



Village of Hampshire  
Planning & Zoning Commission Meeting  
Monday, September 27, 2021 - 7:00 PM  
Hampshire Village Hall – 234 S. State Street

## AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from June 28, 2021
5. Old Business
6. New Business
  - a. A Public Hearing Regarding a Petition for Special Use Filed by Datoli Properties, LLC to Allow for Towing Services located at 220 Keyes Ave. in an M-2 General Industrial District
  - b. A Motion to Recommend the Approval of a Special Use for Towing Services located at 220 Keyes Ave.
  - c. A Motion to Authorize the Chair to Report the Results of this Item to the Village Board of Trustees with Appropriate Findings of Fact and Recommendation
7. Public Comments
8. Announcements
9. Adjournment

Attendance: By Public Act 101-0640, all public meetings and public hearings for essential governmental services may be held by video or tele conference during a public health disaster, provided there is an accommodation for the public to participate, and submit questions and comments prior to meeting. If you would like to attend this meeting by Video or Tele Conference, you must e-mail the Village Clerk with your request no later than noon (12 PM) two days prior to the meeting, and a link to participate will be sent to your e-mail address the day of the meeting, including all exhibits and other documents (the packet) to be considered at the meeting.

Recording: Please note that all meetings held by videoconference will be recorded, and the recordings will be made public. While State Law does not required consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

Accommodations: The Village of Hampshire, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons.

**VILLAGE OF HAMPSHIRE  
PLANNING & ZONING COMMISSION**

**MINUTES  
June 28, 2021**

A meeting of the Hampshire Planning & Zoning Commission was called to order at 7:00 p.m. by Chair B. Mroch. Members present: B. Mroch, and Commissioners H. Hoffman, A. Neal, and L. Rapach, in person; and Commissioner W. Rossetti, via telephone. Absent were Commissioners R. Frillman, and T. Wetzel. Also present was Village President M. Reid and Village Attorney Mark Schuster.

On motion by H. Hoffman, seconded by A. Neal, the minutes of the meeting of the Commission held on May 28, 2021, were approved by vote of 4 aye, 0 nay.

The first order of business was to consider the Petition for Special Use filed by Hamp Fire Protection District for a special use for a fire station in the R-2 Residential Zoning District.

The Fire Protection District also filed a Petition for Variance to allow for a rear yard of only twenty-eight (28') feet.

On motion by H. Hoffman, seconded by L. Rapach, to combine these two matters together, for purposes of public hearing, the vote was 4 aye, 0 nay. Motion passed.

The Chair then called to order a public hearing on the two matters, at 7:07 p.m. The Village Attorney announced that notice of the public hearing had been published in the Daily Herald newspaper on June 10, 2021, and a certificate of publication was on file with the Village Clerk.

Fire Chief Trevor Herrmann then made a presentation to the Board, including a handout of information and statistics relating to operations of the Fire District, including a site plan and elevations of the proposed new building. Copy attached. The District has contracted to acquire three (3) lots from Hampshire East, LLC to erect a new fire station to supplement the existing station on Washington Street in the Village.

Ms. Kelly O'Connor / Studio 222 Architects also addressed the Commission, to explain the need for a variance of the rear yard on the property, to accommodate the apparatus building, and a covered patio for the station / living quarters for firemen on duty. It was noted that the property to the east of the proposed fire station is the Hampshire High School property, features a sharp decline of topography, and is open space.

Mr. David Scarpino, who is both Superintendent of CUSD-300, and a member of the Board of Trustees of the Fire District, commented that both the School District, and the Board, favored location of a fire station at this location.

No other persons were present to speak at the public hearing in regard to either Petition.

Members of the Planning & Zoning Commission inquired or commented about the following:

a. From questions by Mr. Mroch, and Mr. Rapach, it was confirmed that the rear yard would be reduced not only for the covered patio, but also for the apparatus building; and that the area behind the proposed station was open space on the high school grounds.

On motion by L. Rapach, seconded by A. Neal, to recommend approval of the Petition for Special Use, to allow a fire station in the R-2 Residential Zoning District, the vote was 4 aye, 0 nay. Motion passed.

On motion by H. Hoffman, and seconded by A. Neal, to recommend approval of the Petition for Variance, to allow a rear yard of not less than twenty-eight (28') feet, the vote was 4 aye, 0 nay. Motion passed.

On motion by A. Neal, seconded by H. Hoffman, to authorize the Chair to report on these Agenda Items to the Board of Trustees, the vote was 4 aye, 0 nay. Motion passed.

On motion duly made and seconded, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

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B. Mroch  
Chair



# Village of Hampshire

234 S. State Street, Hampshire IL 60140

Phone: 847-683-2181

www.hampshireil.org

## Agenda Supplement

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**TO:** Planning and Zoning Commission  
**FROM:** Josh Wray, Assistant to the Village Manager  
**FOR:** Planning and Zoning Commission Meeting on September 27, 2021  
**RE:** Petition for Special Use at 220 Keyes

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**Background:** The new property owner of 220 Keyes Ave. in Hampshire submitted a petition for special use to allow for a towing services company on the premises. The current zoning for the property is M-2 General Industrial District.

**Analysis:** “Towing services” is not an explicitly allowed special use in the M-2 District. However, under the special use provisions of the M-2 District, the Planning and Zoning Commission may determine a use “to be of the same general character as the uses permitted” in the M-2 District, and to recommend allowing such a similar use as a special use.

Currently permitted uses in the M-2 General Industrial Zoning District generally related to towing services include:

- Cartage and express facilities
- Motor vehicle body repair, painting, and engine rebuilding shops
- Parking lots
- Warehousing, storage, and distribution facilities

If the Planning and Zoning Commission does not determine towing services “to be of the same general character as the uses permitted” in the M-2 district, a recommendation against this petition should be made, and forwarded to the Village Board of Trustees for consideration and final action.

**Recommendation:** Staff recommends that the Planning & Zoning Commission recommend approval of the Petition for Special Use for Towing Services to be located at 220 Keyes Avenue, subject to any conditions which the Commission deems necessary or advisable.



# Village of Hampshire

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

## DEVELOPMENT REVIEW PACKET & APPLICATION

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## Overview of Procedures

1. The applicant will submit all documents and requests with the Village Clerk's office to initiate the development review processes.
2. The applicant must submit a completed application (attached) not less than forty-five (45) days before the initial meeting of any Village advisory body, to allow for staff review and consultation. The Village reserves the right to remove an application from the agenda for any scheduled meeting if the deadline is not met, the application is not complete, or the required fees and deposits have not been submitted.
3. The Village will schedule to have submittals reviewed by Village personnel and consultants, as necessary, and to be added to the appropriate meeting agenda(s) upon fulfillment of submittal requirements. All late submittals will cause postponement to the next regularly scheduled meeting.
4. Meeting dates are subject to change. Applicants will be notified of changes.
5. The Planning and Zoning Commission meets on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month.
6. Petitions will be forwarded to the Village Board following recommendation from the appropriate advisory body. The Village Board meets on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month.

