

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

Tuesday, November 13, 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 Wayne Hummer Trust for Zoning Amendment from O-M Office Manufacturing Zoning District to M-2 General Industrial Zoning District for Lot 5 in Hampshire Woods Subdivision in the Village.
 - 2. Consideration and approval of Findings of Fact and Recommendation, or in the alternative, authorizing the Chair to sign appropriate Findings of Fact and Recommendation, to the Board of Trustees regarding the Petition for Zoning Amendment identified in Agenda Item E(1) above.
- F. New Business
- G. Public Comment:
- H. Announcements: Next meeting date – TBA
- I. Adjournment

**VILLAGE OF HAMPSHIRE
ZONING BOARD OF APPEALS**

**MINUTES
October 23, 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, H. Hoffman, and R. Frillman. Members absent: N. Collins, J. Schaul. Also present was Village Attorney M. Schuster, who agreed to take minutes in the absence of the secretary.

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 August 28, 2018, the vote was 4 aye, 0 nay. Motion passed.

The first order of business for the meeting was the Petition of the Village for a Text Amendment to add to the Village Code certain regulations governing solar energy systems in the Village, including provisions for permitting such systems, or requiring a special use, in various zoning districts. The Chair convened a public hearing in regard to the Petition for Zoning Amendment at 7:02 p.m.. A Certified Shorthand Reporter was present to make a record of the hearing.

The Village Attorney summarized the contents of the proposed regulations, and noted that several alternatives for various provisions in the regulations were included for consideration by the Village. The regulations addressed both building-mounted and ground-mounted solar energy systems; and the zoning districts in which such systems might be permitted, and in which they might require a special use.

One member of the public was present to address the Board. Mr. Brian Haug, of Continental Electric, and president of the Illinois Solar Energy Association, raised the following four points:

- P. 3 Par. J This provision would not allow for a “community solar” project, of a type where individuals could purchase credits for the energy produced. Haug mentioned as an example a field of 10-acres for a community solar project.

- P. 4 Par. (A)(1)(e) This provision does not define the term “façade” and might as written preclude any south-facing residence from installing a solar energy system in the optimal location (if “roof” is included in “façade”).

- P. 6 Par. (c)(4) The 1% standard for “lot coverage” is much too restrictive and ought to be removed; the Village could utilize the setback rules instead to limit the size of any solar energy system.

P. 7 (A)(2) The permit process may be too slow to keep up with the industry, such that the description of the proposed solar energy system in the permit application would be obsolete / need to be changed by the time of installation. Requiring “engineering specifications” for the permit would be too limiting in this regard.

Mr. Schaul arrived at 7:11 p.m.

On motion by J. Schaul, seconded, by H. Hoffman, the public hearing was closed at 7:13 p.m.

The Board did not address the various alternative provisions posed in the draft text.

On motion by H. Hoffman, seconded by W. Albert, to recommend approval of the Petition for Text Amendment to add certain regulations governing solar energy systems in the Village, the vote was 5 aye – 0 nay. Motion passed.

On motion by H. Hoffman, seconded by W. Albert, 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 5 aye – 0 nay. Motion passed.

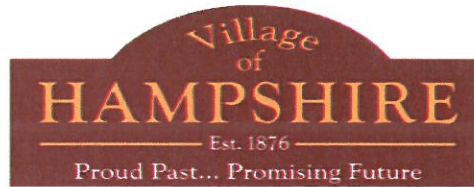
The next order of business was consideration of the Petition for Special Use filed by Minerallac for installation of a solar energy system on its property located at 100 Gast Road, Hampshire IL in the O-M Office Manufacturing Zoning District.

The Village Attorney recited that notice of this public hearing had been published in the Daily Herald Newspaper on October 8, 2018, a date more than 15 days prior to the public hearing.

Mr. Brian Haug of the Continental Electric appeared to present the Petition. Mr. Haug stated that notice of the public hearing had been posted on the property prior to the public hearing date, and agreed to file with the Village Clerk a written statement confirming the first date of posting; and that he had filed with the Village Clerk evidence of mailing notice to neighboring owners on or before October 8, 2018.

Mr. Haug presented a power power presentation, showing the location, in the side yard of the premises at 100 Gast Road, and the scope and size of the solar panel array. He noted that the solar energy system would have a stone/gravel base (not grass or other vegetation); and would be surrounded by a 6’ high chain-link fence. The solar array would provide enough energy for operations at the Minerallac facility.

