, 4 to 6 percent slopes, eroded

527D2 Kidami loam, 6 to 12 percent slopes, eroded

527D3 Kidami clay loam, 6 to 12 percent slopes, severely eroded

618E Senachwine silt loam, 12 to 20 percent slopes

802D Orthents, loamy, rolling

W Water

SOIL INTERPRETATIONS – Small Commercial Buildings

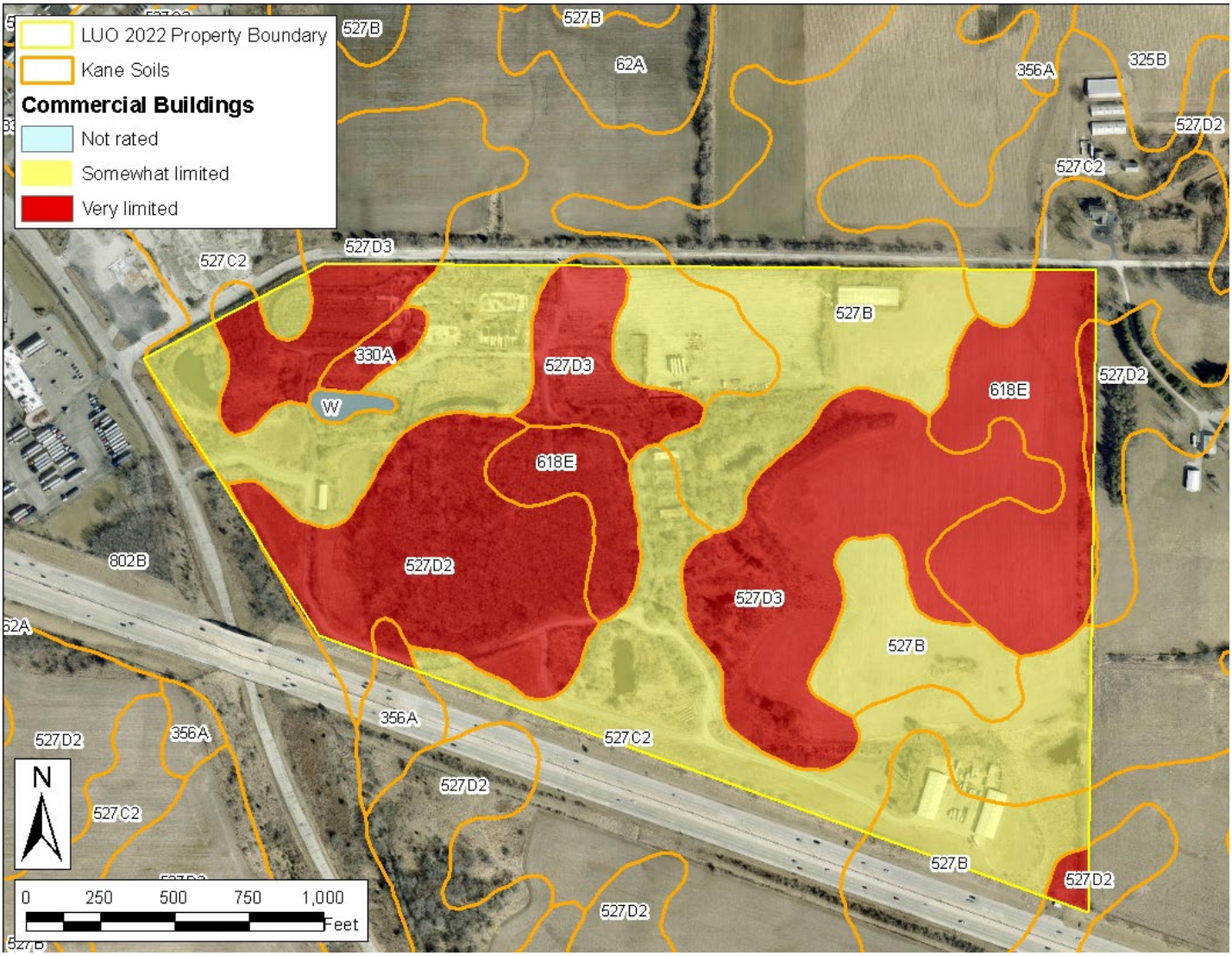

Figure 12: Soil Interpretations for Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at the depth of maximum frost penetration.

The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to water table, ponding, flooding, subsidence, linear extensibility, and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock, hardness of bedrock, and the amount and size of rock fragments. **The high-water table is often a limiting factor in Kane County.**

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding **Soils Section** for more information concerning soil limitations.

