

# **VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS**

**Tuesday, June 26, 2018**

**7:00 p.m.**

**Hampshire Village Hall**

**234 South State Street**

## **AGENDA**

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of Minutes
- E. New Business:
  - 1. Public Hearing concerning Petition for Zoning Amendment, from M-1 Restricted Industrial Zoning District to HC Highway Commercial Zoning District for a portion of the property annexed to the Village for Loves Travel Stops & Country Stores and designated as "Lot 2" on the approved Preliminary Plan for said property; and to be designated as Lot 2 of the Metrix Industrial Park Subdivision; said property being located south of US Highway 20 and west of the I-90 on-off ramp in the Village.
  - 2. Consideration and approval of Findings of Fact and Recommendation, or in the alternative, of authorizing Chair to sign appropriate Findings of Fact and Recommendation, to the Board of Trustees regarding action to be taken on said Petition for Zoning Amendment identified in Agenda Item E(1) above.
- G. New Business
- H. Public Comment:
- I. Announcements: Next meeting date – TBA
- J. Adjournment

**PETITION  
FOR REZONING**

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

1. Please consider the following request for rezoning the subject property from M-1 Industrial Zoning District to HC - Highway Commercial Zoning District pursuant to Hampshire Municipal Code, for the following described property:

Lot 2 of the proposed Metrix Industrial Park Subdivision in the Village of  
Hampshire, being a part Lot 2 of the Loves Crossing Subdivision in the  
Village of Hampshire, Kane County, Illinois,

And otherwise described as follows:

That part of Section 3, Township 42 North, Range 6 East Of The Third Principal Meridian, Lying North of the North Line of the Interstate 90 (Northern Illinois Toll Highway), described as follows: Commencing at an Iron Pipe found at the Southeast Corner of the Northeast Quarter of said Section; Thence South 89 Degrees 58 Minutes 14 Seconds West along the South Line of the Northeast Quarter of said Section, for a distance of 1324.05 Feet to a point on the East Line of the Northwest Quarter of the Southeast Quarter of said Section; Thence South 00 Degrees 13 Minutes 20 Seconds East along said Line, 265.45 Feet to a point on the Northerly Line of Interstate 90; Thence North 86 Degrees 34 Minutes 54 Seconds West along said Northerly Line, 268.88 Feet; Thence North 68 Degrees 08 Minutes 28 Seconds West along said Northerly Line, 140.42 Feet to the point of beginning; Thence Continuing North 68 Degrees 08 Minutes 28 Seconds West along said Northerly Line, 757.46 Feet; Thence North 00 Degrees 00 Minutes 00 Seconds East, 540.55 Feet; Thence Northeasterly 215.95 Feet along a curve to the left having a radius of 75.00 Feet (Chord Bears North 18 Degrees 39 Minutes 35 Seconds East, 148.71 Feet); Thence North 00 Degrees 00 Minutes 00 Seconds East, 2.69 Feet; Thence South 90 Degrees 00 Minutes 00 Seconds East, 655.42 Feet; Thence South 00 Degrees 00 Minutes 00 Seconds West, 966.16 Feet to the point of beginning, in Kane County, Illinois.

PIN                                   A part of the following: 01-03-100-005, 01-03-200-008 and 01-03-400-008.  
Common Address:               South of US Highway 20, west of I-90 on/off ramp, in the Village of Hampshire, Illinois.

2. Please also schedule a public hearing for consideration of this proposal before the Village Zoning Board of Appeals, for June 26, 2018, or otherwise as soon as practicable.

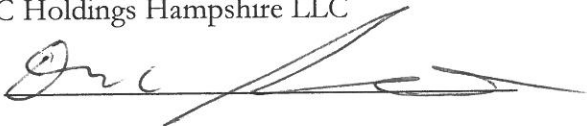
3. This property constitutes a portion of the property currently referred to as Lot 2 in the Loves Crossing Subdivision in the Village, which is to be re-subdivided and designated the Metrix Industrial Park in the Village; the zoning amendment is proposed in support of a retail use for the property in lieu of an industrial use and would be an extension of the HC Highway Commercial zoning in the area; and reference may be had to the various materials submitted by Loves Travel Stops and Country Stores, Inc. in support of the original zoning of said property, together with the Preliminary Plat of Subdivision for the Metrix Industrial Park Subdivision on file with the Village Clerk.