Mr. Haug introduced two representatives of Minerallac who were present for the meeting, and went on to show power point slides regarding the solar panel array to be installed on the Minerallac property, and explained that the array would be oriented to the south, would be tilted at a 30° angle, and would be surrounded by a six foot chain link fence. Gravel and a soil barrier would be installed for a bed. The proposed solar energy system would generate sufficient



**Zoning Board of Appeals
2019 Calendar of Events**

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

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

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

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 O-M District to M-2 District
- Special Use Permit
- Concept Plan Review
- Preliminary Plan Approval
- Final Plan Approval
- Site Plan Review

PART I. APPLICANT INFORMATION

APPLICANT (Please Print or Type)

Name: BEK TRANS GROUP, INC.
Address: 707B DAVIS ROAD, SUITE 201
ELGIN, ILLINOIS 60123
Phone: (847) 232 - 7121 Fax: (773) 672 - 4864

CONTACT PERSON (If different from Applicant)

Name: PATRICK CLANCY, ROCK FUSCO & CONNELLY LLC
Address: 321 N. CLARK STREET, SUITE 2200
CHICAGO, ILLINOIS 60654
Phone: (312) 494 - 1000 Fax: (312) 494 - 1001

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

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

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

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

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

PART II. PROPERTY INFORMATION

ADDRESS OF PROPERTY: LOT 5 OF THE HAMPSHIRE WOODS BUSINESS PARK UNIT I

PARCEL INDEX NUMBER(S): 01-11-127-002

AREA OF PARCEL (ACRES): 5.49 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

The subject property is located in which **PARK DISTRICT?**
HAMPSHIRE

The subject property is located in which **SCHOOL DISTRICT?**
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

CURRENT ZONING: OFFICE & RESTRICTED MANUFACTURING (O-M)

PROPOSED ZONING: M-2 GENERAL INDUSTRIAL

RECOMMENDED LAND USE:

(As described in the Hampshire Comprehensive Plan)

PROPOSED LAND USE: TRUCKING AND TRANSPORTATION TERMINAL

NAME OF PROPOSED DEVELOPMENT: BEK DEVELOPMENT

PART III. REQUIRED DOCUMENTATION

- Land Development Application – 2 signed copies
- Application Fee (Amount) \$ 300
- Reimbursement Escrow Account Deposit (Amount) \$ 2500
- 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, FARRUH AMONOV, 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.

10/19/2018
Date

[Signature]
Signature of Applicant

CLERK'S RECEIPT

RECEIVED this 18 day of October, 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 A ZONING CHANGE FROM O-M TO M-2.

_____ (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.

10/19/2018
Date

[Signature]
Applicant

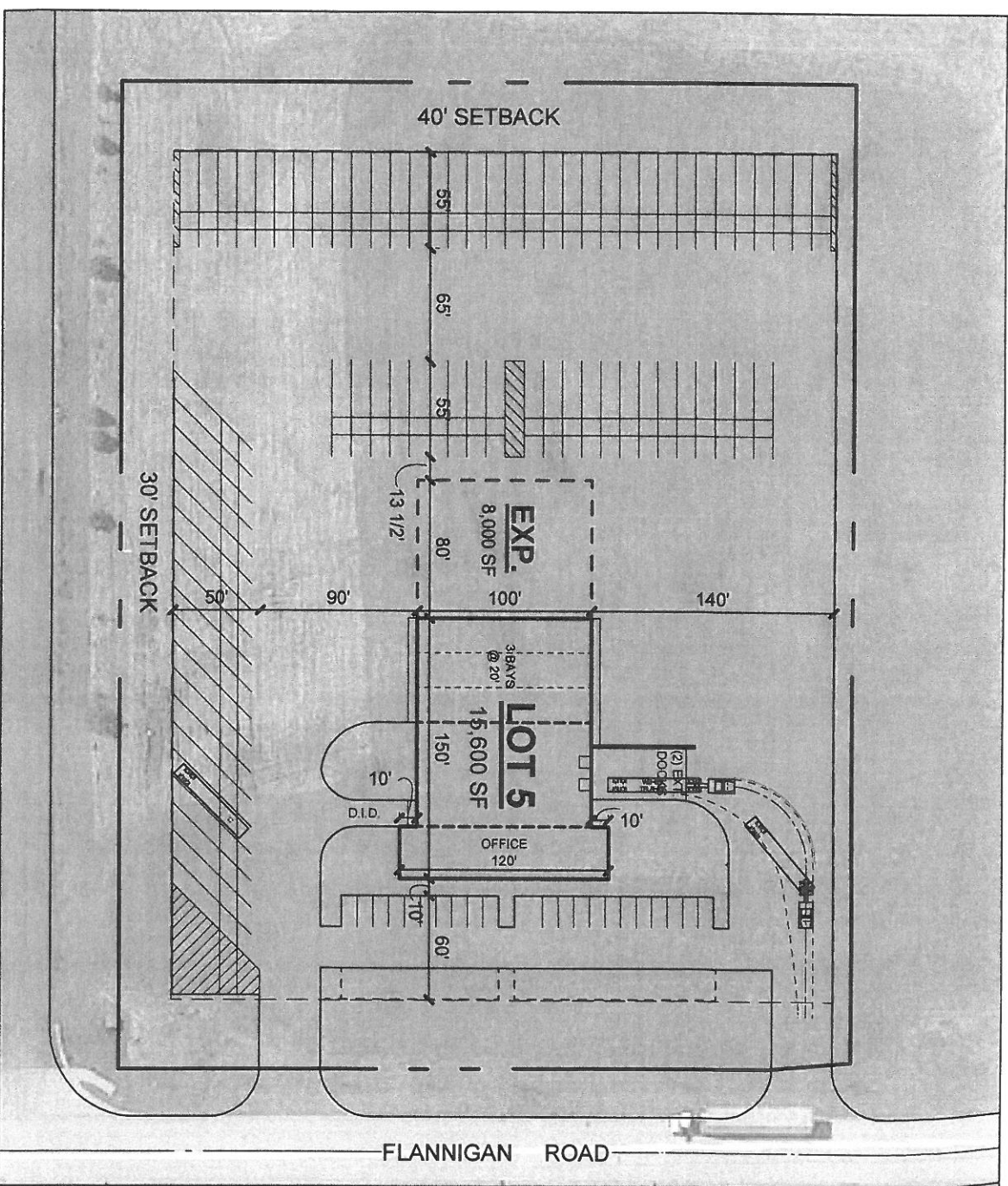
RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED
BY VILLAGE FINANCE DIRECTOR