SOIL INTERPRETATIONS – Shallow Excavations

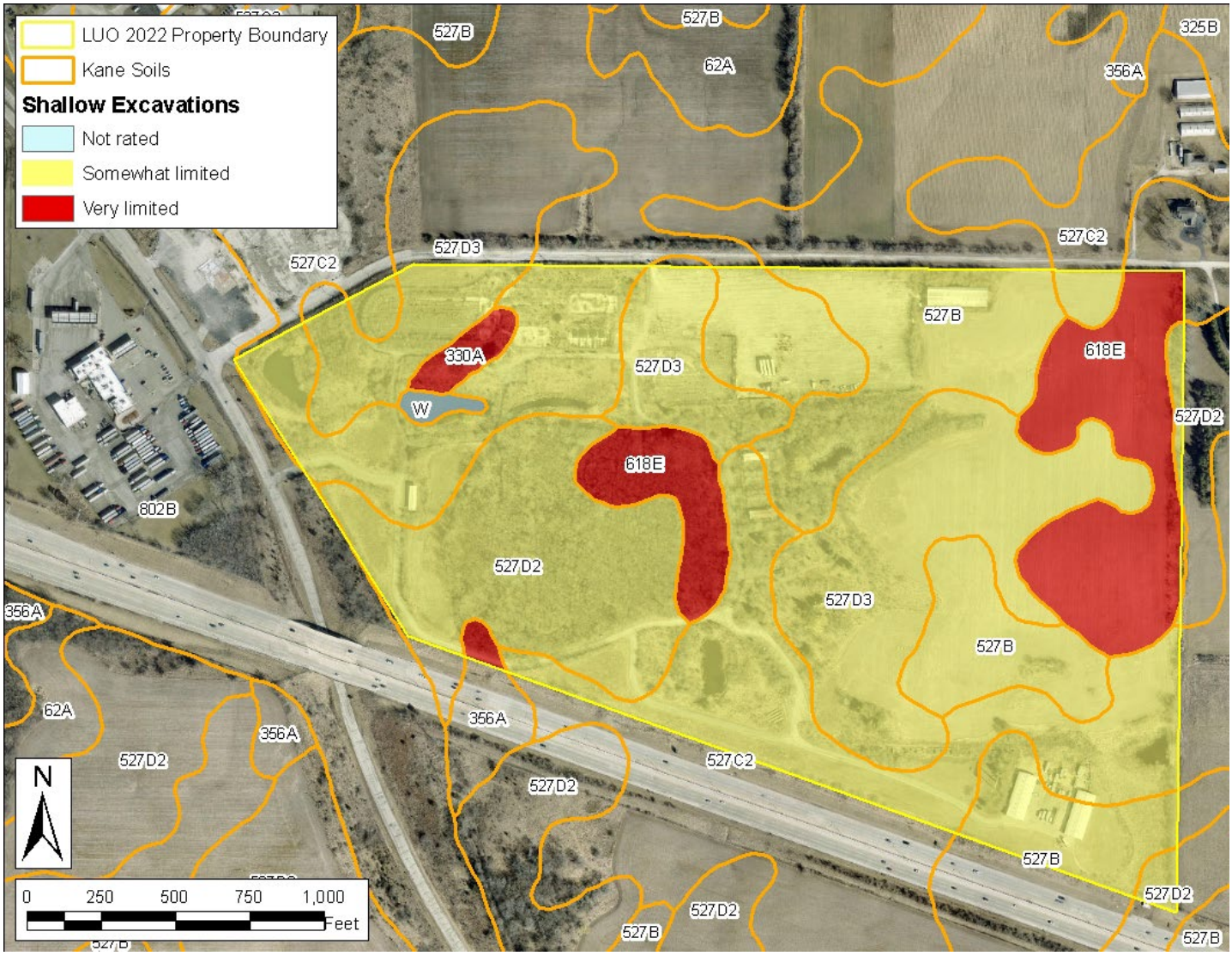

Figure 13: Soil Interpretations for Shallow Excavations

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock, hardness of bedrock, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high-water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing. **The high-water table is often a limiting factor in Kane County.**

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See the preceding **Soils Section** for more information concerning soil limitations.

