

CALL FOR SPECIAL MEETING

I hereby call a special meeting of the Village of Hampshire Zoning Board of Appeals to be conducted on Tuesday, December 18, 2018, commencing at 7:00 p.m., at the Hampshire Village Hall, 234 S. State Street, Hampshire, Illinois for the purpose of considering the following matter(s):

1. Public Hearing concerning the Petition filed by Autumn Sun, LLC, requesting the following for the property located at the southeast corner of Big Timber Road and Ketchum Road (Lots 1 and 2 of Ketchum Road Estates)(PIN: 01-13-103-001, 01-13-103-002):

A) Zoning Map Amendment to amend the zoning classification of the property from E-2 Estate Residential Zoning District to B-3 Service Business Zoning District, and

B) Variance of §6-8-4(A) of the Village Code to allow for the business establishment to have a floor area greater than 5,000 sq. ft. (i.e., a floor area of approximately 8.600 sq. ft., including an outdoor pavilion and patio).

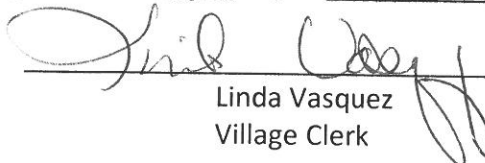
2. Consideration and approval of Findings of Fact and Recommendation, or in the alternative, authorizing the Chair to sign and deliver appropriate Findings of Fact and Recommendation, to the Board of Trustees regarding the Petition for Zoning Amendment and Variance identified in Agenda Item E(1) above

Dated: December 12, 2018



Carl Christensen
Chair
Zoning Board of Appeals

Delivered to and received by the Village Clerk this 12 day of December, 2018.



Linda Vasquez
Village Clerk

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

SPECIAL MEETING
Tuesday, December 18, 2018

7:00 p.m.

Hampshire Village Hall
234 South State Street

AGENDA

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of Minutes
- E. New Business:
 - 1. Public Hearing concerning the Petition filed by Autumn Sun, LLC, requesting the following for the property located at the southeast corner of Big Timber Road and Ketchum Road (Lots 1 and 2 of Ketchum Road Estates)(PIN: 01-13-103-001, 01-13-103-002):
 - A) Zoning Map Amendment to amend the zoning classification of the property from E-2 Estate Residential Zoning District to B-3 Service Business Zoning District, and
 - B) Variance of §6-8-4(A) of the Village Code, to allow for the business establishment to have a floor area greater than 5,000 sq. ft. (i.e., a floor area of approximately 8.600 sq. ft., including an outdoor pavilion and patio).
 - 2. Consideration and approval of Findings of Fact and Recommendation, or in the alternative, authorizing the Chair to sign and deliver appropriate Findings of Fact and Recommendation, to the Board of Trustees regarding the Petition for Zoning Amendment and Variance identified in 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

MINUTES November 13, 2018

A meeting of the Hampshire Zoning Board of Appeals was called to order at 7:00 p.m. Members present: Chair: C. Christensen, W. Albert, N. Collins, F. Frillman, H. Hoffman, and Secretary: J. Schaul. Also present were Village President Jeffrey R. Magnussen and Village Attorney M. Schuster.

On motion made by W. Albert, seconded by H. Hoffman, to approve the minutes of the meeting of the Zoning Board of Appeals held on October 23, 2018, the vote was 6 aye, 0 nay. Motion passed.

The first order of business was consideration of the Petition for Zoning Map Amendment filed by BEK Trans Group for a change of zoning from O-M Office Manufacturing Zoning District to M-2 General Industrial Zoning District for Lot 5 in Hampshire Woods Business Park Subdivision.

The public hearing was opened at 7:04 p.m. The Village Attorney recited that notice of this public hearing had been published in the Daily Herald Newspaper on October 26, 2018, a date more than 15 days prior to the public hearing.

