

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: PLN23-0012
PROJECT NAME: Car Wash Special Use Ownership Transfer
ADDRESS/LOCATION: 105 E. Golf Road
REQUEST: SPECIAL USE – NOT A LISTED USE
OWNER: 105 E GOLF ROAD, LLC
APPLICANT: DREAM CLEAN OPERATING COMPANY, LLC
PROPERTY SIZE: 0.43 Acres
ZONING / LAND USE: B-2 Community Business District, Car Wash
ADJACENT PROPERTIES: NORTH: Village of Schaumburg
SOUTH: B-2 Business District, Hoffman Plaza Shopping Center/Village Water Tower
EAST: R-2 One Family Residential District
WEST: B-2 Business District, Popeye's
PZC MEETING DATE: 3/15/2023
PUBLIC HEARING: YES
STAFF ASSIGNED: Daisy Dose, Assistant Planner

REQUESTED MOTIONS

Special Use to Dream Clean Operating Company, LLC to permit a car wash for the property located at 105 E. Golf Road.

BACKGROUND

The subject property, currently known as Route 58 Carwash, has been in operation as a car wash, pursuant to a Special Use approval, for a number of years. In 2017, the car wash underwent significant site upgrades including the reconfiguration of the site, façade changes, and landscape installation.

The applicant, Dream Clean Operating Company, LLC, is under contract to purchase the property and will continue to do business as a car wash on the site.

SUMMARY

Services offered by the car wash include car wash packages and self-service vacuuming stations. The current hours of operation are from 8 am to 8 pm, 7 days a week and those are not expected to change. Peak hours can vary based on weather conditions and time of the year, however peak demand is typically on weekend afternoons.

There could be up to three employees on site which includes one manager. The building is equipped with an office space for employees as well as a restroom. Deliveries are expected once a month however they are not anticipating the use of a

large truck or vehicle.

The site is currently improved with 12 parking spaces, 8 dedicated to vacuum stalls, three employee parking stalls, and one ADA-accessible space. The site is configured so that a customer enters off of Golf Road, utilizes the vacuum stalls, and then proceeds to one of two point of sale kiosks for the car wash. Once the customer proceeds through the car wash they will then exit off of Golf Road via an exit only driveway.

STAFF ANALYSIS

Zoning: The subject property is zoned B-2 Community Business District. Car washes are not listed as a permitted or special use in the B-2 District, therefore this request is being considered under Section 9-8-2-C-9 which states “All other uses not heretofore cited in Sections 9-8-1-B (Permitted Uses in B-1), 9-8-1-C (Special Uses in B-1), and 9-8-2-B (Permitted uses in B-2)”. The site has been a car wash for a number of years and has an existing special use approval. Due to the expected change in ownership, a new Special Use approval is being requested by the contract purchaser.

Parking: The site is currently improved with 12 parking spaces, 8 of which are dedicated to self-service vacuum stalls, three of which are reserved for employee parking, and one ADA-Accessible space. There have been no reported issues with parking on the property and the business has been able to accommodate all required parking for employees and customers on site.

Stacking: The property has two point-of-sale lanes, including one membership lane with an automated scanner for pre-paid members. The applicant expects to use traffic control tools to ensure that cars are queued properly and efficiently on site, including stationing employees at the point of sale kiosk to direct customers through the sale screens.

Upgrades to the existing building: The applicant intends to upgrade the exterior building paint, signage, landscaping and car wash equipment. All modifications to the existing site plan will be required to go through site plan review and modifications to the interior of the building will be required to obtain a building permit.

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 a 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.

The petitioner has addressed these standards in their application.

NOTIFICATION

A public notice was published in the Daily Herald 15 days prior to the hearing. Standard notification letters have been sent to surrounding properties within 300 feet. A Notice of Public Hearing sign was placed on the property 10 days prior to the Planning and Zoning Commission hearing. No objections have been received.

RECOMMENDED CONDITIONS

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

1. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request.

Attachments: Location Map
 Application

Exhibit A
105 E. Golf Road
PIN: 07-15-200-032-0000



- Legend**
-  Subject Property
 -  Parcels
 -  Village Boundary



Planning and Transportation Division
Department of Development Services
March 2023



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: Dream Clean Car Wash
ADDRESS: 105 E. Golf Road, Hoffman Estates, IL 60169
PROPERTY INDEX NO.: 07-15-200-046-0000
PROPERTY ACRES: 0.42 **ZONING:** B-2
PROJECT DESCRIPTION: Car Wash Facility

