

UNOFFICIAL COPY



Doc#: 0502634138
Eugene "Gene" Moore Fee: \$36.50
Cook County Recorder of Deeds
Date: 01/26/2005 01:18 PM Pg: 1 of 7

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

NOTICE OF "STATEMENT OF AWARENESS"

THE VILLAGE OF HOFFMAN ESTATES, a municipal corporation, Cook and Kane Counties, State of Illinois, hereby files a Statement of Awareness as approved by the Hoffman Estates Village Board on December 16, 2002 as a condition of approval of a plat of subdivision described below pursuant to Section 10-2-2-O of the Hoffman Estates Municipal Code.

Property Index Number(s):

06-09-100-005

06-09-200-028

Legal Description:

THAT PART OF LOT 1 IN KELLEY FARM, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 2001 AS DOCUMENT NO. 0010947938, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST AND SOUTH LINES OF SAID LOT 1 THE FOLLOWING DESCRIBED FIVE (5) COURSES AND DISTANCES: 1) SOUTH 00 DEGREES 20 MINUTES 44 SECONDS EAST 327.65 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 410.00 FEET, HAVING A CHORD BEARING SOUTH 52 DEGREES 24 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 755.11 FEET TO A POINT OF TANGENCY; 3) THENCE NORTH 74 DEGREES 49 MINUTES 19 SECONDS WEST 185.20 FEET TO A POINT OF CURVATURE; 4) THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 465.00 FEET, HAVING A CHORD BEARING NORTH 84 DEGREES 57 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 164.49 FEET TO A POINT OF TANGENCY; 5) THENCE SOUTH 84 DEGREES 54 MINUTES 35 SECONDS WEST 626.56 FEET; THENCE NORTH 05 DEGREES 05 MINUTES 25 SECONDS WEST 113.29 FEET; THENCE NORTH 04 DEGREES 36 MINUTES 00 SECONDS EAST 178.59 FEET; THENCE NORTH 13 DEGREES 30 MINUTES 00 SECONDS EAST 91.10 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 00 SECONDS

UNOFFICIAL COPY

INFORMATION REGARDING YORKSHIRE WOODS SUBDIVISION, AND THE SURROUNDING AREA

EAST 109.63 FEET; THENCE NORTH 03 DEGREES 37 MINUTES 00 SECONDS WEST 201.09 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 85 DEGREES 18 MINUTES 27 SECONDS EAST ALONG SAID NORTH LINE AND THE EASTERLY EXTENSION THEREOF 408.93 FEET; THENCE NORTH 19 DEGREES 01 MINUTE 37 SECONDS EAST 59.20 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 39 MINUTES 16 SECONDS EAST ALONG SAID NORTH LINE 1040.14 FEET TO THE PLACE OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

INFORMATION REGARDING YORKSHIRE WOODS SUBDIVISION, AND THE SURROUNDING AREA

STATEMENT OF AWARENESS

Listed below are several items which the Village of Hoffman Estates would like you to be aware of as a potential purchaser of property within the Yorkshire Woods Subdivision. This notice is required to be signed by all prospective buyers in the Yorkshire Woods Subdivision, prior to committing to any funds for purchase of property.

1. *ELGIN, JOLIET & EASTERN RAILROAD* - A railroad right of way lies beyond the adjacent subdivision east of McDonough Road. This right of way is currently occupied by a single railroad track. Sufficient space is available for the development of additional railroad tracks. Metra (the regional commuter rail system) is in the process of evaluating the use of this railroad line for commuter rail traffic. The Village of Hoffman Estates has expressed its support of the use of the Elgin, Joliet and Eastern (EJ&E) Railroad for passenger rail service in Village Resolution No. 787-1990. For additional information regarding Metra's use of the rail line, you should contact Metra at (312) 322-6900. In addition, the EJ&E Railroad currently utilizes these tracks for freight traffic.
2. *TOLLWAY CORRIDOR DEVELOPMENT* - Other properties in the area, including the Kelley Farm site east and northeast of this subdivision and across from Rohrssen Road, have been designated by the Village in their Comprehensive Plan for "Tollway Corridor" development. Office or other non-residential uses may be developed on these parcels. For more information, call the Department of Community Development at (847) 882-9100.
3. *INTERSTATE 90 INTERCHANGE* - An interchange on I-90 exists at Beverly Road with ramps to and from the east. On/off ramps to and from the west may be provided at some future point. For more information, contact the Illinois State Toll Highway Authority at (312) 242-3620.
4. *SHOE FACTORY ROAD* - Shoe Factory Road, which lies to the north of the subdivision, may be widened to accommodate additional traffic lanes in the future. Shoe Factory Road is under the jurisdiction of Cook County Highway Department. For additional information, call (312) 443-7770. A multi-use path may be constructed along Shoe Factory Road.
5. *ROHRSSEN ROAD* - Rohrssen Road may be realigned in the future north of this subdivision to directly connect with Beverly Road. This realignment would result in additional traffic on Rohrssen Road and other area roads in the future. Rohrssen Road may also be widened to four lanes in the future when traffic warrants.
6. *HERON WAY* - The vacant parcel north of this subdivision (LeRoy Farms- noted on the map), may be developed with residential or non-residential uses in the future. This will result in additional traffic in the future. Connections to the LeRoy Farms site may be provided in the future via the street that end just south (Heron Way) of the LeRoy Farms site. Upon future development of the LeRoy Farms site, the Heron Way dead end will be