Mr. Michael Gazzola, Entre Brokers, appeared for Petitioner. Mr. Gazzola summarized the plans of BEK Trans Group to acquire the property and to develop it for a trucking logistics and freight business. BEK is a privately-held company and it owns its own truck fleet. It would construct a 15,600 s.f. building, for its offices, warehousing of truck parts, and maintenance of its trucking fleet. The company would employ 20-30 full-time employees. There would be 6-8 trucks coming and going per day; most of the time, its trucks are on the road, hauling dry goods coast-to-coast. There is no storage of goods on site. It would operate three truck maintenance bays. There would be no fuel on site. The site would be developed with 43 vehicle parking spaces and up to 75 truck parking spaces.

Mr. Gazzola responded to questions from the Board members. Mr. Schaul inquired where the parking would be on site, in relation to the building. Parking would be on the south side and behind the building. There will be one-way routing for truck traffic on site. Gazzola also stated that he did not know if (or how many) refrigerated trucks might be parked on site, but noted that there were no residences near to the site.

No members of the public appeared to comment on the Petition. The public hearing was closed at 7:14 p.m.

After a very brief discussion by the board, on motion by H. Hoffman, seconded by W. Albert, to recommend approval of the Petition for Zoning Map Amendment, from O-M Office Manufacturing Zoning District to M-2 General Industrial Zoning District for Lot 5 in Hampshire Woods Business Park Subdivision, the vote was 6 aye – 0 nay. Motion passed.

On motion by H. Hoffman, seconded by N. Collins, to authorize the Chairman to execute and deliver on behalf of the Zoning Board of Appeals a written Findings of Fact and Recommendation to the Board of Trustees, the vote was 6 aye – 0 nay. Motion passed.

The Village President summarized for the Board several recent development proposals introduced to the Village, for which zoning relief might be required when the property owners elect to proceed. There are no petitions for zoning relief currently pending.

The schedule of meeting dates for 2019 was distributed to the Board members.

On motion duly made and seconded, the meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Joseph B Schaul Jr

Joseph Schaul
Secretary

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that a Petition for Zoning Map Amendment has been filed with the Clerk of the Village of Hampshire by Autumn Sun, LLC, requesting an amendment of the classification from E-2 Estate Residential Zoning District to B-3 Service Business Zoning District under §6-8-4 and §6-14-3(G) of the Village Code, and a Petition for Variance of §6-8-4(A) of the Village Code, to allow for the business establishment to have a floor area greater than 5,000 sq. ft. (i.e., a floor area of approximately 6,800 sq. ft.), pursuant to §6-14-3(F) of the Village Code, both for the following described property:
Lot 1 and Lot 2 of Ketchum Road Estates, Unit 1, being a subdivision of part of the East 1/2 of the Northwest 1/4 of Section 13, Township 42 North, Range 6, East of the Third Principal Meridian, according to the Plat thereof recorded January 10, 2000 as Doc. No. 2000K002302, in the Village of Hampshire, Kane County, Illinois.
PIN: 01-13-103-001, 01-13-103-002
Common Address: Ketchum Road at Big Timber Road, in Hampshire, Illinois.
A Public Hearing on the Petition for Zoning Map Amendment and Petition for Variance will be conducted by the Village of Hampshire Zoning Board of Appeals at a special meeting to be held on Tuesday, December 18, 2018, starting at 7:00 p.m. at the Village Hall, 234 South State Street, Hampshire Illinois. A copy of the Petition is available for review at the Village Hall during regular business hours. All persons present at the public hearing will be given an opportunity to be heard.
Linda Vasquez
Village Clerk
Published in Daily Herald
December 1, 2018 (4514107)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published December 1, 2018 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baitz*
Authorized Agent

Control # 4514107

VILLAGE OF HAMPSHIRE

AFFIDAVIT OF NOTIFICATION
(FOR RE-ZONING OR SPECIAL USE PERMIT)

To: Village of Hampshire
234 S. State Street
Hampshire, IL 60140
From: Jay M. Stockbridge
Stockbridge Architects PC
PO Box 71
Burlington IL 60109
Date: 11.29.2018

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred-fifty feet of the property referred to in a petition (to re-zone from E-2 to B-3, for a Special Use Permit for _____, for a Planned Development) and, further that all persons owning property which is to or contingent referred to in the petition for (reclassification, special use permit, or planned development) have been notified of the intent of the Petitioner(s).

