

# VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

Tuesday, November 14, 2017

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 & 2018 Calendar Schedule
- E. New Business:
  - 1) Public Hearing and consideration of Recommendation regarding a Petition for Zoning Map Amendment filed by Gin Family Partnership, LLC for classification of certain property in the HC Highway Commercial Zoning District upon annexation. The Subject Property is located at or near the intersection of US Highway 20 and Tang Boulevard (southwest side of the highway), and is otherwise known as a part of PIN 01-03-200-017. Annexation and development of this property is connected with the Love's Travel Stop development.
  - 2) Consideration of Findings of Fact and Recommendation of Zoning Board of Appeals regarding Agenda Item E(1) above.
- F. Old Business:
- G. Public Comment:
- H. Announcements: Next meeting date – TBA
- I. Adjournment

**VILLAGE OF HAMPSHIRE  
ZONING BOARD OF APPEALS**

**May 9, 2017**

A meeting of the Village of Hampshire Zoning Board of Appeals was convened at 7:00 p.m. on May 9, 2017, at the Village Hall. Present were ZBA members Carl Christensen, William Albert, Hank Hoffman, Richard Frillman, Neil Collins and Joseph Schaul. David Rumoro was absent. A quorum was present.

The minutes of April 11, 2017 were read by the secretary. On motion by Albert, and seconded by Hoffman. to approve said minutes, the vote was 6 ayes and 0 nays. Motion passed.

On motion by Schaul, seconded by Frillman to re-convene the public hearing concerning the Petition of the Village for re-zoning of various properties on East Street and Mill Avenue, the vote was 6 ayes and 0 nays. Motion passed. The public hearing was re-convened at 7:08 p.m.

Ms. Judy Gehringer, 191 East Street, testified. She questioned whether the petition was complete? She believed that the Vietinghoff property should also be included, for example. Mr. Schuster explained that the Vietinghoff property was re-zoned a few years ago. Ms. Gehringer believed that the petition was started because someone believed that one of the properties on East Street had been the location of a restaurant in the past. She asked that the Village, “let sleeping dogs lie” and deny the petition. Mr. Magnussen said it would be better to amend the zoning. Ms. Gehringer thought it better that the owners have an opportunity to sell to a business fronting on on State Street.

Mr. Jose Trejo, 176 East Street, testified. He asked if the Village had done a study to determine what is highest and best use for the properties in question. He asked if the area would be converted to a business district in the future. Mr. Christensen noted that “everyone has his own idea about that - long ago someone thought that it would be good for business, for example.” Schaul noted that the change would “rectify the situation for sale.” Mr. Magnussen said that an owner of a non-conforming use would not be allowed to re-build after a calamity or after abandonment of the use. Mr. Trejo said it should be zoned for the highest property value and best use, whatever that is.

Hoffman asked if the village received any response from owners of properties at issue. Mr. Schuster responded that there had been no such response. Hoffman asked how does the ZBA know that everyone has been notified? Mr. Schuster noted that each owner had been notified by mail. Hoffman asked who had requested the amendment? Mr. Schuster responded that Mr. and Mrs. Barton, at \_\_\_ East Street had made the first request.

Hoffman stated that, from the Village standpoint, would the Village do just one property amendment, and leave the others intact? Mr. Magnussen stated that the Village wanted to “do all at once, for conformity.” There was notice; the combined petition is for ease. Hoffman questioned if the Village was not making a change for someone who has not requested it.

Christensen asked if there anyone who does not want the change? Ms. Gehringer said she was not “adamant,” but after 53 years, she wanted to “go with the flow.” She talked with M. Seyller and her mother regarding the supposed restaurant.

Mr. Trejo said he received a mortgage approval for a purchase money mortgage in 2008, without a denial – but that he did have to “sign-off” on the non-conforming use.

Christensen said that the situation was “like Washington Street,” where the zoning had been changed from M-1 Restricted Industrial Zoning District to B-2 Community Business Zoning District.

Frillman said it would be an advantage that these owners would avoid having a business opening next door which could be a nuisance to neighbors.

A motion by Hoffman, seconded by Frillman, to close the public hearing, passed by voice vote.

On motion by Hoffman, seconded by Albert, to recommend approval of the Petition for re-zoning of the eight properties listed in the Petition, from B-1 Central Business District to R-2 Single Family Residential Zoning District, the vote was 6 ayes and 0 nays. Motion passed.

On motion made by Albert, and seconded by Collins, to re-convene the public hearing concerning the Petition of the Village for re-zoning the property at 123 Park Street, from B-2 Business District to R-2 Single Family Residential District, the vote was 6 aye and 0 nay. Motion passed. The public hearing was re-convened at 7:31 p.m.

Ms. Jamie Herrmann testified. She said that an appraisal of the property could not be completed because it was determined that the property was a non-conforming use. She noted that the change would be of advantage for purposes of re-building after a calamity, or for sale. She explained that an animal hospital was located across the street from her property, and the building in which Imperial Builders was located.

A motion made by Albert, and seconded by Hoffman, to close the public hearing, passed by voice vote. The public hearing was closed at 7:35 p.m.

On motion made by Hoffman, and seconded by Frillman, to recommend approval of the Petition to Amend the Zoning Classification of the property at 123 Park Street, from B-2 Community Business Zoning District to R-2 Single Family Residential Zoning District, the vote was 6 ayes and 0 nays. Motion passed.

On motion by Schaul, seconded by Albert, to authorize the Chairman to report written findings of fact and recommendation to the Board of Trustees, the vote was 6 ayes and 0 nays. Motion passed.

There were no announcements.

There was some additional discussion by the Board members, regarding investigating into whether there were any other areas which may need a similar amendment. It was asked if a committee of the Board might examine the situation to identify any other properties in the Village to make changes.

On motion duly made by Albert, and seconded by Collins, and approved by voice vote the meeting was adjourned at 7:43 p.m..

Respectfully submitted,

*Joseph Schaul*

Joseph Schaul  
Secretary



**Zoning Board of Appeals  
2018 Calendar of Events**

**All Meetings to be Held at Village Hall  
234 S. State Street  
at 7:00PM**

<b>January 9</b>	<b>Regular Meeting</b>
<b>January 23</b>	<b>Regular Meeting</b>
<b>February 13</b>	<b>Regular Meeting</b>
<b>February 28</b>	<b>Regular Meeting</b>
<b>March 14</b>	<b>Regular Meeting</b>
<b>March 27</b>	<b>Regular Meeting</b>
<b>April 10</b>	<b>Regular Meeting</b>
<b>April 24</b>	<b>Regular Meeting</b>
<b>May 8</b>	<b>Regular Meeting</b>
<b>May 22</b>	<b>Regular Meeting</b>
<b>June 12</b>	<b>Regular Meeting</b>
<b>June 26</b>	<b>Regular Meeting</b>
<b>July 10</b>	<b>Regular Meeting</b>
<b>July 24</b>	<b>Regular Meeting</b>
<b>August 7</b>	<b>Regular Meeting</b>
<b>August 21</b>	<b>Regular Meeting</b>
<b>September 11</b>	<b>Regular Meeting</b>
<b>September 25</b>	<b>Regular Meeting</b>
<b>October 9</b>	<b>Regular Meeting</b>
<b>October 23</b>	<b>Regular Meeting</b>
<b>November 13</b>	<b>Regular Meeting</b>
<b>November 27</b>	<b>Regular Meeting</b>
<b>December 11</b>	<b>Regular Meeting</b>
<b>December 26*</b>	<b>Regular Meeting</b>

\*The second December Meeting will only be held if there is urgent business before the Board.

## RADOVICH LAW OFFICE, P.C.

312 W. STATE STREET  
P.O. BOX 464  
GENEVA, ILLINOIS 60134-0464

(630) 232-4515  
232-4511  
FAX 232-0188  
OF COUNSEL  
GAIDO & FINTZEN

CHARLES A. RADOVICH

October 19, 2017

VIA FACSIMILE: (847) 683-4915

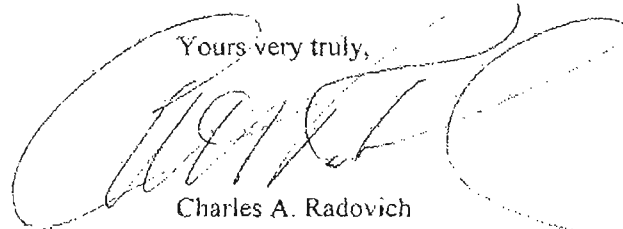
Village Clerk  
Village of Hampshire  
234 S. State Street  
P.O. Box 457  
Hampshire, IL 60140-0457

**RE: Petition for Annexation and Annexation Agreement**  
**Petitioner: Gin Family Partnership, LLC ("Gin")**  
**Property: 4.9 acres adjacent to the intersection of Tang Blvd.**  
**and US Rte 20**

Dear Madam Clerk:

On September 9, 2017 I sent you a letter which included the Land Development Application for my client, Gin Family Partnership, LLC. The application had a scrivener's error as to the name of the applicant (Gin Family Limited Partnership, LLC instead of Gin Family Partnership, LLC). Attached is a corrected Application.

Yours very truly,



Charles A. Radovich

Enclosure

cc: Calvin Gin (*via email; letter only*)  
Sherilyn Kingsbury (*via email; letter only*)

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

The Petitioner, Gin Family Partnership, LLC, respectfully states under oath:

1. Petitioner is the sole owner of record of the following legally described land (Tract) comprising approximately 4.9 acres, bounded by Illinois Rte. 20 on the north and the Illinois Tollway (I- 90) on the south and legally described at Exhibit "A"
2. The Tract is not situated within the limits of any municipality but is contiguous to the Village of Hampshire.
3. There are no electors residing in the Tract.
4. The foregoing statements of fact are true to the best of Petitioner's knowledge and information.

Petitioner respectfully requests:

1. That the Petitioner and the governing body of the Village of Hampshire enter into an mutually acceptable annexation agreement for the annexation and development of the Tract.
2. That the above-described Tract be annexed to the Village of Hampshire by ordinance of the President and Board of Trustees of the Village of Hampshire, pursuant to §7-1-8 of the Illinois Municipal Code, as amended.
3. That the above-described Tract be zoned in accordance with the annexation agreement.
4. That such other action be taken as is appropriate in the premises.

Dated this 31<sup>ST</sup> day of August, 2017.

Petitioner:

Gin Family Partnership, LLC

By [Signature]  
Calvin Gin, manager

By: [Signature]  
Sherilyn Kingbury, Manager

ATTEST:

Subscribed and sworn to  
before me this 31<sup>ST</sup> day of August, 2017

[Signature]  
Notary Public



RADOVICH LAW OFFICE, P.C.

312 W. STATE STREET

P.O. BOX 464

GENEVA, ILLINOIS 60134-0464

(630) 232-4515

232-4511

FAX 232-0189

OF COUNSEL  
GAIDO & FINTZEN

CHARLES A. RADOVICH

September 8, 2017

Village Clerk  
Village of Hampshire  
234 S. State Street  
P.O. Box 457  
Hampshire, IL 60140-0457

**RE: Petition for Annexation and Annexation Agreement**  
**Petitioner: Gin Family Partnership, LLC ("Gin")**  
**Property: 4.9 acres adjacent to the intersection of Tang Blvd.**  
**and US Rte 20**

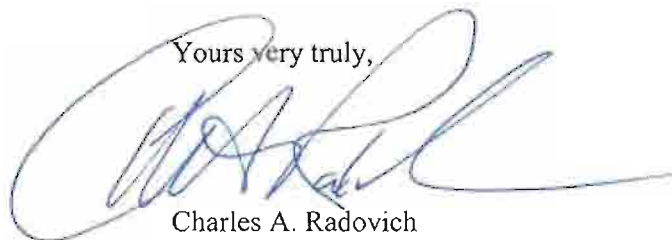
Dear Madam Clerk:

Please be advised that I represent the Gin Family Partnership, LLC. My client is the owner of land lying adjacent and southerly of the intersection of Tang Blvd. and U.S. Route 20. My client proffers duplicates of its Land Development Application for the annexation and zoning of approximately 4.9 acres near the intersection of Tang Blvd. and U.S. Route 20. This Land Development Application is submitted to run concurrently with the Land Development Application heretofore filed by Love's Travel Store for land lying adjacent and contiguous to the Gin property.

The Land Development Application includes (i) the Application fee of \$2,790.00, (ii) copy of deed from Gin Family Limited Partnership to Gin Family Limited Partnership LLC, (iii) legal description of the property, (iv) list of property owners within 250 feet of the subject property, (v) site plan which is titled "Easement Exhibit", (vi) Petition for Annexation (two copies), (vii) copy of application for Kane-DuPage Soil and Water Conservation District Land Use Opinion, and (viii) copy of application to Dept. of Natural Resources for Endangered Species Report.

The Land Development Application does not include a plat of annexation or a draft of an annexation agreement. These items will be submitted jointly with Love's Travel Stores. Prior to scheduling any meetings or public hearings, please contact the undersigned to coordinate availability of my clients and myself.

Yours very truly,



Charles A. Radovich

Enclosures

cc: Calvin Gin (*via email; letter only*)  
Sherilyn Kingsbury (*via email; letter only*)





**LAND DEVELOPMENT APPLICATION**

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

- Annexation \*
  - Rezoning from F District (County) to HC District
  - Special Use Permit
  - Concept Plan Review
  - Preliminary Plan Approval
  - Final Plan Approval
  - Site Plan Review
- 

**PART I. APPLICANT INFORMATION**

**APPLICANT**

Name: Gin Family Limited Partnership, LLC

Address: % Radovich Law Office, P.C.  
312 West State Street  
Geneva, IL 601234

Phone: (630)232-4511 Fax: (630)232-0189

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

Name: Charles A. Radovich  
Radovich Law Office, P.C.  
312 West State Street  
Geneva, IL 60134

Phone: (630)232-4511 Fax: (630)232-0189

-- IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY? YES  NO

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

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

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

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

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**PART II. PROPERTY INFORMATION**

**ADDRESS OF PROPERTY:** Vacant parcel located west of U.S. Rte 20 at Tang Blvd.

**PARCEL INDEX NUMBER(S):** Part of 01-03-200-017

**AREA OF PARCEL (ACRES):** 4.9 acres

**LEGAL DESCRIPTION:** See Legal Description attached hereto at Exhibit B

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

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

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

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

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

**CURRENT ZONING:** F-Farming (County)

**PROPOSED ZONING:** HC (Highway Commercial)

**RECOMMENDED LAND USE:**

\_\_\_\_\_  
*(As described in the Hampshire Comprehensive Plan)*

**PROPOSED LAND USE:**

**NAME OF PROPOSED DEVELOPMENT:** No development plan established yet.

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**PART III. REQUIRED DOCUMENTATION**

- Land Development Application – 2 signed copies
- Application Fee (Amount) \$ 2,790.00
- Reimbursement Escrow Account Deposit (Amount) \$ \_\_\_\_\_
- Proof of Ownership (or Option to Acquire) (1 copy)
- Legal Description of Property / Plat of Survey (1 copy)
- List of property owners within 250 feet with parcel numbers (See enclosed sample letter)
- Preliminary Plan (      folded ~~full size~~ copies)
- Landscape Plan: Preliminary OR Final (      folded full size copies)
- Site Plan (6 copies)
- Architectural Elevations (2 full size,      folded reduced size copies)
- Final Plat of Subdivision (      folded ~~full size~~ copies)
- Final Engineering Plans (      copies ~~signed and sealed~~)
- Petition for Annexation (2 copies)
- Proposed Annexation Agreement (6 signed copies)
- Plat of Annexation (6 copies)
- Kane-DuPage Soil & Water Conservation District -- Land Use Opinion (1 copy) *Applied for*
- Fiscal Impact Study (If required by Staff -- 6 copies)

- Traffic Impact Analysis (If required by Staff — 6 copies)
- Department of Conservation -- Endangered Species Report (1 copy) *Applied for*
- Army Corp. of Engineers — Report on Wetlands (If required — 1 copy)

I, *Sherly Kingsbury, co-owner of Applicant* hereby apply for review and approval of this application and represent that the application and requirements thereof and supporting information have been completed in accordance with the Hampshire ordinances.