## Village Contacts

|                               |  |                       |
|-------------------------------|--|-----------------------|
| Village Clerk – Linda Vasquez | <a href="mailto:lvasquez@hampshireil.org">lvasquez@hampshireil.org</a> | (847) 683-2128        |
| Village Manager – Jay Hedges  | <a href="mailto:jhedges@hampshireil.org">jhedges@hampshireil.org</a>   | (847) 683-2181 ext 26 |
| Attorney – Mark Schuster      | <a href="mailto:mschuster@sbfklaw.com">mschuster@sbfklaw.com</a>       | (847) 841-2023        |
| Engineer (EEI) – Tim Paulson  | <a href="mailto:tpaulson@eeiweb.com">tpaulson@eeiweb.com</a>           | (630) 466-6700        |

## **Application Review Processes**

The steps below vary depending on the type of application received (see table on next page). Staff will notify the applicant of the process for his/her application after staff review.

- **Staff Review**
  - The Village and its consultants will review each application and supporting information for compliance with Village ordinances and policies. This review is meant to identify initial issues pertaining to the development application that should be addressed by the applicant's subsequent submittals.
  - After an application has been submitted, the applicant will receive notification of meeting dates for Village review (if applicable) and for required public meetings thereafter.
  - Fees accrued in reviewing the application will be deducted from the development deposit which must accompany the filing of your application.
- **Planning and Zoning Commission Review**
  - The Planning and Zoning Commission (PZC) is responsible for interpreting the Village's development goals and objectives and making recommendations concerning land use and development in relation to the zoning code, the subdivision regulations, and the comprehensive plan.
  - Before the PZC begins official review of the application, a public hearing may be held as mandated by ordinance and statute. The Village Attorney and Village Clerk will publish the required notice in the local newspaper at the expense of the applicant. The applicant may be responsible for posting an appropriate notice on the necessary premises and may be required to mail notice (certified mail, return receipt requested) to nearby property owners.
  - The PZC relies upon information provided by the applicant, staff review, and input from the public in making its recommendations that it will submit to the Village Board.
- **Village Board Review**
  - The final decision for each development application rests with the Village Board. The Village Board may accept, reject, or modify recommendations made by the PZC and may make decisions subject to conditions.
  - Any Village action required for the project after the Village Board has made a final decision will be coordinated as needed with the Village Attorney and Village Engineer.
- **Post-Approval**
  - Upon final approval, applicants may proceed with the project. Any deviations from the approval must be resubmitted to the Village.
  - Building permits, water/sewer connections, grading work, etc. must be approved separately via the appropriate Village process. Depending on the nature of the project, a pre-construction meeting with Village staff and consultants may be necessary.



## **Subdivision Development**

The three-step process below applies to all subdivisions of land.

- **Concept Plan Stage**
  - Requires a sketch (may be a pencil sketch) that describes the existing conditions of the site and proposed developments thereof.
  - Also requires a small-scale location map of the general vicinity giving locational context to the project.
  - The Planning and Zoning Commission (PZC) will review the concept plan and will send its approval/disapproval to the Village Board with comments. The Village Board will then review the plan and will indicate its approval or disapproval.
- **Preliminary Plan Stage**
  - Requires a preliminary plat (if the project is one acre or less, the developer may skip to the final plat) and several other pieces of information used for review.
  - Staff will review the plan and forward comments to the Planning and Zoning Commission.
  - The PZC will review the plan and will send its conditional approval or disapproval to the Village Board with comments. The Village Board will then review the plan and vote to give conditional approval or disapproval.
- **Final Plat Stage**
  - Requires a final plat (may be approved progressively in contiguous sections satisfactory to the PZC) and final engineering and landscaping plans.
  - The PZC will review the final plat and will send its approval/disapproval to the Village Board with comments. The Village Board will then act to approve/disapprove the final plat.
  - Village Board approval of the final plat does not constitute acceptance by the Village of any improvement shown on the plan. Building permits are still required for all improvements.

More detailed information about requirements for each stage can be found in Chapter 7 (Subdivision Regulations) of the Village Code.



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

## DEVELOPMENT APPLICATION

Case Number: \_\_\_\_\_

Date Filed: \_\_\_\_\_

The Undersigned respectfully petitions the Village of Hampshire to review and consider granting the following approval(s) on the land herein described.

*(check all that apply)*

- Variance
- Special Use Permit
- Rezoning from \_\_\_\_\_ District to \_\_\_\_\_ District (ex. M1 to M2)
- Annexation
- Concept Plan Review
- Preliminary Plan Review
- Final Plan Review
- Other Site Plan Review

### PART I. APPLICANT INFORMATION

**APPLICANT** (Please Print or Type)

Name: SANTINO DATOLI Email: LEPO@ARMORRECOVERY.COM  
Address: 531 W. WINTHROP, ADDISON IL 60101  
Phone: 630-745-7376 Fax: 630-543-6195

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

Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**\* IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?**

YES  NO

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

**\* IS THE APPLICANT AND/OR OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?**

YES  NO

(If the Applicant and/or owner of the subject property is a Trustee of a land trust or 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).

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**PART II. PROPERTY INFORMATION**

Address: 220 KEYES AVE

Parcel Number(s): 01-22-301-008.

Total Area (acres): 1 ACRE.

Legal Description: must be attached to this application

The property is located in which FIRE PROTECTION DISTRICT? ~~000~~ Hampshire

The property is located in which PARK DISTRICT? Hampshire Township

The property is located in which SCHOOL DISTRICT? DISTRICT 300

The property is located in which LIBRARY DISTRICT? EUA JOHNSON memorial

The property is located in which TOWNSHIP ROAD DISTRICT? Hampshire

Current Zoning: Ma

Proposed Zoning/Variance:

SPECIAL USE.

Recommended Land Use: ~~MA~~ INDUSTRIAL

(As described in the Hampshire Comprehensive Plan)

Proposed Land Use: Special - TOWNSHIP SERVICES.