The property is located at Lots 1 and 2 - Ketchum Road Estates at the
southeast corner of Ketchum Rd. and Big Timber Rd.
The full and complete legal description is attached hereto.

| PROPERTY INDEX # | PROPERTY OWNER | ADDRESS |
|-------------------|---|--|
| <u>0113100007</u> | <u>Lannie Holze - Trust of</u> <u>Genevieve M. Holze</u> | <u>Po Box 95, Platteville WI 53818-0095</u> |
| <u>0113100017</u> | <u>Lloyd D. & Denise M.</u> <u>Holze</u> | <u>44W793 Big Timber Rd. Hampshire IL 60140</u> |
| <u>0113103003</u> | <u>Old Second National Bank</u> <u>John Giuffre</u> | <u>37 S. River St. Aurora IL 60506-4172</u> |
| <u>0114200007</u> | <u>Dale W. & Mary J.</u> <u>Fallman</u> | <u>45W016 Big Timber Rd. Hampshire IL 60140-8331</u> |
| <u>0114201002</u> | <u>Community Unit School</u> <u>District 300</u> | <u>2550 Harnish Dr. Algonquin IL 60102-6870</u> |
| <u>0113103004</u> | <u>Old Second National Bank</u> <u>John Giuffre</u> | <u>37 S. River St. Aurora IL 60506-4172</u> |

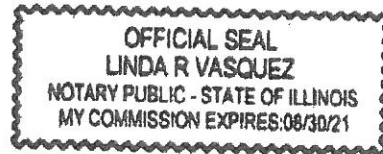
(NOTIFY BY CERTIFIED MAIL - FILE COPIES OF MAILING RECEIPTS)

Attached additional sheets, if necessary.

[Signature]

Subscribed and sworn before me this
30 day of November 2018.

[Signature]
NOTARY PUBLIC



VILLAGE OF HAMPSHIRE

Received
11-27-18

Village of Hampshire

Case Number: ___ - ___

LAND DEVELOPMENT APPLICATION

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 E-2 District to B-3 District
- Special Use Permit
- Concept Plan Review
- Preliminary Plan Approval
- Final Plan Approval
- Site Plan Review

Variance to Zoning Ordinance Section 6-8-4 from maximum building size of 5000 SF to maximum building size of 6800 square feet.

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: Autumn Sun, LLC

Address: 2869 Camden Drive
West Chicago IL 60185

Phone: (011) 549-11-545-19372 email: perezpm74@gmail.com

CONTACT PERSON (If different from Applicant)

Name: Jay Stockbridge / Stockbridge Architects PC

Address: PO Box 71
Burlington IL 60109

Phone: (847) 683-4386 email: archstock@yahoo.com

-- 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 [X]

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

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

PART II. PROPERTY INFORMATION

ADDRESS OF PROPERTY: Lots 1 & 2 Big Timber Rd. @ Ketchum Rd.

PARCEL INDEX NUMBER(S): 01-13-103-001
01-13-103-002

AREA OF PARCEL (ACRES): Lot 1 = 2.733 acres
Lot 2 = 2.737 acres

LEGAL DESCRIPTION: The full and complete legal description must be ATTACHED to this application.

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

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

The subject property is located in which SCHOOL DISTRICT?
300

The subject property is located in which LIBRARY DISTRICT?
Hampshire Library District

The subject property is located in which TOWNSHIP ROAD DISTRICT? None - Ketchum is within Village of Hampshire / Big Timber is a County Rd.

CURRENT ZONING: E-2

PROPOSED ZONING: B-3

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

PROPOSED LAND USE: Commercial use as a venue for event hosting, weddings, reception ceremonies, etc.

NAME OF PROPOSED DEVELOPMENT: Autumn Sun Barn Venue

PART III. REQUIRED DOCUMENTATION

- Land Development Application – 2 signed copies
- Application Fee (Amount) \$ 600.00
- Reimbursement Escrow Account Deposit (Amount) \$ T.B.D.
- 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)
- 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)
- Army Corp. of Engineers -- Report on Wetlands (If required- 1 copy)

I, Jay M. Stockbridge (agent for 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.

Date 11/21/2018

Jay M. Stockbridge
~~Signature of Applicant~~ Agent for Applicant

CLERK'S RECEIPT

RECEIVED this 27 day of November, 2018.

