

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: SU22-0003
PROJECT NAME: WATERFRONT COMMUNITY CHURCH
ADDRESS/LOCATION: 2080 STONINGTON AVE
REQUEST: SPECIAL USE - ALL OTHER USES NOT CITED
OWNER: BRIGHT HOPE INTERNATIONAL
APPLICANT: WATERFRONT COMMUNITY CHURCH / HARVEST COMMUNITY CHURCH (AS CONTRACT PURCHASER)
PROPERTY SIZE: 2.4 ACRES
ZONING / LAND USE: M-1 MANUFACTURING DISTRICT
ADJACENT PROPERTIES: NORTH: M-1 MANUFACTURING DISTRICT (OFFICE)
SOUTH: B-2 BUSINESS DISTRICT (NORTHWEST CORPORATE CENTRE)
EAST: M-1 MANUFACTURING DISTRICT (OFFICE)
WEST: B-2 BUSINESS DISTRICT (RED ROOF INN)
PZC MEETING DATE: 5/4/2022
PUBLIC HEARING: YES
STAFF ASSIGNED: DAISY DOSE, ASSISTANT PLANNER

REQUESTED MOTIONS

Request for a Special Use to Waterfront Community Church to permit a religious assembly use for the property located at 2080 Stonington Avenue.

BACKGROUND

The subject property was developed as part of the Barrington Square Industrial Park in 1973. The property is currently zoned M-1 Manufacturing District. Bright Hope International, a non for profit organization, purchased the property in 1999 and was granted a special use to partially redevelop the existing building and site for use as an office and warehouse for donated goods and crafts. The warehouse was developed into three tenant spaces. The tenant space that is located at 2080 Stonington Avenue is approximately 14,200 square feet and serves as a religious assembly space for Waterfront Community Church.

In 2015, a special use was granted (Ordinance No. 4499-2015) to Bright Hope International to permit an assembly space including a congregation room for Waterfront Community Church. As part of this approval, the church was required to submit a parking study which concluded that the building, with only 64 parking spaces on-site, would be heavily reliant on street parking as the church congregation grows or if the assembly space was ever to be used to its full capacity. A concept plan for the parking lot expansion was designed and considered at the time; however due to the unknown parking numbers and costs associated with the parking lot expansion, it was requested that the expansion be completed at a later date. Several conditions of approval were included to help avoid potential parking problems which included a requirement for the applicant to submit for site plan approvals for a parking lot expansion by the end of 2017 and a 225-person capacity limit for the assembly use space.

In 2018, Bright Hope was granted an extension for the parking lot expansion due to the church membership not growing and Bright Hope not expanding their offices. Waterfront stayed below the 225-person capacity limit and was able to accommodate all parking on site with just a few of the closest on-street parking spaces being used on Sundays and during special events. The new approval required that the property owner submit an application for site plan amendment for parking lot expansion by December 2019 to ensure completion by September 2020.

In 2019, Bright Hope received special use approval for an indoor sports training facility in the same building. This approval also included a special use amendment revoking the 2015 and 2018 conditions that required a parking lot expansion for Waterfront Community Church, citing that the building was for sale as well as the intensity of operations on the property have decreased since approval.

PROPOSAL

Harvest Community Church has recently entered into a contract agreement to purchase the subject property from Bright Hope International with the intent to allow existing tenants (Waterfront Community Church and Roselle Rage/Northwest Travelers) to remain on the property until the expiration of existing lease agreements. Harvest intends to occupy the existing assembly space and expand to accommodate a Sunday school and community activity center upon expiration of the existing leases. This future proposal is not being considered at this time.

The current special use approval for the assembly space at 2080 Stonington was granted to Bright Hope International, who will no longer have an interest in the property after the sale of the property. Therefore, the special use approval must be transferred to allow its continuation. As such, the petitioner is seeking a special use to permit a religious assembly use at 2080 Stonington Avenue.

Waterfront Community Church operations consist of church service on Sunday at 10:00 am and small group (20 person maximum) church activities throughout the week. Attendance at Sunday church service averages around 100 people.

No interior or exterior changes are proposed as part of this special use request and the petitioner does not anticipate any changes to current operations.