Name of Proposed Development: NA

## Standard Required Documentation for Development Applications

|  | Variance | Special Use Permit | Rezoning | Annexation | Concept Plan | Preliminary Plan | Final Plan | Other Site Plan |
|--|----------|--------------------|----------|------------|--------------|------------------|------------|-----------------|
| Application                            | X        | X <del>X</del>     | X        | X          | X            | X                | X          | X               |
| Deposit                                | X        | X <del>X</del>     | X        | X          | X            | X                | X          | X               |
| Developer's Agreement                  | X        | X <del>X</del>     | X        | X          | X            | X                | X          | X               |
| Proof of Ownership or Option           | X        | X <del>X</del>     | X        | X          |              | X                |            | X               |
| Legal Description - Plat of Survey     | X        | X <del>X</del>     | X        | X          |              | X                |            | X               |
| List of Property Owners                | X*       | X <del>X</del>     | X        |            |              | X                |            |                 |
| Architectural Elevations               | X        | <del>X</del>       |          |            |              | X                |            |                 |
| Petition for Annexation                |          |                    |          | X          |              |                  |            |                 |
| Plat of Annexation                     |          |                    |          | X          |              |                  |            |                 |
| Site Plan                              | X        | X                  | X        | X          |              | X                |            | X               |
| Landscape Plan                         | X*       | X                  | X        | X          |              | X                | X          | X               |
| Tree Preservation and Removal Plan     |          |                    |          |            |              | X                |            | X               |
| Conservation District Land Use Opinion | X*       |                    | X        | X          |              | X                |            |                 |
| Stormwater Permit Application          |          |                    |          |            |              | X                |            |                 |
| Concept Plan                           |          |                    |          |            | X            |                  |            |                 |
| Preliminary Plan                       |          |                    |          |            |              | X                |            |                 |
| Final Plan                             |          |                    |          |            |              |                  | X          |                 |

\*Not required for variances to community graphics regulations (signage)

*DRAWINGS.  
TREES →*

*\$1000*

**PART III. REQUIRED DOCUMENTATION**

From chart on next page

- Signed copy of the Development Application.
- Developer's Agreement (Attachment A)
- Deposit \$ 1000<sup>00</sup>  
(see Village Ordinances and Requirements below)
- Proof of Ownership or Option
- Legal Description of Property – Plat of Survey
- List of property owners within 250 ft with parcel numbers (Attachment B)  
(see Attachment C for an example notification letter)
- Concept Plan
- Preliminary Plan (3 copies)
- Final Plan
- Site Plan
- Landscape Plan: Preliminary or Final
- Architectural Elevations
- Petition for Annexation
- Plat of Annexation
- Stormwater Permit Application or Report
- Soil Conservation District Land Use Opinion
- Tree Preservation and Removal Plan
- Other \_\_\_\_\_

Needed documentation may vary depending on the specific circumstances of the application. Therefore, staff may require additional documentation after initial review (e.g., fiscal impact study, endangered species report, wetland report etc.).

I, SANTINO DATOLI, 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.

  
Signature

8/25/21  
Date

**Attachment A**  
**Developer's Agreement with Respect to Development Fees and Deposits**

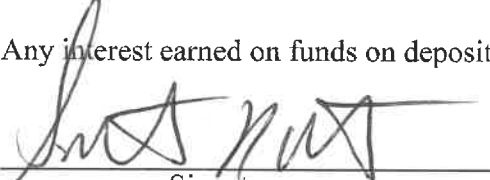
The undersigned Developer acknowledges that he/she has filed a DEVELOPMENT APPLICATION with the Village, requesting SPECIAL USE  
(type of action(s) requested)

and further, acknowledges that the Village Code requires that he/she reimburse the Village for all professional fees incurred for engineering, legal, consultant, and other outside services in regard to this application and all other matters related to the proposed development or zoning request.

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

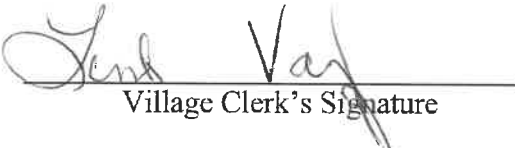
The Developer also is required to, and hereby does, submit a deposit, to be held by the Village to secure reimbursement of such fees, in accordance with the current schedule of deposits required by the Village for the type of land use action requested. Said deposit shall be held as security for payment 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

8/25/21  
\_\_\_\_\_  
Date

**RECEIPT OF INITIAL FEE DEPOSIT ACKNOWLEDGED BY VILLAGE CLERK**

  
\_\_\_\_\_  
Village Clerk's Signature

\$ 1,000.00  
\_\_\_\_\_  
Amount

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

**Attachment B**  
**VILLAGE OF HAMPSHIRE**  
**AFFIDAVIT OF NOTIFICATION**

To: Village of Hampshire 234 S. State Street Hampshire, IL 60140

From: SANTINO DATOLI

Date: 8/25/21

The undersigned, being sworn upon his oath, deposes and says that the list below includes the names and address of all owners of property adjacent or within two hundred-fifty (250') feet of the property referred to in the Petition \_\_\_\_\_

The property is located at 220 KEYES

| PROPERTY INDEX #     | PROPERTY OWNER         | ADDRESS           |
|----------------------|------------------------|-------------------|
| <u>01-22-302-006</u> | <u>ROTEC LEASE CO.</u> | <u>231 KEYES.</u> |
| <u>01-22-301-014</u> | <u>KEYES LLC</u>       | <u>264 KEYES.</u> |
| <u>01-22-302-007</u> | <u>RAYLUN HYOE</u>     | <u>247 KEYES.</u> |
| <u>01-22-302-009</u> | <u>DANIEL SCHULD</u>   | <u>201 KEYES.</u> |
| <u>01-22-302-003</u> | <u>LEWIS PEREZ</u>     | <u>191 KEYES.</u> |
| <u>01-22-302-005</u> | <u>Robert Conro</u>    | <u>227 KEYES.</u> |

NOTIFY BY CERTIFIED MAIL- COPIES

Attached additional sheets, if necessary.

By: [Signature]

Subscribed and sworn before me this 25th  
day of August 2021



Sharon Dixon 10  
8-25-21





- c) Rezoning or Zoning Amendment- \$300.00
- d) Special Use Permit (not as part of Planned Unit Development) - \$1,000.00
- e) Special Use/Planned Unit Development - \$1,000.00

**SECTION 2.02 ANNEXATION; ANNEXATION AGREEMENTS**

At the time a request for annexation or annexation agreement is presented to the Village and prior to any action thereon, funds shall be deposited with the Village in accordance with the following schedule relating to the size of the proposed annexation:

- a) One (1) acre or any fraction thereof - \$2,000.00.
- b) In excess of one (1) acre but not over ten (10) acres - \$3,000.00.
- c) In excess of ten (10) acres but not over twenty-five (25) acres - \$5,000.00.
- d) In excess of twenty-five (25) acres - \$10,000.00.