*9-6-2017*  
Date *X Sherly Kingsbury* Signature of Applicant

**CLERK'S RECEIPT**

RECEIVED this *11* day of *September*, 20*17*.

*Shirley King*  
Village Clerk



**RADOVICH LAW OFFICE, P.C.**

312 W. STATE STREET  
P.O. BOX 464  
GENEVA, ILLINOIS 60134-0464

(630) 232-4515  
232-4511  
FAX 232-0189  
OF COUNSEL  
GAIDO & FINTZEN

CHARLES A. RADOVICH

October 19, 2017

VIA FACSIMILE: (847) 683-4915

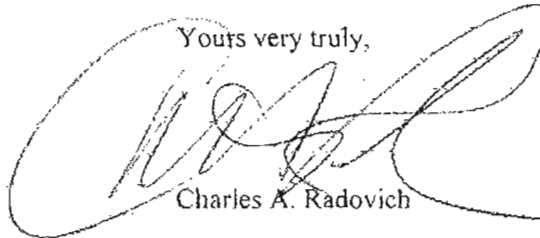
Village Clerk  
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Hampshire, IL 60140-0457

**RE: Petition for Annexation and Annexation Agreement.**  
**Petitioner: Gin Family Partnership, LLC ("Gin").**  
**Property: 4.9 acres adjacent to the intersection of Tang Blvd.**  
**and US Rte 20**

Dear Madam Clerk:

In connection to a revised Land Development Application that was faxed to you earlier this date, I am attaching for your file a copy of the re-recorded Quit Claim Deed. This deed was re-recorded to correct the name of the grantee from Gin Family Limited Partnership, LLC to Gin Family Partnership, LLC.

Yours very truly,



Charles A. Radovich

Enclosure

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

The Petitioner, Gin Family Partnership, LLC, respectfully states under oath:

- 1. Petitioner is the sole owner of record of the following legally described land (Tract) comprising approximately 4.9 acres, bounded by Illinois Rte. 20 on the north and the Illinois Tollway (I- 90) on the south and legally described at Exhibit "A"
- 2. The Tract is not situated within the limits of any municipality but is contiguous to the Village of Hampshire.
- 3. There are no electors residing in the Tract.
- 4. The foregoing statements of fact are true to the best of Petitioner's knowledge and information.

Petitioner respectfully requests:

- 1. That the Petitioner and the governing body of the Village of Hampshire enter into an mutually acceptable annexation agreement for the annexation and development of the Tract.
- 2. That the above-described Tract be annexed to the Village of Hampshire by ordinance of the President and Board of Trustees of the Village of Hampshire, pursuant to §7-1-8 of the Illinois Municipal Code, as amended.
- 3. That the above-described Tract be zoned in accordance with the annexation agreement.
- 4. That such other action be taken as is appropriate in the premises.

Dated this 31<sup>ST</sup> day of August, 2017.

Petitioner:

Gin Family Partnership, LLC

By: [Signature]  
Calvin Gin, manager

By: [Signature]  
Sherilyn Kingbury, Manager

ATTEST:

Subscribed and sworn to  
before me this 31<sup>ST</sup> day of August, 2017

[Signature]  
Notary Public





2017K054956  
SANDY WEGMAN  
RECORDER - KANE COUNTY, IL

RECORDED: 10/19/2017 03:01 PM  
REC FEE: 49.00 RNSPS FEE: 9.00  
PAGES: 5

RE-RECORDING COVER PAGE

(This page added for the purpose of affixing Recording Information)

Document: Quit Claim Deed

REMARKS: to correct scrivener's error in Grantee's name

THIS TRANSFER EXEMPT UNDER THE PROVISIONS  
OF 35 ILCS 200/31-45, Paragraph ( e ).

10-19-17

Date

Representative

5

58

ILLINOIS STATUTORY  
QUIT CLAIM DEED

2017K047023  
SANDY WEGMAN  
RECORDER - KANE COUNTY, IL

RECORDED: 9/7/2017 6:28 PM  
REC FEE: 45.00 RNSPS FEE: 9.00  
PAGES: 4

THIS INDENTURE, Made this 7<sup>th</sup> day of September, 2017 between **GIN FAMILY LIMITED PARTNERSHIP**, an Illinois partnership, of the City of Aurora, County of Kane, State of Illinois, **Grantor**, and **GIN FAMILY PARTNERSHIP, LLC**, an Illinois limited liability company of the County of Cook, State of Illinois, and whose address is 2343 W. Harrison Street, Unit 3, Chicago, IL 60612, **Grantee**;

**WITNESSETH**, That **Grantor**, in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, receipt whereof is hereby acknowledged, do hereby **conveys and quit claims** unto the **Grantee**, the following described real estate, situated in the County of Kane and State of Illinois, to-wit:

**THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, (EXCEPT THAT PART CONVEYED TO THE DEPARTMENT OF PUBLIC WORK AND BUILDINGS OF THE STATE OF ILLINOIS BY WARRANTY DEED RECORDED FEBRUARY 14, 1957 AS DOCUMENT 827853), TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE STATE ROAD RUNNING NORTHWESTERLY AND SOUTHEASTERLY THROUGH SAID QUARTER SECTION, IN THE TOWNSHIP OF HAMPSHIRE, KANE COUNTY, ILLINOIS**

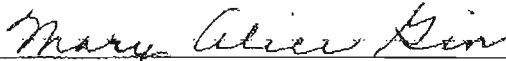
SEE EXHIBIT "A" ATTACHED FOR ADDITIONAL LEGAL DESCRIPTION together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

**SUBJECT TO:** General real estate taxes for 2017 and subsequent years; Zoning laws and ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe, or other conduit; mortgage(s) of record.

**Permanent Real Estate Index Number:** 01-03-200-017 and 01-03-100-002

**Address of Real Estate:** Vacant land lying west of US Rte 20 and south of Getty Road

**WITNESS WHEREOF**, the **Grantor**, have hereunto set their hands and seals the day and year first above written.

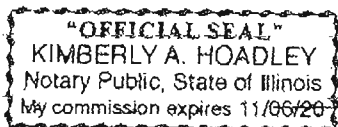
  
\_\_\_\_\_  
Mary Alice Gin, as Trustee of the Mary Alice Gin Trust,  
General Partner of Gin Family Limited Partnership



STATE OF ILLINOIS        )  
   ) SS.  
 COUNTY OF K A N E        )

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY** that **Mary Alice Gin**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and official seal, this 7<sup>th</sup> day of SEPTEMBER, 2017.



*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public

**PREPARED BY AND RETURN TO:**

*pc*

Charles A. Radovich  
 312 W. State Street  
 P.O. Box 464  
 Geneva, IL 60134

**GRANTEE'S ADDRESS AND SEND SUBSEQUENT TAX BILLS TO:**

Gin Family ~~Limited~~ Partnership LLC  
 2343 W. Harrison St., Unit 3  
 Chicago, IL 60612

*THIS INSTRUMENT IS EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45 (PARAGRAPH (e))*

*[Handwritten Signature]*  
 9-7-2017  
 2

EXHIBIT "A"

LEGAL DESCRIPTION CONTINUED:

The East three-quarters of the North Half of the Northwest Quarter of Section 3, Township 42 North, Range 6 East of the Third Principal Meridian, lying westerly of the State road running northwesterly and southwesterly through said quarter section, in Township of Hampshire, Kane County, Illinois.



*Sandy Wegman*

Kane County Recorder  
719 S. Batavia Ave., Bldg. C  
Geneva IL, 60134  
Phone: 630-232-5935  
Fax: 630-232-5945

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS )  
COUNTY OF KANE )<sup>ss</sup>

MARY ALICE GIN, being duly sworn on oath, states that affiant resides at 1565 SHEFFER ROAD, AURORA, ILLINOIS 60505

And further states that: (please check the appropriate box)

- A.  That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B.  That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 7<sup>th</sup> day of September, 2017.

Mary Alice Gin  
Signature of Affiant

[Signature]  
Signature of Notary Public



5  
A



**EXHIBIT A****LEGAL DESCRIPTION FOR PROPOSED EXTENSION OF TANG BLVD (ACCESS EASEMENT)**

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION PER DOCUMENT NUMBER 95K018749; THENCE NORTH 00 DEGREES 37 MINUTES 09 SECONDS WEST ALONG THE EAST LINE THE SAID NORTHEAST QUARTER, A DISTANCE OF 1338.40 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 1407.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 22 SECONDS WEST ALONG SAID LINE, 110.12 FEET; THENCE NORTH 44 DEGREES 59 MINUTES 10 SECONDS EAST, 42.71 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 170.60 FEET; THENCE NORTHEASTERLY 288.02 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 333.00 FEET (CHORD BEARS NORTH 24 DEGREES 46 MINUTES 41 SECONDS EAST, 279.12 FEET); THENCE NORTH 49 DEGREES 33 MINUTES 22 SECONDS EAST, 82.97 FEET; THENCE NORTH 08 DEGREES 41 MINUTES 58 SECONDS EAST, 86.77 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 153188; THENCE SOUTH 40 DEGREES 26 MINUTES 24 SECONDS EAST ALONG SAID LINE, 146.53 FEET; THENCE SOUTH 70 DEGREES 34 MINUTES 18 SECONDS WEST, 66.28 FEET; THENCE SOUTH 49 DEGREES 33 MINUTES 22 SECONDS WEST, 86.71 FEET; THENCE SOUTHWESTERLY 230.93 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 267.00 FEET (CHORD BEARS SOUTH 24 DEGREES 46 MINUTES 41 SECONDS WEST, 223.80 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 177.89 FEET; THENCE SOUTH 31 DEGREES 27 MINUTES 05 SECONDS EAST, 26.69 FEET TO THE POINT OF BEGINNING, CONTAINING 43,392 SQUARE FEET, IN KANE COUNTY, ILLINOIS.

**AND****LEGAL DESCRIPTION FOR GIN'S PROPOSED HC DISTRICT TRIANGLE PARCEL**

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION PER DOCUMENT NUMBER 95K018749; THENCE NORTH 00 DEGREES 37 MINUTES 09 SECONDS WEST ALONG THE EAST LINE THE SAID NORTHEAST QUARTER, A DISTANCE OF 1338.40 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 842.59 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 827853 ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 22 SECONDS WEST ALONG SAID LINE, 565.37 FEET; THENCE NORTH 31 DEGREES 27 MINUTES 05 SECONDS WEST, 26.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 177.89 FEET; THENCE NORTHEASTERLY 230.93 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 267.00 FEET (CHORD BEARS NORTH 24 DEGREES 46 MINUTES 41 SECONDS EAST, 223.80 FEET); THENCE NORTH 49 DEGREES 33 MINUTES 22 SECONDS EAST, 86.71 FEET; THENCE NORTH 70 DEGREES 34 MINUTES 18 SECONDS EAST, 66.28 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 153188; THENCE SOUTH 40 DEGREES 26 MINUTES 24 SECONDS EAST ALONG SAID LINE, 26.17 FEET; THENCE

SOUTH 49 DEGREES 33 MINUTES 36 SECONDS WEST, 20.00 FEET TO THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 827853; THENCE SOUTH 40 DEGREES 26 MINUTES 24 SECONDS EAST ALONG SAID LINE, 75.00 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 18 SECONDS EAST ALONG SAID LINE, 497.21 FEET TO THE POINT OF BEGINNING, CONTAINING 171,418 SQUARE FEET, IN KANE COUNTY, ILLINOIS.



**CERTIFICATION OF NOTIFICATION  
OF ADJACENT PROPERTY OWNERS**

Date: Sept 7, 2017

To: Village of Hampshire

From: Gin Family Limited Partnership, LLC, Petitioner

To Charles A Radlarch  
P.O. Box 464, Grafton, IL 60134

(Ph #) 630-232-4511

The undersigned, being sworn upon this oath, deposes and says that the list below includes the names and addresses of all owners of property adjacent to property referred to in petition for:

Variance Rezoning Special Use Annexation

and, further, that all persons owning property which is adjacent to and within 250' of the subject parcel referred to in petition have been notified of the intent of the petitioners.

Petitioner's property is located in the Township of Hampshire, Kane County, Illinois (Legal Descriptions attached at exhibit "A").

List names of property owners below with Property Index Numbers

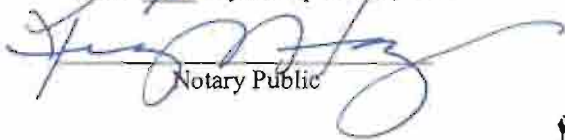
	Property Owner	PIN
1.	Bicknese, E, Lenschow, L Kunde, J, et al , Evelyn Bicknese 214 Red Hawk Rd. Hampshire, IL 60140	01-03-200-008
2.	National Retail Properties LP, Road Ranger, LLC 4930 E. State St. Rockford, IL 61108-2289	01-03-200-014
3.	Koulouris, Tom 208 Covington Ct. Oak Brook, IL 60523-2591	01-03-200-009
4.	American National Bank & Trust Co Chicago, Chicago Title LTC 8960 Spanish Ridge Ave. Las Vegas, NV 89148-1302	01-03-225-002
5.	American National Bank & Trust Co Chicago, Chicago Title LTC 8960 Spanish Ridge Ave. Las Vegas, NV 89148-1302	01-03-225-001
6.	American National Bank & Trust Co Chicago, Chicago Title LTC 8960 Spanish Ridge Ave.	01-03-226-001



	Las Vegas, NV 89148-1302	
7.	American National Bank & Trust Co Chicago, Chicago Title LTC 8960 Spanish Ridge Ave. Las Vegas, NV 89148-1302	01-03-226-002
8.	American National Bank & Trust Co Chicago, Chicago Title LTC 8960 Spanish Ridge Ave. Las Vegas, NV 89148-1302	01-03-226-003
9.	Combined Metals of Chicago LLC Robert Rolbiecki, VP Finance 1 Hawk Road Hampshire, IL 60140-8239	01-03-226-006

By: 

Subscribed and sworn to before  
me this ~~7<sup>th</sup>~~ day of September, 2017.