Dated: 6/8/2016

Respectfully submitted:

RMC Holdings Hampshire LLC

By:



June 14<sup>th</sup>, 2018

President & Board of Trustees  
Village of Hampshire  
234 S. State Street  
Hampshire, IL 60140

Re: RMC Holding Hampshire LLC – Zoning Change Request – Lot 2

Dear Zoning Board Members,

Attached please find for your review and consideration the following documents supporting our Zoning Change Request from M-1 Industrial Zoning to HC -Highway Commercial for Truck Country Sales & Service / Wausau Limited Partnership for the retail truck sales and service center:

1. Legal Description of the Property
2. Preliminary Plat for Lot 2
3. Site plan for Lot 2
4. Photograph of a prototype of Truck Country facility

Additionally, Love's Truck and Travel Stop has previously submitted for Lot 2:

5. Land Use Opinion Study,
6. Letters to: Historic Preservation Agency, Natural Resource, Army Corp of Engineers, Dept of Resources & Endangered Species, Regulated Waters, Ecological Compliance Assessment Tools, Hydrologic Engineering Center,
7. Traffic Studies,
8. Wetlands Report,
9. Master Detention Plan and Engineering,
10. Drainage Tile Plan,
11. Annexation Agreement

We look forward to meeting with you later in the month.

Sincerely,



Linda Kost  
[lkost@realtymetrix.com](mailto:lkost@realtymetrix.com)  
847-910-8820



Dave Schmidt  
[dschmidt@realtymetrix.com](mailto:dschmidt@realtymetrix.com)  
847-404-3851

## LEGAL DESCRIPTION OF SUBJECT PROPERTY

Lot 2 of the proposed Metrix Industrial Park Subdivision in the Village of Hampshire, being a part Lot 2 of the Loves Crossing Subdivision in the Village of Hampshire, Kane County, Illinois,

And otherwise described as follows:

That part of Section 3, Township 42 North, Range 6 East Of The Third Principal Meridian, Lying North of the North Line of the Interstate 90 (Northern Illinois Toll Highway), described as follows: Commencing at an Iron Pipe found at the Southeast Corner of the Northeast Quarter of said Section; Thence South 89 Degrees 58 Minutes 14 Seconds West along the South Line of the Northeast Quarter of said Section, for a distance of 1324.05 Feet to a point on the East Line of the Northwest Quarter of the Southeast Quarter of said Section; Thence South 00 Degrees 13 Minutes 20 Seconds East along said Line, 265.45 Feet to a point on the Northerly Line of Interstate 90; Thence North 86 Degrees 34 Minutes 54 Seconds West along said Northerly Line, 268.88 Feet; Thence North 68 Degrees 08 Minutes 28 Seconds West along said Northerly Line, 140.42 Feet to the point of beginning; Thence Continuing North 68 Degrees 08 Minutes 28 Seconds West along said Northerly Line, 757.46 Feet; Thence North 00 Degrees 00 Minutes 00 Seconds East, 540.55 Feet; Thence Northeasterly 215.95 Feet along a curve to the left having a radius of 75.00 Feet (Chord Bears North 18 Degrees 39 Minutes 35 Seconds East, 148.71 Feet); Thence North 00 Degrees 00 Minutes 00 Seconds East, 2.69 Feet; Thence South 90 Degrees 00 Minutes 00 Seconds East, 655.42 Feet; Thence South 00 Degrees 00 Minutes 00 Seconds West, 966.16 Feet to the point of beginning, in Kane County, Illinois.

PIN                                      A part of the following: 01-03-100-005, 01-03-200-008 and 01-03-400-008.

Common Address:                      South of US Highway 20, west of I-90 on/off ramp, in the Village of Hampshire, Illinois.