Village Finance Director

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

CONCEPTUAL NEW FACILITY FOR:
BEK TRANSPORTATION GROUP
 HAMPSHIRE, ILLINOIS

SITE AREA (4*5.498 AC.)	239,500 SF
BUILDING AREA	15,600 SF
OFFICE	3,600 SF
WAREHOUSE/REPAIR BAYS	12,000 SF
TOTAL BUILDING AREA	15,600 SF
FUTURE EXPANSION	8,000 SF
PARKING	22 CARS
FUTURE PARKING	23 CARS
DRIVE IN OVERHEAD DOORS	1 DOOR
TOTAL EXTERIOR DOCKS	2 DOCKS
TOTAL TRAILER STALLS	75 STALLS



SCHEME A

SITE PLAN

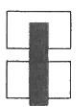
Z18193 09-25-2018

0 15' 30' 60' 120'

→



ENTREE
 Commercial Realty LLC



HARRIS ARCHITECTS, INC.
 WWW.HARRISARCHITECTS.COM 847.393.1155

ALTA/NSPS LAND TITLE SURVEY

LOT 5 OF THE HAMPSHIRE WOODS BUSINESS PARK UNIT 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS.

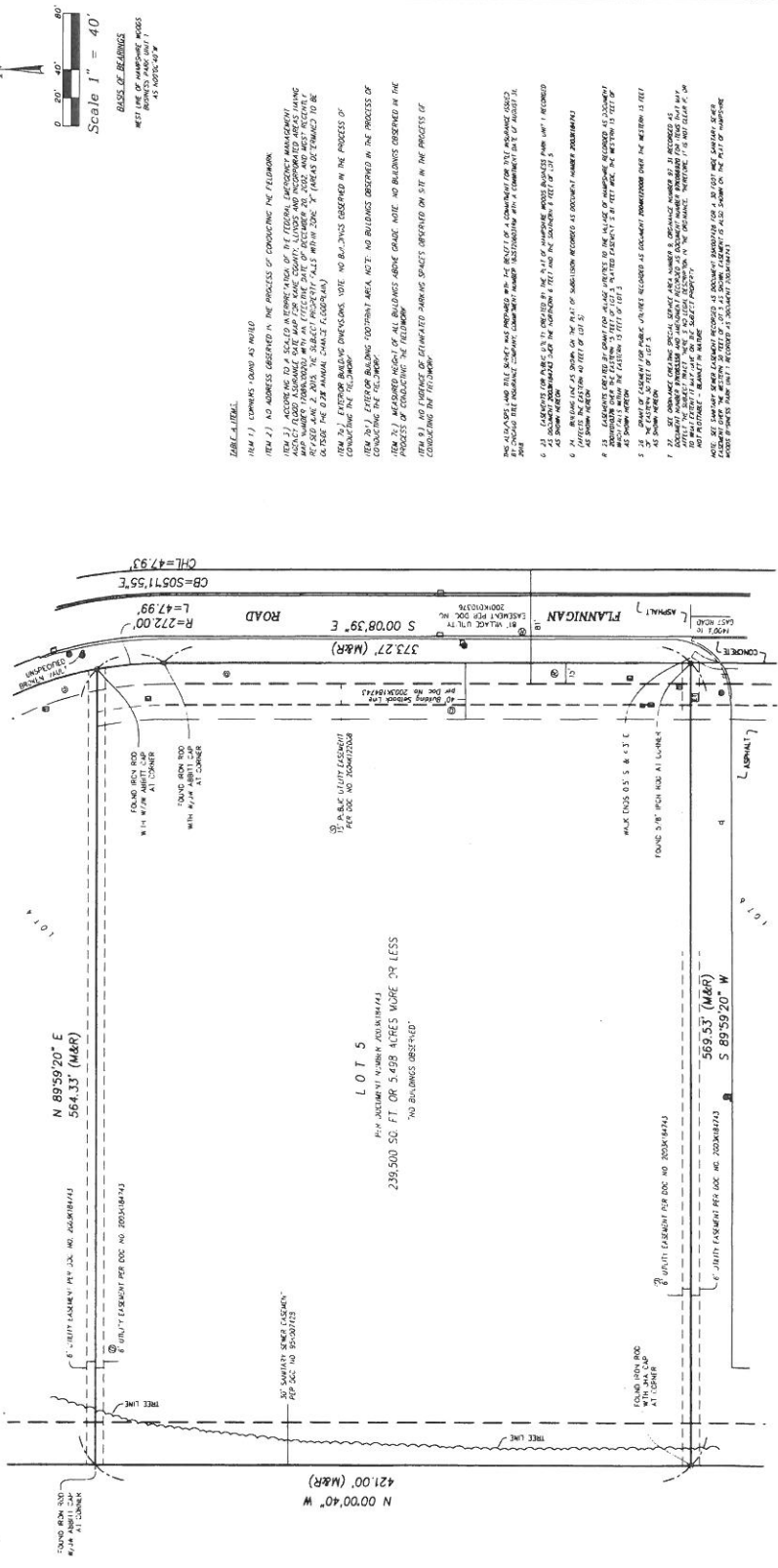
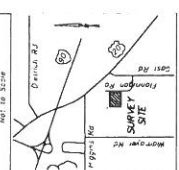