STAFF ANALYSIS

The subject property is zoned M-1, Manufacturing District. An assembly use is not a permitted or listed Special Use in the M-1 District. The district includes an allowance under Section 9-9-1-C-2-L for "all other uses not heretofore cited" to be reviewed as a special use. There are no known issues or complaints with the current use by Waterfront, and it is anticipated that Waterfront will continue to operate the same as it has previously.

A comprehensive parking count was submitted as part of the current request. There are a total of 64 spaces on the property, including 6 handicapped spaces. It is anticipated that Waterfront Community Church would utilize approximately 40 parking spaces on Sunday. The church will also hold small group church activities throughout the week which is not anticipated to have a high-intensity impact on the parking demand for the building with approximately 8 parking spaces being used. The church operates on Sundays when adjacent businesses are closed and the property owner works with the buildings tenants to coordinate activities to ensure that no events are taken place simultaneously.

As mentioned, no interior or exterior changes are being proposed at this time, and this request would simply allow the existing tenant, Waterfront Community Church, to continue with their current operations within the building.

The current site is not in compliance with current Village Code landscaping, parking lot, and other design standards. Compliance with current site plan regulations is not being required as part of the current special use request. However, upon change or expansion of the current use, including re-occupancy by a different church use, the owner will be required

to seek site plan approval and update the site and building to meet current Village Code requirements to the extent feasible, including a parking lot expansion as needed to meet the parking demand of any future use.

STANDARDS FOR A SPECIAL USE

Section 9-1-18-I of the Zoning Code – Standards for a Special Use – states that the Planning and Zoning Commission shall not recommend the adoption of a proposed Special Use unless it finds that the Special Use meets the Standards for Special Use as set forth in the Zoning Code:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided;
5. That adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in public streets; and
6. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except in each instance as such regulations may be modified by the Village Board pursuant to the recommendation of the Planning and Zoning Commission.

NOTIFICATION

The standard newspaper notice was provided to the Daily Herald. Standard notification letters have been sent to surrounding properties within 300 feet and as of this writing no written comments have been received. Public notice signage was also posted on the property.

RECOMMENDED CONDITIONS

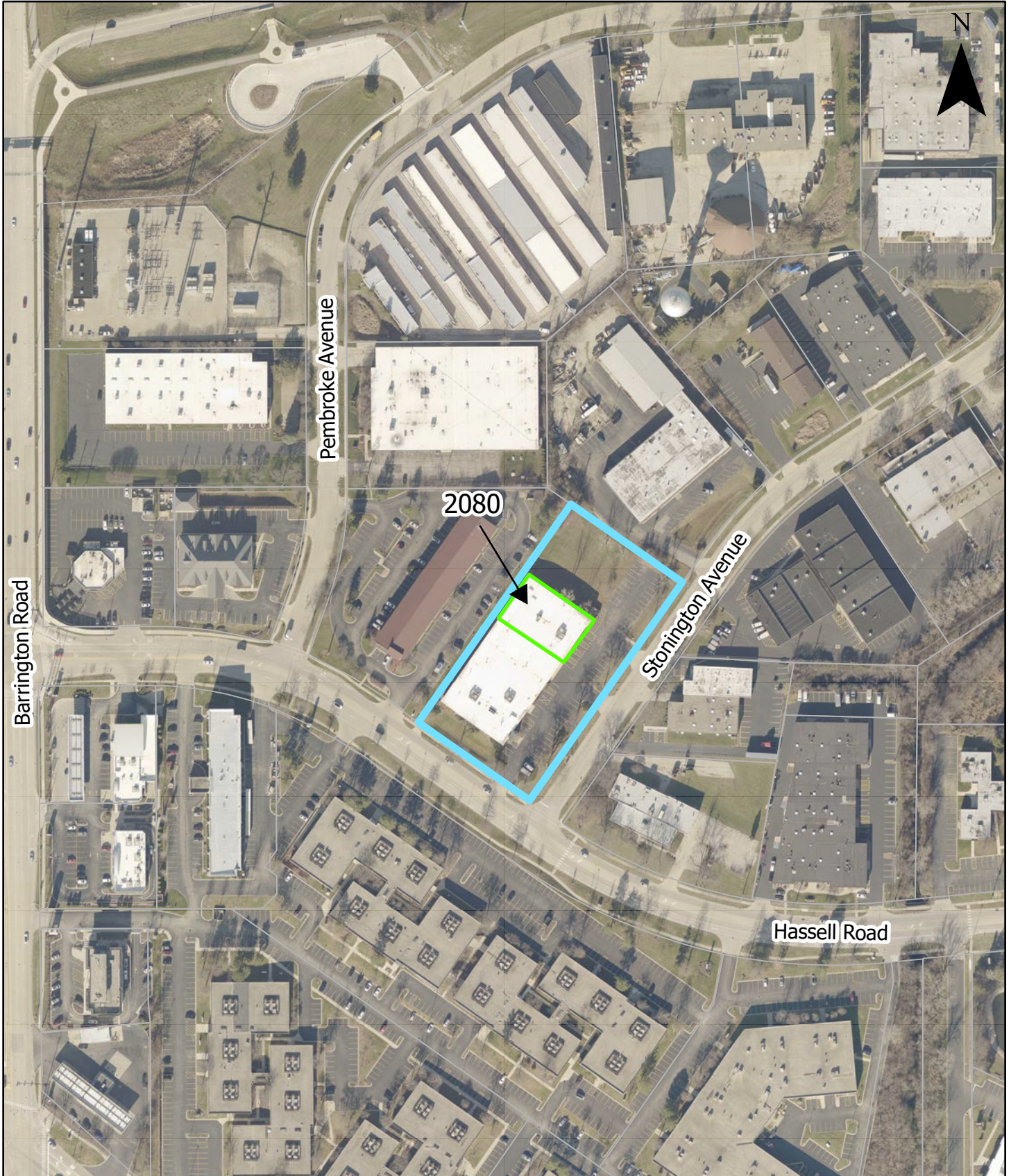
If the Planning and Zoning Commission recommends approval of the request, staff recommends the following conditions be included:

1. The special use is granted solely for the operation of a religious assembly use by Waterfront Community Church within the 14,200 square foot tenant space at 2080 Stonington Avenue.
2. The approval of the special use shall be based on the application materials submitted by the petitioner for this request.
3. No Sunday school use is permitted with this approval.
4. Any proposed operational, building or site changes will trigger a formal amendment to the approved special use and site plan approval. Activities in the building that exceed the special use approval without prior Village approval will result in further action by the Village, which may include revocation of the special use granted with this request.

5. Upon a change or expansion of the current use at 2080 Stonington Avenue, including re-occupancy by a church other than Waterfront Community Church, the owner shall be required to obtain site plan approval and update the site and building to meet current Village Code requirements to the extent feasible, including parking lot expansion as needed to meet the parking demand of any future user.
6. Parking shall occur only in legally marked parking spaces or at legal on-street locations. The church shall monitor the parking to ensure that illegal parking does not occur. Failure to properly manage the parking will result in further action by the Village, which may include the revocation of the special use granted with this request.
7. The Village shall reserve the right if it is deemed necessary to require the petitioner to conduct parking counts to be submitted to the Village for review.
8. The maximum occupancy of the assembly space shall be limited to no more than 150. Failure to abide by the occupancy requirement shall result in further action by the Village, which may include revocation of the special use granted with this request.

Attachments: Location Map
 Petitioner's Application and Submittal

Exhibit A
2080 Stonington Avenue
PIN#: 07-06-102-001-0000



- ▭ Parcels
- Municipal Boundary
- ▭ Subject Property



Planning and Transportation Division
The Village of Hoffman Estates
April 2022



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: Special Use for General Assembly
ADDRESS: 2080 Stonington Avenue
PROPERTY INDEX NO.: 02-19-119-050-0000
PROPERTY ACRES: 2.4 **ZONING:** M1
PROJECT DESCRIPTION: Special Use for a General Assembly facility for Waterfront Community Church