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"/> Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> PLAT - Subdivision	<input type="checkbox"/> Non-Residential Preliminary <input type="checkbox"/> Non-Residential Final <input type="checkbox"/> Non-Residential Preliminary/Final	<input type="checkbox"/> Residential Preliminary <input type="checkbox"/> Residential Final <input type="checkbox"/> Residential Preliminary/Final N/A
<input type="checkbox"/> PLAT - Other	Type _____	N/A
<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"/> Preliminary	<input type="checkbox"/> Final <input type="checkbox"/> Preliminary/Final <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SPA - Site Plan Amendment	<input type="checkbox"/> Staff Review <input type="checkbox"/> Administrative Review	<input type="checkbox"/> Minor Amendment <input type="checkbox"/> Major Amendment <input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> SU - Special Use	<input checked="" type="checkbox"/> Listed Use (please list) <u>Car Wash</u>	<input type="checkbox"/> Use Not Cited (please list) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> TA - Text Amendment	<input type="checkbox"/> Subdivision Code <input type="checkbox"/> Zoning Code	<input type="checkbox"/> Other (please list) _____ N/A
<input type="checkbox"/> VAR - Variation	<input type="checkbox"/> Non-Residential <input type="checkbox"/> Residential <input type="checkbox"/> Sign	<input type="checkbox"/> Yes <input type="checkbox"/> No

I. Owner of Record

David Lieberman

105 E. Golf Road LLC

Name

Company

1020 W. Bogey Lane Palatine

Street Address

City

IL 60067

847-209-9160

davidlieberman430@gmail.com

State

Zip Code

Telephone Number

Email

II. Applicant (if not the owner)

Dan Raleigh

Dream Clean Operating Company LLC

Name

Firm/Company

1210 South Indiana Avenue, 62nd Floor Chicago

Street Address

City

IL 60605

847-732-6726 draleigh24@gmail.com

State

Zip Code

Telephone Number

Email

Applicant's relationship to property: **Buyer**

III. Authorized Agent on Behalf of the Owner or Applicant

Bennett Klasky, Esq

Bennett R. Klasky & Associates

Name

Firm/Company

555 Skokie Boulevard, #500 Northbrook

Street Address

City

IL 60062

847-480-1020

bklasky@brklaskylaw.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.

Tim Opfer

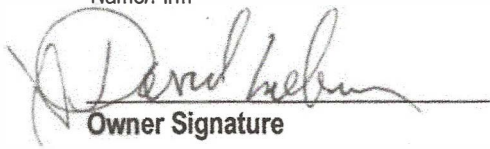
co-owner

Name/Firm

Name/Firm

Name/Firm

Name/Firm


Owner Signature

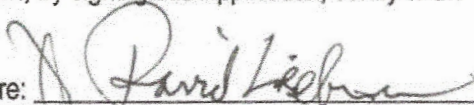
David Lieberman

Print Name

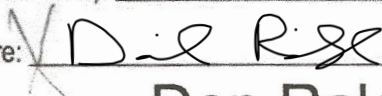
IV. Acknowledgement(s)

- 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): David Lieberman

Applicant's Signature: 
(If other than Owner)

Applicant's Name (Please Print): Dan Raleigh

X Date: 2/13/2023

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

STANDARDS OF A SPECIAL USE

Zoning Code Section 9-3-9-M-13 requires that the Planning and Zoning Commission shall, in making its determination, find that adequate evidence is provided to meet the Standards of a Special Use. All standards must be answered in full.

1. 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. Please provide an explanation on how the request meets these standards.

The existing car wash will continue to operate in the same manner as was recently approved by the Village.

2. 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. Please provide an explanation.

The existing car wash is located in the commercial district and will continue to operate in the same manner as was approved by the Village.

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. Please provide an explanation.

The existing car wash has its own access and will continue to operate in the same manner.

4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided. Please provide an explanation.

All utilities, drainage and IDOT approval was completed in 2017, and will continue in the same manner.

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. Please provide an explanation.

IDOT access was permitted and all work was completed in 2018, the operation of the existing car wash will remain the same.

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. Please provide an explanation.

The request is for a transfer of the Special Use exis to complete the sale of the car wash, the daily operation will remain the same as previously approved by the Village in 2017.

February 17th, 2023

RE: Dream Clean Car Wash at 105 E. Golf Road

Below please find a project narrative for the transfer of the special use permit for the car wash at 105 E. Golf Road in Hoffman Estates. Dream Clean Car Wash is in the process of being acquired by Daniel Raleigh, a seasoned car wash owner and operator. Please process our request to transfer the special use permit to Daniel Raleigh doing business as Dream Clean Car Wash, subject to transfer of ownership. Our business plan is outlined below.

- We plan to operate the site as an express car wash similar to the previous owners. We will maintain the car wash with the use of two lanes that will have updated point of sales systems and gates. We will be updating the point of sales system to allow better inflow into the tunnel.
- Upgrade the vacuum systems. Vacuuming shall be self serve and free to all customers. We will maintain having eight free self-serve vacuums. Customers can vacuum their cars prior to entering the wash for free. After vacuuming, customers will be greeted by one of our employees at the entry gate prior to choosing their wash type. They then proceed to drive into the tunnel where we have automated equipment that is turned on by their selection. Typical wash time is less than 5 minutes.
- Deliveries will be approximately once a month for supplies at approximately 3pm using our own truck, similar to the previous owners.
- Upgrade of building paint, signage, landscaping and car wash equipment, including new brushes, lighting, dryers, tire shine and conveyor. We will maintain all equipment ourselves.
- The hours of operation will remain from 8am to 8pm daily, a typical day will have two to a maximum of three employees onsite which includes one manager. There will continue to be 3 parking spaces for employees similar to the previous owner. Peak hours vary based on the day of the week, weather and the time of year, but usually have higher volumes on weekend afternoons.
- The company mitigates stacking by having two lanes that allows plenty of room for customers. One lane will become a membership lane going forward which will be automated allowing for better stacking flow into the wash.