TABLE A - (CONT.)

ITEM 1) CORNERS - FOUND AS NOTED.

ITEM 2) NO ADDRESS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 3) ADDRESS AS SHOWN ON THE ASSESSOR'S MAP OF THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, AND INCORPORATED THEREIN, IS 4071 HAMPSHIRE DRIVE, WEST HAMPSHIRE, ILLINOIS. THE SUBJECT PROPERTY, LOTS 5 AND 6, ARE LOCATED TO BE WITHIN THE 4071 HAMPSHIRE DRIVE, WEST HAMPSHIRE, ILLINOIS.

ITEM 4) PROPERTY BOUNDARY DIMENSIONS, DATE, NO BALANCE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 5) ALL INFORMATION OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 6) MEASURED HEIGHT OF ALL BALANCES ABOVE GRADE, DATE, NO BALANCE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 7) NO EVIDENCE OF ESTABLISHED RIGHTS OBSERVED ON LOT IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 8) NO RECORD OF DEEDS, MORTGAGES, ETC. WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 9) NO RECORD OF DEEDS, MORTGAGES, ETC. WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

STATE OF ILLINOIS

DEPARTMENT OF SURVEY

STATE SURVEY COMMISSIONER

STATE OF ILLINOIS, COUNTY OF KANE, DEPARTMENT OF SURVEY, SECTION 11, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS. THE SURVEY WAS COMPLETED ON OCTOBER 11, 2018.

Survey No.	D298g
Ordered By	Debra Water at Argels
Description	ALTA/NSPS LAND TITLE SURVEY
Date Prepared	October 11, 2018
Scale	1" = 40'
Prepared By	Jacob & Heffner Associates

JACOB & HEFFNER ASSOCIATES

1100 S. WASHINGTON ST., SUITE 200, CHICAGO, IL 60607

TEL: 773-241-1000 FAX: 773-241-1001

WWW.JACOBANDHEFFNER.COM

LEGEND

(Symbol)	Orange Structure Round
(Symbol)	Electric Transformer
(Symbol)	Pole Hydrant
(Symbol)	Telephone Pole
(Symbol)	Water Valve
(Symbol)	Concrete Curb
(Symbol)	Depressed Curb
(Symbol)	Street Light
(Symbol)	Street Light Pole
(Symbol)	Street Light Fixture
(Symbol)	Street Light Bracket
(Symbol)	Street Light Foundation
(Symbol)	Street Light Pole Base
(Symbol)	Street Light Pole Joint
(Symbol)	Street Light Pole Cap
(Symbol)	Street Light Pole Splice
(Symbol)	Street Light Pole Ground
(Symbol)	Street Light Pole Ground Rod
(Symbol)	Street Light Pole Ground Ring
(Symbol)	Street Light Pole Ground Clamp
(Symbol)	Street Light Pole Ground Connector
(Symbol)	Street Light Pole Ground Insulator
(Symbol)	Street Light Pole Ground Terminal
(Symbol)	Street Light Pole Ground Electrode
(Symbol)	Street Light Pole Ground Electrode Rod
(Symbol)	Street Light Pole Ground Electrode Clamp
(Symbol)	Street Light Pole Ground Electrode Connector
(Symbol)	Street Light Pole Ground Electrode Insulator
(Symbol)	Street Light Pole Ground Electrode Terminal
(Symbol)	Street Light Pole Ground Electrode Electrode

NOTICE TO THE PUBLIC

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM THE RECORDS OF THE DEPARTMENT OF SURVEY, STATE OF ILLINOIS, AND IS SUBJECT TO THE POLICIES AND PROCEDURES OF SAID DEPARTMENT. THE DEPARTMENT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, NOR DOES IT GUARANTEE THE RESULTS OF ANY SURVEY CONDUCTED HEREON. ANY USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.