REQUESTS BEING MADE (check all that apply):

| Application Type | Subtype | Addendum |
|--|--|---|
| <input type="checkbox"/> ANX - Annexation | N/A | N/A |
| <input type="checkbox"/> MSP - Master Sign Plan | <input type="checkbox"/> New | <input type="checkbox"/> Yes |
| | <input type="checkbox"/> Amendment | <input type="checkbox"/> No |
| <input type="checkbox"/> PLAT - Subdivision | <input type="checkbox"/> Non-Residential Preliminary | N/A |
| | <input type="checkbox"/> Non-Residential Final | |
| | <input type="checkbox"/> Non-Residential Preliminary/Final | |
| <input type="checkbox"/> PLAT - Other | <input type="checkbox"/> Residential Preliminary | N/A |
| | <input type="checkbox"/> Residential Final | |
| | <input type="checkbox"/> Residential Preliminary/Final | |
| <input type="checkbox"/> RPD Amendment | N/A | N/A |
| <input type="checkbox"/> REZ - Rezoning | From _____ to _____ | <input type="checkbox"/> Yes |
| | | <input type="checkbox"/> No |
| <input type="checkbox"/> SPR - Site Plan Review | <input type="checkbox"/> Preliminary Concept | <input type="checkbox"/> Final |
| | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Preliminary/Final |
| <input type="checkbox"/> SPA - Site Plan Amendment | <input type="checkbox"/> Staff Review | <input type="checkbox"/> Minor Amendment |
| | <input type="checkbox"/> Administrative Review | <input type="checkbox"/> Major Amendment |
| <input checked="" type="checkbox"/> SU - Special Use | <input type="checkbox"/> Listed Use (please list) _____ | <input checked="" type="checkbox"/> Use Not Cited (please list) General Assembly |
| | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> TA - Text Amendment | <input type="checkbox"/> Subdivision Code | N/A |
| | <input type="checkbox"/> Zoning Code | |
| <input type="checkbox"/> VAR - Variation | <input type="checkbox"/> Non-Residential | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | <input type="checkbox"/> Residential | |
| | <input type="checkbox"/> Sign | |

I. Owner of Record

| | | | |
|------------------------|----------|---------------------------|-----------------------|
| Name | | Bright Hope International | |
| 2060 Stonington Avenue | | Hoffman Estates | |
| Street Address | | City | |
| IL | 60169 | 224-520-6100 | chdyer@brighthope.org |
| State | Zip Code | Telephone Number | Email |

II. Applicant (if not the owner)

| | | | |
|------------------------|----------|-----------------------------|-----------------------|
| Name | | Waterfront Community Church | |
| 2080 Stonington Avenue | | Hoffman Estates | |
| Street Address | | City | |
| IL | 60169 | (847) 668-8030 | jims@waterfrontcc.com |
| State | Zip Code | Telephone Number | Email |

Applicant's relationship to property: Tenant

III. Authorized Agent on Behalf of the Owner or Applicant

| | | | |
|--------------------------------|----------|---|----------------------|
| Name | | Law Offices of Ash, Anos, Freedman & Logan, LLC | |
| 77 W Washington St. Suite 1211 | | Chicago | |
| Street Address | | City | |
| IL | 60602 | 312-346-1390 | lmfreedman@aflaw.com |
| State | Zip Code | Telephone Number | Email |

IV. Owner Consent for Authorized Representative

It is required that the property owner or designated representative be at all requests before the Planning and Zoning Commission (PZC). During the course of the meeting, questions may arise regarding the overall site, site improvements, special conditions to be included in a PZC recommendation, etc. The representative present must have knowledge of the property and have the authority to make commitments to comply with any and all conditions included in the PZC recommendations. Failure to have the owner or designated representative present at the meeting can lead to substantial delays in the hearing process. If the owner cannot be present at the meeting, the following statement must be signed by the owner:

I understand the requirement for the owner or an authorized representative to be present at the meeting with full authority to commit to requests, conditions and make decisions on behalf of the owner. I hereby authorize the following person(s)/firm(s) to act on my behalf and advise that he/she has full authority to act as my/our representative.

| | |
|--|--|
| Lawrence Freedman; Ash, Anos, Freedman & Logan LLC | Stan Yee, Executive Pastor, Harvest Community Church |
| Name/Firm | Name/Firm |
| _____ | _____ |
| Name/Firm | Name/Firm |

CH Dyer
Owner Signature

CH Dyer
Print Name

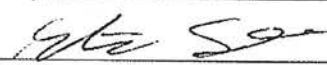

IV. Acknowledgement(s)

- Owner, applicant and authorized representatives may include other team members (consultants, brokers, tenants, etc.) that may be called upon to present at public meetings before the Planning and Zoning Commission and Village Board.
- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.
- Planning and Zoning Commission members and Village Staff often conduct inspections of subject site(s) as part of the pre-hearing review of requests. These individuals will be carrying official Village identification cards that can be shown upon request.