# PRELIMINARY PLAT OF HAMPSHIRE SUBDIVISION

PERMANENT INDEX NUMBER (P.I.N.):  
 01-03-100-005  
 PART OF 01-03-200-008  
 PART OF 01-03-400-008

BING PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

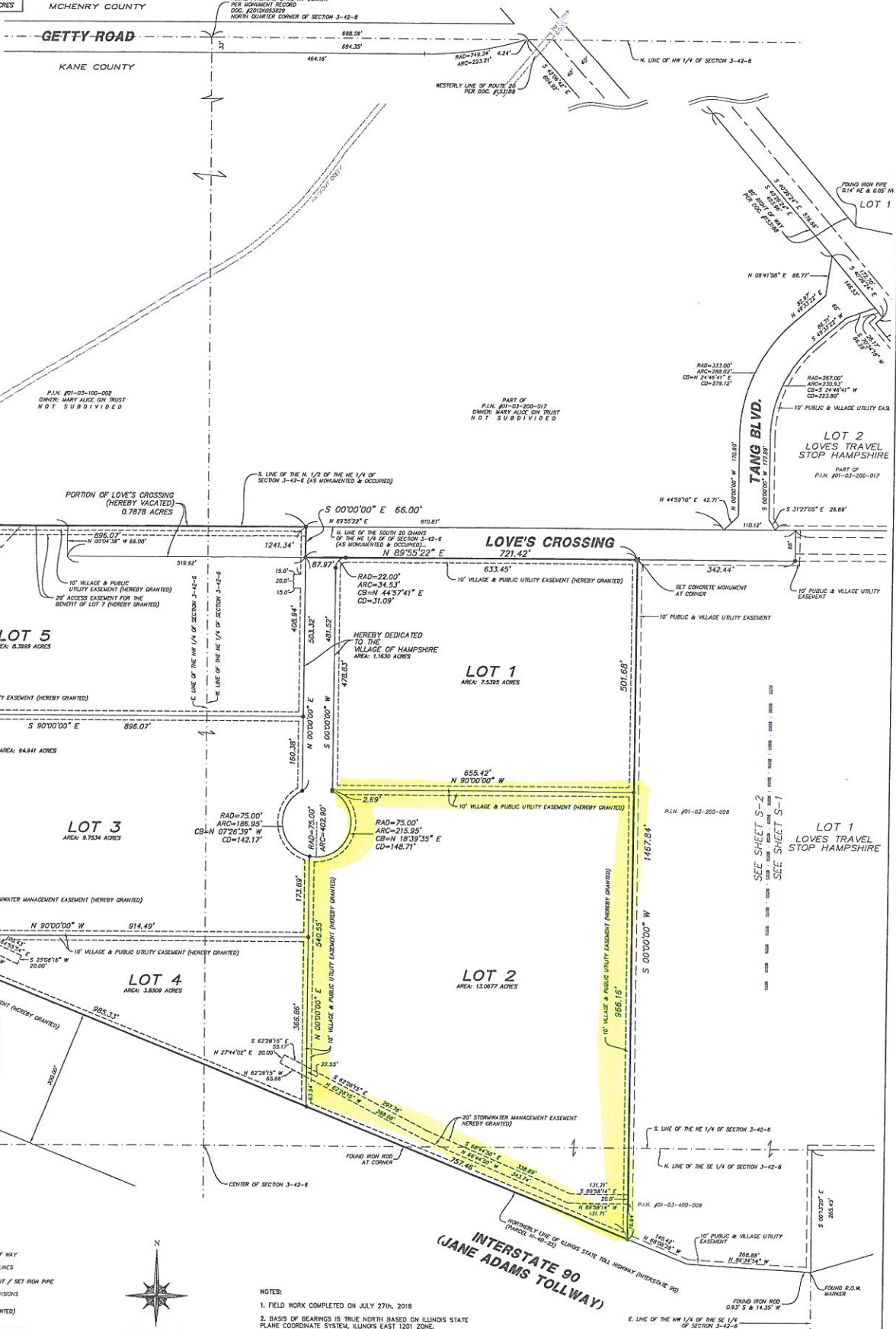
PROPERTY AREA TABLE	
LOT 1:	7.5395 ACRES
LOT 2:	13.0677 ACRES
LOT 3:	9.7534 ACRES
LOT 4:	3.8509 ACRES
LOT 5:	(INCLUDES 0.7879 ACRES FROM LOVE'S CROSSING (H&V))
LOT 6:	8.1162 ACRES
LOT 7:	6.7542 ACRES
LOT 8:	10.0811 ACRES
ROADWAY DEDICATION:	1.1630 ACRES
<b>TOTAL AREA:</b>	<b>65.729 ACRES</b>

PROPERTY OWNER:  
 LOVE'S TRAVEL STOPS  
 10801 N. PENNSYLVANIA AVE  
 OKLAHOMA CITY, OK 73120  
 1-800-655-6837

SUBDIVIDER:  
 THE WT GROUP, LLC  
 2675 PRATUM AVE  
 HOFFMAN EST., IL 60192  
 224-293-6333

DESIGNER/ENGINEER:  
 CISO  
 175 MONTROSE WEST AVE, SUITE 400  
 AKRON, OH 44333  
 330-396-5696

MCHENRY COUNTY  
 KANE COUNTY



P.I.N. #01-03-100-002  
 OWNER: MARY ALICE ON TRUST  
 NOT SUBDIVIDED

P.I.N. #01-03-200-017  
 OWNER: MARY ALICE ON TRUST  
 NOT SUBDIVIDED

P.I.N. #01-03-200-008

SEE SHEET S-2  
 SEE SHEET S-1

LINE	BEARING	DISTANCE
L1	N 61°55'54" W	26.20'
L2	N 42°36'30" W	11.15'
L3	N 38°03'30" E	20.00'
L4	S 31°26'00" E	8.80'
L5	S 81°55'54" E	24.23'