[Signature]
Village Clerk

EXHIBIT A

**Applicant's Agreement With Respect To
Land Development Fees and Deposits**

The undersigned Applicant acknowledges that he has filed a LAND USE APPLICATION with the Village, requesting rezoning and petition for zoning variance

(type of action requested) and also acknowledges that the Village Code requires that he reimburse the Village for all fees incurred by the Village for any engineering, legal, consultant and other outside services in regard to this application and all matters related to the proposed development.

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

The Applicant is required to, and hereby does, submit a deposit to be held by the Village Finance Director for reimbursement of such fees, and acknowledges that he is required to periodically replenish the escrow account established with such deposit, in accordance with the current Village schedule for same. Said deposit shall be utilized to reimburse the Village for such expenses actually incurred. Any balance remaining after payment of all such fees shall be returned to Applicant. Any interest earned on funds on deposit shall accrue to the Village.

Date 11/21/2018

J. M. Steff
~~Applicant~~ Agent for Applicant

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED
BY VILLAGE FINANCE DIRECTOR

Village Finance Director

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



18014892A4
2/2 cu

SPECIAL WARRANTY DEED
(ILLINOIS)

2018K046926
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 9/25/2018 03:17 PM
REC FEE: 48.00 RHSPS FEE: 9.00
STATE TAX: 82.00
COUNTY TAX: 41.00
PAGES: 4

THIS INDENTURE, made this
19th day of September, 2018,
between OLD SECOND NATIONAL
BANK, a national bank, of Aurora,
Illinois, Grantor, and Autumn Sun,
LLC, Grantee,
3869 Camden Drive
West Chicago, IL 60185

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) DOLLARS, and for other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said bank, by these presents does grant, bargain, sell and convey unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Kane and State of Illinois known and described as follows in its "As Is" condition, to wit:

Lots 1 and 2 in Ketchum Road Estates Unit 1, being a subdivision of part of the West half of the Northwest quarter of Section 13, Township 42 North, Range 6 East of the Third Principal Meridian, according to the plat thereof recorded January 10, 2000 as Document No. 2000K002302, in the Village of Hampshire, Kane County, Illinois.

Permanent Real Estate Index Number(s): 01-13-103-001 and 01-13-103-002

Address(es) of Real Estate: Lots 1 and 2 Ketchum Road, Hampshire, IL 60140

Subject to: general taxes for 2017 and subsequent years; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record as to use and occupancy; party wall rights and agreements, if any; existing leases or tenancies; acts done or suffered by or through the Buyer.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that the Grantor has owned title to the premises, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as Permitted Title Exceptions as set forth on Exhibit A attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the said premises,

CHICAGO TITLE INSURANCE CO. *clb*
Aurora/Yorkville Office

51-

for the period that Grantor owned title to the premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor but against none other.

IN WITNESS WHEREOF, the said Grantor has caused its name to be signed in these presents the day and year first above written.

OLD SECOND NATIONAL BANK

By: *Aaron Johnson*
Aaron Johnson, Assistant Vice President

STATE OF ILLINOIS, COUNTY OF KANE, ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Aaron Johnson, personally known to me to be an Assistant Vice President of Old Second National Bank, and 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 as such Assistant Vice President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said Bank, as his free and voluntary act, and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of September, 2018.

Jacqueline M. Link
NOTARY PUBLIC

This instrument prepared by: Attorney James C. James, III, Alschuler, Simantz & Hem, LLC, 1961 West Downer Place, Aurora, IL 60506-4384; (630) 892-7021.

MAIL TO:
Attorney Eduardo J. Gil
The Gil Law Group, PC
605 North Broadway
Aurora, IL 60505

SEND SUBSEQUENT TAX BILLS TO:
Autumn Sun, LLC
3869 Camden Drive
West Chicago, IL 60185

Chicago Title Insurance Company
1795 West State Street
Geneva, IL 60134



Exhibit "A"