  
Notary Public





**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-200-008**



1st Installment for 2016

**DUE BY 06/01/17**

**1**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$433.33
Paid On	6/1/2017

0103200008100000433330601179

**1st  
2016**

BICKNESE, E, LENSCHOW, L KUNDE, M ET AL  
 EVELYN BICKNESE  
 214 RED HAWK RD  
 HAMPSHIRE, IL 60140

**\*\*DUPLICATE\*\***

Remove stub and remit with payment



**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-200-008**



2nd Installment for 2016

**DUE BY 09/01/17**

**2**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$433.33
Paid On	

0103200008200000433330901176

**2nd  
2016**

BICKNESE, E, LENSCHOW, L KUNDE, M ET AL  
 EVELYN BICKNESE  
 214 RED HAWK RD  
 HAMPSHIRE, IL 60140

**\*\*DUPLICATE\*\***

Remove stub and remit with payment

Rate 2015	Tax 2015	Taxing District	Rate 2016	Tax 2016
0.362865	\$31.75	KANE COUNTY	0.340128	\$33.73
0.085019	\$7.44	KANE COUNTY PENSION	0.079934	\$7.93
0.287870	\$25.19	KANE FOREST PRESERVE	0.219292	\$21.74
0.006484	\$0.56	KANE FOREST PRESERVE PENSION	0.006030	\$0.60
0.129716	\$11.35	HAMPSHIRE TOWNSHIP	0.120853	\$11.98
0.006444	\$0.56	HAMPSHIRE TOWNSHIP PENSION	0.004447	\$0.44
0.257603	\$22.54	HAMPSHIRE TWP ROAD DIST	0.237343	\$23.53
0.000967	\$0.08	HAMPSHIRE TWP ROAD DIST PENSION	0.000607	\$0.06
0.006904	\$0.60	HAMPSHIRE CEMETERY	0.005326	\$0.53
6.325625	\$553.43	DUNDEE SCHOOL DISTRICT 300	5.919650	\$586.86
0.218100	\$19.08	DUNDEE SCHOOL DISTRICT 300 PENSION	0.220000	\$21.82
0.553057	\$48.39	ELGIN COLLEGE 509	0.522282	\$51.78
0.007810	\$0.68	ELGIN COLLEGE 509 PENSION	0.007295	\$0.72
0.197027	\$17.24	HAMPSHIRE PARK DISTRICT	0.187081	\$18.55
0.146828	\$12.85	ELLA JOHNSON LIBRARY	0.138233	\$13.70
0.010292	\$0.90	ELLA JOHNSON LIBRARY PENSION	0.009227	\$0.92
0.793227	\$69.40	HAMPSHIRE FIRE DISTRICT	0.723965	\$71.77
0.000000	\$0.00	NW KANE AIRPORT AUTHORITY	0.000000	\$0.00

Parcel Number: **01-03-200-008**

**Late Payment Schedule**

	1st	2nd
Jun 2 thru Jul 1	\$439.83	
Jul 2 thru Aug 1	\$446.33	
Aug 2 thru Sep 1	\$452.83	
Sep 2 thru Oct 1	\$459.33	\$439.83
Oct 2 thru Oct 27	\$465.83	\$446.33

Payment on or after 10/02/17 please see instructions on reverse side for late payments.

**Mail To:**  
 BICKNESE, E, LENSCHOW, L KUNDE, M ET AL  
 EVELYN BICKNESE  
 214 RED HAWK RD

**Property Location:**

Township	Tax Code	Acres
HA	HA003	57.9300
Tax Rate	Sold at Tax Sale	Forfeited Tax
8.741693		
First Installment Tax	Second Installment Tax	
\$433.33	\$433.33	
Abatement	Abatement	
\$0.00	\$0.00	
Penalty	Penalty	
Other Fees	Other Fees	
Total Due	Total Due	
Due By 06/01/17	Due By 09/01/17	

TIF BASE	N/A
FAIR CASH VALUE	\$0.00
LAND VALUE	\$0.00
+ BUILDING VALUE	\$0.00
- HOME IMPROVEMENT/VET	\$0.00
= ASSESSED VALUE	\$0.00
x STATE MULTIPLIER	1.000000
= EQUALIZED VALUE	\$0.00
- HOMESTEAD EXEMPTION	-
- SENIOR EXEMPTION	-
- OTHER EXEMPTIONS	-
+ FARM LAND	\$9,914.00
+ FARM BUILDING	-
= NET TAXABLE VALUE	\$9,914.00
x TAX RATE	8.741693
= CURRENT TAX	\$866.66
+ NON AD VALOREM TAX	\$0.00
- BACK TAX / FORF AMT.	0.00
- ENTERPRISE ZONE	\$0.00
= TOTAL TAX DUE	\$866.66

2016 Kane County Real Estate Tax Bill  
 David J. Rickert, County Treasurer  
 719 S. Batavia Avenue, Bldg. A  
 Geneva, IL 60134

9.395838	\$822.04	TOTAL	8.741693	\$866.66
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**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-200-014**



1st Instalment for 2016

**DUE BY 06/01/17**

**1**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$21547.60
Paid On	6/1/2017

0103200014100021547600601174

**1st  
2016**

NATIONAL RETAIL PROPERTIES LP  
 ROAD RANGER LLC  
 4930 E STATE ST  
 ROCKFORD, IL 61108-2289

Remove stub and remit with payment



**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-200-014**



2nd Instalment for 2016

**DUE BY 09/01/17**

**2**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$21547.60
Paid On	

0103200014200021547600901171

**2nd  
2016**

NATIONAL RETAIL PROPERTIES LP  
 ROAD RANGER LLC  
 4930 E STATE ST  
 ROCKFORD, IL 61108-2289

Remove stub and remit with payment

Rate 2015	Tax 2015	Taxing District	Rate 2016	Tax 2016
0.362865	\$1568.73	KANE COUNTY	0.340128	\$1582.04
0.085019	\$367.56	KANE COUNTY PENSION	0.079934	\$371.81
0.287870	\$1244.52	KANE FOREST PRESERVE	0.219292	\$1020.00
0.006484	\$28.03	KANE FOREST PRESERVE PENSION	0.006030	\$28.05
0.129716	\$560.79	HAMPSHIRE TOWNSHIP	0.120853	\$562.13
0.006444	\$27.86	HAMPSHIRE TOWNSHIP PENSION	0.004447	\$20.68
0.257603	\$1113.67	HAMPSHIRE TWP ROAD DIST	0.237343	\$1103.96
0.000967	\$4.18	HAMPSHIRE TWP ROAD DIST PENSION	0.000607	\$2.82
0.006904	\$29.85	HAMPSHIRE CEMETERY	0.005326	\$24.77
0.548060	\$2369.37	HAMPSHIRE VILLAGE	0.510008	\$2372.21
0.026720	\$115.52	HAMPSHIRE VILLAGE PENSION	0.013432	\$62.48
6.325625	\$27346.92	DUNDEE SCHOOL DISTRICT 300	5.919650	\$27534.26
0.218100	\$942.91	DUNDEE SCHOOL DISTRICT 300 PENSION	0.220000	\$1023.28
0.553057	\$2390.98	ELGIN COLLEGE 509	0.522282	\$2429.31
0.007810	\$33.76	ELGIN COLLEGE 509 PENSION	0.007295	\$33.93
0.197027	\$851.79	HAMPSHIRE PARK DISTRICT	0.187081	\$870.18
0.146828	\$634.77	ELLA JOHNSON LIBRARY	0.138233	\$642.97
0.010292	\$44.49	ELLA JOHNSON LIBRARY PENSION	0.009227	\$42.92
0.793227	\$3429.28	HAMPSHIRE FIRE DISTRICT	0.723965	\$3367.40
0.000000	\$0.00	NW KANE AIRPORT AUTHORITY	0.000000	\$0.00

2016 Kane County Real Estate Tax Bill  
 David J. Rickert, County Treasurer  
 215 S. Batavia Avenue, Bldg. A  
 Geneva, IL 60134

9.970618 \$43,104.98 TOTAL 9.265133 \$43,095.20

Parcel Number

**01-03-200-014**

**Late Payment Schedule**

	1st	2nd
Jun 2 thru Jul 1	\$21870.81	
Jul 2 thru Aug 1	\$22194.03	
Aug 2 thru Sep 1	\$22517.24	
Sep 2 thru Oct 1	\$22840.46	\$21870.81
Oct 2 thru Oct 27	\$23163.67	\$22194.03

Payment on or after 10/02/17 please see instructions on reverse side for late payments.

**Mail To:**  
 NATIONAL RETAIL PROPERTIES LP  
 ROAD RANGER LLC  
 4930 E STATE ST  
 ROCKFORD, IL 61108-2289

**Property Location:**  
 19N681 US ROUTE 20  
 HAMPSHIRE

Township	Tax Code	Acres
HA	HA005	0.0000
Tax Rate	Sold at Tax Sale	Forfeited Tax
9.265133		
First Instalment Tax	Second Instalment Tax	
\$21547.60	\$21547.60	
Abatement	Abatement	
\$0.00	\$0.00	
Penalty	Penalty	
Other Fees	Other Fees	
Total Due	Total Due	
Due By 06/01/17	Due By 09/01/17	

TIF BASE	N/A
FAIR CASH VALUE	\$1,395,539.00
LAND VALUE	\$189,565.00
+ BUILDING VALUE	\$275,568.00
- HOME IMPROVEMENT/VET	\$0.00
= ASSESSED VALUE	\$465,133.00
x STATE MULTIPLIER	1.000000
= EQUALIZED VALUE	\$465,133.00
- HOMESTEAD EXEMPTION	
- SENIOR EXEMPTION	
- OTHER EXEMPTIONS	
+ FARM LAND	
+ FARM BUILDING	
= NET TAXABLE VALUE	\$465,133.00
x TAX RATE	9.265133
= CURRENT TAX	\$43,095.20
+ NON AD VALOREM TAX	\$0.00
+ BACK TAX / FORF AMT.	0.00
- ENTERPRISE ZONE	\$0.00
= TOTAL TAX DUE	\$43,095.20



**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-200-009**



1st Installment for 2016

**DUE BY 06/01/17**

\$2025.45

ADJUSTMENT

PENALTY

OTHER FEES

TOTAL DUE

Paid On

**1**

0103200009100002025450601171

**1st  
2016**

**\*\*DUPLICATE\*\***

KOULOURIS, TOM  
 208 COVINGTON CT  
 OAK BROOK, IL 60523-2591

Remove stub and remit with payment



**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-200-009**



2nd Installment for 2016

**DUE BY 09/01/17**

\$2025.45

ADJUSTMENT

PENALTY

OTHER FEES

TOTAL DUE

Paid On

**2**

0103200009200002025450901178

**2nd  
2016**

**\*\*DUPLICATE\*\***

KOULOURIS, TOM  
 208 COVINGTON CT  
 OAK BROOK, IL 60523-2591

Remove stub and remit with payment

Rate 2015	Tax 2015	Taxing District	Rate 2016	Tax 2016
0.362865	\$156.29	KANE COUNTY	0.340128	\$157.62
0.085019	\$36.62	KANE COUNTY PENSION	0.079934	\$37.04
0.287870	\$123.98	KANE FOREST PRESERVE	0.219292	\$101.61
0.006484	\$2.80	KANE FOREST PRESERVE PENSION	0.006030	\$2.80
0.129716	\$55.87	HAMPSHIRE TOWNSHIP	0.120853	\$56.00
0.006444	\$2.78	HAMPSHIRE TOWNSHIP PENSION	0.004447	\$2.06
0.257603	\$110.95	HAMPSHIRE TWP ROAD DIST	0.237343	\$109.99
0.000967	\$0.42	HAMPSHIRE TWP ROAD DIST PENSION	0.000607	\$0.28
0.006904	\$2.97	HAMPSHIRE CEMETERY	0.005326	\$2.47
6.325625	\$2724.51	DUNDEE SCHOOL DISTRICT 300	5.919650	\$2743.17
0.218100	\$93.94	DUNDEE SCHOOL DISTRICT 300 PENSION	0.220000	\$101.94
0.553057	\$238.21	ELGIN COLLEGE 509	0.522282	\$242.03
0.007810	\$3.36	ELGIN COLLEGE 509 PENSION	0.007295	\$3.38
0.197027	\$84.86	HAMPSHIRE PARK DISTRICT	0.187081	\$86.69
0.146828	\$63.24	ELLA JOHNSON LIBRARY	0.138233	\$64.05
0.010292	\$4.43	ELLA JOHNSON LIBRARY PENSION	0.009227	\$4.28
0.793227	\$341.65	HAMPSHIRE FIRE DISTRICT	0.723965	\$335.49
0.003000	\$0.00	NW KANE AIRPORT AUTHORITY	0.000000	\$0.00

Parcel Number  
**01-03-200-009**

**Late Payment Schedule**

	1st	2nd
Jun 2 thru Jul 1	\$2055.83	
Jul 2 thru Aug 1	\$2086.21	
Aug 2 thru Sep 1	\$2116.60	
Sep 2 thru Oct 1	\$2146.98	\$2055.83
Oct 2 thru Oct 27	\$2177.36	\$2086.21

Payment on or after 10/02/17 please see instructions on reverse side for late payments.

**Mail To:**  
 KOULOURIS, TOM  
 208 COVINGTON CT  
 OAK BROOK, IL 60523-2591

TIF BASE	N/A
FAIR CASH VALUE	\$139,034.00
LAND VALUE	\$18,440.00
= BUILDING VALUE	\$27,900.00
= HOME IMPROVEMENT/VET	\$0.00
= ASSESSED VALUE	\$46,340.00
x STATE MULTIPLIER	1.000000
= EQUALIZED VALUE	\$46,340.00
= HOMESTEAD EXEMPTION	
= SENIOR EXEMPTION	
= OTHER EXEMPTIONS	
+ FARM LAND	
+ FARM BUILDING	
= NET TAXABLE VALUE	\$46,340.00
x TAX RATE	8.741693
= CURRENT TAX	\$4,050.90
+ NON AD VALOREM TAX	\$0.00
+ BACK TAX / FORF AMT.	0.00
= ENTERPRISE ZONE	\$0.00
= TOTAL TAX DUE	\$4,050.90

**Property Location:**  
 19N741 RTE 20  
 HAMPSHIRE

Township	Tax Code	Acres
HA	HA003	0.9500
Tax Rate	Sold at Tax Sale	Forfeited Tax
8.741693		
First Installment Tax	Second Installment Tax	
\$2025.45	\$2025.45	
Abatement	Abatement	
\$0.00	\$0.00	
Penalty	Penalty	
Other Fees	Other Fees	
Total Due	Total Due	
Due By 06/01/17	Due By 09/01/17	

2016 Kane County Real Estate Tax Bill  
 David J. Rickert, County Treasurer  
 719 S. Batavia Avenue Bldg A  
 Geneva, IL 60134

9.395838	\$4,046.88	TOTAL	8.741693	\$4,050.90
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**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-225-002**



1st Installment for 2016

**DUE BY 06/01/17**

**1**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$28.86
Paid On	5/12/2017

0103225002100000028860601179

**1st  
2016**

**\*\*DUPLICATE\*\***

AMERICAN NATIONAL BANK & TRUST CO CHICAGO  
 CHICAGO TITLE LTC  
 8960 SPANISH RIDGE AVE  
 LAS VEGAS, NV 89148-1302

Remove stub and remit with payment



**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-225-002**



2nd Installment for 2016

**DUE BY 09/01/17**

**2**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$28.86
Paid On	5/12/2017

0103225002200000028860901176

**2nd  
2016**

**\*\*DUPLICATE\*\***

AMERICAN NATIONAL BANK & TRUST CO CHICAGO  
 CHICAGO TITLE LTC  
 8960 SPANISH RIDGE AVE  
 LAS VEGAS, NV 89148-1302

Remove stub and remit with payment

Rate 2015	Tax 2015	Taxing District	Rate 2016	Tax 2016
0.362865	\$2.00	KANE COUNTY	0.340128	\$2.12
0.085019	\$0.47	KANE COUNTY PENSION	0.079934	\$0.50
0.287870	\$1.59	KANE FOREST PRESERVE	0.219292	\$1.36
0.006484	\$0.03	KANE FOREST PRESERVE PENSION	0.006030	\$0.04
0.129716	\$0.71	HAMPSHIRE TOWNSHIP	0.120853	\$0.75
0.006444	\$0.04	HAMPSHIRE TOWNSHIP PENSION	0.004447	\$0.03
0.257603	\$1.42	HAMPSHIRE TWP ROAD DIST	0.237343	\$1.48
0.000967	\$0.01	HAMPSHIRE TWP ROAD DIST PENSION	0.000607	\$0.00
0.006904	\$0.04	HAMPSHIRE CEMETERY	0.005326	\$0.03
0.548060	\$3.02	HAMPSHIRE VILLAGE	0.510008	\$3.18
0.026720	\$0.15	HAMPSHIRE VILLAGE PENSION	0.013432	\$0.08
6.325625	\$34.92	DUNDEE SCHOOL DISTRICT 300	5.919650	\$36.87
0.218100	\$1.20	DUNDEE SCHOOL DISTRICT 300 PENSION	0.220000	\$1.38
0.553057	\$3.06	ELGIN COLLEGE 509	0.522282	\$3.25
0.007810	\$0.04	ELGIN COLLEGE 509 PENSION	0.007295	\$0.05
0.197027	\$1.09	HAMPSHIRE PARK DISTRICT	0.187081	\$1.17
0.146828	\$0.81	ELLA JOHNSON LIBRARY	0.138233	\$0.86
0.010292	\$0.06	ELLA JOHNSON LIBRARY PENSION	0.009227	\$0.06
0.793227	\$4.38	HAMPSHIRE FIRE DISTRICT	0.723965	\$4.51
0.000000	\$0.00	NW KANE AIRPORT AUTHORITY	0.000000	\$0.00

Parcel Number: **01-03-225-002**

**Late Payment Schedule**

	1st	2nd
Jun 2 thru Jul 1	\$29.29	
Jul 2 thru Aug 1	\$29.73	
Aug 2 thru Sep 1	\$30.16	
Sep 2 thru Oct 1	\$30.59	\$29.29
Oct 2 thru Oct 27	\$31.02	\$29.73

Payment on or after 10/02/17 please see instructions on reverse side for late payments.