**LEGEND**

- PROPERTY LINE
- CENTERLINE OF RIGHT OF WAY
- UNDERLYING PROPERTY LINES
- SET CONCRETE MONUMENT / SET IRON PIPE
- RECORD PROPERTY DIMENSIONS
- - - EASEMENT (HEREBY GRANTED)
- - - EXISTING EASEMENTS TO REMAIN
- - - BUILDING AND/OR PARKING SETBACK LINES (HEREBY GRANTED)



- NOTES:**
1. FIELD WORK COMPLETED ON JULY 27TH, 2016
  2. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
  3. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

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

ISSU

WT Group  
 Engineering with Precision, Pace and Passion.  
 2675 Pratum Avenue | Hoffman Estates, IL 60192  
 T: 224.293.6333 | F: 224.293.6444  
 wtengineering.com  
 License No. 184.001970-0013 Expires: 04/30/2019

HAMPSHIRE PROPERTY  
 LOVE'S CROSSING  
 TANG BLVD @ ROUTE 20  
 HAMPSHIRE, ILLINOIS

# PRELIMINARY PLAT OF HAMPSHIRE SUBDIVISION

BEING PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

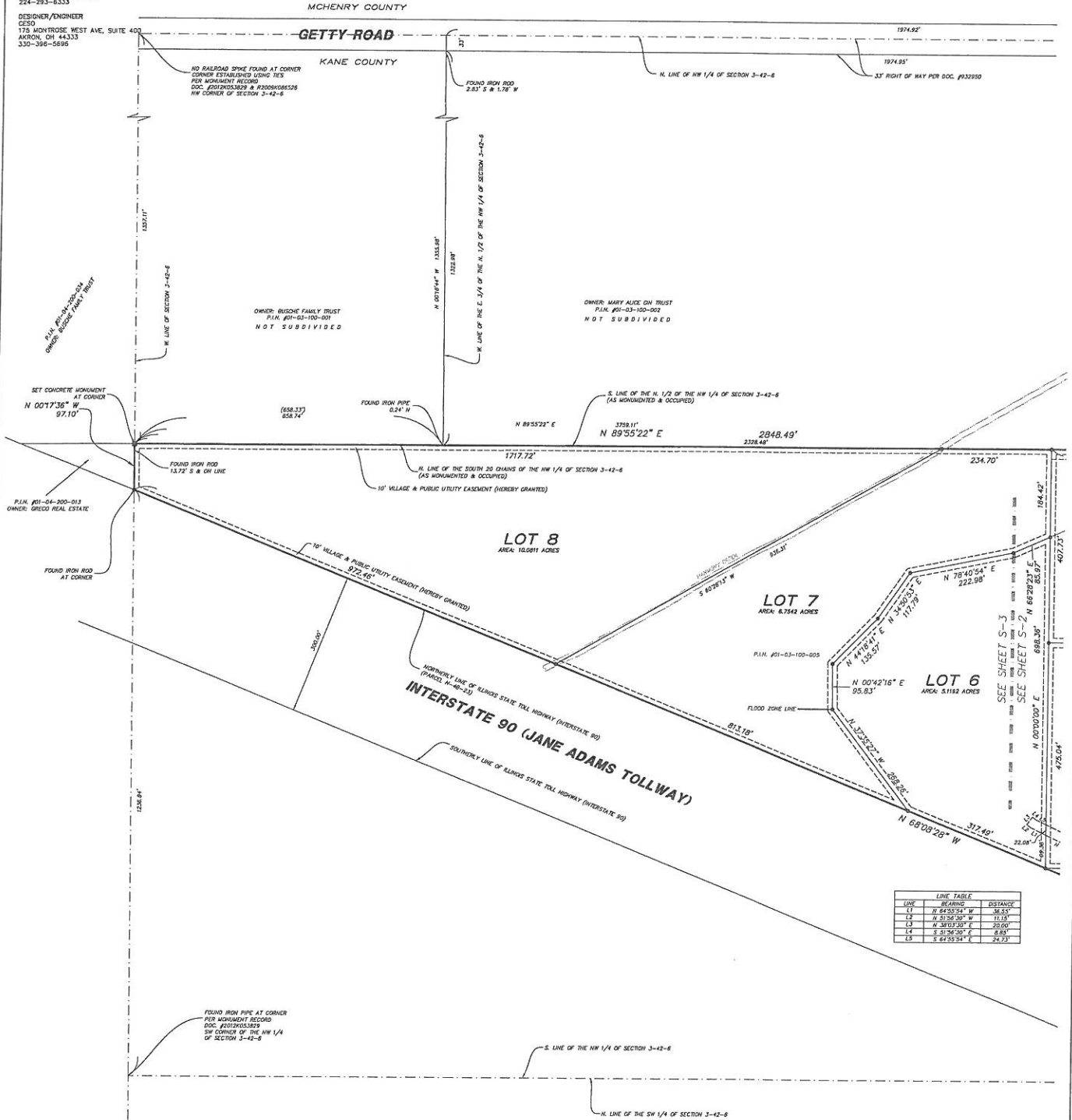
PERMANENT INDEX NUMBER (P.I.N. #):  
01-03-100-005  
PART OF 01-03-200-008  
PART OF 01-03-400-008