SOIL INTERPRETATIONS – Local Roads and Streets

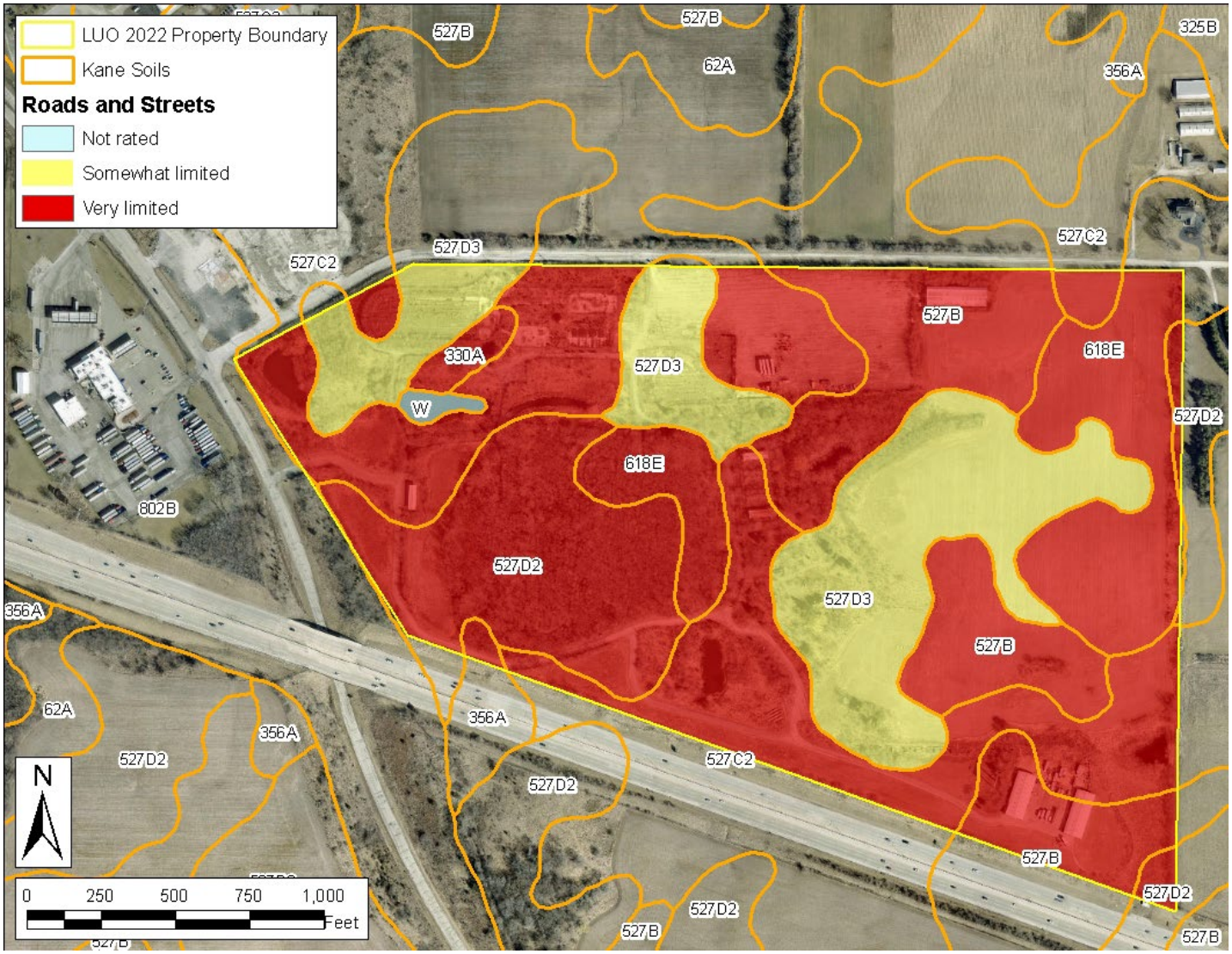

Figure 14: Soil Interpretations for Local Roads and Streets

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder.

The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding. **The high-water table is often a limiting factor in Kane County.**

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding **Soils Section** for more information concerning soil limitations.

SOIL INTERPRETATIONS – Lawns and Landscaping

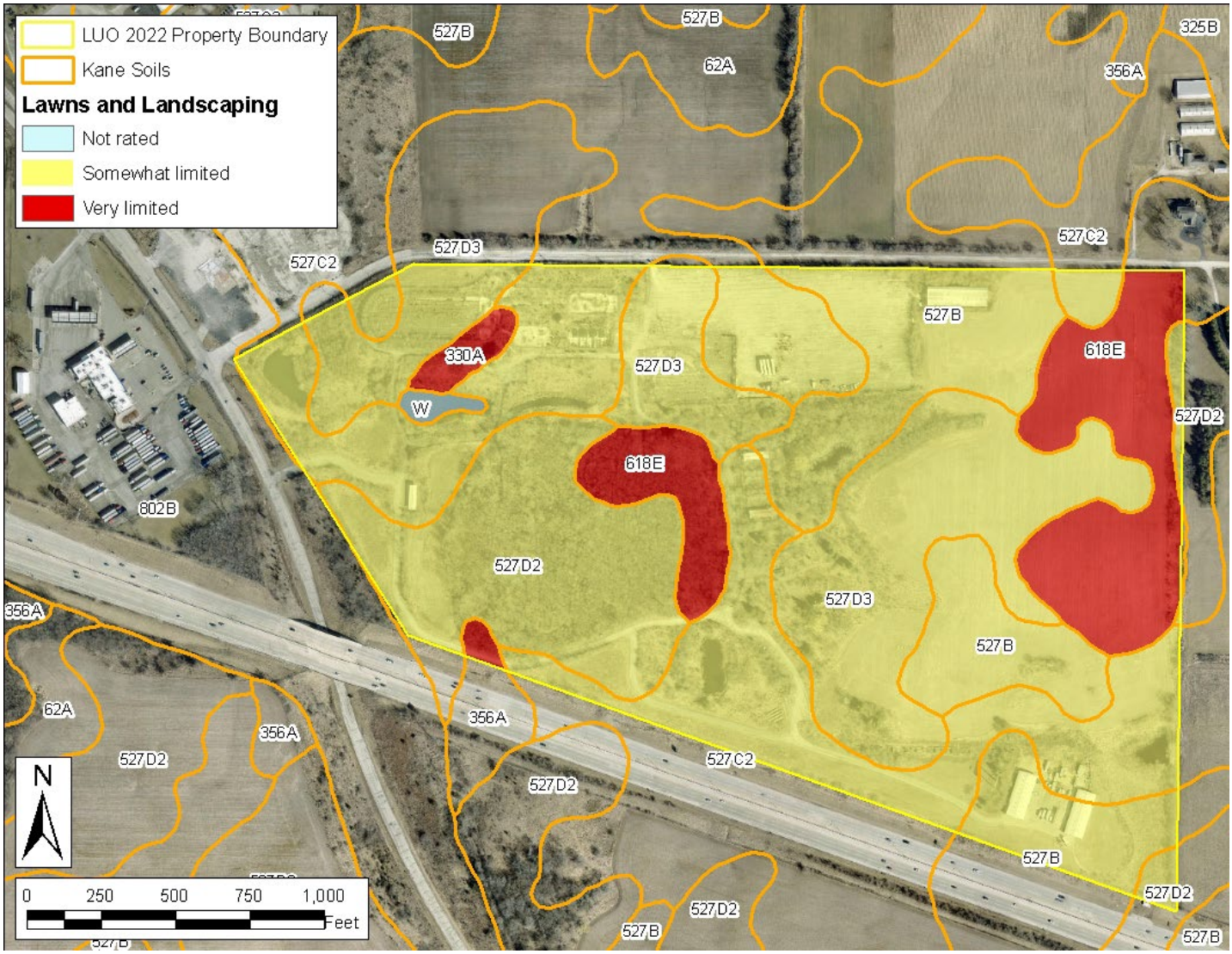

Figure 15: Soil Interpretations for Lawns and Landscaping

Lawns and landscaping require soils on which turf and ornamental trees and shrubs can be established and maintained. Irrigation is not considered in the ratings. The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established. The properties that affect plant growth are pH (acidic or alkaline conditions); depth to a water table; ponding; depth to bedrock; the available water capacity in the upper 40 inches; and the content of calcium carbonate. The properties that affect trafficability are flooding, depth to a water table, ponding, slope, stoniness, and the amount of sand, clay, or organic matter in the surface layer. **The high-water table is often a limiting factor in Kane County.**

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding **Soils Section** for more information concerning soil limitations.