The Owner and Applicant, by signing this Application, certify to the correctness of the application and all submittals.

Owner's Signature: 

Owner's Name (Please Print): C.H. Dyer, Bright Hope Int'l

Applicant's Signature:  
(If other than Owner)

Applicant's Name (Please Print): Stan Yee, Harvest Community Church & Waterfront Community Church

Date: 4-8-2022

Dr. James Semrad III

IV. Application and Document Submittals

All required application materials should be submitted to the Planning & Transportation Division in electronic format via email to planning@hoffmanestates.org. Staff will notify the applicant if full size plan submittals are also required for a particular project review. Submittal requirements can be found in Subdivision Code, Section 10-6 of the Village's Municipal Code.

All applications fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning & Transportation Division with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660

SPECIAL USE ADDENDUM
EXHIBIT "A"

1. As has been demonstrated by the operation of the property for the last two years, the improvements for this project have been designed with a standard of care which have not been detrimental to or endangered the public health, safety, morals, comfort and general welfare. The project as designed currently complies with all life safety and code requirements, and the operation of the facility for the last two years demonstrates that there is a sufficient quantity of parking and vehicular ingress and egress for the site and its uses. The future addition of a Sunday school to accommodate only students accompanying their parents who will be attending Sunday services will not increase the intensity of use at the premises as the Sunday school students will be transported by their parents attending services and will also be included in determining the maximum number of attendees allowed at the premises at any given time.
2. The surrounding properties are utilized for primarily business, hospitality, and industrial uses. The operation of the facility for the last two years has not diminished or impaired property values.
3. Inasmuch as the surrounding properties are already developed, the proposed amendment to the special use will not impede the development of any of the surrounding properties.
4. The existing building is already serviced by adequate utilities and access roads. Sufficient ingress and egress provisions exist on Stonington and Hassell Roads. The existing site plan provides for more than adequate drainage due to the existing basin at the south portion of the site.
5. As demonstrated by the operation of the facility for the last two years, vehicular ingress and egress are located to minimize traffic congestion in the public streets.
6. This special use amendment, will continue to allow the property to meet and conform to all of the applicable regulation of the district.

PROJECT NARRATIVE

Harvest Community Church, the contract purchaser of the subject property, is requesting a Special Use Amendment to permit assembly space after a change in ownership of the premises upon its purchase and for certain changes in use.

At present Northwest Travelers and Roselle Rage baseball programs have combined their operations to operate a training facility for local youth at the premises, and Applicant is contemporaneously applying for a Special Use Amendment to continue their current operations. In addition, the current owner of the property, Bright Hope International, utilizes a portion of the premises for offices, and Waterfront Church uses a portion of the premises for offices and for Sunday religious services

The premises will continue to be used by its current occupants without change for a limited period of time as follows:

1. Northwest Travelers and Roads Rage will continue their operations until their current lease expires on January 31, 2025.

2. Bright Hope International will continue to utilize a portion of the premises for office use after the closing of its sale for a period which is not intended to go beyond December 31, 2022.

3. Waterfront Church currently has a lease which expires August 13, 2024. It is anticipated that upon the expiration of its lease it will be allowed if it wishes to continue for a brief period of time until Applicant's Sunday school modifications as hereinafter delineated are completed.

4. Applicant currently utilizes a portion of the premises for offices only and anticipates continuing such limited use until the expiration of the Waterfront lease on August 13, 2024. At that time Applicant intends to perform a limited buildout of that portion of the facility at 2070 Stonington Avenue in order to install a small gym and classrooms to be exclusively used as part of a Sunday school.

5. Waterfront Church currently does not use the Premises for Sunday school activities. It is Applicant's intent, after the expiration of the current lease to Northwest Travelers and Roads Rage on January 31, 2025, to renovate the area presently used by Northwest Travelers and Roads Rage to accommodate a Sunday school. The Sunday school will only be available to those students accompanying their parents to Applicant's Sunday services. The number of students attending Sunday school will be included in determining the maximum number of occupants allowed under the Special Use at any given time. Applicant does not propose any changes to the exterior of the Premises.