**Mail To:**  
 AMERICAN NATIONAL BANK & TRUST CO  
 CHICAGO  
 CHICAGO TITLE LTC  
 8960 SPANISH RIDGE AVE

**Property Location:**  
 ELIGLOY DR  
 HAMPSHIRE

TIF BASE	N/A
FAIR CASH VALUE	\$0.00
LAND VALUE	\$0.00
+ BUILDING VALUE	\$0.00
- HOME IMPROVEMENT/VET	\$0.00
= ASSESSED VALUE	\$0.00
x STATE MULTIPLIER	1.000000
= EQUALIZED VALUE	\$0.00
- HOMESTEAD EXEMPTION	-
- SENIOR EXEMPTION	-
+ OTHER EXEMPTIONS	-
+ FARM LAND	\$623.00
+ FARM BUILDING	-
= NET TAXABLE VALUE	\$623.00
x TAX RATE	9.265133
= CURRENT TAX	\$57.72
+ NON AD VALOREM TAX	\$0.00
+ BACK TAX / FORF AMT.	0.00
- ENTERPRISE ZONE	\$0.00
= TOTAL TAX DUE	\$57.72

2016 Kane County Real Estate Tax Bill  
 David J. Rickert, County Treasurer  
 719 S. Batavia Avenue Bldg. A  
 Geneva, IL 60134

Township	Tax Code	Acres
HA	HA017	3.2300
Tax Rate	Sold at Tax Sale	Forfeited Tax
9.265133		
First Installment Tax	Second Installment Tax	
\$28.86	\$28.86	
Abatement	Abatement	
\$0.00	\$0.00	
Penalty	Penalty	
Other Fees	Other Fees	
Total Due	Total Due	
Due By 06/01/17	Due By 09/01/17	

9.970618    \$55.04    TOTAL    9.265133    \$57.72



**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-225-001**



1st Installment for 2016

**DUE BY 06/01/17**

**1**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$52.81
Paid On	5/12/2017

0103225001100000052810601178

**1st  
2016**

AMERICAN NATIONAL BANK & TRUST CO CHICAGO  
 CHICAGO TITLE LTC  
 8960 SPANISH RIDGE AVE  
 LAS VEGAS, NV 89148-1302

**\*\*DUPLICATE\*\***

Remove stub and remit with payment



**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-225-001**



2nd Installment for 2016

**DUE BY 09/01/17**

**2**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$52.81
Paid On	5/12/2017

0103225001200000052810901175

**2nd  
2016**

AMERICAN NATIONAL BANK & TRUST CO CHICAGO  
 CHICAGO TITLE LTC  
 8960 SPANISH RIDGE AVE  
 LAS VEGAS, NV 89148-1302

**\*\*DUPLICATE\*\***

Remove stub and remit with payment

Rate 2015	Tax 2015	Taxing District	Rate 2016	Tax 2016
0.362865	\$3.76	KANE COUNTY	0.340128	\$3.88
0.085019	\$0.89	KANE COUNTY PENSION	0.079934	\$0.91
0.287870	\$2.97	KANE FOREST PRESERVE	0.219292	\$2.50
0.006484	\$0.07	KANE FOREST PRESERVE PENSION	0.006030	\$0.07
0.129716	\$1.34	HAMPSHIRE TOWNSHIP	0.120853	\$1.38
0.006444	\$0.07	HAMPSHIRE TOWNSHIP PENSION	0.004447	\$0.05
0.257603	\$2.66	HAMPSHIRE TWP ROAD DIST	0.237343	\$2.70
0.000967	\$0.01	HAMPSHIRE TWP ROAD DIST PENSION	0.000607	\$0.01
0.006904	\$0.07	HAMPSHIRE CEMETERY	0.005326	\$0.06
0.548060	\$5.67	HAMPSHIRE VILLAGE	0.510008	\$5.81
0.026720	\$0.27	HAMPSHIRE VILLAGE PENSION	0.013432	\$0.16
6.325625	\$65.41	DUNDEE SCHOOL DISTRICT 300	5.919650	\$67.49
0.218100	\$2.25	DUNDEE SCHOOL DISTRICT 300 PENSION	0.220000	\$2.50
0.553057	\$5.72	ELGIN COLLEGE 609	0.522282	\$6.96
0.007810	\$0.08	ELGIN COLLEGE 609 PENSION	0.007295	\$0.08
0.197027	\$2.04	HAMPSHIRE PARK DISTRICT	0.187081	\$2.13
0.146828	\$1.51	ELLA JOHNSON LIBRARY	0.138233	\$1.57
0.010292	\$0.11	ELLA JOHNSON LIBRARY PENSION	0.009227	\$0.11
0.793227	\$8.20	HAMPSHIRE FIRE DISTRICT	0.723965	\$8.25
0.000000	\$0.00	NW KANE AIRPORT AUTHORITY	0.000000	\$0.00

Parcel Number

**01-03-225-001**

**Late Payment Schedule**

	1st	2nd
Jun 2 thru Jul 1	\$53.60	
Jul 2 thru Aug 1	\$54.39	
Aug 2 thru Sep 1	\$55.19	
Sep 2 thru Oct 1	\$55.98	\$53.60
Oct 2 thru Oct 27	\$56.77	\$54.39

Payment on or after 10/02/17 please see instructions on reverse side for late payments.

**Mail To:**  
 AMERICAN NATIONAL BANK & TRUST CO  
 CHICAGO  
 CHICAGO TITLE LTC  
 8960 SPANISH RIDGE AVE

**Property Location:**  
 ELGILOY DR  
 HAMPSHIRE

Township	Tax Code	Acres
HA	HA017	5.1000
Tax Rate	Sold at Tax Sale	Forfeited Tax
9.265133		
First Installment Tax	Second Installment Tax	
\$52.81	\$52.81	
Abatement	Abatement	
\$0.00	\$0.00	
Penalty	Penalty	
Other Fees	Other Fees	
Total Due	Total Due	
Due By 06/01/17	Due By 09/01/17	

TIF BASE	N/A
FAIR CASH VALUE	\$0.00
LAND VALUE	\$0.00
+ BUILDING VALUE	\$0.00
- HOME IMPROVEMENT/VET	\$0.00
= ASSESSED VALUE	\$0.00
x STATE MULTIPLIER	1.000000
= EQUALIZED VALUE	\$0.00
- HOMESTEAD EXEMPTION	
- SENIOR EXEMPTION	
- OTHER EXEMPTIONS	
+ FARM LAND	\$1,140.00
+ FARM BUILDINGS	
= NET TAXABLE VALUE	\$1,140.00
x TAX RATE	9.265133
= CURRENT TAX	\$105.62
+ NON AD VALOREM TAX	\$0.00
+ BACK TAX / FORF AMT.	0.00
- ENTERPRISE ZONE	\$0.00
= TOTAL TAX DUE	\$105.62

2016 Kane County Real Estate Tax Bill  
 David J. Rickert, County Treasurer  
 719 S. Balboa Avenue, Bldg. A  
 Geneva, IL 60134

9.970618	\$103.10	TOTAL	9.265133	\$105.62
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**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-226-001**



1st Installment for 2016

**DUE BY 06/01/17**

**1**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$28.03
Paid On	5/12/2017

0103226001100000028030601172

1st  
2016

AMERICAN NATIONAL BANK & TRUST CO CHICAGO  
 CHICAGO TITLE LTC  
 8960 SPANISH RIDGE AVE  
 LAS VEGAS, NV 89148-1302

**\*\*DUPLICATE\*\***

Remove stub and remit with payment



**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-226-001**



2nd Installment for 2016

**DUE BY 09/01/17**

**2**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$28.03
Paid On	5/12/2017

0103226001200000028030901179

2nd  
2016

AMERICAN NATIONAL BANK & TRUST CO CHICAGO  
 CHICAGO TITLE LTC  
 8960 SPANISH RIDGE AVE  
 LAS VEGAS, NV 89148-1302

**\*\*DUPLICATE\*\***

Remove stub and remit with payment

Rate 2015	Tax 2015	Taxing District	Rate 2016	Tax 2016
0.362865	\$1.93	KANE COUNTY	0.340128	\$2.07
0.085019	\$0.45	KANE COUNTY PENSION	0.078934	\$0.49
0.287870	\$1.54	KANE FOREST PRESERVE	0.219292	\$1.33
0.006484	\$0.03	KANE FOREST PRESERVE PENSION	0.006030	\$0.03
0.129716	\$0.70	HAMPSHIRE TOWNSHIP	0.120853	\$0.73
0.006444	\$0.03	HAMPSHIRE TOWNSHIP PENSION	0.004447	\$0.03
0.257603	\$1.37	HAMPSHIRE TWP ROAD DIST	0.237343	\$1.44
0.000967	\$0.01	HAMPSHIRE TWP ROAD DIST PENSION	0.000607	\$0.00
0.006904	\$0.04	HAMPSHIRE CEMETERY	0.005326	\$0.03
0.548060	\$2.93	HAMPSHIRE VILLAGE	0.510008	\$3.09
0.026720	\$0.14	HAMPSHIRE VILLAGE PENSION	0.013432	\$0.08
6.325625	\$33.78	DUNDEE SCHOOL DISTRICT 300	5.919650	\$35.80
0.218100	\$1.16	DUNDEE SCHOOL DISTRICT 300 PENSION	0.220000	\$1.34
0.553057	\$2.96	ELGIN COLLEGE 509	0.522282	\$3.16
0.007810	\$0.04	ELGIN COLLEGE 509 PENSION	0.007295	\$0.04
0.197027	\$1.05	HAMPSHIRE PARK DISTRICT	0.187081	\$1.13
0.146828	\$0.78	ELLA JOHNSON LIBRARY	0.138233	\$0.83
0.010292	\$0.06	ELLA JOHNSON LIBRARY PENSION	0.009227	\$0.06
0.793227	\$4.24	HAMPSHIRE FIRE DISTRICT	0.723965	\$4.38
0.000000	\$0.00	NW KANE AIRPORT AUTHORITY	0.000000	\$0.00

Parcel Number

**01-03-226-001**

**Late Payment Schedule**

	1st	2nd
Jun 2 thru Jul 1	\$28.45	
Jul 2 thru Aug 1	\$28.87	
Aug 2 thru Sep 1	\$29.29	
Sep 2 thru Oct 1	\$29.71	\$28.45
Oct 2 thru Oct 27	\$30.13	\$28.87

Payment on or after 10/02/17 please see instructions on reverse side for late payments.

**Mail To:**  
 AMERICAN NATIONAL BANK & TRUST CO  
 CHICAGO  
 CHICAGO TITLE LTC  
 8960 SPANISH RIDGE AVE

**Property Location:**  
 ELGILOY DR  
 HAMPSHIRE

Township	Tax Code	Acres
HA	HA017	3.2600
Tax Rate	Sold at Tax Sale	Forfeited Tax
9.265133		
First Installment Tax	Second Installment Tax	
\$28.03	\$28.03	
Abatement	Abatement	
\$0.00	\$0.00	
Penalty	Penalty	
Other Fees	Other Fees	
Total Due	Total Due	
Due By 06/01/17	Due By 09/01/17	

TIF BASE	N/A
FAIR CASH VALUE	\$0.00
LAND VALUE	\$0.00
+ BUILDING VALUE	\$0.00
- HOME IMPROVEMENT/VET	\$0.00
= ASSESSED VALUE	\$0.00
x STATE MULTIPLIER	1.000000
= EQUALIZED VALUE	\$0.00
- HOMESTEAD EXEMPTION	
- SENIOR EXEMPTION	
- OTHER EXEMPTIONS	
+ FARM LAND	\$605.00
+ FARM BUILDING	
= NET TAXABLE VALUE	\$605.00
x TAX RATE	9.265133
= CURRENT TAX	\$56.06
+ NON AD VALOREM TAX	\$0.00
+ BACK TAX / FORF. AMT.	0.00
- ENTERPRISE ZONE	\$0.00
= TOTAL TAX DUE	\$56.06

2016 Kane County Real Estate Tax Bill  
 David J. Rickert, County Treasurer  
 718 S Batavia Avenue Bldg. A  
 Geneva, IL 60134

9.970618	\$53.24	TOTAL	9.265133	\$56.06
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**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-226-002**



1st Installment for 2016

**DUE BY 06/01/17**

**1**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	<b>\$23.58</b>
Paid On	5/12/2017

0103226002100000023580601174

**1st  
2016**

AMERICAN NATIONAL BANK & TRUST CO CHICAGO  
 CHICAGO TITLE LTC  
 8960 SPANISH RIDGE AVE  
 LAS VEGAS, NV 89148-1302

**\*\*DUPLICATE\*\***

Remove stub and remit with payment



**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-226-002**



2nd Installment for 2016

**DUE BY 09/01/17**

**2**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	<b>\$23.58</b>
Paid On	5/12/2017

0103226002200000023580901171

**2nd  
2016**

AMERICAN NATIONAL BANK & TRUST CO CHICAGO  
 CHICAGO TITLE LTC  
 8960 SPANISH RIDGE AVE  
 LAS VEGAS, NV 89148-1302

**\*\*DUPLICATE\*\***

Remove stub and remit with payment

Rate 2015	Tax 2015	Taxing District	Rate 2016	Tax 2016
0.362865	\$1.61	KANE COUNTY	0.340128	\$1.73
0.085019	\$0.38	KANE COUNTY PENSION	0.079934	\$0.41
0.287870	\$1.28	KANE FOREST PRESERVE	0.219292	\$1.12
0.006484	\$0.03	KANE FOREST PRESERVE PENSION	0.006030	\$0.03
0.129716	\$0.58	HAMPSHIRE TOWNSHIP	0.120853	\$0.62
0.006444	\$0.03	HAMPSHIRE TOWNSHIP PENSION	0.004447	\$0.02
0.257603	\$1.15	HAMPSHIRE TWP ROAD DIST	0.237343	\$1.21
0.000967	\$0.00	HAMPSHIRE TWP ROAD DIST PENSION	0.000607	\$0.00
0.006904	\$0.03	HAMPSHIRE CEMETERY	0.005326	\$0.03
0.548060	\$2.44	HAMPSHIRE VILLAGE	0.510008	\$2.59
0.026720	\$0.12	HAMPSHIRE VILLAGE PENSION	0.013432	\$0.07
6.325625	\$28.15	DUNDEE SCHOOL DISTRICT 300	5.919650	\$30.13
0.218100	\$0.97	DUNDEE SCHOOL DISTRICT 300 PENSION	0.220000	\$1.12
0.553057	\$2.47	ELGIN COLLEGE 509	0.522282	\$2.66
0.007810	\$0.03	ELGIN COLLEGE 509 PENSION	0.007295	\$0.04
0.197027	\$0.88	HAMPSHIRE PARK DISTRICT	0.187081	\$0.95
0.146828	\$0.65	ELLA JOHNSON LIBRARY	0.138233	\$0.70
0.010292	\$0.05	ELLA JOHNSON LIBRARY PENSION	0.009227	\$0.05
0.793227	\$3.53	HAMPSHIRE FIRE DISTRICT	0.723965	\$3.68
0.000000	\$0.00	NW KANE AIRPORT AUTHORITY	0.000000	\$0.00

Parcel Number

**01-03-226-002**

**Late Payment Schedule**

	1st	2nd
Jun 2 thru Jul 1	\$23.93	
Jul 2 thru Aug 1	\$24.29	
Aug 2 thru Sep 1	\$24.64	
Sep 2 thru Oct 1	\$24.99	\$23.93
Oct 2 thru Oct 27	\$25.35	\$24.29

Payment on or after 10/02/17 please see instructions on reverse side for late payments.