JACOB & HEFFNER ASSOCIATES

1100 S. WASHINGTON ST., SUITE 200, CHICAGO, IL 60607

TEL: 773-241-1000 FAX: 773-241-1001

WWW.JACOBANDHEFFNER.COM

AUTHORIZATION FOR REZONING APPLICATION

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

To whom it may concern:

The undersigned is a representative of the Owner of Lot 5, Hampshire Woods Business Park, Kane County, Illinois, PIN: 01-11-127-002, legally described as follows:

Lot 5 of Hampshire Woods Business Park Unit 1, being a Subdivision of part of the East ½ of the Northwest ¼ of Section 11, Township 42 North, Range 6, East of the Third Principal Meridian, in the Village of Hampshire, Kane County, Illinois.

Please accept this letter as the Owner's consent to the Rezoning Petition filed by BEK Trans Group, Inc. to re-zone the aforementioned property from O-M to M-2.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Flanigan', with a long horizontal line extending to the right.

Tim Flanigan
c/o Flannigan Venture Group

Wayne Hummer Trust Company as trustee under the provisions
of a certain Trust Agreement Dated November 18, 2002, known
as Trust Number LFT1745

TRUSTEE'S DEED IN TRUST

THIS INDENTURE, dated NOVEMBER 25, 2002 between LASALLE BANK NATIONAL ASSOCIATION, a National Banking Association, successor trustee to American National Bank and Trust Company of Chicago, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated APRIL 17, 1992 and known as Trust Number 4762-HP party of the first part, and WAYNE HUMMER TRUST COMPANY, as Trustee under the provisions of a certain Trust Agreement dated NOVEMBER 18, 2002 and known as Trust Number LFT 1745 party of the second part whose address is 727 BANK LANE, LAKE FOREST, ILLINOIS 60045 WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in KANE County, Illinois, to-wit:

2002K158784

FILED FOR RECORD
KANE COUNTY, ILL.

2002 DEC -3 AM 10:45

Sandy Wegman
RECORDER

(Reserved for Recorders Use Only)

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As: 18 N 791 US HIGHWAY 20, HAMPSHIRE, ILLINOIS 60140

Property Index Numbers: 01-11-200-005; 01-11-100-004; 01-02-300-012 & 01-02-300-011

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the grantees Trustee named herein, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

LASALLE BANK NATIONAL ASSOCIATION, as trustee and not personally,

By: *[Signature]*
Authorized Signature

Prepared By: LASALLE BANK NATIONAL ASSOCIATION, 135 S. LASALLE ST, SUITE 2500, CHICAGO IL 60603

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) CHRISTINE C. YOUNG, an officer of LaSalle Bank National Association 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 said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 26th day of NOVEMBER, 2002.

Judith H. Penzel
NOTARY PUBLIC

MAIL TO: KIM R. DENKEWALTER 5215 OLD ORCHARD #1020
SEND FUTURE TAX BILLS TO: SKOKIE, IL 60077
TIMOTHY FLANNIGAN - 7239 W. WILSON AVE.
HARWOOD HEIGHTS, IL 60706



NE 1/4 2/b

SE 2/4 2/b

(4)

18.00

TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to re-subdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

THIS TRANSACTION IS EXEMPT PURSUANT TO SECTION 4 PARAGRAPH E OF THE REAL ESTATE TRANSFER TAX ACT. *K. R. Chahal*
GRANTOR, ATTORNEY OR AGENT

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 AND OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, ALL IN TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 164.68 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED DATED NOVEMBER 21, 1956 AND RECORDED NOVEMBER 29, 1966 IN BOOK 1821, PAGE 137, AS DOCUMENT 822452; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID ILLINOIS STATE TOLL HIGHWAY COMMISSION TRACT, 1386.61 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING; ALSO THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE SOUTH HALF ON THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID PARCEL THE SOUTHERLY 33 FEET LYING BETWEEN THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE EAST LINE OF THE PUBLIC HIGHWAY KNOWN AS U.S. ROUTE 20, SAID 33 FEET LYING IMMEDIATELY SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