PROPERTY AREA TABLE	
LOT 1:	7.5395 ACRES
LOT 2:	11.0577 ACRES
LOT 3:	8.7534 ACRES
LOT 4:	8.8059 ACRES
LOT 5:	(INCLUDES 0.7878 ACRES FROM LOVE'S CROSSING VILLAGE TRUST)
LOT 6:	5.1192 ACRES
LOT 7:	6.7542 ACRES
LOT 8:	10.0811 ACRES
ROADWAY DEDICATION:	1.1630 ACRES
<b>TOTAL AREA:</b>	<b>65.729 ACRES</b>

PROPERTY OWNER:  
LOVE'S TRAVEL STORES  
10501 N. PENNSYLVANIA AVE  
OKLAHOMA CITY, OK 73120  
1-800-655-4537

SUBDIVIDER:  
THE WT GROUP, LLC  
2875 PRATIUM AVE  
HOFFMAN EST., IL 60192  
224-293-6333

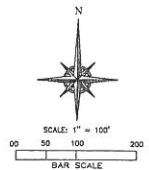
DESIGNER/ENGINEER:  
CESO  
175 MONTROSE WEST AVE, SUITE 400  
AKRON, OH 44333  
330-366-5699



LINE	BEARING	DISTANCE
L1	W 64°55'54" W	36.55'
L2	N 35°56'56" W	11.05'
L3	N 38°51'30" E	20.00'
L4	S 31°36'30" E	6.95'
L5	S 64°35'54" E	24.73'

**LEGEND**

- PROPERTY LINE
- - - CENTERLINE OF RIGHT OF WAY
- - - UNDERLYING PROPERTY LINES
- SET CONCRETE MONUMENT / SET IRON PIPE
- RECORD PROPERTY DIMENSIONS
- EASEMENT (HEREBY GRANTED)
- EXISTING EASEMENTS TO REMAIN
- BUILDING AND/OR PARKING SETBACK LINES (HEREBY GRANTED)



- NOTES:**
1. FIELD WORK COMPLETED ON JULY 27TH, 2018
  2. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
  3. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

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

HAMPSHIRE PROPERTY  
LOVE'S CROSSING  
TANG BLVD @ ROUTE 20  
HAMPSHIRE, ILLINOIS



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Ill. License No. 184.007610-0018 Expires 10-31-2019

CHECK  
DRAWN BY  
DATE  
ISSUE

SHEET 3 OF 3  
PLAT OF SLOWS

# PRELIMINARY PLAT OF HAMPSHIRE SUBDIVISION

PERMANENT RECORD NUMBER (P.L.N.): 93  
01-03-100-005  
PART OF 01-02-200-008  
PART OF 01-03-400-008

BEING PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

PROPERTY AREA TABLE	
LOT 1:	7,5395 ACRES
LOT 2:	12,0777 ACRES
LOT 3:	8,7534 ACRES
LOT 4:	3,8509 ACRES
LOT 5:	(INCLUDES 0.2838 ACRES FROM 63,3999 ACRES LOVE'S CROSSING VACATION)
LOT 6:	6,1192 ACRES
LOT 7:	6,7542 ACRES
LOT 8:	10,0611 ACRES
ROADWAY DEDICATION:	1,1639 ACRES
<b>TOTAL AREA:</b>	<b>63,729 ACRES</b>

### VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

I, \_\_\_\_\_, VILLAGE COLLECTOR OF THE VILLAGE OF HAMPSHIRE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT HAMPSHIRE, KANE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

VILLAGE COLLECTOR

### COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF KANE COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.

COUNTY RECORDER

### OWNERSHIP CERTIFICATE (CORPORATION)

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT \_\_\_\_\_ AN \_\_\_\_\_ CORPORATION, IS THE TRUE AND SOLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND THROUGH ITS DULY ELECTED OFFICERS, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STAKE AND TITLE AFORESAID.