**Mail To:**  
 AMERICAN NATIONAL BANK & TRUST CO  
 CHICAGO  
 CHICAGO TITLE LTC  
 8960 SPANISH RIDGE AVE

**Property Location:**  
 ELGILOY DR  
 HAMPSHIRE

Township	Tax Code	Acres
HA	HA017	2.9300
Tax Rate	Sold at Tax Sale	Forfeited Tax
9.265133		
First Installment Tax	Second Installment Tax	
\$23.58	\$23.58	
Abatement	Abatement	
\$0.00	\$0.00	
Penalty	Penalty	
Other Fees	Other Fees	
Total Due	Total Due	
Due By 06/01/17	Due By 09/01/17	

TIF BASE	N/A
FAIR CASH VALUE	\$0.00
LAND VALUE	\$0.00
+ BUILDING VALUE	\$0.00
HOME IMPROVEMENT/VET	\$0.00
= ASSESSED VALUE	\$0.00
x STATE MULTIPLIER	1.000000
= EQUALIZED VALUE	\$0.00
- HOMESTEAD EXEMPTION	
- SENIOR EXEMPTION	
OTHER EXEMPTIONS	
+ FARM LAND	\$509.00
+ FARM BUILDING	
= NET TAXABLE VALUE	\$509.00
x TAX RATE	9.265133
= CURRENT TAX	\$47.16
+ NON AD VALOREM TAX	\$0.00
+ BACK TAX / FORF AMT.	0.00
- ENTERPRISE ZONE	\$0.00
= TOTAL TAX DUE	\$47.16

2016 Kane County Real Estate Tax Bill  
 David J. Rickert, County Treasurer  
 719 S. Batavia Avenue, Bldg. A  
 Geneva, IL 60134

9.970618	\$44.38	TOTAL	9.265133	\$47.16
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**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-226-003**



1st Installment for 2016

**DUE BY 06/01/17**

**1**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$14.92
Paid On	5/12/2017

0103226003100000014920601179

**1st  
2016**

AMERICAN NATIONAL BANK & TRUST CO, CHICAGO  
 TANG INDUSTRIES  
 8960 SPANISH RIDGE AVE  
 LAS VEGAS, NV 89148-1302

Remove stub and remit with payment



**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-226-003**



2nd Installment for 2016

**DUE BY 09/01/17**

**2**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$14.92
Paid On	5/12/2017

0103226003200000014920901176

**2nd  
2016**

AMERICAN NATIONAL BANK & TRUST CO, CHICAGO  
 TANG INDUSTRIES  
 8960 SPANISH RIDGE AVE  
 LAS VEGAS, NV 89148-1302

Remove stub and remit with payment

Rate 2015	Tax 2015	Taxing District	Rate 2016	Tax 2016
0.362865	\$0.93	KANE COUNTY	0.340128	\$1.09
0.085019	\$0.21	KANE COUNTY PENSION	0.079934	\$0.26
0.287870	\$0.74	KANE FOREST PRESERVE	0.219292	\$0.71
0.006484	\$0.02	KANE FOREST PRESERVE PENSION	0.006030	\$0.02
0.129716	\$0.33	HAMPSHIRE TOWNSHIP	0.120853	\$0.39
0.006444	\$0.02	HAMPSHIRE TOWNSHIP PENSION	0.004447	\$0.01
0.257603	\$0.67	HAMPSHIRE TWP ROAD DIST	0.237343	\$0.77
0.000967	\$0.00	HAMPSHIRE TWP ROAD DIST PENSION	0.000607	\$0.00
0.006904	\$0.02	HAMPSHIRE CEMETERY	0.005326	\$0.02
0.548060	\$1.41	HAMPSHIRE VILLAGE	0.510008	\$1.65
0.026720	\$0.07	HAMPSHIRE VILLAGE PENSION	0.013432	\$0.04
6.325625	\$16.32	DUNDEE SCHOOL DISTRICT 300	5.919650	\$19.07
0.218100	\$0.56	DUNDEE SCHOOL DISTRICT 300 PENSION	0.220000	\$0.70
0.553057	\$1.43	ELGIN COLLEGE 509	0.522282	\$1.69
0.007810	\$0.02	ELGIN COLLEGE 509 PENSION	0.007295	\$0.02
0.197027	\$0.51	HAMPSHIRE PARK DISTRICT	0.187081	\$0.60
0.146828	\$0.38	ELLA JOHNSON LIBRARY	0.138233	\$0.44
0.010292	\$0.03	ELLA JOHNSON LIBRARY PENSION	0.009227	\$0.03
0.793227	\$2.05	HAMPSHIRE FIRE DISTRICT	0.723965	\$2.33
0.000000	\$0.00	NW KANE AIRPORT AUTHORITY	0.000000	\$0.00

Parcel Number

**01-03-226-003**

**Late Payment Schedule**

	1st	2nd
Jun 2 thru Jul 1	\$15.14	
Jul 2 thru Aug 1	\$15.37	
Aug 2 thru Sep 1	\$15.59	
Sep 2 thru Oct 1	\$15.82	\$15.14
Oct 2 thru Oct 27	\$16.04	\$15.37

Payment on or after 10/02/17 please see instructions on reverse side for late payments.

**Mall To:**  
 AMERICAN NATIONAL BANK & TRUST CO,  
 CHICAGO  
 TANG INDUSTRIES  
 8960 SPANISH RIDGE AVE

**Property Location:**  
 ELGILOY DR  
 HAMPSHIRE

Township	Tax Code	Acres
HA	HA017	2.9300
Tax Rate	Sold at Tax Sale	Forfeited Tax
9.265133		
First Installment Tax	Second Installment Tax	
\$14.92	\$14.92	
Abatement	Abatement	
\$0.00	\$0.00	
Penalty	Penalty	
Other Fees	Other Fees	
Total Due	Total Due	
Due By 06/01/17	Due By 09/01/17	

TIF BASE	N/A
FAIR CASH VALUE	\$0.00
LAND VALUE	\$0.00
+ BUILDING VALUE	\$0.00
- HOME IMPROVEMENT/VET	\$0.00
= ASSESSED VALUE	\$0.00
* STATE MULTIPLIER	1.000000
= EQUALIZED VALUE	\$0.00
- HOMESTEAD EXEMPTION	
- SENIOR EXEMPTION	
- OTHER EXEMPTIONS	
+ FARM LAND	\$322.00
+ FARM BUILDING	
= NET TAXABLE VALUE	\$322.00
* TAX RATE	9.265133
= CURRENT TAX	\$29.84
+ NON AD VALOREM TAX	\$0.00
+ BACK TAX / FORF. AMT.	0.00
- ENTERPRISE ZONE	\$0.00
= TOTAL TAX DUE	\$29.84

2016 Kane County Real Estate Tax Bill  
 (David J. Rickert, County Treasurer)  
 719 S. Batavia Avenue, Bldg. A  
 Geneva, IL 60134

9.970618	\$25.72	TOTAL	9.265133	\$29.84
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**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-226-006**



1st Installment for 2016

**DUE BY 06/01/17**

**1**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$7.60
Paid On	5/24/2017

0103226006100000007600601178

**1st  
2016**

**\*\*DUPLICATE\*\***

COMBINED METALS OF CHICAGO LLC  
 ROBERT ROLBIECKI, VP FINANCE  
 1 HAUK RD  
 HAMPSHIRE, IL 60140-8239

Remove stub and remit with payment



**David J. Rickert, Kane County Treasurer**  
 Make Checks Payable to: KANE COUNTY TREASURER  
 Please remit to: P.O. Box 4025, Geneva, IL 60134-4025

Parcel Number: **01-03-226-006**



2nd Installment for 2016

**DUE BY 09/01/17**

**2**

ADJUSTMENT  
 PENALTY  
 OTHER FEES  
 TOTAL DUE

	\$7.60
Paid On	8/21/2017

0103226006200000007600901175

**2nd  
2016**

**\*\*DUPLICATE\*\***

COMBINED METALS OF CHICAGO LLC  
 ROBERT ROLBIECKI, VP FINANCE  
 1 HAUK RD  
 HAMPSHIRE, IL 60140-8239

Remove stub and remit with payment

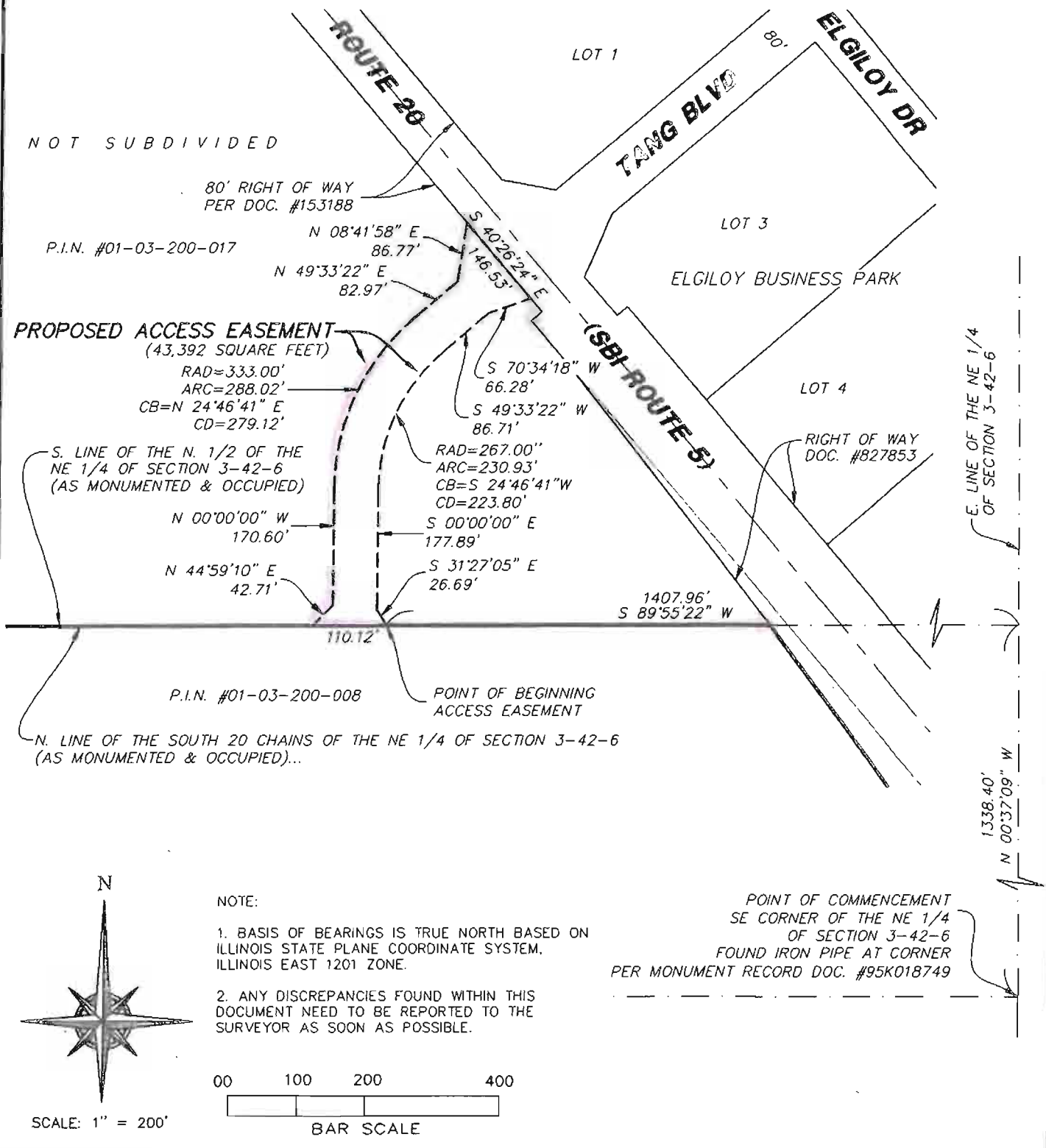
Rate 2015	Tax 2015	Taxing District	Rate 2016	Tax 2016
0.362865	\$0.00	KANE COUNTY	0.340128	\$0.55
0.085019	\$0.00	KANE COUNTY PENSION	0.079934	\$0.13
0.287870	\$0.00	KANE FOREST PRESERVE	0.219292	\$0.36
0.006484	\$0.00	KANE FOREST PRESERVE PENSION	0.006030	\$0.01
0.129716	\$0.00	HAMPSHIRE TOWNSHIP	0.120853	\$0.20
0.006444	\$0.00	HAMPSHIRE TOWNSHIP PENSION	0.004447	\$0.01
0.257803	\$0.00	HAMPSHIRE TWP ROAD DIST	0.237343	\$0.39
0.000967	\$0.00	HAMPSHIRE TWP ROAD DIST PENSION	0.000607	\$0.00
0.006904	\$0.00	HAMPSHIRE CEMETERY	0.005326	\$0.01
0.548060	\$0.00	HAMPSHIRE VILLAGE	0.510008	\$0.84
0.026720	\$0.00	HAMPSHIRE VILLAGE PENSION	0.013432	\$0.02
6.325625	\$0.00	DUNDEE SCHOOL DISTRICT 300	5.919650	\$9.71
0.218100	\$0.00	DUNDEE SCHOOL DISTRICT 300 PENSION	0.220000	\$0.36
0.553057	\$0.00	ELGIN COLLEGE 509	0.522282	\$0.86
0.007810	\$0.00	ELGIN COLLEGE 509 PENSION	0.007295	\$0.01
0.197027	\$0.00	HAMPSHIRE PARK DISTRICT	0.187081	\$0.31
0.146828	\$0.00	ELLA JOHNSON LIBRARY	0.138233	\$0.22
0.010292	\$0.00	ELLA JOHNSON LIBRARY PENSION	0.009227	\$0.02
0.793227	\$0.00	HAMPSHIRE FIRE DISTRICT	0.723965	\$1.19
0.000000	\$0.00	NW KANE AIRPORT AUTHORITY	0.000000	\$0.00
<b>9.970618</b>	<b>\$0.00</b>	<b>TOTAL</b>	<b>9.265133</b>	<b>\$15.20</b>

2016 Kane County Real Estate Tax Bill  
 David J. Rickert, County Treasurer  
 719 S Batavia Avenue Bldg A  
 Geneva, IL 60134