6. Inasmuch as it is not proposed that the intensity of use at the premises be expanded beyond that which exists under the current special use ordinances, Applicant is requesting that it not be obligated to perform any parking lot expansion or related site improvements to the

property until such time, if ever, as Applicant seeks to expand the intensity of its uses at the premises. Given that its proposed hours of operation and number of participants anticipated to continue to occupy the premises, will be no greater than that presently being operated, Applicant submits that the current parking provided on the property is adequate for the proposed amended special use.

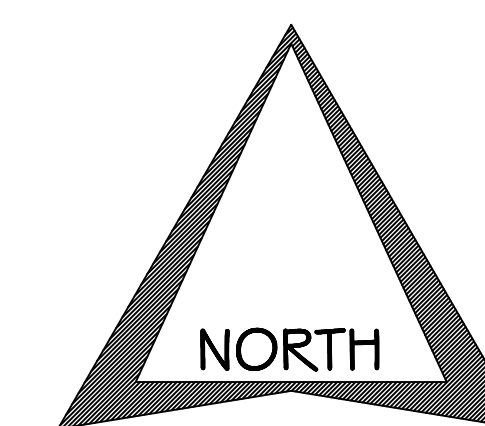
Parking Demand for 2060-2080 Stonington

| | | 2060 Stonington | 2070 Stonington | 2080 Stonington | Parking Demand for Building | |
|--------------------------|---------------|-----------------|-----------------|-----------------|-----------------------------|----|
| Week 1 3/28/22-4/3/22 | Monday | 8 AM - 5 PM | 4 | 0 | 1 | 5 |
| | | 4 PM - 5 PM | 0 | 10 | 0 | 10 |
| | Tuesday | 8 AM - 5 PM | 14 | 2 | 1 | 17 |
| | | 4 PM - 5 PM | 3 | 4 | 0 | 7 |
| | Wednesday | 8 AM - 5 PM | 4 | 0 | 8 | 12 |
| | | 4 PM - 5 PM | 3 | 4 | 0 | 7 |
| | Thursday | 8 AM - 5 PM | 3 | 0 | 1 | 4 |
| | | 4 PM - 5 PM | 3 | 4 | 0 | 7 |
| | Friday | 8 AM - 5 PM | 8 | 2 | 1 | 11 |
| | | 4 PM - 5 PM | 13 | 8 | 8 | 29 |
| | Saturday | 8 AM - 12 PM | 3 | 0 | 1 | 4 |
| | | 12 PM - 6 PM | 3 | 10 | 0 | 13 |
| | | 6 PM - 10 PM | 15 | 10 | 0 | 25 |
| | Sunday (4/3) | 8 AM - 12 PM | 2 | 0 | 39 | 41 |
| 12 PM - 6 PM | | 6 | 0 | 3 | 9 | |
| 6 PM - 10 PM | | 6 | 0 | 0 | 6 | |
| Week 2 4/4/22-4/10/22 | Monday | 8 AM - 5 PM | 4 | 0 | 1 | 5 |
| | | 4 PM - 5 PM | 0 | 10 | 0 | 10 |
| | Tuesday | 8 AM - 5 PM | 14 | 2 | 1 | 17 |
| | | 4 PM - 5 PM | 3 | 4 | 0 | 7 |
| | Wednesday | 8 AM - 5 PM | 4 | 0 | 8 | 12 |
| | | 4 PM - 5 PM | 3 | 4 | 0 | 7 |
| | Thursday | 8 AM - 5 PM | 13 | 0 | 1 | 14 |
| | | 4 PM - 5 PM | 3 | 4 | 0 | 7 |
| | Friday | 8 AM - 5 PM | 8 | 2 | 1 | 11 |
| | | 4 PM - 5 PM | 13 | 8 | 8 | 29 |
| | Saturday | 8 AM - 12 PM | 3 | 0 | 1 | 4 |
| | | 12 PM - 6 PM | 3 | 10 | 0 | 13 |
| | | 6 PM - 10 PM | 15 | 10 | 0 | 25 |
| | Sunday (4/10) | 8 AM - 12 PM | 2 | 0 | 37 | 39 |
| 12 PM - 6 PM | | 14 | 3 | 1 | 18 | |
| 6 PM - 10 PM | | 2 | 0 | 0 | 2 | |



ALTA/ACSM LAND TITLE SURVEY

by
JOHN D. REBK & ASSOCIATES
Land and Construction Surveys
35 W 388 Miller Road
Dundee, Illinois 60118 (847) 428-3456



BASED UPON TITLE REPORT / COMMITMENT No. 210262919K BY CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF OCTOBER 28, 2021.