PERMITTED EXCEPTIONS

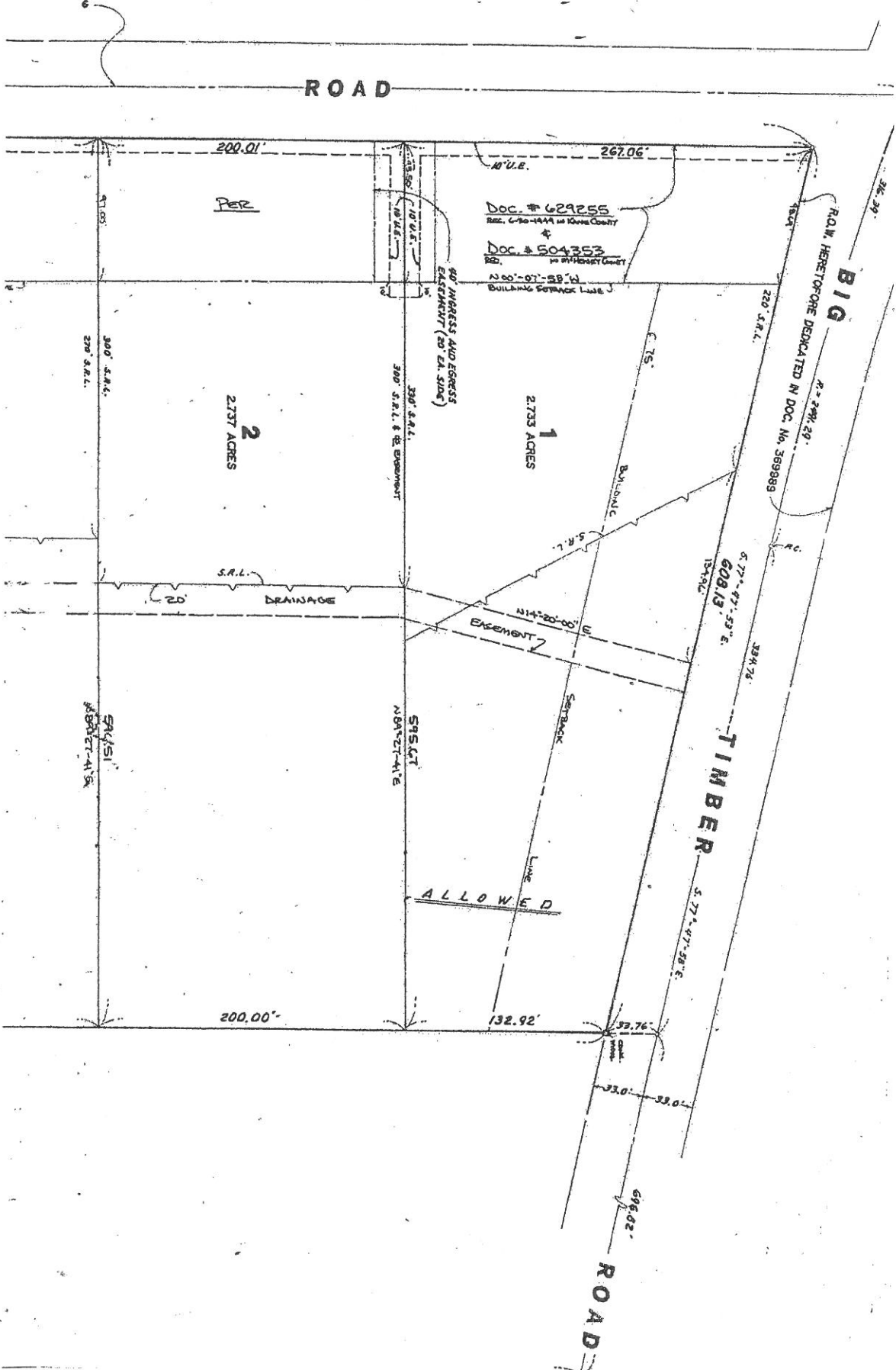
1. Real estate taxes for the year 2017 and subsequent years.
2. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
3. Grant recorded June 30, 1949 as Document 629255 made by Glenn Hannah to Michigan-Wisconsin Pipe Line Company, its successors and assigns, of an easement for right of way for gas line purposes on, over and through the land; and by Document 807863 recorded May 21, 1956.
Affects the Westerly 103 feet more or less of all lots.
4. Utility easement and provisions on the Plat of Subdivision Document 2000K002302.
Affects Westerly 10 feet of all lots.
5. Utility easement and provisions on the Plat of Subdivision Document 2000K002302.
Affects South 10 feet of West 105.5 feet Lot 1; North 10 feet of West 105.5 feet Lot 2.
6. Ingress and egress easement and provisions on the Plat of Subdivision Document 2000K002302.
Affects South 20 feet of West 95.5 feet Lot 1; North 20 feet of West 95.5 feet Lot 2.
7. Septic restriction line on the Plat of Subdivision document 2000K002302, see Plat for location and provisions.
Affects East part of Lots 1 and 2.
8. 20 foot wide drainage easement through center part of Land on Plat of Subdivision document 2000K002302.
Affects Lots 1 and 2.
9. Agreement recorded January 10 2000 as Document 2000K002303 as to maintenance of access driveways and related including costs and rights of village.
Affects all lots.
10. Per Plat of Subdivision Document 2000K002302 access to Ketchum Road is limited to the 40 foot wide access areas shown as ingress and egress easement areas on the Plat; also Construction of Driveway. Access requires permit of Village of Hampshire.
Affects all lots.
11. Covenants and restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United