Parcel Number			TIF BASE
<b>01-03-226-006</b>			N/A
<b>Late Payment Schedule</b>			FAIR CASH VALUE \$0.00
	1st	2nd	LAND VALUE \$0.00
Jun 2 thru Jul 1	\$7.71		+ BUILDING VALUE \$0.00
Jul 2 thru Aug 1	\$7.83		- HOME IMPROVEMENT \$0.00
Aug 2 thru Sep 1	\$7.94		= ASSESSED VALUE \$0.00
Sep 2 thru Oct 1	\$8.06	\$7.71	x STATE MULTIPLIER 1.000000
Oct 2 thru Oct 27	\$8.17	\$7.83	= EQUALIZED VALUE \$0.00
Payment on or after 10/02/17 please see instructions on reverse side for late payments.			- HOMESTEAD EXEMPTION
<b>Mail To:</b>			- SENIOR EXEMPTION
COMBINED METALS OF CHICAGO LLC			- OTHER EXEMPTIONS
ROBERT ROLBIECKI, VP FINANCE			+ FARM LAND \$164.00
1 HAUK RD			+ FARM BUILDING
HAMPSHIRE, IL 60140-8239			= NET TAXABLE VALUE \$164.00
<b>Property Location:</b>			x TAX RATE 9.265133
ELGILOY DR			= CURRENT TAX \$15.20
HAMPSHIRE			+ NON AD VALOREM TAX \$0.00
Township	Tax Code	Acres	+ BACK TAX / FORF AMT. 0.00
HA	HA017	0.8000	- ENTERPRISE ZONE \$0.00
Tax Rate	Sold at Tax Sale	Forfeited Tax	= TOTAL TAX DUE \$15.20
9.265133			
First Installment Tax	Second Installment Tax		
\$7.60	\$7.60		
Abatement	Abatement		
\$0.00	\$0.00		
Penalty	Penalty		
Other Fees	Other Fees		
Total Due	Total Due		
Due By 06/01/17	Due By 09/01/17		



# EASEMENT EXHIBIT



DATE :	8/12/16	SCALE :	1"=200'
JOB :	S16134	DRAWN :	XXX
SHEET		BOUNDARY :	XXX
<b>S-1</b>		FIELD WORK :	XXX
OF ONE SHEETS		CHECK :	XXX

**EASEMENT EXHIBIT**  
LOVES TRAVEL STOP  
I-90 & ROUTE 20  
HAMPSHIRE, ILLINOIS

**W-T LAND SURVEYING, INC.**  
LAND AND CONSTRUCTION SURVEYORS

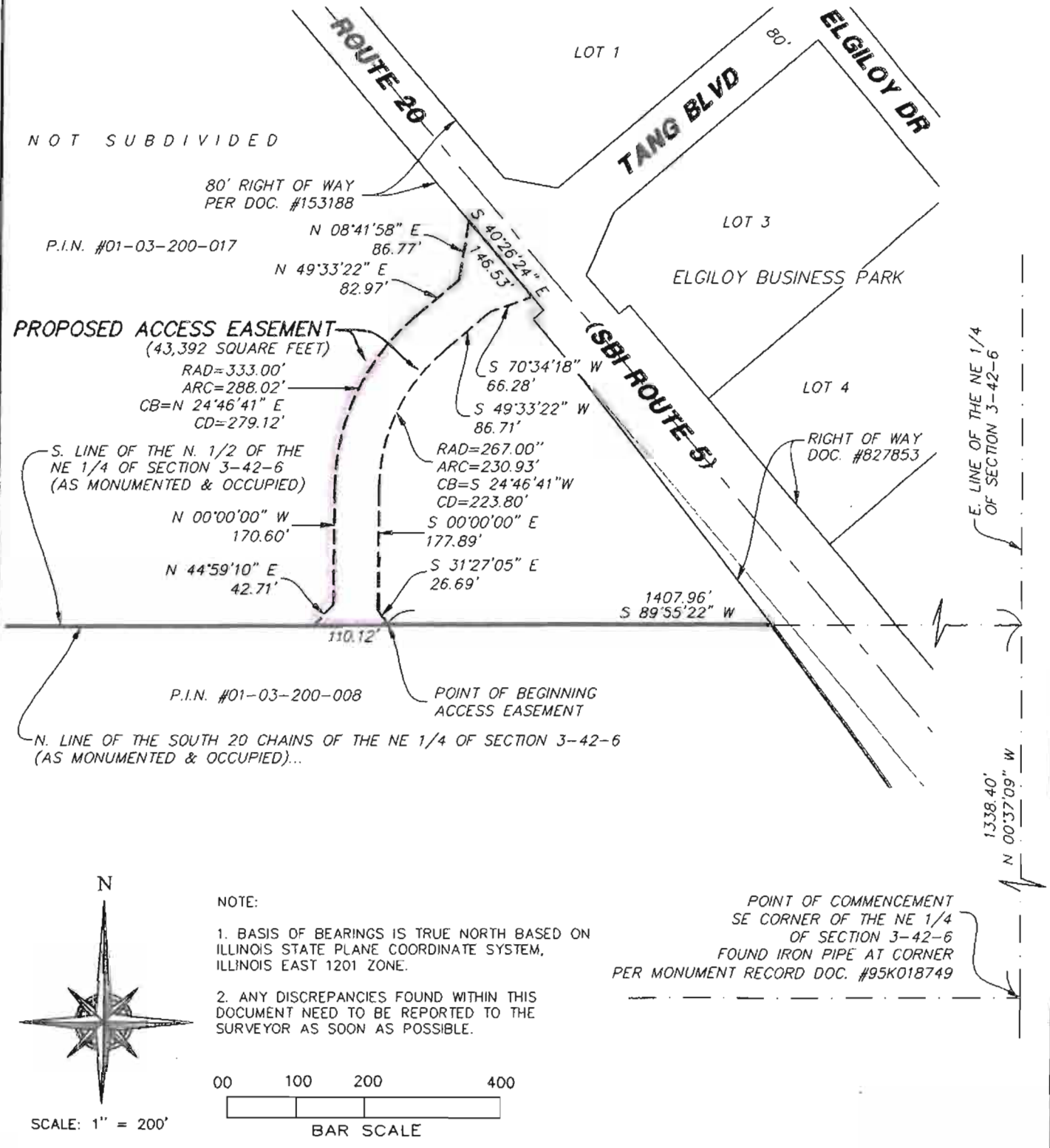
2075 Pacific Avenue  
Hoffman Estates, Illinois 60162  
PH: (224) 795-0331 FAX: (224) 399-0444  
www.w-t-surveying.com

IL License No. 184-004337 Exp. 04/03/17

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REVISIONS	
9/15/16	REVISED PER COMMENTS

# EASEMENT EXHIBIT



DATE	8/12/16	SCALE	1"=200'
JOB	S16134	DRAWN	xxx
SHEET	S-1	BOUNDARY	xxx
OF ONE SHEETS		FIELD WORK	xxx
		CHECK	xxx

**EASEMENT EXHIBIT**  
LOVES TRAVEL STOP  
I-90 & ROUTE 20  
HAMPSHIRE, ILLINOIS

**W-T LAND SURVEYING, INC.**  
LAND AND CONSTRUCTION SURVEYORS

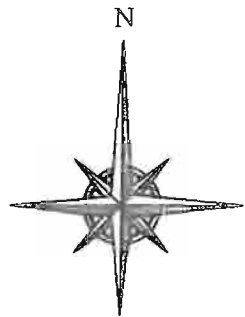
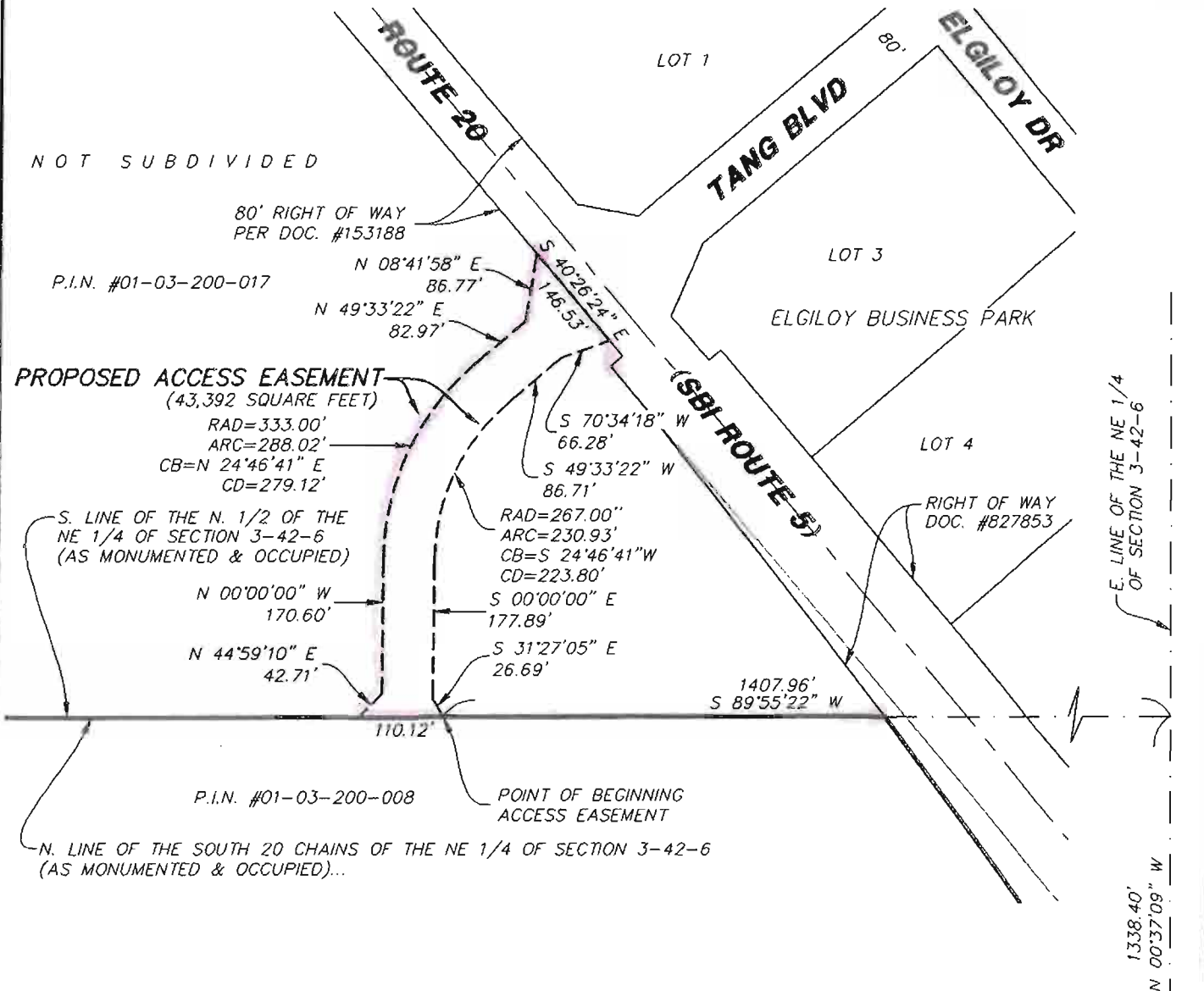
2676 Preston Avenue  
Moline, Illinois 61702  
PH (314) 293-8333 FAX (314) 283-6444  
www.wtlandmg.com

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COPYRIGHT © 2016 W-T LAND SURVEYING, INC.

REVISIONS	9/15/16	REVISED PER COMMENTS
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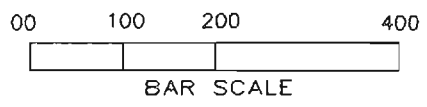
# EASEMENT EXHIBIT



NOTE:

1. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
2. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

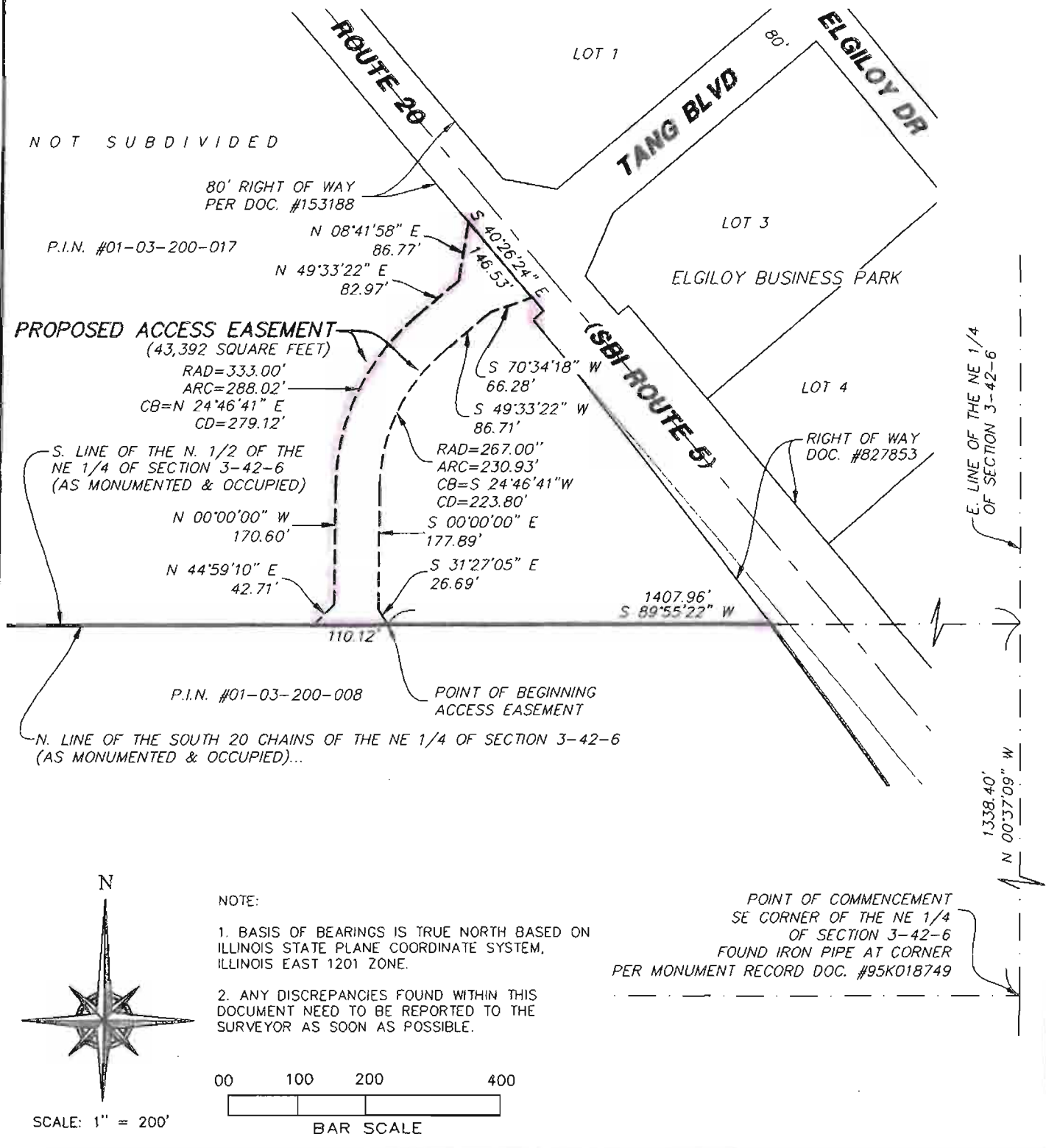
POINT OF COMMENCEMENT  
SE CORNER OF THE NE 1/4  
OF SECTION 3-42-6  
FOUND IRON PIPE AT CORNER  
PER MONUMENT RECORD DOC. #95K018749



SCALE: 1" = 200'

DATE : 8/12/16	SCALE : 1"=200'	<b>EASEMENT EXHIBIT</b> LOVES TRAVEL STOP I-90 & ROUTE 20 HAMPSHIRE, ILLINOIS	<b>W-T</b>	<b>W-T LAND SURVEYING, INC.</b> LAND AND CONSTRUCTION SURVEYORS	REVISIONS
JOB : S16134	DRAWN : xxx				9/15/16 REVISED PER COMMENTS
SHEET <b>S-1</b>	BOUNDARY : xxx				
OF ONE SHEETS	FIELD WORK : xxx				
	CHECK : xxx				