If petition for annexation or annexation agreement requires a zoning amendment, variation, or special use permit pursuant to the provisions of the Hampshire Zoning Ordinance, the sum deposited shall be in accordance with Section 2.01. However, the deposit provisions of this Section 2.02 shall be applied to a petition which requires a zoning amendment, variation, special permit or planned unit development zoning when the deposit would exceed \$2,000.00 pursuant to the deposit calculations in Section 2.02.

**SECTION 2.03 SUBDIVISION PLATS**

At the time a request to subdivide or re-subdivide lands is presented to the Village, and prior to any action thereon, funds shall be deposited with the Village in accordance with the following schedule which relates to the size of the proposed subdivision or re-subdivision:

- a) Up to twenty-five (25) acres - \$10,000.00.
- b) Twenty-six (26) acres to one hundred (100) acres - \$15,000.00.
- c) One hundred one (101) acres to two hundred (200) acres - \$25,000.00.
- d) Two hundred one (201) acres to four hundred (400) acres - \$40,000.00.
- e) Four hundred one (401) acres and more - \$50,000.00.

If a Subdivision Plat requires a zoning amendment, variation, or special use permit pursuant to the provisions of the Hampshire Zoning Ordinance, the sum deposited shall be in accordance with this Section rather than the provisions contained within Section 2.01. If an

application is presented to the Village for both annexation and subdivision, the sum deposited shall be in accordance with this Section rather than the provisions contained within Section 2.02.

**SECTION 2.04 SITE DEVELOPMENT**

At the time of application for Site Plan approval and prior to any action thereon, funds shall be deposited with the Village of Hampshire in accordance with the following schedule:

- a) One (1) acre or any fraction thereof - \$2,000.00.
- b) In excess of one (1) acre but not over ten (10) acres - \$3,000.00.
- c) In excess of ten (10) acres but not over twenty-five (25) acres - \$5,000.00.
- d) In excess of twenty-five (25) acres - \$10,000.00.

**SECTION 2.05 ADMINISTRATIVE FEE**

The developer shall pay an administrative fee to the Village of ten (10) dollars per invoice.

**SECTION 2.06 ADDITIONAL COSTS**

The Developer shall pay all publication expenses and public hearing expenses, including court reporter fees.

**SECTION 2.07 DEPOSIT AMOUNTS**

The deposit amounts set forth herein shall be deposited in an escrow account maintained by the Village Treasurer. Interest on the account shall accrue to the Village of Hampshire.

### **SECTION III – INSPECTION AT DEVELOPER’S EXPENSE**

- A. All public and private improvements proposed to be constructed shall be inspected during the course of construction by the Village Engineer or a duly designated deputy.
- B. During the course of construction of the improvements, the Developer shall be required to notify the Village Engineer forty-eight (48) hours before the inspection of all utilities.
- C. The Developer shall pay the cost of all inspection and testing services, in accord with the schedule of fees established from time to time, based on current rates and standard engineering practice.

### **SECTION IV – AGREEMENT TO PAY VILLAGE FEES IN FULL**

Developers shall execute and file with the Village Clerk the “Developer’s Agreement with Respect to Land Development Fees and Deposits.”

### **SECTION V – AGREEMENT TO PAY EXPENSES**

Invoices for professional services received on behalf of the applicant shall be submitted to the applicant on a timely basis and paid within 20 days of the date thereof.

### **SECTION VI – OTHER FEES**

This ordinance does not affect the amount of nor the manner of payment of other Village fees, such as building permit fees, connection fees, and the like.

### **SECTION VII – BUILDING PERMITS**

In the event that any invoices are then outstanding and unpaid, any request for a building permit shall not be acted upon, and no building permit shall be issued, until payment has been received by the Village.

# PLAT OF SURVEY

by  
**SURVEY SYSTEMS OF AMERICA, INC.**

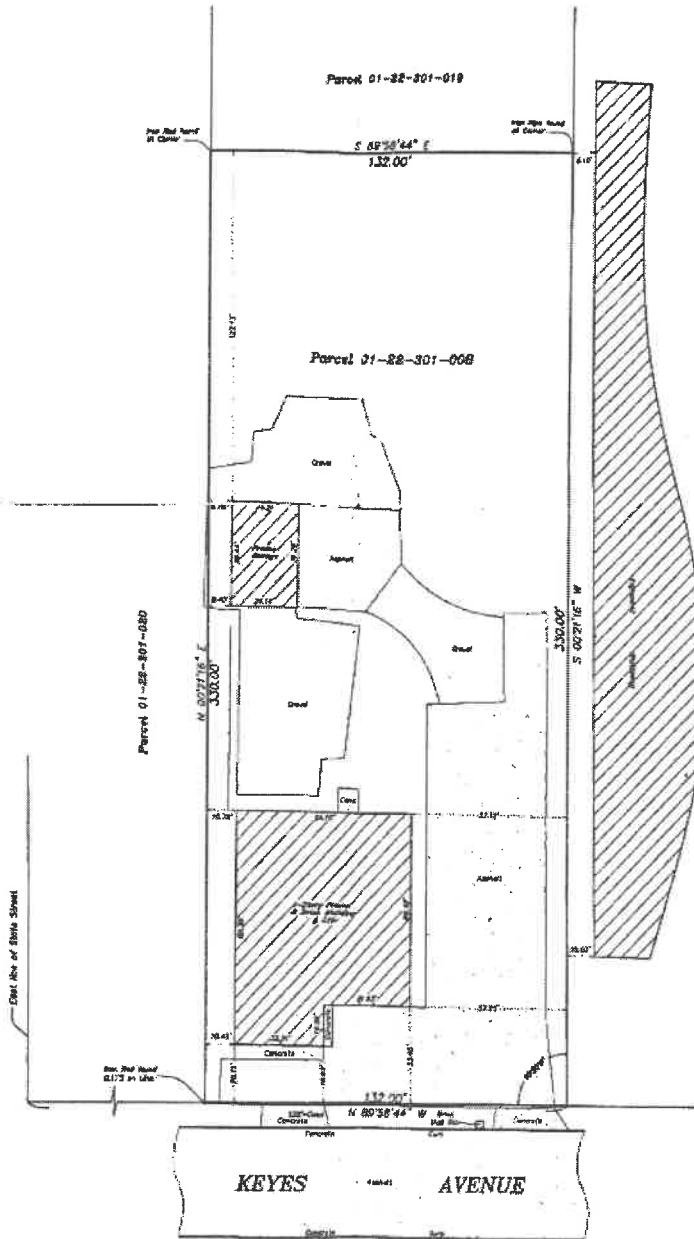
Professional Design Firm - License No. 154-001797