UNOFFICIAL COPY

INFORMATION REGARDING YORKSHIRE WOODS SUBDIVISION, AND THE SURROUNDING AREA

completed to provide a road connection to that site. An alternative traffic calming intersection design will be provided at the intersection of Heron Way and Nicholson Drive to accommodate the additional traffic.

7. The parcel to the north of Yorkshire Woods is a vacant parcel and may be developed with residential or non-residential uses in the future. This will result in additional traffic in the future.
8. *LOT RESTRICTIONS* – On certain the lots in Yorkshire Woods Subdivision, not all of models provided by Dartmoor Homes meet the setbacks and other requirements. In order to ensure the appropriate models fit on the lots and to maintain a common appearance in the Yorkshire Woods Subdivision, some of the lots have restrictions placed on them. Dartmoor Homes should provide you with this list indicating which model fits on which lot.
9. *LOT RESUBDIVISION* – Resubdivision of platted lots (usually done for purposes of construction of an additional home) is **prohibited** in this subdivision. This prohibition was a condition of approval of this development.
10. *SITE REQUIREMENTS* – Based on the annexation agreement between the developer and the Village of Hoffman Estates, all homes on lots within this subdivision shall conform to the following requirements:
 - a. Building setbacks - general.

◆	Minimum front yard setback:	30-feet
◆	Minimum side yard setback:	10-feet
◆	Minimum corner side yard setback:	30-feet
◆	Minimum rear yard setback:	20 feet
	Thirty five (35) feet for lots backing up to McDonough Road, and thirty (30) feet for lots backing up to right of ways of sixty six (66) feet, but less than eighty (80) feet	Except as follows:
◆	Maximum Floor Area Ratio:	.35
◆	Maximum building height:	43-feet
 - b. The corner side yard setback has been reduced from 30-feet to 28-feet on Lot 8, and to 26-feet on Lot 37.
 - c. Buffers adjacent to McDonough Road – Ten (10) feet in addition to yard setbacks adjacent to the right of way with berming, fencing, landscaping and other features consistent with the concepts depicted on the Final Approved Plans for the West Property.

UNOFFICIAL COPY

INFORMATION REGARDING YORKSHIRE WOODS SUBDIVISION, AND THE SURROUNDING AREA

11. *OUTLOTS* –

- a “Outlots A, and B” provides stormwater detention for Yorkshire Woods. This is an area that has been designed to provide a low maintenance landscape that the Park District will ultimately maintain. The purpose of this design is to allow for less frequent mowing where grass and flower heights will be at a natural unmowed height to provide an open field character. To highlight the edge of the property the lots adjacent to “Outlots A and B” are provided with concrete markers delineating the limits of the lot and the Park District property. Encroachments within the Park District property are not allowed.
- b “Outlot C” – The multi-use path connection to the park at the west end of the subdivision is a public way.
- c “Outlot 1” will remain as a natural preservation area. Development of this area will be limited to walking trails, neighborhood play structures (tot lots) and structures that support use of the property as a natural preservation area for public enjoyment (subject to approval by the Village). The naturalized wooded areas on the public lots were preserved to provide for enjoyment of this natural feature

- 12. *LANDSCAPE BUFFERS* – As part of the subdivision approval, landscape materials were included along McDonough Road and along the north property line. The landscape materials for both buffers are located on the individual lots. Landscape maintenance along the north property is the sole responsibility of the homeowner. Landscape maintenance along McDonough Road between the rear yard fence and the parkway is the sole responsibility of the homeowner’s association.
- 13. *TREE MAINTENANCE* – Future maintenance (including any required removal) of existing trees on individual lots (other than trees in the right of way) will be the responsibility of the homeowner.
- 14. *DECORATIVE ALUMINUM FENCE* – The developer has installed or shall install a 4-foot high decorative aluminum fence on Lots 1-7, 20 29-35 and 43, which is along McDonough Road and the west property line adjacent to the park. After the issuance of the final certificate of occupancy, maintenance of the fence installed by the developer is the sole responsibility of the Homeowner’s Association.
- 15. *RETAINING WALLS* – Lots 8, 9 11 – 14 and 40 each have an approximately 3 to 4 foot high retaining wall located on them. These walls are constructed of unit masonry blocks and will be installed by the developer prior to issuance of final certificate of occupancy. Maintenance of the retaining walls is the sole responsibility of the Homeowner’s Association.

