

CHICAGO SUN-TIMES

Certificate of Publication

ATTESTATION OF PUBLIC LEGAL NOTICE

On Behalf of:

Vasselli Law, LLC

Customer No: 108251

Ad No: 17272

PO Number: Proposed development of land commonly known as the "Allstate Property"

STATE OF ILLINOIS, COUNTY OF COOK:

Chicago Sun-Times does hereby certify it has published the attached advertisements in the following secular newspapers. All newspapers meet Illinois Compiled Statute requirements for publication of Notices per Chapter 715 ILCS 5/0.01 et seq. R.S. 1874, P728 Sec 1, EFF. July 1, 1874. Amended by Laws 1959, P1494, EFF. July 17, 1959. Formerly Ill. Rev. Stat. 1991, CH100, PI.

As published in Chicago Sun Times in the issue(s) of:

6/9/2026

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this Certificate to be signed by:

William
Weibert
Senior Director
Advertising

Date: 6/9/2026



LEGAL NOTICE
VILLAGE OF SOUTH BARRINGTON
COOK COUNTY, ILLINOIS

NOTICE OF PUBLIC HEARING BEFORE THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF SOUTH BARRINGTON, ILLINOIS

NOTICE IS HEREBY GIVEN that the Plan Commission / Zoning Board of Appeals of the Village of South Barrington, Cook County, Illinois, will hold a public hearing on June 9, 2026 at the South Barrington Village Hall, 30 South Barrington Road, South Barrington, Illinois 60010 commencing at 7:00 pm to consider, make recommendations and conduct a public hearing as required by the applicable statutes of the State of Illinois and the Zoning Ordinance of the Village of South Barrington regarding the proposed development of land commonly known as the "Allstate Property" located at 51 W. Higgins Rd., Unincorporated Cook County, Illinois 60010 (referred to herein as the "Property") and legally described as follows:

PARCEL 1:
THAT PART OF FRACTIONAL SECTION 2, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 34 TO THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS STATE TOLL HIGHWAY, THENCE WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS STATE TOLL HIGHWAY BEING A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF FRACTIONAL SECTION 2, TO THE EAST LINE OF THE EAST HALF OF THE WEST HALF OF FRACTIONAL SECTION 2 FOR THE POINT OF BEGINNING, THENCE SOUTHWEST WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAID TOLL HIGHWAY TO THE EAST RIGHT OF WAY LINE OF BARTLETT ROAD, THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF BARTLETT ROAD TO THE NORTH LINE OF FRACTIONAL SECTION 2, BEING ALSO THE SOUTH LINE OF THE SOUTH WEST QUARTER OF SAID SECTION 34, THENCE EAST ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 2 TO THE EAST LINE OF THE EAST HALF OF THE WEST HALF OF FRACTIONAL SECTION 2, THENCE SOUTH ALONG THE EAST LINE OF THE EAST HALF OF THE WEST HALF OF FRACTIONAL SECTION 2 TO THE POINT OF BEGINNING, IN UNINCORPORATED COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART CONVEYED TO COUNTY OF COOK BY WARRANTY DEED RECORDED NOVEMBER 28, 1995 AS DOCUMENT 96031701, DESCRIBED AS FOLLOWS: THAT PART OF THE WEST HALF OF FRACTIONAL SECTION 2, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS STATE TOLL HIGHWAY BEING A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID FRACTIONAL SECTION 2 AND THE EASTERLY LINE OF ILLINOIS STATE TOLL HIGHWAY EASEMENT AS ACQUIRED BY DOCUMENT 1990163 RECORDED ON MAY 9, 1997, THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO SAID NORTH LINE, THENCE EAST ALONG SAID NORTH LINE TO ITS INTERSECTION WITH A LINE 10 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID EASTERLY LINE, THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE TO THE NORTHERLY RIGHT OF WAY LINE AFORESAID, THENCE WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE PLACE OF BEGINNING, IN UNINCORPORATED COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTH WEST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF HIGGINS ROAD AS PRESENTLY LOCATED AND AS WIDENED BY DEED RECORDED NOVEMBER 10, 1937 AS DOCUMENT 12069202 EXCEPTING THEREFROM THE EAST 17 FEET OF THE WEST 50 FEET THEREOF, IN UNINCORPORATED COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART CONVEYED TO COUNTY OF COOK BY WARRANTY DEED RECORDED NOVEMBER 28, 1995 AS DOCUMENT 96031701, DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND THE EASTERLY LINE OF ILLINOIS STATE TOLL HIGHWAY EASEMENT AS ACQUIRED BY DOCUMENT 1990163 RECORDED ON MARCH 26, 1997, THENCE EAST ON SAID SOUTH LINE TO ITS INTERSECTION WITH A LINE 10 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID EASTERLY LINE, THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE TO SAID EASTERLY LINE, THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE TO THE PLACE OF BEGINNING, IN UNINCORPORATED COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE WEST HALF OF LOT TWO OF THE EAST FRACTIONAL HALF OF SECTION 2, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION, DATED JANUARY 22, 1994 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER LB 17348, EXCEPTING THEREFROM THAT PART THEREOF LYING EAST OF THE EAST LINE EXTENDING SOUTH OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN UNINCORPORATED COOK COUNTY, ILLINOIS.

Commonly known as: 51 W. Higgins Rd., Unincorporated Cook County, Illinois 60010
PNS: 06-02-100-000-000; 01-34-302-002-000; 01-34-302-003-000; 06-02-200-015-000 and any other PNs associated with the project.
Petitioner requests the following relief from the South Barrington Zoning Ordinance ("Ordinance"):
Extension of the 24-month variation and special use that was granted by way of Village Ordinance 2024-1413 on August 12, 2024 to another 24 months and clarify that approval of a Final Plan for any portion of the Planned Unit Development is sufficient to establish the variation and special use.
Granting deviations from the variation and special use that was granted by way of Village Ordinance 2024-1413 on August 12, 2024 and all other relevant village codes, ordinances, regulations and rules to eliminate the restrictions placed on loading docks on south or west side of buildings only; eliminate the restrictions placed on overnight trailer parking, allowing 50 dock positions with an opportunity for future additions, allowing up to 2% of each building non-warehouse use, allowing all 10 dock positions of the west property, the and 01 dock setback of south property, the, and allowing construction of buildings to be planned, constructed and all other related thereto and done in accordance with the abovesaid laws and Village Code.
Were the submitted requirements, processes, and procedures as established in the village code of the Village of South Barrington Title 2, Chapter 4, Architectural Control Commission.
Petitioner's application and supporting documents are on file with the Village Clerk and may be inspected during regular business hours, Monday through Friday, 8:00 am to 4:00 pm.
All persons present at the public hearing will be afforded an opportunity to be heard. Written comments may be submitted to the attention of the Plan Commission / Zoning Board of Appeals Chairperson, c/o South Barrington Village Hall at the address aforesaid and will be considered if received at least six (6) hours prior to the hearing. The Plan Commission / Zoning Board of Appeals reserves the right to continue the public hearing from time to time in accordance with the requirements of the Illinois Open Meetings Act.
Individuals with disabilities who plan to attend the hearing and require certain accommodations in order to allow them to observe and participate or who have questions regarding the accessibility of the meeting facilities are requested to contact the Office of Village Clerk at 847-681-0210.
This Notice is given pursuant to law.
Published by authority of the Plan Commission / Zoning Board of Appeals of the Village of South Barrington.
Dated: June 9, 2026 /s/ Michael McCombe, Chairman
1802026.017272

Vasselli Law, LLC

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