NOTES CORRESPONDING TO SCHEDULE "C"

② PUBLIC UTILITIES EASEMENT AS SHOWN ON THE PLAT OF BARRINGTON SQUARE INDUSTRIAL CENTER UNIT ONE, RECORDED NOVEMBER 20, 1970 AS DOCUMENT NO. 21323708, OVER THE NORTHEASTERLY 7.5 FEET, THE WESTERLY 7.5 FEET AND THE SOUTHWESTERLY 10 FEET OF SAID LOT. (PLOTTED)

③ EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY & CE, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 21323708, AFFECTING THE NORTHEASTERLY 7.5 FEET, WESTERLY 7.5 FEET AND SOUTHWESTERLY 10 FEET OF THE LAND. (PLOTTED)

LEGAL DESCRIPTION

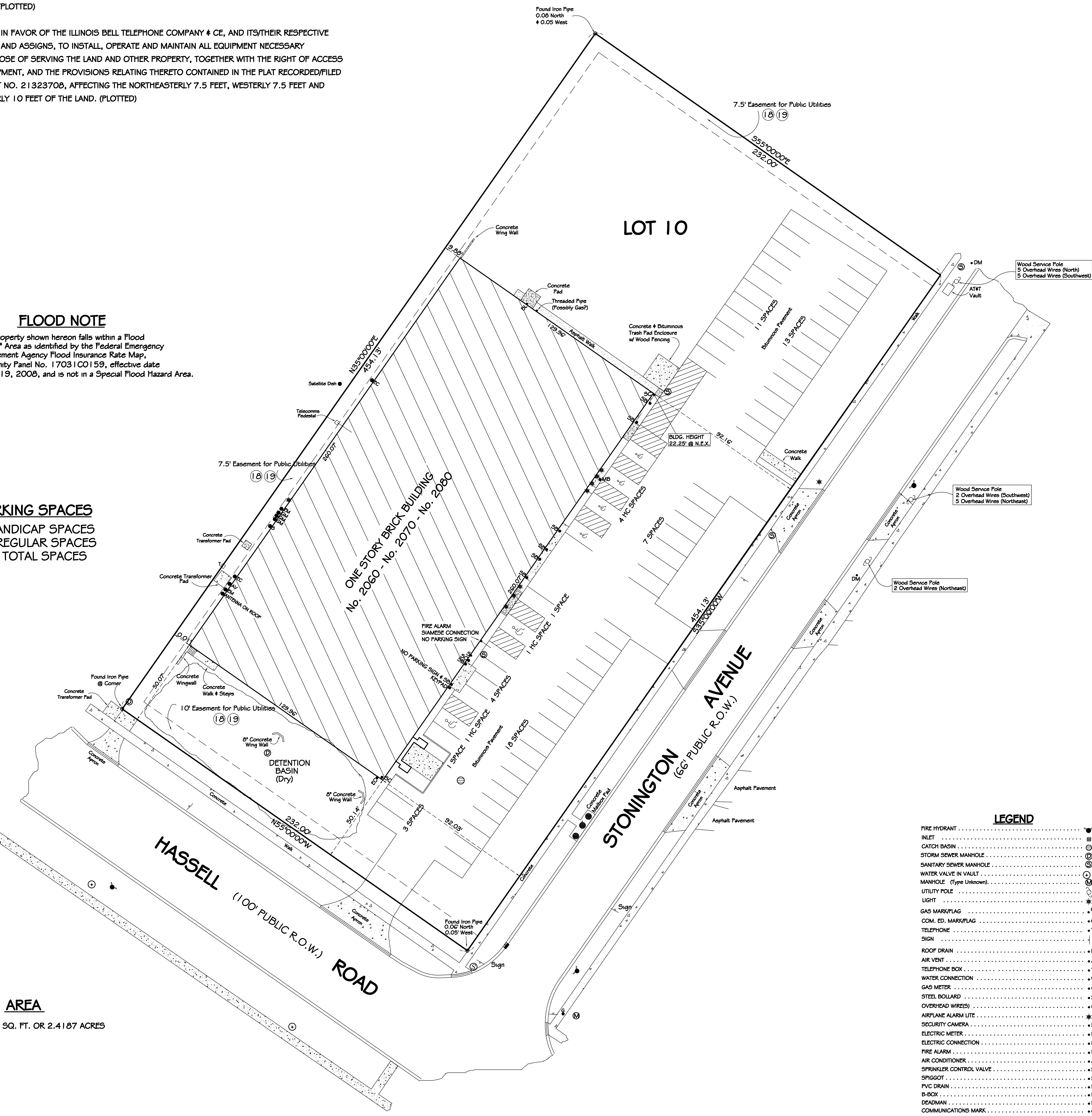
LOT 10 IN BARRINGTON INDUSTRIAL CENTER UNIT 1, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 6, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FLOOD NOTE