MINUS THE FOLLOWING PARCEL

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHWEST QUARTER AND THE WEST LINE OF GAST ROAD AS DEDICATED PER DOCUMENT NO. 88K005800; THENCE NORTH 00 DEGREES, 08 MINUTES, 39 SECONDS WEST ALONG SAID WEST LINE, 462.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 44 DEGREES, 51 MINUTES, 21 SECONDS WEST, 28.28 FEET; THENCE SOUTH 89 DEGREES, 51 MINUTES, 21 SECONDS WEST, 355.00 FEET TO A POINT OF CURVATURE; THENCE 427.26 FEET ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 272.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES, 08 MINUTES, 39 SECONDS WEST, 887.00 FEET TO A POINT OF CURVATURE; THENCE 99.38 FEET ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 338.00 FEET AND A CHORD BEARING OF NORTH 08 DEGREES, 34 MINUTES, 24 SECONDS WEST; THENCE NORTH 48 DEGREES, 58 MINUTES, 59 SECONDS EAST, 441.42 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF U.S. ROUTE 20, PER PERMANENT ROADWAY EASEMENT RECORDED AS DOCUMENT NO. 833173; THENCE SOUTH 41 DEGREES, 3 MINUTES, 1 SECOND EAST ALONG SAID SOUTHWESTERLY LINE, 359.62 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE 197.14 FEET ALONG SAID SOUTHWESTERLY LINE, BEING A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3879.80 FEET AND A CHORD BEARING OF SOUTH 42 DEGREES, 30 MINUTES, 19 SECONDS EAST TO A POINT OF REVERSE CURVATURE, SAID POINT BEING ON SAID WEST LINE OF GAST ROAD; THENCE 48.63 FEET ALONG SAID WEST LINE, BEING A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 35.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE 144.86 FEET ALONG SAID WEST LINE, BEING A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 233.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREE, 08 MINUTES, 39 SECONDS, EAST ALONG SAID WEST LINE, 909.10 FEET TO SAID POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

EQUATING TO APPROXIMATELY 120 ACRES +/-

POOR ORIGINAL
Recorder Not Responsible
For Reproductions



Sandy Wegman
Kane County Recorder
719 S. Batavia Ave., Bldg. C
Geneva, IL 60134
(630) 232-5935
Fax 232-5945

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

State of Illinois)
) ss
County of Kane)

Kim R. Denkwa-Ltse being duly sworn on oath, states that he resides at
1702 SIENNA CT, WHEELING, IL, 60090

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 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 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 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 is of a single lot of less than 5 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.

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

Kim R. Denkwa-Ltse
Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26 DAY OF November, 2002

Angela Marotta
Signature of Notary Public



Revised 6/01

2002K158784

POOR ORIGINAL
Recorder Not Responsible
For Reproductions

4

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: BEK TRANS CORP.
707B Davis Road, Suite 201
Elgin, Illinois 60123

Date: 10/22/18

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 O-M to M-2, 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 LOT 5 OF THE HAMPSHIRE WOODS BUSINESS PARK UNIT 1
PIN: 01-11-127-002

The full and complete legal description is attached hereto.

Table with 3 columns: PROPERTY INDEX #, PROPERTY OWNER, ADDRESS. Row 1: SEE ATTACHED.

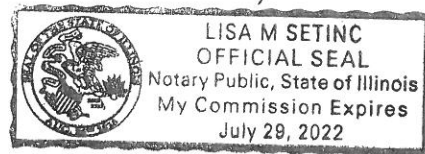
(NOTIFY BY CERTIFIED MAIL- FILE COPIES OF MAILING RECEIPTS)

Attached additional sheets, if necessary.

Handwritten signature line


Subscribed and sworn before me this 22nd day of October 2018

Notary signature and NOTARY PUBLIC text

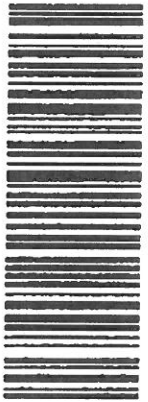


VILLAGE OF HAMPSHIRE

PROPERTY INDEX #	PROPERTY OWNER	ADDRESS
01-11-127-001	WAYNE HUMMER TRUST COMPANY	7239 W WILSON AVE HARWOOD HEIGHTS, IL, 60706
01-11-127-003	SYSCO ASIAN FOODS INC, BUCKHEAD ILLINOIS	200 FLANNIGAN RD HAMPSHIRE, IL 60140-8245
01-11-100-014	WAYNE HUMMER TRUST COMPANY	7239 W WILSON AVE HARWOOD HEIGHTS, IL, 60706
01-11-100-015	MINERALLAC COMPANY	100 EAST RD HAMPSHIRE, IL, 60140; 100 GAST RD HAMPSHIRE IL 60140
01-11-100-006	RALC HAMPSHIRE LLC	PO BOX 610 BATAVIA, IL, 60510; 1351 DAVEY DR BATAVIA, IL 60510
01-11-100-009	VILLAGE OF HAMPSHIRE	234 S STATE ST HAMPSHIRE, IL, 60140
01-11-180-001	HAMPSHIRE VENTURE TWO LLC	5060 RIVER RD SCHILLER PARK, IL 60176

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: Hampshire Venture Two LLC 5060 River Rd. Schiller Park, IL 60176  9590 9402 3843 8032 3349 60	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7013 2630 0001 8352 8126	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
PS Form 3811, July 2015 PSN 7530-02-000-9053	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery (30)

