

Applicant, LB FIVE, LLC SERIES E, an Illinois limited liability company, has requested approval of a special use for a planned unit development and the subdivision of the approximately 13.43 acres of land at the Northeast corner of Illinois Routes 64 and 47. Among the uses for which approval is requested are (a) a travel center consisting of an expansion and remodeling of the existing convenience store on the property with an additional 36 semi-truck parking spaces and 16 standard truck parking spaces for short-term truck parking, (b) an indoor/outdoor self-storage facility including three single-story self-storage buildings and 28 RV parking stalls, (c) the future construction of an approximately 7000 square-foot retail building and drive-through with additional parking, and (d) the future construction of an approximately 11,000 square-foot building with additional parking for contractor offices and outside storage of equipment. The legal description of the property follows below.

Before the Board of Trustees of the village can act on the application, a joint public hearing must be held before the plan commission of the village and the village hearing officer. A public hearing on the application will be held on January 31, 2023 at 6:30 PM at the Grace Lutheran Church, 5N600 Hanson Rd., Lily Lake, IL 60175. All persons who are interested are invited to attend the public hearing. Anyone wishing to be heard for or against the request may attend the hearing and speak or submit a statement or other evidence. A copy of the application is on file and is available for inspection during normal business hours at the Village office at 43W955 Twilight Lane, Lily Lake, IL 60175.

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 656.2 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 35 MINUTES EAST, 403.9 FEET TO A POINT 390.8 FEET NORTH OF THE NORTHERLY LINE OF STATE ROUTE NUMBER 64 (MEASURED ALONG THE LAST DESCRIBED LINE); THENCE NORTH 89 DEGREES 59 MINUTES WEST TO THE EAST LINE OF A TRACT OF LAND CONVEYED TO METROPOLITAN LIFE INSURANCE COMPANY BY DEED DATED NOVEMBER 1, 1957 AND RECORDED NOVEMBER 8, 1957 IN BOOK 1871, PAGE 122 AS DOCUMENT 848787; THENCE SOUTH 1 DEGREE 24 MINUTES EAST, PARALLEL WITH THE CENTER LINE OF STATE ROUTE 47, 349.65 FEET TO THE CENTER LINE OF SAID STATE ROUTE NUMBER 64; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF CAMPTON, KANE COUNTY, ILLINOIS; EXCEPTING THAT PART GRANTED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED DATED FEBRUARY 22, 2002 AND RECORDED APRIL 15, 2002 AS DOCUMENT NO. 2002K050295, DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF A TRACT OF LAND CONVEYED TO METROPOLITAN LIFE INSURANCE COMPANY BY DEED DATED NOVEMBER 1, 1957 AND RECORDED NOVEMBER 8, 1957 IN BOOK 1871, PAGE 122, AS DOCUMENT NO. 848787 AND THE NORTHEASTERLY RIGHT-OF-WAY OF ILLINOIS ROUTE 64, AS DEDICATED PER DOCUMENT NO. 323920; THENCE SOUTHEASTERLY 228.88 FEET ON SAID NORTHEASTERLY RIGHT-OF-WAY, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 1,597.28 FEET, THE CHORD OF SAID CURVE BEARS AN ASSUMED BEARING OF SOUTH 72 DEGREES 44 MINUTES 45 SECONDS EAST, 228.69 FEET; THENCE NORTH 13 DEGREES

08 MINUTES 56 SECONDS EAST, 7.00 FEET; THENCE NORTHWESTERLY, 230.41 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1,590.28 FEET, THE CHORD OF SAID CURVE BEARS NORTH 72 DEGREES 42 MINUTES 01 SECONDS WEST, 230.21 FEET; THENCE SOUTH 01 DEGREE 30 MINUTES 10 SECONDS WEST, 7.44 FEET ALONG SAID EAST LINE OF LAND CONVEYED TO METROPOLITAN LIFE INSURANCE COMPANY TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 20 DEGREES 00 MINUTES EAST, 462 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES EAST 665.6 FEET TO THE EAST LINE OF THE RIGHT OF WAY OF STATE BOND ISSUE ROUTE NO. 47 FOR A POINT OF BEGINNING; THENCE NORTH 0 DEGREES 47 MINUTES WEST ALONG SAID EAST LINE, 434.9 FEET TO THE SOUTH LINE OF LANDS OF THE CHICAGO GREAT WESTERN RAILWAY COMPANY; THENCE SOUTH 59 DEGREES 59 MINUTES EAST ALONG SAID SOUTH LINE, 440.1 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, ALONG SAID SOUTH LINE, 344.4 FEET; THENCE NORTH 23 DEGREES 38 MINUTES EAST, ALONG THE LINE OF LANDS OF SAID RAILWAY COMPANY, 100 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT, ALONG THE SOUTH LINE OF LANDS OF SAID RAILWAY COMPANY 437.6 FEET; THENCE SOUTH 0 DEGREES 35 MINUTES WEST, 4.6 FEET; THENCE NORTH 89 DEGREES 59 MINUTES WEST, 1165.9 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF CAMPTON, KANE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 35 MINUTES 0 SECONDS WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 1847.7 FEET TO THE CENTER LINE OF STATE ROUTE NO. 47; THENCE NORTH 1 DEGREES 24 MINUTES 0 SECONDS WEST, ALONG SAID CENTER LINE, 201.3 FEET TO THE CENTER LINE OF STATE ROUTE NO. 64 FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES 24 MINUTES 0 SECONDS WEST, ALONG THE CENTER LINE OF SAID STATE ROUTE NO 47, 190.28 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 0 SECONDS EAST, 339.75 FEET; THENCE SOUTH 1 DEGREES 24 MINUTES 0 SECONDS EAST, PARALLEL WITH THE CENTER LINE OF SAID STATE ROUTE NO. 47, 349.65 FEET TO THE CENTER LINE OF SAID STATE ROUTE 64; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1637.28 FEET, A DISTANCE OF 378.58 FEET TO THE POINT OF BEGINNING; IN THE VILLAGE OF LILY LAKE, KANE COUNTY, ILLINOIS (ALSO EXCEPT PART CONVEYED TO PEOPLE OF THE STATE OF ILLINOIS PER DEED DOCUMENT 2011K048164) (ALSO EXCEPT PART TAKEN IN CASE 11ED 53 PER ORDER OF MARCH 14, 2012 DOCUMENT 2012K032334)

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