# EASEMENT EXHIBIT



DATE :	8/12/16	SCALE :	1"=200'
JOB :	S16134	DRAWN :	xxx
SHEET		BOUNDARY :	xxx
<b>S-1</b>		FIELD WORK :	xxx
OF ONE SHEETS		CHECK :	xxx

**EASEMENT EXHIBIT**

LOVES TRAVEL STOP

I-90 & ROUTE 20

HAMPSHIRE, ILLINOIS

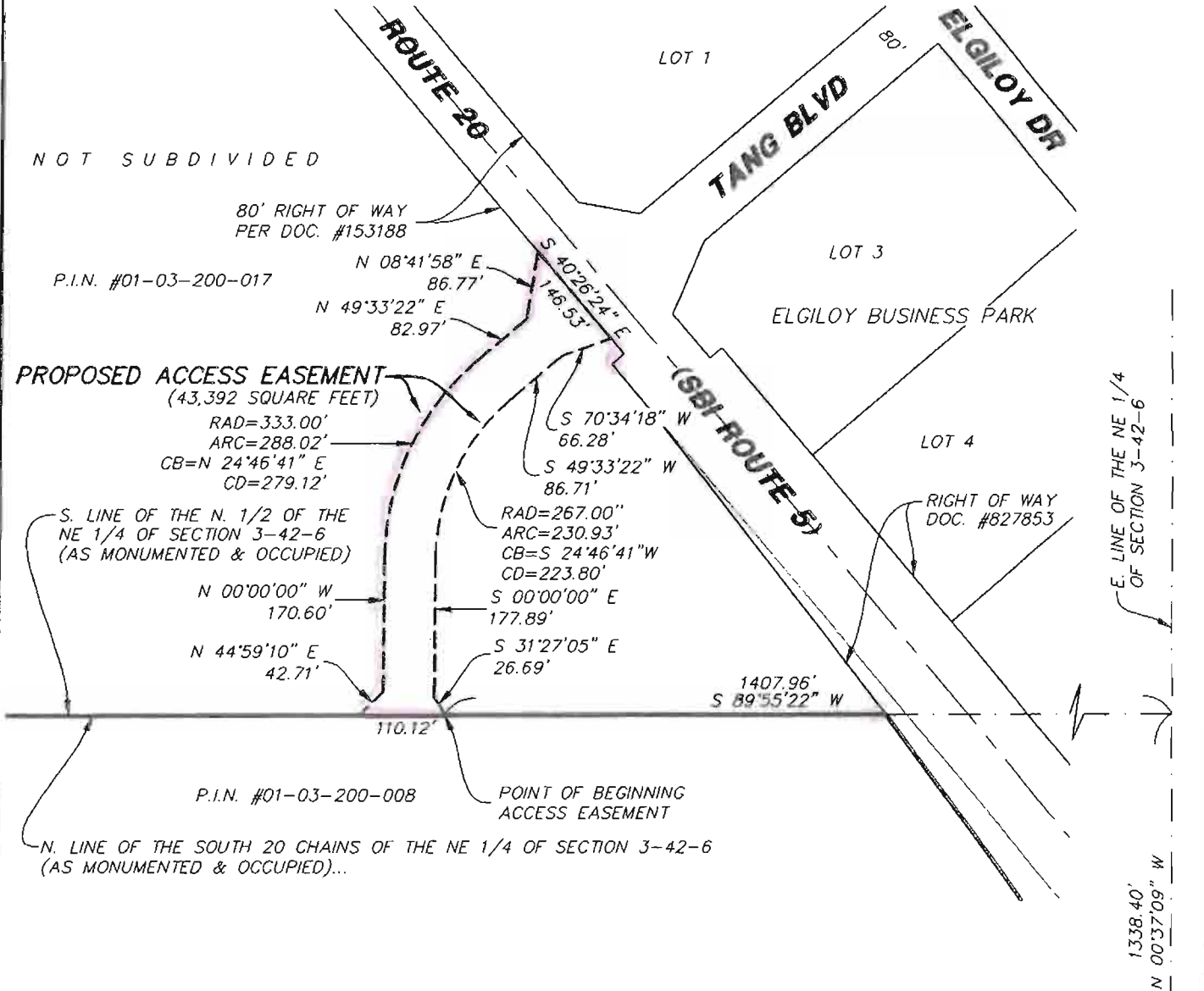
**W-T LAND SURVEYING, INC.**  
 LAND AND CONSTRUCTION SURVEYOR

2616 Peoria Avenue  
 Highway Estates, Peoria, IL 61612  
 PH: (309) 283-6333 FAX: (309) 283-6444  
 www.w-tland.com

IL License No. 184-000287 Exp. 04/30/17

REVISIONS
9/15/16 REVISED PER COMMENTS

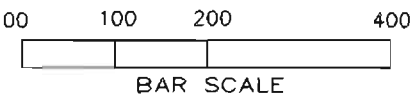
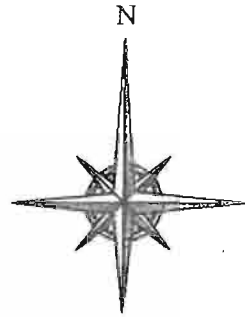
# EASEMENT EXHIBIT



NOTE:

1. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
2. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

POINT OF COMMENCEMENT  
SE CORNER OF THE NE 1/4  
OF SECTION 3-42-6  
FOUND IRON PIPE AT CORNER  
PER MONUMENT RECORD DOC. #95K018749

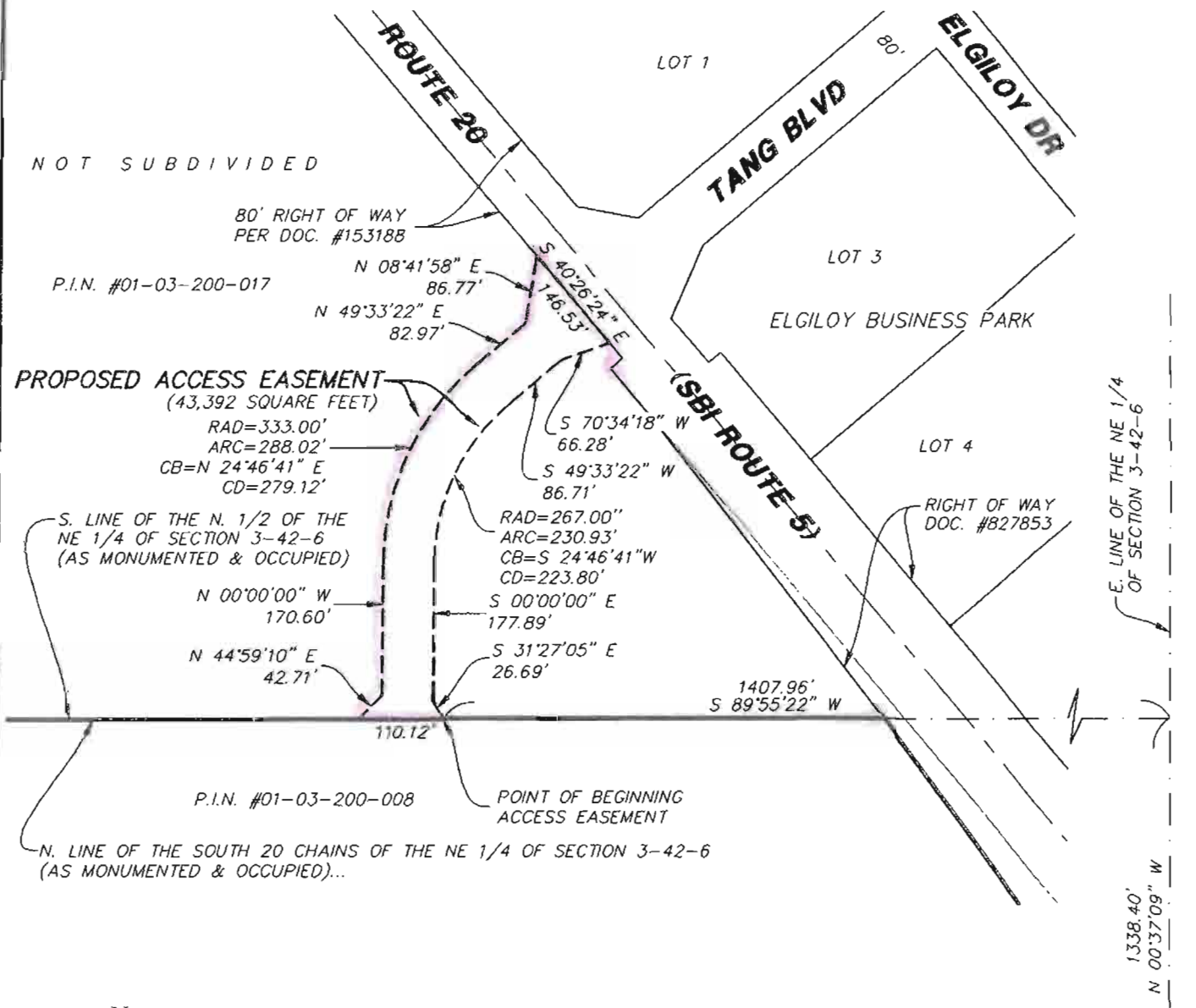


SCALE: 1" = 200'

DATE: 3/12/16	SCALE: 1"=xx'	EASEMENT EXHIBIT LOVES TRAVEL STOP I-90 & ROUTE 20 HAMPSHIRE, ILLINOIS		<b>W-T LAND SURVEYING, INC.</b> LAND AND CONSTRUCTION SURVEYORS 2675 Pruden Avenue Hoffman Estates, Illinois 60139 Ph: (824) 300-4513 Fax: (824) 298-8444 www.wtengineering.com IL License No. 184-004337 Exp 04/30/17	REVISIONS
JOB: S16134	DRAWN: xxx				9/15/16 REVISED PER COMMENTS
SHEET: S-1	BOUNDARY: xxx				
OF ONE SHEETS	FIELD WORK: xxx				
	CHECK: xxx				



# EASEMENT EXHIBIT



**PROPOSED ACCESS EASEMENT**  
 (43,392 SQUARE FEET)  
 RAD=333.00'  
 ARC=288.02'  
 CB=N 24°46'41" E  
 CD=279.12'

S. LINE OF THE N. 1/2 OF THE  
 NE 1/4 OF SECTION 3-42-6  
 (AS MONUMENTED & OCCUPIED)

N 00°00'00" W  
 170.60'  
 N 44°59'10" E  
 42.71'

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

POINT OF BEGINNING  
 ACCESS EASEMENT

N. LINE OF THE SOUTH 20 CHAINS OF THE NE 1/4 OF SECTION 3-42-6  
 (AS MONUMENTED & OCCUPIED)...

RIGHT OF WAY  
 DOC. #827853

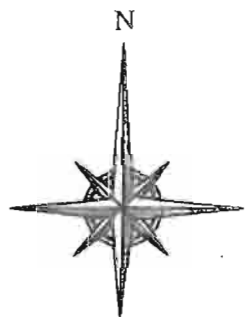
1407.96'  
 S 89°55'22" W

E. LINE OF THE NE 1/4  
 OF SECTION 3-42-6

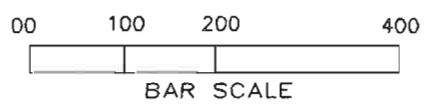
1338.40'  
 N 00°37'09" W

- NOTE:
1. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
  2. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

POINT OF COMMENCEMENT  
 SE CORNER OF THE NE 1/4  
 OF SECTION 3-42-6  
 FOUND IRON PIPE AT CORNER  
 PER MONUMENT RECORD DOC. #95K018749



SCALE: 1" = 200'



DATE :	8/12/16	SCALE :	1"=200'
JOB :	S16134	DRAWN :	xxx
SHEET		BOUNDARY :	xxx
<b>S-1</b>		FIELD WORK :	xxx
OF ONE SHEETS		CHECK :	xxx

**EASEMENT EXHIBIT**  
 LOVES TRAVEL STOP  
 I-90 & ROUTE 20  
 HAMPSHIRE, ILLINOIS

**W-T LAND SURVEYING, INC.**  
 LAND AND CONSTRUCTION SURVEYORS

2875 Pruden Avenue  
 Hoffman Estates, Illinois 60129  
 PH (224) 993-6333 FAX (224) 291-6444  
 www.wtlandsurveying.com

ILL. LICENSE NO. 194-004387 Exp. 04/30/17

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REVISIONS	
9/15/16	REVISED PER COMMENTS



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

The Petitioner, Gin Family Limited Partnership, LLC, respectfully states under oath:

1. Petitioner is the sole owner of record of the following legally described land (Tract) comprising approximately 4.9 acres, bounded by Illinois Rte. 20 on the north and the Illinois Tollway (I- 90) on the south and legally described at Exhibit "A"
2. The Tract is not situated within the limits of any municipality but is contiguous to the Village of Hampshire.
3. There are no electors residing in the Tract.
4. The foregoing statements of fact are true to the best of Petitioner's knowledge and information.

Petitioner respectfully requests:

1. That the Petitioner and the governing body of the Village of Hampshire enter into an mutually acceptable annexation agreement for the annexation and development of the Tract.
2. That the above-described Tract be annexed to the Village of Hampshire by ordinance of the President and Board of Trustees of the Village of Hampshire, pursuant to §7-1-8 of the Illinois Municipal Code, as amended.
3. That the above-described Tract be zoned in accordance with the annexation agreement.
4. That such other action be taken as is appropriate in the premises.

Dated this 31<sup>st</sup> day of August, 2017.

Petitioner:

Gin Family Limited Partnership, LLC

By

Calvin Gin  
Calvin Gin, manager

By:

Sherilyn Kingbury  
Sherilyn Kingbury, Manager

ATTEST:

Subscribed and sworn to  
before me this 31<sup>st</sup> day of August, 2017

Kimberly A. Hoadley  
Notary Public



**EXHIBIT A**

**LEGAL DESCRIPTION FOR PROPOSED EXTENSION OF TANG BLVD (ACCESS EASEMENT)**

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION PER DOCUMENT NUMBER 95K018749; THENCE NORTH 00 DEGREES 37 MINUTES 09 SECONDS WEST ALONG THE EAST LINE THE SAID NORTHEAST QUARTER, A DISTANCE OF 1338.40 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 1407.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 22 SECONDS WEST ALONG SAID LINE, 110.12 FEET; THENCE NORTH 44 DEGREES 59 MINUTES 10 SECONDS EAST, 42.71 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 170.60 FEET; THENCE NORTHEASTERLY 288.02 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 333.00 FEET (CHORD BEARS NORTH 24 DEGREES 46 MINUTES 41 SECONDS EAST, 279.12 FEET); THENCE NORTH 49 DEGREES 33 MINUTES 22 SECONDS EAST, 82.97 FEET; THENCE NORTH 08 DEGREES 41 MINUTES 58 SECONDS EAST, 86.77 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 153188; THENCE SOUTH 40 DEGREES 26 MINUTES 24 SECONDS EAST ALONG SAID LINE, 146.53 FEET; THENCE SOUTH 70 DEGREES 34 MINUTES 18 SECONDS WEST, 66.28 FEET; THENCE SOUTH 49 DEGREES 33 MINUTES 22 SECONDS WEST, 86.71 FEET; THENCE SOUTHWESTERLY 230.93 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 267.00 FEET (CHORD BEARS SOUTH 24 DEGREES 46 MINUTES 41 SECONDS WEST, 223.80 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 177.89 FEET; THENCE SOUTH 31 DEGREES 27 MINUTES 05 SECONDS EAST, 26.69 FEET TO THE POINT OF BEGINNING, CONTAINING 43,392 SQUARE FEET, IN KANE COUNTY, ILLINOIS.