Domestic Return Receipt

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)											
For delivery information visit our website at www.usps.com .											
OFFICIAL USE											
<table border="1"> <tr> <td>Postage</td> <td>\$</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Total</td> <td></td> </tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		Total		BEK 30789-002 Postmark Here
Postage	\$										
Certified Fee											
Return Receipt Fee (Endorsement Required)											
Restricted Delivery Fee (Endorsement Required)											
Total											
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE. CERTIFIED MAIL™  7013 2630 0001 8352 8126 7013 2630 0001 8352 8126	<table border="1"> <tr> <td>Send To</td> <td>Hampshire Venture Two LLC</td> </tr> <tr> <td>Street or PO</td> <td>5060 River Rd.</td> </tr> <tr> <td>City</td> <td>Schiller Park, IL 60176</td> </tr> </table>	Send To	Hampshire Venture Two LLC	Street or PO	5060 River Rd.	City	Schiller Park, IL 60176				
Send To	Hampshire Venture Two LLC										
Street or PO	5060 River Rd.										
City	Schiller Park, IL 60176										
PS Form 3800, August 2006	See Reverse for Instructions										

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
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7013 2630 0000 8349 0189
 7013 2630 0000 8349 0189

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Postage \$	30789-002 BEK Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Tot	
Sort	Minerallac Company
Street or PO Box	100 Gast Rd.
City, State, ZIP+4®	Hampshire, IL 60140

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Recipient Name and Address

Minerallac Company
 100 Gast Rd.
 Hampshire, IL 60140

9590 9402 3843 8032 3343 59

2. Article Number (Transfer from service label)

7013 2630 0000 8349 0189

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail™	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (500)	

Domestic Return Receipt

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 3843 8032 3343 42

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Patrick A. Clancy
Rock Fusco & Connelly, LLC
321 N. Clark Street, Suite 2200
Chicago, IL 60654

BEK 30789-002

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Postage	\$	BEK 30789-002 Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

7014 2870 0002 2454 1348
7014 2870 0002 2454 1348

Sent to:
Street, or PO:
City, St:

Mincrallac Company
100 East Rd.
Hampshire, IL 60140

PS Form 3800, only 2014 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>														
<p>1. Article Addressed to:</p> <p>RALC Hampshire LLC 1351 Davey Dr. Batavia, IL 60510</p>  <p>9590 9402 3843 8032 3349 46</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>														
<p>2. Article Number (Transfer from service label)</p> <p>7012 2210 0001 8413 1258</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Restricted Delivery	
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PS Form 3811, July 2015 PSN 7530-02-000-9053

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Postage	\$	<p style="font-size: 1.5em; font-weight: bold;">BRL</p> <p style="font-size: 1.5em; font-weight: bold;">30789-002</p> <p>Postmark Here</p>
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P/c		

Sent To: RALC Hampshire LLC

Street, Apt. or PO Box: 1351 Davey Dr.

City, State: Batavia, IL 60510

PS Form 3800 August 2006

See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE


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8590 9402 3843 8032 3349 46

7012 2210 0001 8413 1258

7012 2210 0001 8413 1258

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p>																
<p>RALC Hampshire LLC P.O. Box 610 Batavia, IL 60510</p>	<p>B. Received by (Printed Name) C. Date of Delivery</p>																
 9590 9402 3843 8032 3343 66	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label)</p> <p>7012 2210 0001 8413 1241</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery	
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<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery																	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>																	

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For delivery information visit our website at www.usps.com											
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<table border="1"> <tr> <td>Postage</td> <td>\$</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Total Pr</td> <td></td> </tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		Total Pr		<p>BEK 30789-002 Postmark Here</p>
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Certified Fee											
Return Receipt Fee (Endorsement Required)											
Restricted Delivery Fee (Endorsement Required)											
Total Pr											
<p>7012 2210 0001 8413 1241 7012 2210 0001 8413 1241</p> <p>Sent to RALC Hampshire LLC Street, Ap. P.O. Box 610 or PO Box Batavia, IL 60510 City, State</p>	PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE. CERTIFIED MAILTM										
<p>PS Form 3800, August 2006 See Reverse for Instructions</p>											

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

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7014 2870 0002 2454 1324
7014 2870 0002 2454 1324

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

307
30789-002
Postmark Here

SYSCO Asian Foods Inc.
Buckhead Illinois
200 Flannigan Rd.
Hampshire, IL 60140-8245

PS Form 3800, July, 2014 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SYSCO Asian Foods Inc.
Buckhead Illinois
200 Flannigan Rd.
Hampshire, IL 60140-8245



9590 9402 3843 8032 3343 28

2. Article Number (Transfer from service label)

7014 2870 0002 2454 1324

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee


B. Received by (Printed Name) C. Date of Delivery


D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X</p> <p>B. Received by (Printed Name) C. Date of Delivery</p>																
<p>1. Article Addressed to:</p> <p>Village of Hampshire 234 S. State St. Hampshire, IL 60140</p>  <p>9590 9402 3843 8032 3349 53</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label)</p> <p>7012 2210 0001 8413 1265</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Mail Restricted Delivery (0)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Mail Restricted Delivery (0)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Mail Restricted Delivery (0)																	
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>																	