**PROFESSIONAL LAND SURVEYORS**

P.O. Box 6174  
Dign. Kings 60121-6174  
Phone (847) 428-5775



That part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the point of intersection of the North Line of Keyes Avenue with the East Line of State Street in the Village of Hampshire; thence East along the North Line of Keyes Avenue, 528 feet for the Point of Beginning; thence West along said North Line of Keyes Avenue, 132 feet; thence North along a line forming an angle of 90 degrees, 20 minutes, 0 seconds measured clockwise from the North Line of Keyes Avenue, 330 feet; thence East parallel with the North line of Keyes Avenue, 132 feet to a line drawn North from the Point of Beginning, said line forming an angle of 90 degrees, 20 minutes, 0 seconds measured clockwise from the North line of Keyes Avenue; thence South along said line, 330 feet to the Point of Beginning, in the Village of Hampshire, Kane County, Illinois.



Area in Survey = 43,559 Sq.Ft.  
( 1.000 Acres), more or less

Scale: 1 inch equals 30 feet.  
DESCRIPTORS and markers in text and sketch parts thereof shall govern over the numbers, of lines or bearings are shown in the attached boundaries.

Client: **JEANNE MAKI**  
Surveyed by: **RS**, Drawn by: **RES**, Checked by: **RES**  
Field Work Complete: 2/16/2020

BEARING without trip and distances, if any, shown herein are or shall be the nearest adjacent line. Correct local distances for bearing angles are contained in the order distances. Please check local distances against the order distances of each section bearing and report any DISCREPANCIES IMMEDIATELY.

CREAT NO: 202-2485.301-008 SP



State of Illinois) R.S.  
County of Kane)

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Eight, Nineteen, Dated the 17th day of July, A.D. 2020.

by: *[Signature]*  
Robert G. Sowa L.P.L.S. No. 2464

Expires 11/30/2020  
PLAT ONLY - FIELD WORK EXCLUDED  
SEAL AND ORIGINAL SIGNATURE

© 2014 - SURVEY SYSTEMS OF AMERICA, INC.

Hampshire

## Banking Commitment Letter

Prepared for:

*Duoli Properties LLC*

Respectfully submitted by:  
Brian R. Hannon – Senior Vice President  
Cornerstone National Bank & Trust Company

May 28, 2021

PROPRIETARY & CONFIDENTIAL



**CORNERSTONE**  
NATIONAL BANK & TRUST COMPANY

## Commitment Terms

|                            |   |
|----------------------------|---|
| <b>BORROWER:</b>           | Datoli Properties LLC   |
| <b>GUARANTORS:</b>         | Armon Recovery Solutions, Inc (unlimited corporate guarantee)<br>Santino Datoli (unlimited personal guarantee)<br>Michael Datoli (unlimited personal guarantee) |
| <b>LOAN AMOUNT:</b>        | The lesser of \$296,000 or 80% of appraised value   |
| <b>PURPOSE:</b>            | To finance the purchase of the commercial property located at 220 Keyes Avenue, Hampshire, IL 60140   |
| <b>TERM:</b>               | 5 years   |
| <b>REPAYMENT:</b>          | Monthly principal & interest payments based on 25-year amortization   |
| <b>RATE:</b>               | 4.9% fixed  |
| <b>COLLATERAL:</b>         | First Mortgage and Assignment of Rents on the commercial property located at 220 Keyes Avenue, Hampshire, IL 60140  |
| <b>COSTS:</b>              | \$500 documentation fee plus all 3 <sup>rd</sup> party expenses.  |
| <b>PREPAYMENT PENALTY:</b> | 2% of the original principal balance, if refinanced (no penalty will be assessed if the prepayment is sourced from corporate cash flow)                         |
| <b>ESCROW:</b>             | Monthly real estate taxes   |

In addition to the terms, the loan is subject to, but not limited to the following:

### CONDITIONS:

1. Receipt of a property valuation with the Bank's advance limited to 80% of the lesser of cost or appraised value.
2. Receipt of a satisfactory environmental survey.

### COVENANTS:

Minimum global debt service coverage of 1.00x measured annually

### GENERAL TERMS AND CONDITIONS:

Financial statement reporting will consist of presentation of the following:

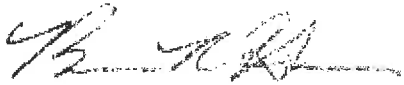
1. Annual business tax return for Armor Recovery Solutions, Inc.
2. Quarterly internally prepared financial statement for Armor Recovery Solutions, Inc.
3. Annual personal tax return and personal financial statement for Santino Datoli.
4. Annual personal tax return and personal financial statement for Michael Datoli.

**INSURANCE:**

Insurance on the commercial property located at 220 Keyes Avenue, Hampshire, IL 60140, in an amount acceptable to the Lender naming Cornerstone National Bank & Trust Company as First Mortgagee

You may indicate the acceptance of this commitment by signing the original letter and returning it to me on or before **June 4, 2021**, along with a check for **\$500** to be applied to the aforementioned fees. At that time, if the Bank has not received the signed Commitment Letter and check, the Bank's commitment will expire. In addition, this Commitment will expire if the loan has not been funded within 90-days from the date of this letter. If you have any questions relative to this loan commitment or any of our other services, please do not hesitate to call me. Thank you for your business and I look forward to working with you in the future.

Sincerely,

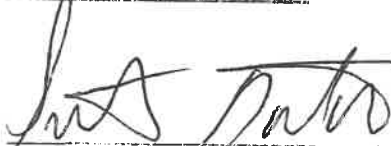


Brian R. Hannon  
Senior Vice President

Acceptance:

Accepted this 2nd day of June, 2021

Datoli Properties LLC



Santino Datoli



Michael Datoli



528 - LNS - 080 - K0006352

PO BOX 1249  
PALATINE IL 60067-1249

### IMPORTANT NOTICE

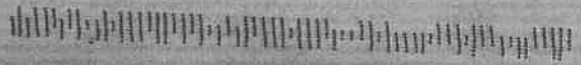
FIRST CLASS  
U.S. POSTAGE  
MAILED PER  
ZIP CODE 42  
PERMIT NO.