States Code or (B) relates to handicap but does not discriminate against Handicapped Persons), relating to 2200 square footage for 1 story house and 2600 square footage for 2 Story House contained in the Plat of Subdivision document recorded January 10, 2000 as Document No. 2000K002302 which does not contain a reversionary or forfeiture clause.

12. Annexation Agreement Document 98K074057 with Village of Hampshire includes provisions as to impact fees and costs, also noted on the Plat of Subdivision Document 2000K002302.
13. Easement Grant for Commonwealth Edison Electric Company made by Lynn Holze and Embassy Builders, Inc. recorded January 20, 2005 as Document Number 2005K007654. Affects all lots.
14. Rights of the public, the State of Illinois and the municipality in and to that part of the land, if any, taken or used for Big Timber Road, pursuant to development agreement and Plat of Dedication recorded May 31, 2007 as Document 2007K057899. (affects the Northeasterly portion of Lot 1)
15. Terms, conditions and provisions contained in a recapture agreement recorded November 10, 2009 as Document 2009K083817 made by and between the Village of Hampshire and the Board of Education of Community Unit School District 300 providing for the recapture of costs associated with certain improvements.
16. Terms, conditions and provisions contained in a recapture agreement recorded November 10, 2009 as Document 2009K083819 made by and between the Village of Hampshire and the Board of Education of Community Unit School District 300 providing for the recapture of costs associated with certain improvements.

LEGAL DESCRIPTION

Lots 1 and 2 in Ketchum Road Estates Unit 1, being a subdivision of part of the West half of the Northwest quarter of Section 13, Township 42 North, Range 6 East of the Third Principal Meridian, according to the plat thereof recorded January 10, 2000 as Document No. 2000K002302, in the Village of Hampshire, Kane County, Illinois.



ROAD

200.01'

267.06'

PER

Doc. # 629255
REC. 7-20-1944 in 10th County

Doc. # 504353
REC. 10-27-1937 in 10th County

N 00° 07' 58" W
BUILDING SETBACK LINE J

80' WINGRESS AND EGRESS
EASEMENT (20' E.A. SIDE)