WATER TABLE

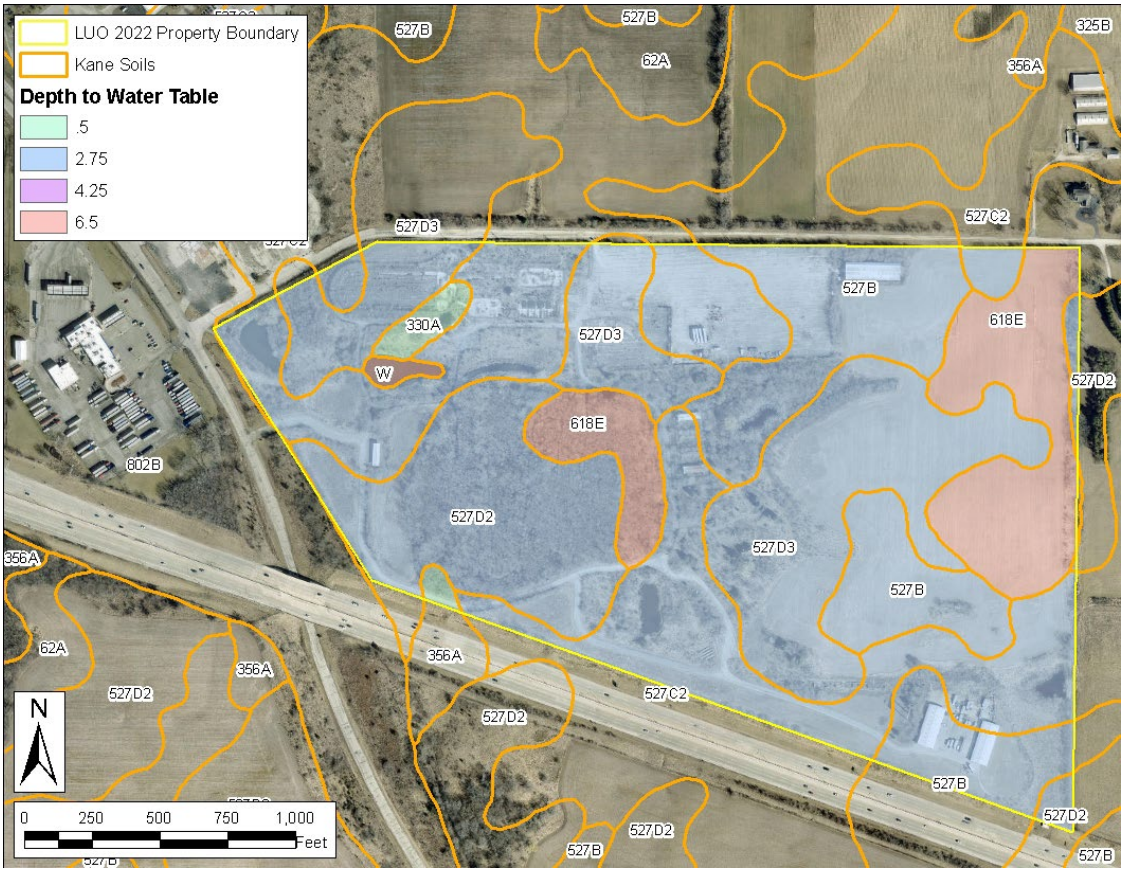

Figure 16: Map showing the depth to a seasonal high-water table

A seasonal high-water table, or the depth to a zone saturated with water in the soil during the wet season (typically spring through early summer), is present in most soils in Kane County, as it is in much of Illinois. The relatively low relief and flat landscape of the region slows the dissipation of water from the soil. This saturated zone fluctuates throughout the year and is closer to the surface in the spring and drops to deeper levels during summer and fall. Soils that are lower on the landscape are generally wetter than those soils higher on the landscape or on more sloping landscape positions. Some soils, especially those in landscape depressions and low-lying areas, have a water table above the soil surface. Water that occurs above the soil surface is considered "ponded" water. Ponding is different from flooding, as the water in ponded areas comes from water rising from below the soil surface or from runoff from adjacent areas. Flooding comes from the overflow of water from rivers and streams.

The duration of the seasonal high-water table may have been altered by artificial drainage systems, especially those areas in cropland or former cropland. Even when soils are artificially drained, they will likely retain wet characteristics and the wetness will be difficult to eliminate entirely. However, artificial drainage may shorten the duration of the seasonal high-water table.

The wetness from the seasonal high-water table is a limiting property of the soil for many uses, especially homesites with or without basements, septic absorption fields, commercial buildings, and roads and streets. Most sites that are zoned for construction will require improved drainage, sump pumps, foundation drains, and other management practices to reduce the wetness. Any change to the natural drainage of the site has the potential to create flooding issues downstream from the site, so use caution in installing drainage systems.

The Soil Survey indicates a seasonal high-water table at a depth of 0.5 to 1.0 feet of the soil surface during the spring and early summer in most years, on the wettest soils of the site.