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS THE DULY ELECTED OFFICERS OF SAID CORPORATION, HEREBY DEDICATES FOR PUBLIC USE THE LANSH SHOWN ON THIS PLAT FOR THROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR AMERTECH, COM ED, NICOR, MEDACOR AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE EASEMENTS PROVISIONS WHICH ARE STATED AND SHOWN HEREON.

THE UNDERSIGNED, NOT INDIVIDUALLY, BUT AS DULY ELECTED OFFICERS OF SAID CORPORATION, FURTHER CERTIFY THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF COMMUNITY UNIT SCHOOL DISTRICT 308.

DATED AT \_\_\_\_\_ COUNTY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRESIDENT SECRETARY

### VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

PRESIDENT

ATTEND: VILLAGE CLERK

### COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

I, \_\_\_\_\_, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEA, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE OFFICERS OF \_\_\_\_\_ APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF \_\_\_\_\_, 2001.

NOTARY PUBLIC

### VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

VILLAGE ENGINEER

LICENSE NUMBER EXPIRATION DATE

### PUBLIC UTILITY EASEMENTS - ELECTRIC AND COMMUNICATIONS

COMMONWEALTH EDISON COMPANY, AMERTECH, TRIAX CABLE, AND OTHER UTILITY COMPANIES PROVIDING ELECTRIC AND COMMUNICATIONS SERVICES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY OR SEVERALLY ARE HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "PUBLIC UTILITY EASEMENTS" AND JOINTLY WITH VILLAGE UTILITIES TO ALL PLATTED EASEMENTS DESIGNATED "UTILITY EASEMENTS" AND TO ALL PLATTED STREETS ALLEYS TO INSTALL, MAINTAIN AND OPERATE STORM AND SANITARY SEWER SYSTEMS, STORM DRAINAGE SYSTEMS, AND FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS, TOGETHER WITH THE RIGHT TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY IMPROVEMENTS OF EACH LOT, THE RIGHT TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES, SHRUBS OR SAPLINGS THAT INTERFERE OR THREATEN TO INTERFERE WITH ANY OF SAID PUBLIC UTILITY EQUIPMENT, THE LOCATION OF FACILITIES IN PLATTED STREETS AND ALLEYS SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND. NO OVERHEAD LINES WILL BE PERMITTED.

### PUBLIC UTILITY EASEMENTS - NICOR

NICOR, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS, SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, REMOVAL AND MAINTENANCE OF GAS MAINS AND APPURTENANCES, LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

### VILLAGE UTILITY EASEMENTS

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT". TOGETHER WITH THE RIGHT OF ACCESS THEREON, SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM, SANITARY SEWER SYSTEM, STORM DRAINAGE SYSTEM OF THE VILLAGE OF HAMPSHIRE. THESE EASEMENTS MAY BE GRADED AS SWALES TO RECEIVE LOCAL SURFACE DRAINAGE. NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. TREES SHALL ONLY BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL CONFLICTS WITH UTILITIES.

THE VILLAGE OF HAMPSHIRE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERRECTED WITHIN A VILLAGE UTILITY EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SURFACING, PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE; 2) TO REMOVE ALL EXCESS DEBRIS AND SPILL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

### DRAINAGE EASEMENT

THE VILLAGE OF HAMPSHIRE IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "DRAINAGE EASEMENTS" TO INSTALL, OPERATE AND MAINTAIN UNDERGROUND AND SURFACE DRAINAGE FACILITIES. SAID EASEMENTS SHALL BE USED FOR NO OTHER PURPOSE EXCEPT AS EXPRESSLY AUTHORIZED BY THE VILLAGE. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

### STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF HAMPSHIRE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (ABBREVIATED SALEM) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, IMPROVE, MAINTAIN AND OPERATE STORMWATER AND STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID ISOLATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF HAMPSHIRE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF HAMPSHIRE.