UNOFFICIAL COPY

INFORMATION REGARDING YORKSHIRE WOODS SUBDIVISION, AND THE SURROUNDING AREA

16. *HOMEOWNERS ASSOCIATION* - Please note that the Yorkshire Woods Homeowners' Association has been established with this development. The Association is to maintain all common areas as defined in the Yorkshire Woods Homeowner's Association Declaration of Covenants, Conditions and Restrictions (CCR's), including the landscaping along McDonough Road, the common subdivision fencing and the subdivision identification signs. Furthermore, as indicated in the Homeowner Association Documents, the following items are addressed in the CCR's:
- ◆ The CCR's require that each lot owner shall install foundation landscaping equal to or exceeding \$3,000 within 6 months of acquiring the lot,
 - ◆ Fence and accessory structure permits shall not be issued for any rear yards within this development without written approval of the Homeowner Association Board,
 - ◆ Please review the complete document for additional clarification and information.
17. *RIGHT OF WAY OBSTRUCTIONS* - For the purpose of maintaining an open and clear public right of way, The Department of Public Works at the Village of Hoffman Estates has developed standards for the installation of curbside mailboxes. Please note that masonry mailbox supports are not permitted. Please call the Village Department of Public Works prior to installing any non-standard mailbox. The placement of boulders or other rock or brick adornment, yard lights, fencing, basketball hoops, or edging is also not permitted in the right of way. Landscaping in the right of way should be limited to annual or perennial flowers and grasses that will remain lower than 2.5' in height. Please note that Village right of way typically extends 19.5' beyond the back of curb towards the homeowner's property line. Please contact the Department of Public Works at (847) 490-6800 for additional information.
18. *EASEMENT ENCROACHMENTS* - To sustain the integrity of the natural areas, and to keep the easement areas free and clear, there cannot be encroachment of any kind, including sheds, structures, decks, patios, porches, and landscaping, into any easement as designated on the plat of survey.
19. *CONSTRUCTION PERMITS* - Prior to convening with the construction of all accessory structures permitted by the homeowner's association covenants, including sheds, decks, porches, patios, and room additions, it is necessary to obtain a Village building permit. Finished basements also require a Village permit and plan approval. Please contact the Village's Code Enforcement Division at (847) 882-9100 for any additional information.
20. *CONSTRUCTION GRADING PERMITS* - Please contact the Village Department of Community Development prior to making changes to the existing grades in the yard or constructing or adding to the existing driveway. These changes require a Village permit and may be prohibited due to zoning restrictions.
21. *UTILITY LOCATIONS* - Exterior construction of any kind is prohibited prior to having utilities located by the Joint Utility Locating Information for Excavators (J.U.L.I.E.) at 1-800-892-0123. This is a free service and requires an advance notice of 48 hours

UNOFFICIAL COPY

INFORMATION REGARDING YORKSHIRE WOODS SUBDIVISION, AND THE SURROUNDING AREA

- (excluding Saturday, Sunday, and Holidays). Village of Hoffman Estates utilities are separate from the J.U.L.I.E. system. For information related to Village utilities, contact the Department of Public Works at (847) 490-6800.
22. *SCHOOLS* - Homes within the subdivision are located within Elgin School District U-46. Information on specific schools which children may attend please contact Larry Ascough, Community Relations Director at (847) 888-5039.
 23. *PARKS* - This subdivision is located with the Hoffman Estates Park District, which is a separate agency from the Village. A final plan has not been approved and the design may change. For more information, please contact the Park District at (847) 885-7500.
 24. *CABLE SERVICES* - Cable television services are provided to this subdivision by Comcast Corporation. For more information, please contact Comcast Corporation at (866) 594-1234.
 25. *ELEVATED WATER TOWER* - An elevated water tower may be located within the vicinity of the residential subdivision. For information, call Kenneth Hari, Director of the Department of Public Works at (847) 490-6800.
 26. *BUILDING PLANS* - The blueprints for the home are only available for viewing at the Village Hall. If you wish your own copy of the blueprints for your home, you should make arrangements with the builder.

THE VILLAGE OF HOFFMAN ESTATES

By: Virginia Mary Deuster
Village Clerk