HYDRIC SOILS

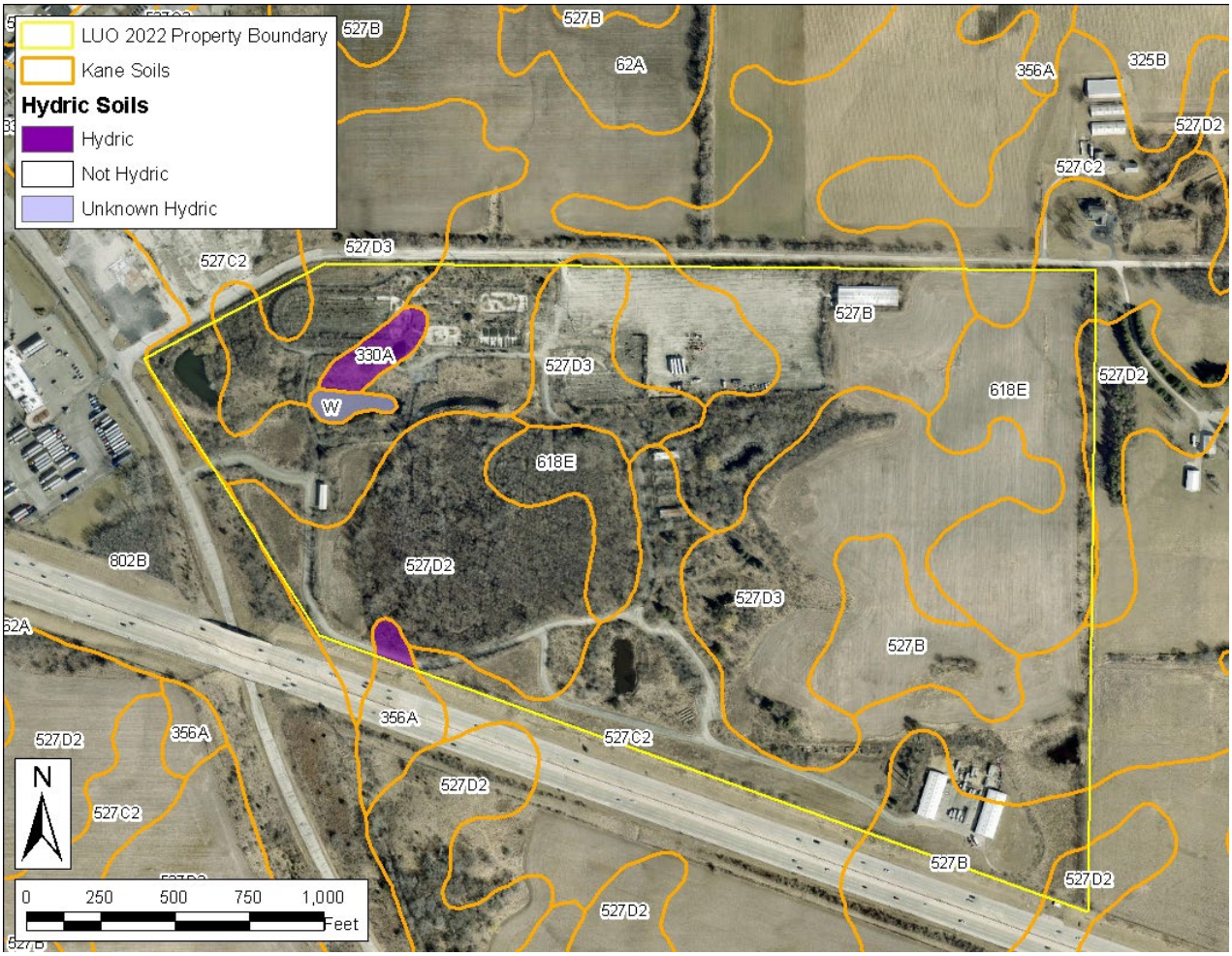

Figure 17: Hydric Soils map

Hydric Soils are wet soils that have a water table near the surface or above the surface, mostly in the spring and summer. The wetness is often a result of being on a lower position on the landscape. Many areas of hydric soils have been altered by artificial drainage systems. Even though they may have artificial drainage, they are still considered to meet the definition of a hydric soil. Although not all hydric soils are considered wetlands, hydric soils are a component of wetlands.

Even when hydric soils are artificially drained, they will likely retain wet characteristics and the wetness will be difficult to eliminate entirely. However, artificial drainage may shorten the duration of the seasonal high-water table. Most sites will require improved drainage, sump pumps, and other management practices to reduce the wetness. Any change to the natural drainage of the site has the potential to create flooding issues on and adjacent to the site, so use caution in installing drainage systems.

Some hydric soils are dominated by organic material (peat or muck) instead of mineral soil material and are not suitable construction sites, because of the low strength of the organic deposits. **Organic soils are extremely difficult to modify for other uses. Organic soils have been identified on this site.**

Hydric inclusions are small areas (inclusions) of hydric soils in the lower positions of a landscape dominated by higher, nonhydric soils and these inclusions are not identified on the soil map, given the map scale. However, hydric inclusions may still have a significant impact on your site.

The Soil Survey indicates that hydric soils or soils with hydric inclusions are on this site. A certified wetland determination may be needed prior to any earth disturbing activities. The KDSWCD recommends contacting the proper regulatory agencies shown near the end of this report.