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, AND IN DOTTED LINE</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">CERTIFIED MAIL™</p>		<p>U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)</p>					
 <p>7012 2210 0001 8413 1265 7012 2210 0001 8413 1265</p>		<p>For delivery information visit our website at www.usps.com</p> <p style="text-align: center; font-size: 2em;">OFFICIAL USE</p>					
<p>Postage \$</p> <p>Certified Fee</p> <p>Return Receipt Fee (Endorsement Required)</p> <p>Restricted Delivery Fee (Endorsement Required)</p> <p>Total</p>	<table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>					<p style="font-size: 1.5em;">BEK</p> <p>30789-002</p> <p>Postmark Here</p>	
<p>Street or PO City, S</p>	<p>Village of Hampshire 234 S. State St. Hampshire, IL 60140</p>						
<p>PS Form 3800, August 2006</p>		<p>See Reverse for Instructions</p>					

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL



7014 2870 0002 2454 1331
7014 2870 0002 2454 1331

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postage	\$	30789-002 BEK Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P		

Sent To: Wayne Hummer Trust Company
Street #: 7239 W. Wilson Ave.
or PO Box: Harwood Heights, IL 60706
City, State

PS Form 3800, July 2013 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Wayne Hummer Trust Company
7239 W. Wilson Ave.
Harwood Heights, IL 60706



9590 9402 3843 8032 3343 35

2. Article Number (Transfer from envelope)
7014 2870 0002 2454 1331

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Wayne Hummer Trust Company
 7239 W. Wilson Ave.
 Harwood Heights, IL 60706



9590 9402 3843 8032 3343 11

2. Article Number (Transfer from service label)
 7014 2870 0002 2454 1317

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL



7014 2870 0002 2454 1317
 7014 2870 0002 2454 1317

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total F	

BEK
 Postmark Here
 30787-(002)

Sent To: Wayne Hummer Trust Company
 7239 W. Wilson Ave.
 Street & or PO B Harwood Heights, IL 60706
 City, St

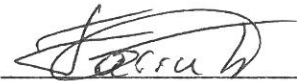
Developer's Agreement with Respect to Land Development Fees and Deposits

The undersigned Developer acknowledges that he has filed a DEVELOPMENT APPLICATION with the Village, requesting zoning amendment of Lot 5 in Hampshire Woods Subdivision in preparation for development of a freight terminal business at that site and acknowledges that the Village Code requires reimbursement to the Village for all fees incurred for engineering, legal, planning, consultant and other outside services in regard to this application and all matters related to the proposed development.

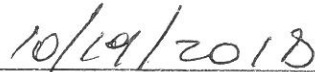
The Developer agrees to be bound by the terms of the Village Code in this regard.

The Developer also is required to, and hereby does, submit a deposit, to be held by the Village to secure reimbursement of such fees, of \$2,500.00. Said deposit shall be held as security for payment of such fees, and will be applied by the Village to payment of such fees upon default by Developer. Any balance remaining, after payment of all such fees, including reasonable attorney fees and court costs incurred by the Village in discussing, negotiating, or enforcing the terms of this Agreement, shall be returned to Developer.

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

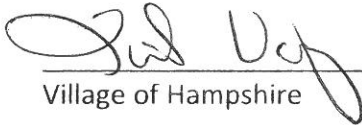


Signature of Developer

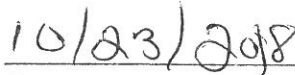


Date

RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED



Village of Hampshire



Date

BEK Trans Group, Inc.

LAW OFFICES
ROCK FUSCO & CONNELLY, LLC

PATRICK A. CLANCY
DIRECT: 312-970-3409

321 NORTH CLARK STREET
SUITE 2200
CHICAGO, ILLINOIS 60654
(312) 494-1000
FAX (312) 494-1001
WWW.RFCLAW.COM

EMAIL:
PCLANCY@RFCLAW.COM

October 22, 2018

Via UPS

Village of Hampshire
234 S. State Street
P.O. Box 457
Hampshire, IL 60140
Attn: Linda R. Vasquez
Hampshire Village Clerk

Re: BEK Trans Group – Zoning Application

Dear Ms. Vasquez:

Enclosed for your review are 3 copies of (i) the application for rezoning from O-M to M-2 for the property located at Lot 5 in the Hampshire Woods Business Park and (ii) Developer's Agreement, along with the corresponding application fees and escrow deposits. Should you need any additional information, please do not hesitate to contact me directly.

If you could please have the receipts signed and returned in the envelope provided, we would appreciate it. Thank you, and I look forward to hearing from you.

Very truly yours,



Patrick A. Clancy

PAC
Enclosures