**AND**

**LEGAL DESCRIPTION FOR GIN'S PROPOSED HC DISTRICT TRIANGLE PARCEL**

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION PER DOCUMENT NUMBER 95K018749; THENCE NORTH 00 DEGREES 37 MINUTES 09 SECONDS WEST ALONG THE EAST LINE THE SAID NORTHEAST QUARTER, A DISTANCE OF 1338.40 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 842.59 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 827853 ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 22 SECONDS WEST ALONG SAID LINE, 565.37 FEET; THENCE NORTH 31 DEGREES 27 MINUTES 05 SECONDS WEST, 26.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 177.89 FEET; THENCE NORTHEASTERLY 230.93 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 267.00 FEET (CHORD BEARS NORTH 24 DEGREES 46 MINUTES 41 SECONDS EAST, 223.80 FEET); THENCE NORTH 49 DEGREES 33 MINUTES 22 SECONDS EAST, 86.71 FEET; THENCE NORTH 70 DEGREES 34 MINUTES 18 SECONDS EAST, 66.28 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 153188; THENCE SOUTH 40 DEGREES 26 MINUTES 24 SECONDS EAST ALONG SAID LINE, 26.17 FEET; THENCE

SOUTH 49 DEGREES 33 MINUTES 36 SECONDS WEST, 20.00 FEET TO THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 827853; THENCE SOUTH 40 DEGREES 26 MINUTES 24 SECONDS EAST ALONG SAID LINE, 75.00 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 18 SECONDS EAST ALONG SAID LINE, 497.21 FEET TO THE POINT OF BEGINNING, CONTAINING 171,418 SQUARE FEET, IN KANE COUNTY, ILLINOIS.

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

The Petitioner, Gin Family Limited Partnership, LLC, respectfully states under oath:

1. Petitioner is the sole owner of record of the following legally described land (Tract) comprising approximately 4.9 acres, bounded by Illinois Rte. 20 on the north and the Illinois Tollway (I- 90) on the south and legally described at Exhibit "A"
2. The Tract is not situated within the limits of any municipality but is contiguous to the Village of Hampshire.
3. There are no electors residing in the Tract.
4. The foregoing statements of fact are true to the best of Petitioner's knowledge and information.

Petitioner respectfully requests:

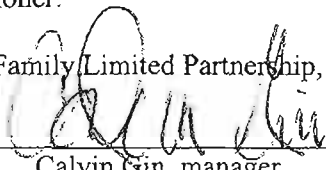
1. That the Petitioner and the governing body of the Village of Hampshire enter into a mutually acceptable annexation agreement for the annexation and development of the Tract.
2. That the above-described Tract be annexed to the Village of Hampshire by ordinance of the President and Board of Trustees of the Village of Hampshire, pursuant to §7-1-8 of the Illinois Municipal Code, as amended.
3. That the above-described Tract be zoned in accordance with the annexation agreement.
4. That such other action be taken as is appropriate in the premises.

Dated this 31<sup>st</sup> day of August, 2017.

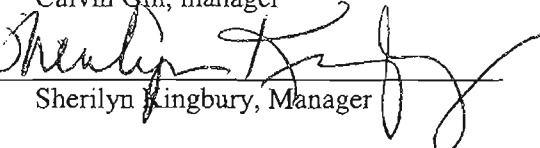
Petitioner:

Gin Family Limited Partnership, LLC

By

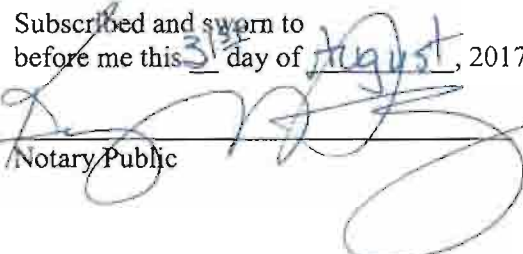
  
Calvin Gin, manager

By:

  
Sherilyn Kingbury, Manager

ATTEST:

Subscribed and sworn to  
before me this 31<sup>st</sup> day of August, 2017

  
Notary Public



**EXHIBIT A**

**LEGAL DESCRIPTION FOR PROPOSED EXTENSION OF TANG BLVD (ACCESS EASEMENT)**

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION PER DOCUMENT NUMBER 95K018749; THENCE NORTH 00 DEGREES 37 MINUTES 09 SECONDS WEST ALONG THE EAST LINE THE SAID NORTHEAST QUARTER, A DISTANCE OF 1338.40 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 1407.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 22 SECONDS WEST ALONG SAID LINE, 110.12 FEET; THENCE NORTH 44 DEGREES 59 MINUTES 10 SECONDS EAST, 42.71 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 170.60 FEET; THENCE NORTHEASTERLY 288.02 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 333.00 FEET (CHORD BEARS NORTH 24 DEGREES 46 MINUTES 41 SECONDS EAST, 279.12 FEET); THENCE NORTH 49 DEGREES 33 MINUTES 22 SECONDS EAST, 82.97 FEET; THENCE NORTH 08 DEGREES 41 MINUTES 58 SECONDS EAST, 86.77 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 153188; THENCE SOUTH 40 DEGREES 26 MINUTES 24 SECONDS EAST ALONG SAID LINE, 146.53 FEET; THENCE SOUTH 70 DEGREES 34 MINUTES 18 SECONDS WEST, 66.28 FEET; THENCE SOUTH 49 DEGREES 33 MINUTES 22 SECONDS WEST, 86.71 FEET; THENCE SOUTHWESTERLY 230.93 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 267.00 FEET (CHORD BEARS SOUTH 24 DEGREES 46 MINUTES 41 SECONDS WEST, 223.80 FEET); THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 177.89 FEET; THENCE SOUTH 31 DEGREES 27 MINUTES 05 SECONDS EAST, 26.69 FEET TO THE POINT OF BEGINNING, CONTAINING 43,392 SQUARE FEET, IN KANE COUNTY, ILLINOIS.

**AND**

**LEGAL DESCRIPTION FOR GIN'S PROPOSED HC DISTRICT TRIANGLE PARCEL**

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION PER DOCUMENT NUMBER 95K018749; THENCE NORTH 00 DEGREES 37 MINUTES 09 SECONDS WEST ALONG THE EAST LINE THE SAID NORTHEAST QUARTER, A DISTANCE OF 1338.40 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 842.59 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 827853 ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 22 SECONDS WEST ALONG SAID LINE, 565.37 FEET; THENCE NORTH 31 DEGREES 27 MINUTES 05 SECONDS WEST, 26.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 177.89 FEET; THENCE NORTHEASTERLY 230.93 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 267.00 FEET (CHORD BEARS NORTH 24 DEGREES 46 MINUTES 41 SECONDS EAST, 223.80 FEET); THENCE NORTH 49 DEGREES 33 MINUTES 22 SECONDS EAST, 86.71 FEET; THENCE NORTH 70 DEGREES 34 MINUTES 18 SECONDS EAST, 66.28 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 153188; THENCE SOUTH 40 DEGREES 26 MINUTES 24 SECONDS EAST ALONG SAID LINE, 26.17 FEET; THENCE

SOUTH 49 DEGREES 33 MINUTES 36 SECONDS WEST, 20.00 FEET TO THE SOUTHWESTERLY LINE OF ROUTE 20 PER DOCUMENT NUMBER 827853; THENCE SOUTH 40 DEGREES 26 MINUTES 24 SECONDS EAST ALONG SAID LINE, 75.00 FEET; THENCE SOUTH 38 DEGREES 04 MINUTES 18 SECONDS EAST ALONG SAID LINE, 497.21 FEET TO THE POINT OF BEGINNING, CONTAINING 171,418 SQUARE FEET, IN KANE COUNTY, ILLINOIS.





FILED SEPT 1, 2017

**LAND USE OPINION APPLICATION**

Kane-DuPage Soil and Water Conservation District  
2315 Dean Street, Suite 100, St. Charles, IL 60175-4823  
(630) 584-7960 Ext. 3

Send report to:

**PETITIONER:** GIN FAMILY LIMITED PARTNERSHIP LLC

**ADDRESS:** %RADOVICH LAW OFFICE

312 WEST STATE STREET, GENEVA, IL 60134

**EMAIL:** radovichlaw@sbcglobal.net

**CONTACT PERSON:** CHARLES A. RADOVICH

**TELEPHONE:** 630-232-4511

Please allow 30 days for inspection and processing.

FOR OFFICE USE ONLY	
LUO# _____	Date Due _____
Date initially rec'd _____	
Date all rec'd _____	Date completed _____
Fee Paid _____	Refund Due _____
By _____	Overpayment _____
	No Report Nec _____
	Gov't Agency _____

**Location:**

Township HAMPSHIRE

Section(s) 3

Township(s) 42 N Range(s) 6 E

**TYPE OF PROPOSAL:**  Change in Zoning from F to HC Project or Subdivision Name \_\_\_\_\_  
 Subdivision or Planned Unit Development (PUD)  
 Variance-Please describe fully on separate sheet  
 Special Use Permit-Please describe fully on separate sheet

Unit of Government Responsible for Permits VILLAGE OF HAMPSHIRE Date of Public Hearing \_\_\_\_\_  
 Current Use of Site AGRICULTURE Proposed Use PUBLIC ROAD AND COMMERCIAL  
 Surrounding Land Use INDUSTRIAL, COMMERCIAL AND AGRICULTURAL Number of Acres 4.9  
 Location address (or nearest intersection) US RTE 20 AND TANG BLVD

**PROPOSED IMPROVEMENTS:** (check all applicable items)

Planned Structures:

- Dwellings w/o Basements
- Dwellings with Basements
- Commercial Buildings
- Other \_\_\_\_\_

Open Space:

- Park/Playground Areas
- Common Open Space Areas
- Other PUBLIC ROAD

Water Supply:

- Individual Wells
- Community Water

Wastewater Treatment:

- Septic System
- Sanitary Sewers
- Other \_\_\_\_\_

Stormwater Treatment:

- Drainage Ditches or Swales
- Storm Sewers
- Dry Detention Basin
- Wet Retention Basin
- No Detention Facilities Proposed
- Other \_\_\_\_\_

**EXISTING SITE CHARACTERISTICS:** (check all applicable items)

- Ponds or Lakes
- Floodplain
- Woodland
- Drainage Tiles
- Stream(s)
- Wetland(s)
- Floodway
- Cropland
- Disturbed Land
- Other \_\_\_\_\_

**REQUIRED: INCLUDE ONE COPY EACH OF THE FOLLOWING--Processing will not begin without the following:**

- APPLICATION completed and signed
- FEE according to schedule below
- PLAT OF SURVEY/SITE PLAN showing legal description, legal measurements
- SITE /CONCEPT PLAN showing lots, streets, storm water detention areas, open areas, etc.
- LOCATION MAP (if not on maps above)-include distances from major roadways or tax parcel number

**IF AVAILABLE - NOT REQUIRED:**

- ZONING or LAND USE PETITION filed with unit of government (if relevant)
- TOPOGRAPHY MAP OR WETLANDS DELINEATIONS

**FEE AMOUNTS:** last updated November 1, 2013

\$423.00 for 1 - 3 acres or fraction thereof

\$459.00 for 4 - 5 acres or fraction thereof

For 5 - 200 acres see chart

> 200 acres: ADD \$14.00 for each additional acre or fraction thereof over the 200 acre amount.

\$65.00 processing fee if no report is required

\*\*\*If there is more than one parcel in question and they are non-contiguous please contact KDSWCD for fee amount. \*\*\*

**MAKE CHECKS PAYABLE TO:** Kane-DuPage Soil and Water Conservation District

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

**Petitioner or Authorized Agent** \_\_\_\_\_

**Date** 8/30/2017

This opinion will be issued on a non-discriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.





1 of 3 Find | Next



<i>Applicant:</i>	Gin Family Limited Partnership	<i>IDNR Project Number:</i>	1801673
<i>Contact:</i>	Charles A. Radovich	<i>Date:</i>	08/30/2017
<i>Address:</i>	%Radovich Law Office 312 W. State Street Geneva, IL 60134		
<i>Project:</i>	Gin Family annexation		
<i>Address:</i>	US Rte 20 at Tang Blvd, Hampshire		

*Description:* Establish a public road dedicated to the Village of Hampshire (extension of Tang Blvd) and creation of a single commercial parcel adjacent to US Rte 20

#### Natural Resource Review Results

##### ~~Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)~~

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

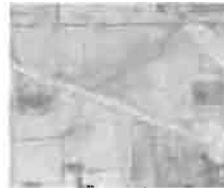
**Consultation is terminated.** This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

#### Location

The applicant is responsible for the accuracy of the location submitted for the project.

*County:* Kane

*Township, Range, Section:*  
42N, 6E, 3



**IL Department of Natural Resources**  
**Contact**  
Natalia Jones  
217-785-5500  
Division of Ecosystems & Environment

**Government Jurisdiction**  
Village of Hampshire  
Village Administrator  
234 South State Street  
P.O. Box 457  
Hampshire, Illinois 60140

#### **Disclaimer**

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

#### **Terms of Use**

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases: Geographic Information

**CERTIFICATION OF NOTIFICATION  
OF ADJACENT PROPERTY OWNERS**

Date: October 30, 2017

To: Village of Hampshire

From: Gin Family Partnership, LLC, Petitioner

% Charles A. Radovich

Radovich Law Office, P.C.

312 West State Street,

Geneva, IL 60134

(Ph #) 630/232-4511

The undersigned, being sworn upon this oath, deposes and says that following persons or entities listed below, owners of property within 250 feet to the Petitioner's property referred to in Petition for Rezoning and Annexation have been mailed written notice, via certified mail, postage prepaid, on October 30, 2017, of the public hearing scheduled for November 14, 2017 at 7:00 p.m. at Village Hall, 234 S. State Street, Hampshire, Illinois. A copy of said Notice is attached hereto and includes legal descriptions of the property seeking to be rezoned and annexed.

List names of property owners below with Property Index Numbers

	Property Owner	PIN
1.	Bicknese, E, Lenschow, L Kunde, J, et al , Evelyn Bicknese 214 Red Hawk Rd. Hampshire, IL 60140	01-03-200-008
2.	National Retail Properties LP, Road Ranger, LLC 4930 E. State St. Rockford, IL 61108-2289	01-03-200-014
3.	Koulouris, Tom 208 Covington Ct. Oak Brook, IL 60523-2591	01-03-200-009
4.	American National Bank & Trust Co Chicago, Chicago Title LTC 8960 Spanish Ridge Ave. Las Vegas, NV 89148-1302	01-03-225-002
5.	American National Bank & Trust Co Chicago, Chicago Title LTC 8960 Spanish Ridge Ave. Las Vegas, NV 89148-1302	01-03-225-001

6.	American National Bank & Trust Co Chicago, Chicago Title LTC 8960 Spanish Ridge Ave. Las Vegas, NV 89148-1302	01-03-226-001
7.	American National Bank & Trust Co Chicago, Chicago Title LTC 8960 Spanish Ridge Ave. Las Vegas, NV 89148-1302	01-03-226-002
8.	American National Bank & Trust Co Chicago, Chicago Title LTC 8960 Spanish Ridge Ave. Las Vegas, NV 89148-1302	01-03-226-003
9.	Combined Metals of Chicago LLC Robert Rolbiecki, VP Finance 1 Hawk Road Hampshire, IL 60140-8239	01-03-226-006

By: \_\_\_\_\_  
Charles A. Radovich

Subscribed and sworn to before  
me this \_\_\_\_ day of October, 2017.

\_\_\_\_\_  
Notary Public

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 City, State, ZIP+4® *Rockford IL 61108-2289*

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**OAK BROOK, IL 60523**

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To: *Tom Howard*  
 Street and Apt. No. or PO Box No. *208 Countryside*  
 City, State, ZIP+4® *Oak Brook IL 60523*

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