PRIME FARMLAND – LAND EVALUATION & SITE ASSESSMENT

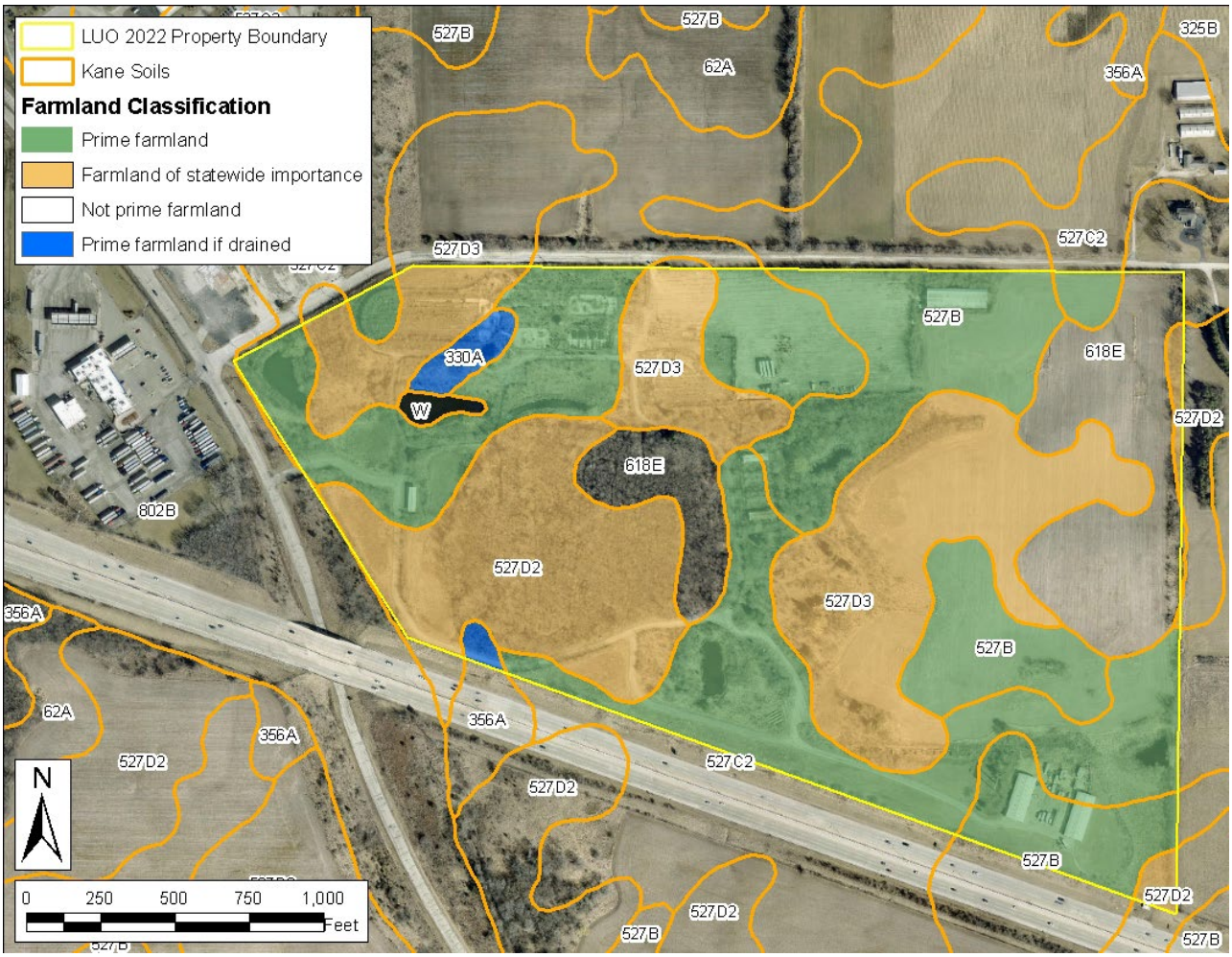

Figure 18: Prime Farmland map

Prime Farmland is a designation assigned by the U.S. Department of Agriculture defining land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these land uses. The Prime Farmland designation is assigned to each soil map unit.

In addition to Prime Farmland, there is Farmland of Statewide Importance (Important Farmland). Important Farmland is designated for soils that are slightly outside the definition of Prime Farmland. Prime and Important Farmland are valuable for Kane County agriculture, ag industry, and county tax base.

In order to protect the best farmland, a Land Evaluation and Site Assessment (LESA) system was developed and adopted by Kane County in 2003.

LESA is designed to determine the quality of land for agricultural uses and to assess a site for long term agricultural economic viability. The LESA is a 100-point maximum numerical value based on two parts – Land Evaluation (LE) and Site Assessment (SA). The LE is based upon the inherent ability of the soils of a parcel to produce commonly grown crops. The LE counts as 1/3 of the total score. The SA is a value based on the proximity of the parcel to agricultural areas. Parcels further from developed areas rank higher for protection. The SA counts for 2/3 of the LESA score.

Of this parcel, 38 percent or 41.54 acres are considered Farmland of Statewide Importance.

The LE value for this site is 22 and the SA value is 35 for a total LESA score of 57. This score represents Low Protection effort warranted.

REGULATORY INFORMATION

Wetlands, Rivers, Streams, and Other Waters: The laws of the United States, the State of Illinois, and local governments assign certain agencies specific and different regulatory roles to protect the waters within their jurisdictional boundaries. These roles include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat, and protection of recreational resources. Unregulated use of waters could permanently destroy or alter the character of these valuable resources and adversely impact the public. Contact the proper regulatory authorities when planning any work associated with floodplains, wetlands, or other waters so that proper consideration and approval can be obtained.

Wetland and/or Floodplain Permit: Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of a floodplain or floodway; or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility of a lake, stream, or river subject to federal, state, or local regulatory jurisdiction should apply for agency approvals.

Construction Permit: Anyone disturbing an acre or more of land during proposed construction activities should apply for the NPDES General Construction Permit ILR10. Building and stormwater permits should also be obtained locally from municipal government and/or Kane County.

REGULATORY AGENCIES

Wetlands, Floodplains, Streams, & Other Waters:

U.S. Army Corps of Engineers, Chicago District,
111 North Canal Street
Chicago, IL 60606-7206
(312) 353-6400
http://www.lrc.usace.army.mil/

Kane County Water Resources Division
719 Batavia Avenue
Geneva, IL 60134
(630)232-3400
https://www.countyofkane.org/FDER/Pages/environmentalResources/waterResources.aspx

Illinois Department of Natural Resources, Office of Water Resources
2050 W. Stearns Road
Bartlett, IL 60103
(847)608-3100
https://www.dnr.illinois.gov/WaterResources/Pages/PermitPrograms.aspx

NPDES General Construction Permit ILR10

Illinois Environmental Protection Agency, Division of Water Pollution Control
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794
(217)782-0610
https://www2.illinois.gov/epa/topics/forms/water-forms/Pages/default.aspx

The KDSWCD recommends early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stage. This could reduce time required to process necessary approvals. Please be advised that failure to coordinate with regulatory agencies could result in project shut down, fines and/or imprisonment.