### SURVEYORS CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS IS TO STATE THAT I, FRANJO L. MATRICO, ILLINOIS PROFESSIONAL LAND SURVEYORS #035-003556, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PROPERTY DESCRIPTION (METES & BOUNDS DESCRIPTION)  
THAT PART OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE INTERSTATE 90 (NORTHERN ILLINOIS TOLL HIGHWAY), DESCRIBED AS FOLLOWS, COMMENCING AT A IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, FOR A DISTANCE OF 1204.65 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 20 SECONDS EAST ALONG SAID LINE, 215.45 FEET TO A POINT ON THE NORTHERLY LINE OF INTERSTATE 90; THENCE NORTH 88 DEGREES 58 MINUTES 34 SECONDS WEST ALONG SAID NORTHERLY LINE, 140.42 FEET TO THE THENCE NORTH 88 DEGREES 58 MINUTES 38 SECONDS WEST ALONG SAID NORTHERLY LINE, 264.88 FEET NORTHERLY LINE, 284.92 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 3; THENCE NORTH 00 DEGREES 17 MINUTES 38 SECONDS WEST ALONG SAID WEST LINE, 97.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20 CHAINS OF THE NORTH HALF OF SAID SECTION (AS MONUMENTED AND OCCUPIED); THENCE NORTH 89 DEGREES 59 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE, 2226.48 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 38 SECONDS EAST, 86.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 22 SECONDS EAST, 1241.34 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 1497.84 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT I WILL SET ALL SUBDIVISION MONUMENTS AND HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (705 ILCS 260.5). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT (SECTION 1270-58 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1999).

I FURTHER STATE THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THE SURVEYED PROPERTY IS LISTED AS BEING IN A "ZONE X", DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND "ZONE A", DESCRIBED AS BEING A "SPECIAL FLOOD HAZARD AREAS, NO BASE FLOOD ELEVATION DETERMINED" PER F.E.M.A. PANEL NO. 17088C0020A DATED JUNE 2, 2015.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

GIVEN UNDER OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_ AT HOFFMAN ESTATES, ILLINOIS.

THE WT GROUP, LLC

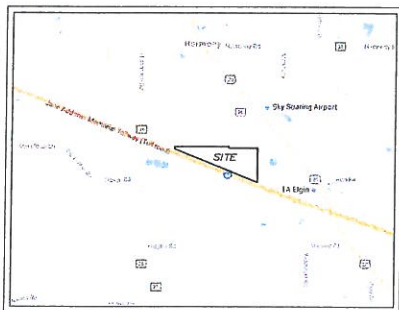
### PRELIMINARY FOR REVIEW 5/31/18

FRANJO L. MATRICO - PLS #035-003556 EXPIRES 11/30/2018  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

WE, THE W-T GROUP, LLC, IN ACCORDANCE WITH THE PA 87-08705 (THE PLAT ACT) DO HEREBY DESIGNATE:

AS THE PERSON WHO MAY RECORD THE FINAL SUBDIVISION PLAT  
A TRUE COPY OF WHICH HAS BEEN RETAINED BY US TO ASSURE NO CHANGE HAS BEEN MADE TO SAID PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

FRANJO L. MATRICO - PLS #035-003556 EXPIRES 11/30/2018  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015