ADDRESS SERVICE REQUESTED

PRESORT

DATOLI PROPERTIES LLC  
531 W WINTHROP AVE  
ADDISON IL 60101

60101#4433 C027



TEAR ALONG PERFORATION



TO OPEN, SLIDE FINGER UNDER BOTTOM EDGE TO RELEASE SEAL

Loan Number:  
00410776 30003

Principal:  
554.41

Your payment will be allocated as follows:  
Interest: 1,017.54

Escrow: 664.73  
Late Charge:

Misc. Fees:

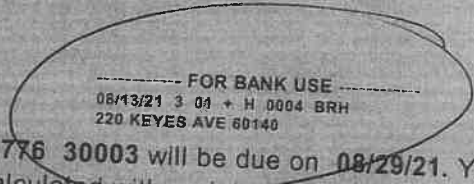
Total:  
2,236.68

Current Principal  
Balance:  
295,414.72

Tear along perforation and retain top portion for your records.

DATOLI PROPERTIES LLC

### PAYMENT DUE NOTICE



According to our records, your payment on Mortgage Loan number 00410776 30003 will be due on 08/29/21. Your current balance, prior to this payment, is \$ 295,414.72, which has been calculated with an interest rate of 4.0000000%. Your current daily interest is \$ 32.8239. This loan is scheduled to mature 06/29/26.

The current amount due on 08/29/21 is \$ 2,236.68  
We will debit your Checking Account 0000046-1648-8.

If you have any questions about this notice, feel free to contact one of our loan officers at (847)654-3000. To help us better serve you, please refer to your loan number in all correspondence.  
Please be advised that late payments...



# DISBURSEMENT REQUEST AND AUTHORIZATION

| Principal    | Loan Date  | Maturity   | Loan No        | Call / Coll | Account   | Officer | Initials |
|--------------|------------|------------|----------------|-------------|-----------|---------|----------|
| \$296,000.00 | 06-29-2021 | 06-29-2026 | 00410776-30003 | 01E0        | 004-10776 | BRH     |          |

References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item. Any item above containing "\*\*\*\*" has been omitted due to text length limitations.

**Borrower:** Datoll Properties LLC  
531 W. Winthrop Avenue  
Addison, IL 60101

**Lender:** CORNERSTONE NATIONAL BANK & TRUST  
COMPANY  
NAPERVILLE  
1804 N. Naper Boulevard  
Suite 450  
Naperville, IL 60563  
(331) 702-7430

**LOAN TYPE.** This is a Fixed Rate (4.000%) Nondisclosable Loan to a Limited Liability Company for \$296,000.00 due on demand and, if no demand, on June 29, 2026.

**PRIMARY PURPOSE OF LOAN.** The primary purpose of this loan is for:

- Personal, Family, or Household Purposes or Personal Investment.
- Business.

**SPECIFIC PURPOSE.** The specific purpose of this loan is: Purchase Commercial Real Estate.

**FLOOD INSURANCE.** As reflected on Flood Map No. 17089C0107J dated 06-02-2015, for the community of Village of Hampshire, the property that will secure the loan is not located in an area that has been identified by the Administrator of the Federal Emergency Management Agency as an area having special flood hazards. Therefore, although flood insurance may be available for the property, no special flood hazard insurance protecting property not located in an area having special flood hazards is required by law for this loan at this time.

**DISBURSEMENT INSTRUCTIONS.** Borrower understands that no loan proceeds will be disbursed until all of Lender's conditions for making the loan have been satisfied. Please disburse the loan proceeds of \$296,000.00 as follows:

|   |                     |
|---|---------------------|
| Amount paid to others on Borrower's behalf:                               | \$291,506.38        |
| \$291,506.38 to Attorneys' Title Guaranty Fund, Inc. (File #210474000071) |                     |
| Other Disbursements:  | \$4,493.62          |
| \$3,323.62 To Lender: Tax Escrow Deposit                                  |                     |
| \$1,170.00 To Lender: Closing Costs                                       |                     |
| <b>Note Principal:</b>  | <b>\$296,000.00</b> |

**CHARGES PAID IN CASH.** Borrower has paid or will pay in cash as agreed the following charges:

|                                       |                   |
|---------------------------------------|-------------------|
| Prepaid Finance Charges Paid In Cash: | \$720.00          |
| \$500.00 Loan Documentation Fee       |                   |
| \$200.00 Real Estate Tax Service Fee  |                   |
| \$20.00 Flood Determination           |                   |
| Other Charges Paid In Cash:           | \$450.00          |
| \$450.00 Environmental Reports        |                   |
| <b>Total Charges Paid In Cash:</b>    | <b>\$1,170.00</b> |

**AUTOMATIC PAYMENTS.** Borrower hereby authorizes Lender automatically to deduct from Borrower's Demand Deposit - Checking account, numbered 4616488, the amount of any loan payment. If the funds in the account are insufficient to cover any payment, Lender shall not be obligated to advance funds to cover the payment. At any time and for any reason, Borrower or Lender may voluntarily terminate Automatic Payments.

**ESCROW ACCOUNT INFORMATION:**

|                                       |    |   |
|---------------------------------------|----|---|
| Escrow Account Starting Balance:      | \$ | 3,323.62                                  |
| Calculated Monthly Reserve Amount:    | \$ | 64.73                                     |
| Monthly Discretionary Payment Amount: | \$ |   |
| Loan Servicer:                        |    | CORNERSTONE NATIONAL BANK & TRUST COMPANY |

**Anticipated Escrow Disbursements:**

|                  |                     |                 |              |
|------------------|---------------------|-----------------|--------------|
| Description:     | County Property Tax |                 |              |
| Amount:          | \$ 3,989.36         | (Annual Amount: | \$ 7,978.72) |
| Periods Payable: | June, September     |                 |              |

**FINANCIAL CONDITION.** BY SIGNING THIS AUTHORIZATION, BORROWER REPRESENTS AND WARRANTS TO LENDER THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND CORRECT AND THAT THERE HAS BEEN NO MATERIAL ADVERSE CHANGE IN BORROWER'S FINANCIAL CONDITION AS DISCLOSED IN BORROWER'S MOST RECENT FINANCIAL STATEMENT TO LENDER. THIS AUTHORIZATION IS

DISBURSEMENT REQUEST AND AUTHORIZATION  
(Continued)

Loan No: 00410776-30003

Page 2

DATED JUNE 29, 2021.