CONTACTS

STATE AGENCIES

Illinois Department of Natural Resources
1 Natural Resources Way
Springfield, Illinois 62702-1271
(217)782-6302
http://dnr.state.il.us/

Illinois Department of Transportation
2300 South Dirksen Parkway
Schaumburg, Illinois 62764-0001
(217)782-7820/(800)452-4368
http://www.idot.illinois.gov/

Illinois Environmental Protection Agency
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
(217)782-3397
http://www.epa.state.il.us/

Illinois Natural History Survey
1816 South Oak Street MC652
Champaign, Illinois 61820
(217)333-6880
http://www.inhs.uiuc.edu/

COUNTY / LOCAL OFFICES

Kane County Government Center
719 South Batavia Ave.
Geneva, IL 60134
(630)232-3400
http://www.countyofkane.org/

Kane County Development Department
(630)232-3492

Kane County Dept. of Environmental Management
(630)208-5118

Kane County Forest Preserve District
1996 South Kirk Road, Suite 320
Geneva, IL 60134
(630)232-5980
forestpreserve.countyofkane.org

Kane County Health Department
1240 North Highland Avenue
Aurora, IL 60506
(630)208-3801

Kane-DuPage Soil and Water Conservation District
2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7960 ext. 3

FEDERAL AGENCIES

U. S. Army Corps of Engineers
Regulatory Branch
231 S LaSalle Street, Suite 1500
Chicago, Illinois 60604
(312)846-5330
http://www.usace.army.mil

U.S. Environmental Protection Agency
Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604
(312)353-2000 or (800)621-8431
http://www.epa.gov/region5/

U.S. Fish & Wildlife Service
Chicago Illinois Field Office
230 South Dearborn Suite 2938
Chicago, IL 60604
(847)298-3250
http://www.fws.gov/

U.S.D.A. Natural Resources Conservation Service
2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7960 ext. 3
http://www.il.nrcs.usda.gov/

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Berg, Richard C, Aquifer Sensitivity Classification for Illinois Using Depth to Uppermost Aquifer Material and Aquifer Thickness, Cir. 560, 2001, Illinois State Geological Survey https://isgs.illinois.edu/maps/county-maps/aquifer-sensitivity/kane Authors: William S. Dey, Alec M. Davis, B. Brandon Curry

County of Kane. Kane County 2040 Green Infrastructure Plan. Adopted December 10, 2013.

Dey, W.S., A.M. Davis, and B.B. Curry, 2007, Aquifer Sensitivity to Contamination, Kane County, Illinois: Illinois State Geological Survey, Illinois County Geologic Map, ICGM Kane-AS.

Illinois Department of Natural Resources, Ecological Compliance Assessment Tool.

Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.

Illinois Environmental Protection Agency, Nonpoint Source Pollution – What's it All About?, 2015

Kane County Development Dept., Kane-DuPage Soil & Water Conservation District, US Dept of Agriculture Natural Resources Conservation Service. Kane County Land Evaluation and Site Assessment, December 2003,

Kane County's Wetlands and Streams Advanced Identification (ADID) Study completed in 2004.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: https://websoilsurvey.sc.egov.usda.gov/. Accessed on the date of this report.

U.S. Dept. of Homeland Security, Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, 2011.

U.S. Dept of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983- 1984, Digitized 1985-1986.

U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published: Champaign, Illinois State Geological Survey, 2006.

Base Layer Credits: Source: ESRI, DigitalGlobe, GeoEye, Easthstar Geographics, CNES/Airbus DS, USDA, USGS, AEROGrid, IGN and GIS User Community

EXECUTIVE SUMMARY
APPLICATION 22-115
January 20, 2023

Petitioner: LB Anderson, 104 S Wynstone Dr, North Barrington, IL 60010

Contact Person: Ernie Pirron, 847-381-9080

Unit of Government Responsible for Permits: Kane County and Village of Hampshire

Acreage: 110.26

Area of Disturbance (acreage): 110.26

Location of Parcel: Section 2, Township 42N, Range 6E

Property Address/PIN#: 01-02-300-008, 01-02-300-017, 01-02-400-012

Existing Land Use: Agriculture

Proposed Land Use: M3, manufacturing

NATURAL RESOURCE CONCERNS

Land Cover in the Early 1800's: This site is in an area previously identified as forest. (See **page 5** for more information.)

Kane County Green Infrastructure Plan: This site is in an area indicated as Environmental Resource Area (with buffer), Remnant Oak Woodland and ADID Wetland. (See **page 6**.)

Wetlands: The National Wetland Inventory map and the ADID wetland map identify wetland areas on this site. If there are any indications of unidentified wetlands on this site, noticed during the proposed land use change, contact the appropriate county and federal wetland regulatory agencies (**page 26.**)

Floodplain: There are no floodplain areas identified on this site. (See **page 10**.)

Streams: There are no streams on this site. (See **page 11**.)

Aquifer Sensitivity: This site is classified as having a low potential for aquifer contamination. (See **page 12**.)

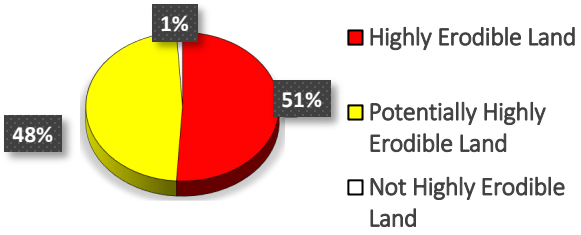
Topography and Overland Flow: The high point of this property is in the eastern portion of the site at an elevation of approximately 1006 feet above sea level. The property generally drains to the west via overland flow. The lowest elevation on the property is approximately 910 feet above sea level. (See **page 13** for information regarding site topography and drainage.) Please Note: This site's actual topography does not match the map. The site has been materially altered after the topological map information was gathered and produced.