LOCATION MAP

PROPERTY OWNER:  
LOVE'S TRAVEL STOPS  
10001 N. PENNSYLVANIA AVE  
OKLAHOMA CITY, OK 73120  
1-800-455-6837

SUBDIVIDER:  
THE WT GROUP, LLC  
2675 PRATT AVE  
HOFFMAN EST. IL 60192  
224-293-6333

DESIGNER/ENGINEER:  
CSO  
175 MONTROSE WEST AVE, SUITE 400  
ARROW, OH 44333  
330-398-5698

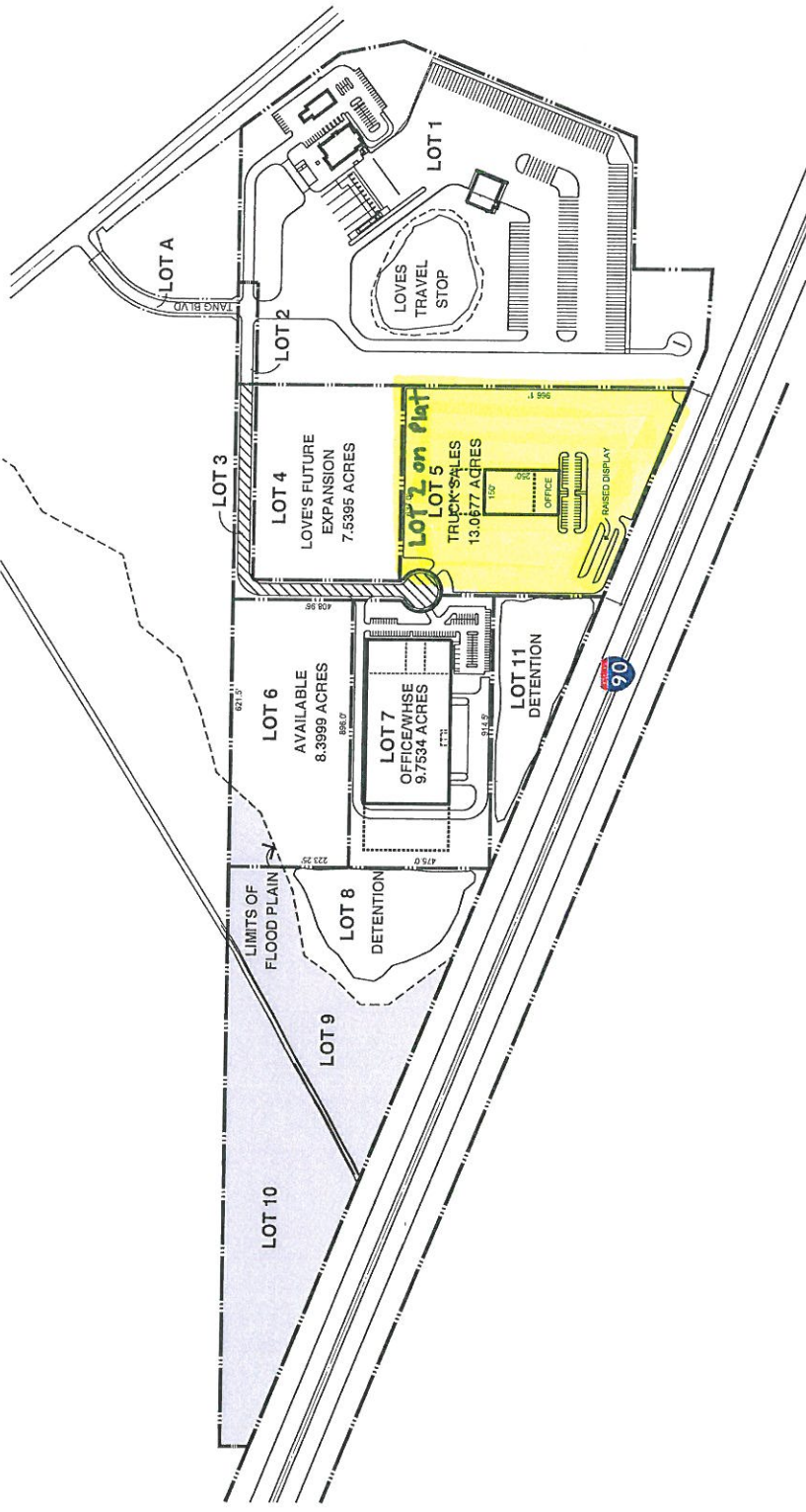
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

HAMPSHIRE PROPERTY  
LOVE'S CROSSING  
TANG BLVD \ ROUTE 20  
HAMPSHIRE, ILLINOIS

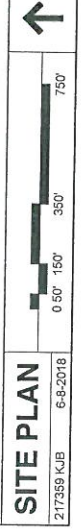
WT GROUP  
Engineering with Precision, Pace and Passion.  
2675 Pratt Avenue Hoffman Estates, IL 60192  
772-261-6338 FAX 772-261-6444  
info@wtgroup.com  
www.wtgroup.com  
ILL. License No. 184.007570-0015 Expires 03.30.2019

SHRETT C  
P.L.C. OF ILLINOIS





CONCEPTUAL NEW BUSINESS PARK FOR:  
**HAMPSHIRE BUSINESS PARK**  
 HAMPSHIRE, ILLINOIS



LOT 1: LOVE'S TRAVEL STOP SITE AREA (±33.05 AC.)	±1,439,497 S.F.	LOT 6: AVAILABLE AREA SITE AREA (±8,3999 AC.)	±365,899 S.F.	LOT 11: DETENTION SITE AREA (±3.85 AC.)	±167,745 S.F.
LOT 2: ROAD AREA PAVEMENT AREA (±0.32 AC.)	±14,039 S.F.	LOT 7: OFFICE/WHSE SITE AREA (±9,7534 AC.)	±424,858 S.F.	LOT A: ROAD AREA	±19,523 S.F.
LOT 3: ROAD AREA PAVEMENT AREA (±1.36 AC.)	±59,485 S.F.	LOT 8: DETENTION SITE AREA (±5,1192 AC.)	±222,992 S.F.		
LOT 4: LOVE'S FUTURE EXPANSION SITE AREA (±7,5395 AC.)	±328,420 S.F.	LOT 9: FLOOD PLAIN SITE AREA (±6,752 AC.)	±294,212 S.F.		
LOT 5: TRUCK SALES SITE AREA (±13,0677 AC.)	±569,198 S.F.	LOT 10: FLOOD PLAIN SITE AREA (±10,0811 AC.)	±439,132 S.F.		



**HARRIS ARCHITECTS, INC.**  
 WWW.HARRISARCHITECTS.COM  
 847.303.1155