BORROWER:

DATOLI PROPERTIES LLC

By:

  
Michael Datoli, Member/Manager of Datoli  
Properties LLC

By:

  
Santino Datoli, Member/Manager of Datoli Properties  
LLC

# PLAT OF SURVEY

by  
**SURVEY SYSTEMS OF AMERICA, INC.**

Professional Design Firm - License No. 154-002797

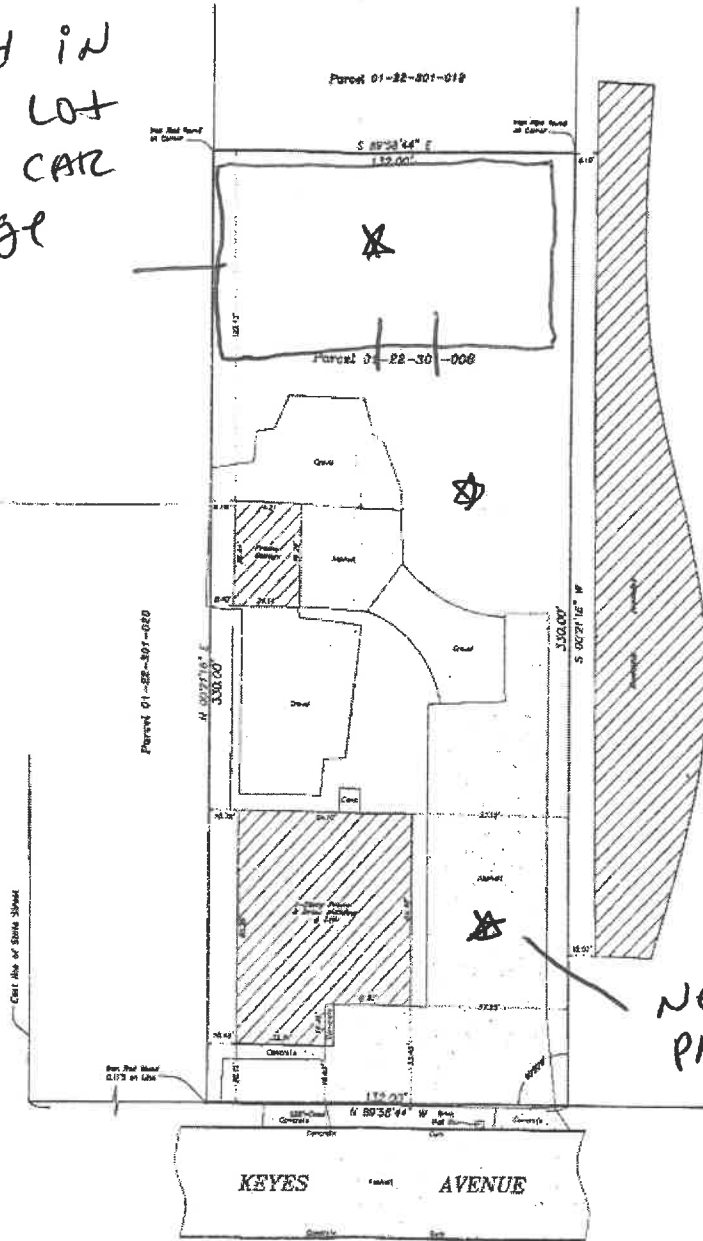
**PROFESSIONAL LAND SURVEYORS**

P.O. Box 8174  
Eight, Kansas 66221-8174  
Phone (816) 428-5775



That part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the point of intersection of the North Line of Keyes Avenue with the East Line of State Street in the Village of Hampshire; thence East along the North Line of Keyes Avenue, 528 feet for the Point of Beginning; thence West along said North line of Keyes Avenue, 132 feet; thence North along a line forming an angle of 90 degrees, 20 minutes, 0 seconds measured clockwise from the North line of Keyes Avenue, 330 feet; thence East parallel with the North line of Keyes Avenue, 132 feet to a line drawn North 330 feet to the Point of Beginning, in the Village of Hampshire, Kane County, Illinois.

Fenced in  
REAR LOT  
FOR CAR  
STORAGE



NEW  
PAVEMENT

Scale: 1 inch equals 50 feet.  
Distances and angles in feet and decimal parts thereof.  
Unless otherwise noted, all lines are shown as shown to the center of the line.

Surveyed by: JEANNE MAKI  
Checked by: JEANNE MAKI  
Field Work Complete: 11/16/2020

Area in Survey = 43,559 Sq.Ft.  
( 1.000 Acres), more or less



State of Kansas } s.s.  
County of Kansas }

This professional services conforms to the current Kansas minimum standards for a boundary survey.

Given, Witness, Dated this 17th day of July, A.D. 2020.

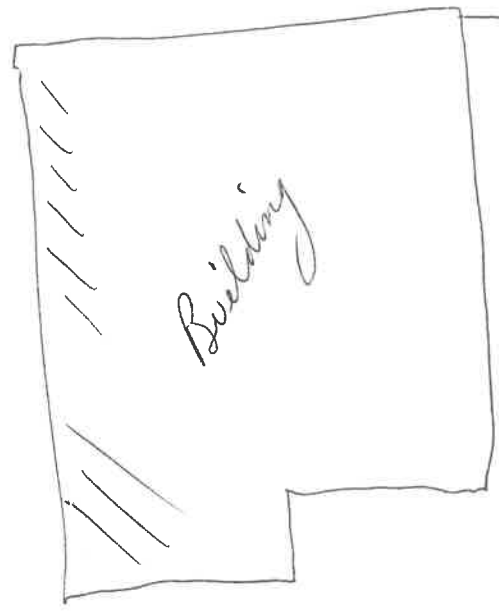
by Robert G. Sanko  
Professional Land Surveyor  
State of Kansas  
License No. 2484

Expires 11/30/2020  
PLAT ONLY VALID WITH TOLERANCES  
36" AND ORIGINAL DOCUMENT

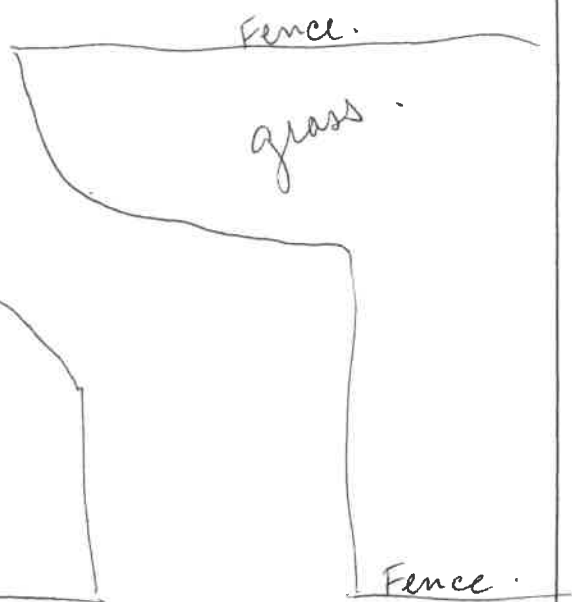
ORDER NO. 202-2485.301-008 SP

© 2018 - SURVEY SYSTEMS OF AMERICA, INC.