Stormwater Management: This site may or may not need a Stormwater Pollution Prevention Plan (SWPPP). Contact the KDSWCD for questions or assistance in developing a SWPPP. See **page 14** for information regarding stormwater management.

Soil Erosion: Many construction sites are required to develop and follow a Stormwater Pollution Prevention Plan (SWPPP) in order to be in compliance with local, state, and federal laws regarding soil erosion and stormwater management. Contact the KDSWCD for questions or assistance in developing a SWPPP. (See **page 14**).

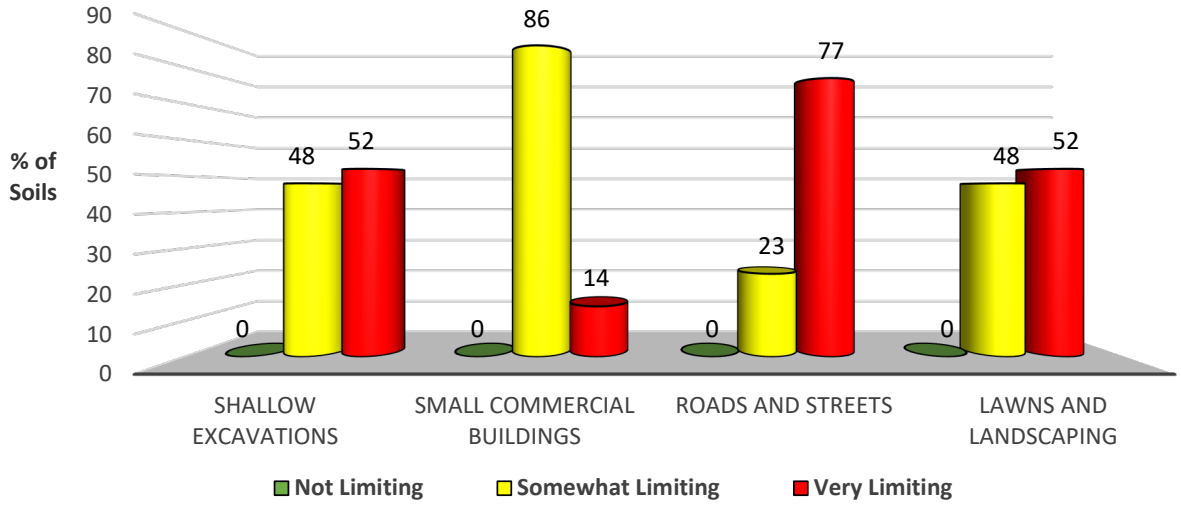
EXECUTIVE SUMMARY
APPLICATION 22-115
January 20, 2023

Highly Erodible Land: There are Highly and Potentially Highly Erodible Land identified on this site. (See **page 15**.)

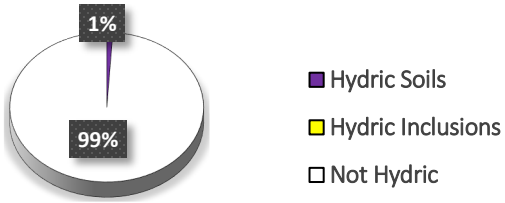


Regulations: Please note that additional permits are required for any development impacting wetlands, streams, or floodplain areas. (Please see **page 26** for regulation information.)

Soil Interpretations: Soils at this site may contain limitations for the proposed use. All information is from the Soil Survey of Kane County, Illinois. The limiting factors for this site are: **seasonal high-water table, unstable excavation walls, dusty, too clayey, dense layer, slope, shrink-swell, low strength, ponding, frost action.** (See **page 16** and attached Soils Tables on **page 18.**)

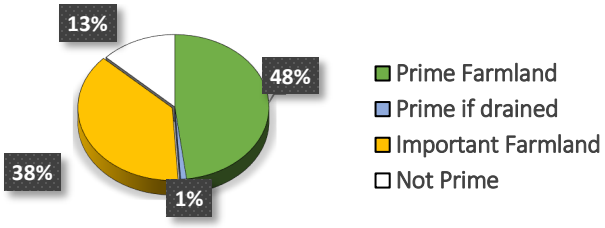


Hydric Soils: There are hydric soils identified on this site. (See **page 24**.)



EXECUTIVE SUMMARY
APPLICATION 22-115
January 20, 2023

Prime Farmland: Prime and Important Farmland occur on this tract.



LESA: Sites with a LESA score of 85 or greater are considered to warrant protection. This site has an LE score of 22**,** and a SA score of 35**,** with a total of **57,** placing it in the **low** protection category for farmland. (See **page 25** for more information.)

LAND USE OPINION

The most current natural resource data indicates the following concerns for this site: **Wetlands, Soil Limitations, High-water Table, Soil Erosion and Sediment Control, and Stormwater Management.** These concerns need to be managed, monitored, and/or considered in the planning and development of the site for the best possible results and for the least negative impact to the environment and natural resources.

Based upon the LESA score and the Kane County Land Evaluation and Site Assessment, this tract warrants **Low** Protection effort from development.

Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site **is somewhat suited** for the proposed land use change.

SITE INSPECTION

Figure 19: Location of site inspection photos

A site inspection was conducted by **Resource Analyst, Becky Monreal** on **January 11, 2023**. The following photos were taken during this inspection and reflect the site conditions at that time.

SITE INSPECTION PHOTOS

Photo 1 facing west

Photo 2 facing east

Photo 3 facing north

Photo 4 facing north

Photo 5 facing south

Photo 6 facing east