1
2.733 ACRES

2
2.737 ACRES

BIG

R.O.W. HERETOFORE DEDICATED IN DOC. No. 389989
R. 2-28-29

S.A.L.
DRAINAGE

N 14° 20' 00" E
EASEMENT

TIMBER

ALLOWED

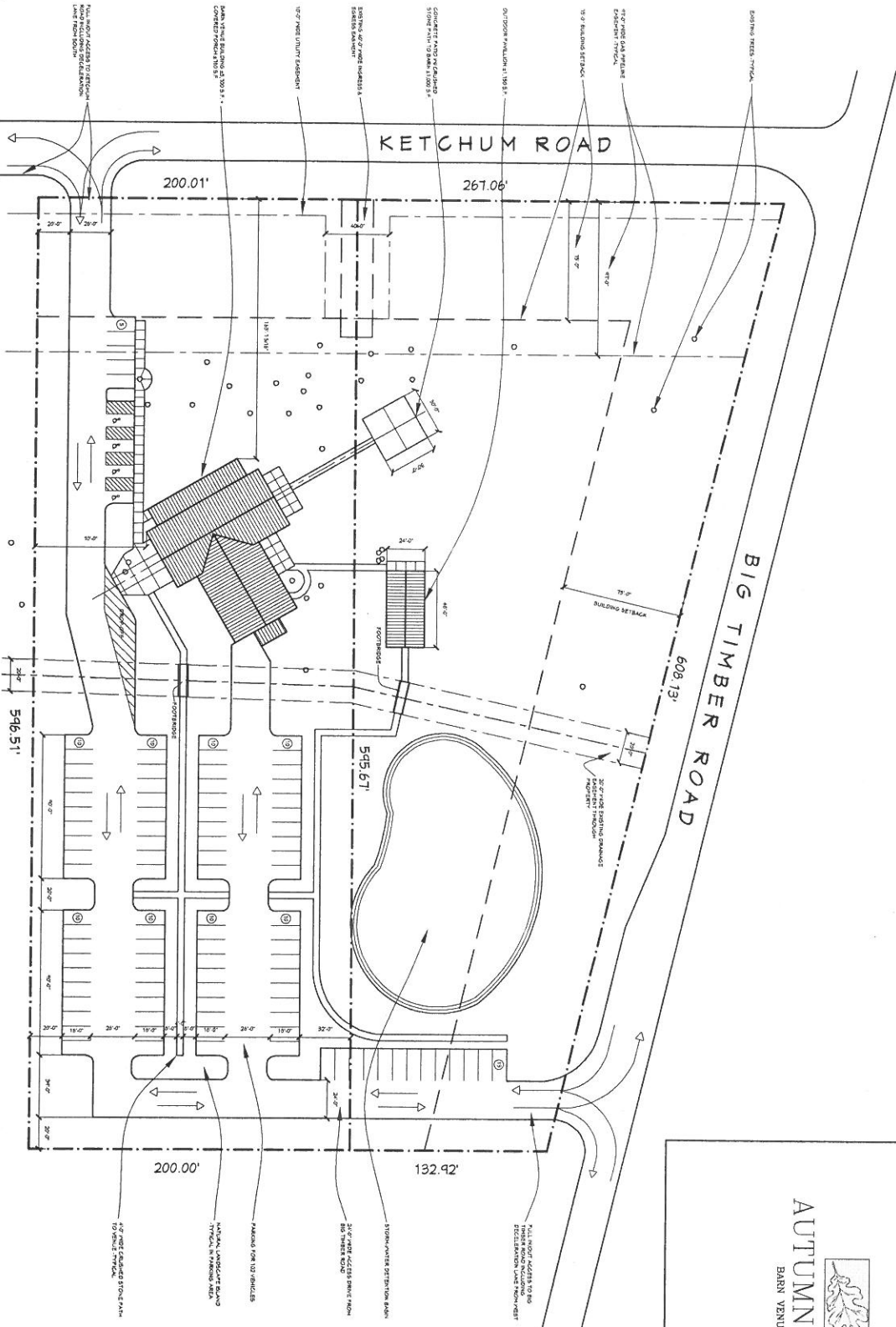
200.00'


132.92'

ROAD



SITE DEVELOPMENT PLAN





AUTUMN SUN
BARN VENUE

SCALE 0' 15' 30' 60'

S1.1

| | |
|--------------------|------------|
| Scale of Site Plan | 10-2-2018 |
| Scale of Site Plan | 10-2-2018 |
| Scale of Site Plan | 11-10-2018 |

| | |
|------------------|------------|
| Preliminary | 10-2-2018 |
| Preliminary | 10-2-2018 |
| Zoning Submittal | 11-10-2018 |

| | |
|--|--|
| | |
| | |
| | |

**AUTUMN SUN
BARN VENUE**
Ketchum Road & Big Timber Road
Hampshire, Illinois



STOCKBRIDGE ARCHITECTS, P.C.
P.O. BOX 11
305 SOUTH MAIN STREET
BURLINGTON, ILLINOIS 60091
847.885.4388 FAX 847.885.8388
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