Trees  
↓



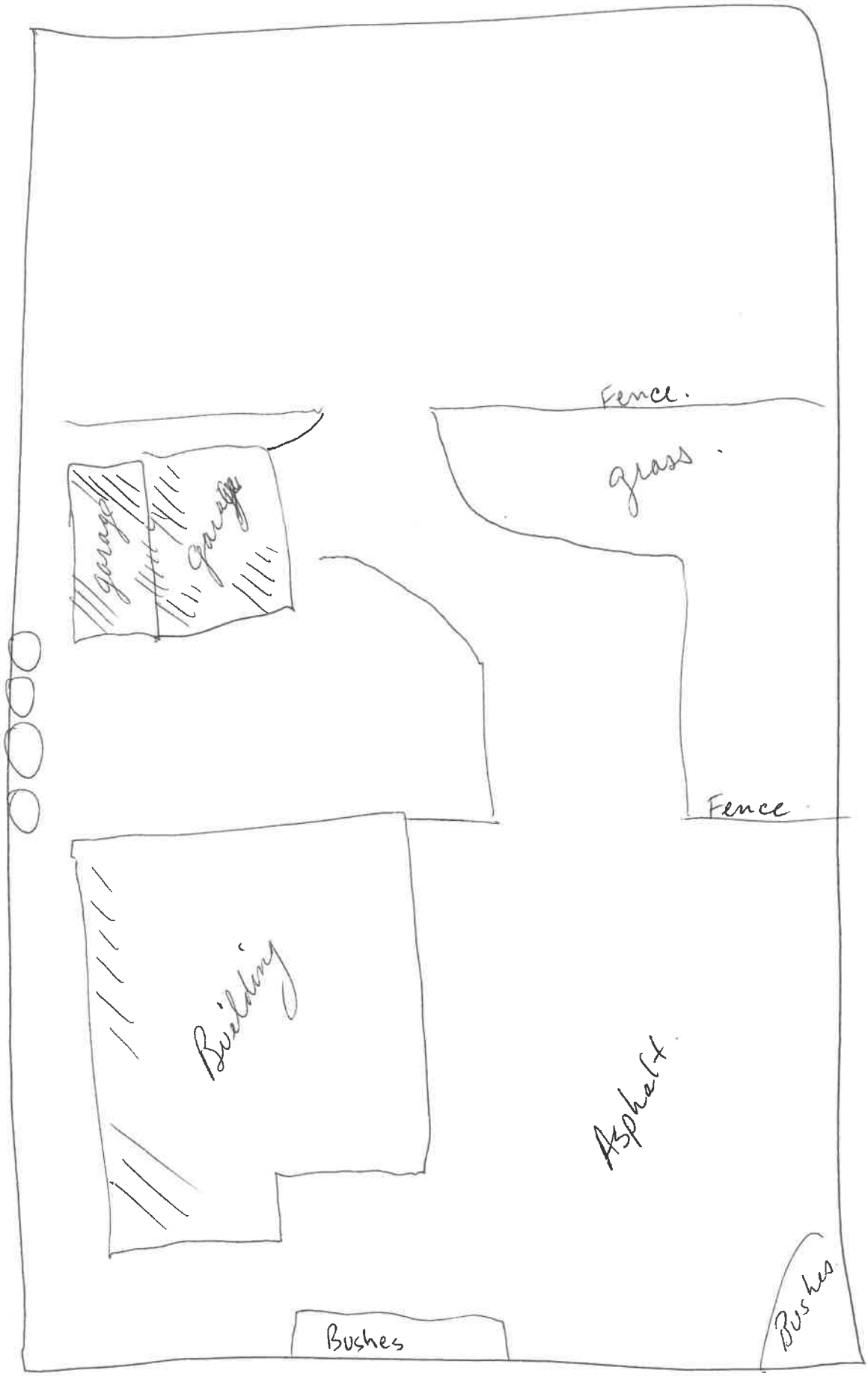
Bushes



Asphalt



Trees  
↓



**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that Datoli Properties LLC has filed with the Clerk of the Village of Hampshire a Petition for Special Use to allow use of the property at 220 Keyes Avenue in the M-2 General Industrial Zoning District in the Village, for a vehicle towing business, pursuant to Section 6-9-3(C) of the Hampshire Municipal Code. The subject property is legally described as follows: That part of the Northwest Quarter of the Southwest Quarter of Section 22, Section 42 North, Range 6 East of the Third Principal Meridian, described as follows: Commencing at the point of intersection of the North line of Keyes Avenue with the East line of State Street in the Village of Hampshire; thence East along the North line of Keyes Avenue, 528 feet for the point of beginning; thence West along said North line of Keyes Avenue, 132 feet; thence North along a line forming an angle of 90 degrees, 07 minutes, 0 seconds measured clockwise from the North line of Keyes Avenue, 330 feet; thence East parallel with the North line of Keyes Avenue, 132 feet, to a line drawn North from the point of beginning, said line forming an angle of 90 degrees, 20 minutes, 0 seconds drawn clockwise from the North line of Keyes Avenue; thence South along said line, 330 feet to the point of beginning, in the Village of Hampshire, Kane County, Illinois. PIN01-22-301-008

Common Address 220 Keyes Avenue, Hampshire, IL. A Public Hearing on the Petition for Special Use will be conducted by the Village of Hampshire Planning & Zoning Commission on Monday, September 27, 2021, commencing at 7:00 p.m. at the Village Hall, 234 South State Street, Hampshire, Illinois. A copy of each Petition is available for review at the Village Hall during regular business hours. The Village Clerk may be contacted by phone, 847-683-2181 Ext. 0, or by e-mail at [lvasquez@hampshireil.org](mailto:lvasquez@hampshireil.org). It is anticipated that provision will be made for members of the public, and to the extent as may be allowed by law at the time, members of the Commission, to attend the public hearing remotely. If such provision is made, anyone who desires to attend the meeting via video- or tele-conferencing must notify the Village Clerk by phone or e-mail per the information above, with his/her request, no later than 12:00 noon two days prior to the meeting date; and a link to participate will be sent to his/her e-mail address the day of the meeting. In addition, written comment on the Petitions may be submitted in writing to the Village Clerk at Village Hall, 234 S. State Street, Hampshire, or via the e-mail address above, in advance of the meeting date. All interested persons will be given an opportunity to be heard.

s/ Linda Vasquez, Village Clerk  
Published in Daily Herald Sept. 3, 2021 (4569641)

**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 09/03/2021 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 *Laula Baltz*  
Authorized Agent

Control # 4569641