The property shown hereon falls within a Flood Zone "X" Area as identified by the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 17031C0159, effective date August 19, 2008, and is not in a Special Flood Hazard Area.

PARKING SPACES

6 HANDICAP SPACES
58 REGULAR SPACES
64 TOTAL SPACES



AREA

105,358.16 SQ. FT. OR 2.4187 ACRES

| LEGEND | |
|-------------------------|---|
| FIRE HYDRANT | • |
| INLET | ■ |
| CATCH BASIN | □ |
| STORM SEWER MANHOLE | ○ |
| SANITARY SEWER MANHOLE | ⊙ |
| WATER VALVE IN VAULT | ⊕ |
| MANHOLE (Type Unknown) | ⊗ |
| UTILITY POLE | ⊙ |
| LIGHT | ⊙ |
| GAS MARK/FLAG | • |
| COM. ED. MARK/FLAG | • |
| TELEPHONE | • |
| SIGN | • |
| ROOF DRAIN | • |
| AIR VENT | • |
| TELEPHONE BOX | • |
| WATER CONNECTION | • |
| GAS METER | • |
| STEEL BOLLARD | • |
| OVERHEAD WIRE(S) | • |
| AIRPLANE ALARM LITE | • |
| SECURITY CAMERA | • |
| ELECTRIC METER | • |
| ELECTRIC CONNECTION | • |
| FIRE ALARM | • |
| AIR CONDITIONER | • |
| SPRINKLER CONTROL VALVE | • |
| SPIGGOT | • |
| PVC DRAIN | • |
| B-BOX | • |
| DEADMAN | • |
| COMMUNICATIONS MARK | • |
| MAIL BOX | • |

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS 355
COUNTY OF KANE
CERTIFY TO:
HARVEST COMMUNITY CHURCH, AN ILLINOIS NOT FOR PROFIT CORPORATION
CHICAGO TITLE INSURANCE COMPANY
282 MESSNER L.L.C., AN ILLINOIS LIABILITY COMPANY AND TO THEIR

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b) (1), 7(c), 8, 9, 13, 11(b), AND 16.

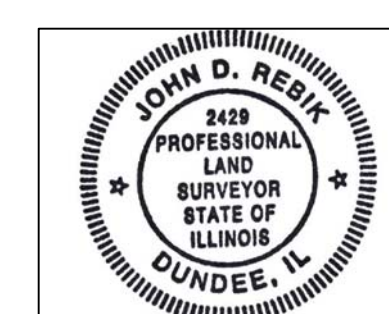
THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2021.
DATED SEPTEMBER 7, 2021 AND REVISED DECEMBER 6, 2021.

Scale: 1 inch equals 20 feet.
Distances are marked in feet and decimal parts thereof.

Ordered by: BRIGHT HOPE
Checked by: J.D.R. Surveyed by: D.K.R.

Please check legal description with Deed; also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.

ORDER NO: 21-554.10.ALTA



John D. Rebk

JOHN D. REBK I.P.L.S. No. 035-002429
LICENSE EXPIRES NOVEMBER 30, 2022
EMAIL ADDRESS: REBKISURVEYOR5@COMCAST.NET