Your assistance with the matter is greatly appreciated; please let us know if there is anything else required facilitating this request.

Best Regards,

Daniel Raleigh



PZC APPROVAL: 6/07/17
V.B. APPROVAL: 7/17/17

6 EXISTING AERIAL LOCATION MAP



3 EXISTING STREET ENTRANCE VIEW



4 EXISTING REAR PROPERTY VIEW



5 3D AERIAL LANDSCAPE VIEW

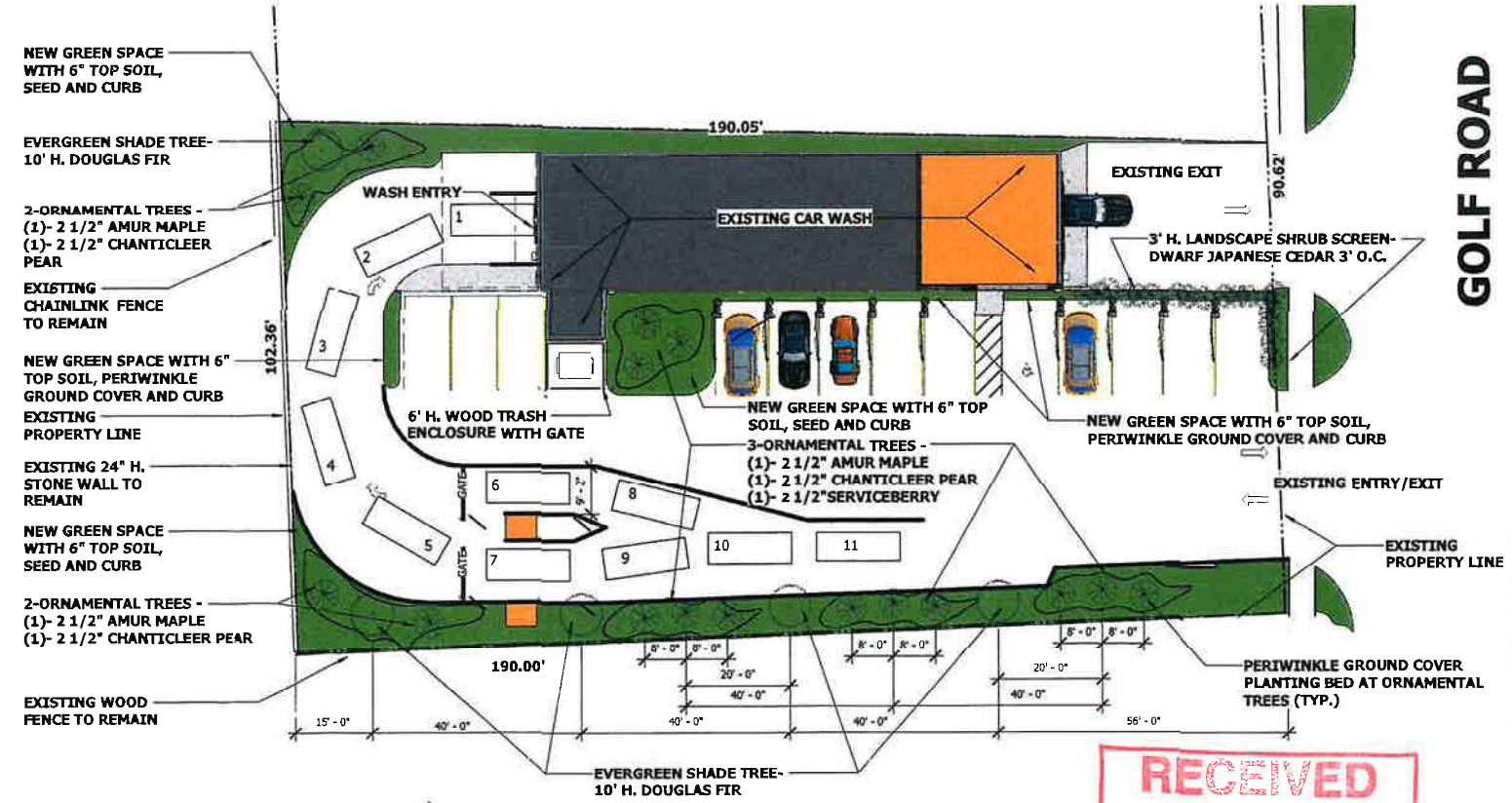


AMUR MAPLE TREE DOUGLAS FIR TREE CHANTICLEER PEAR TREE



JAPANESE DWARF CEDAR SHRUB PERIWINKLE GROUND COVER SERVICEBERRY TREE

2 PROPOSED ORNAMENTAL / EVERGREEN TREE, SHRUBS AND GROUND COVER



1 LANDSCAPE PLAN - REVISED
 1/16" = 1'-0"

RECEIVED
 MAY 30 2017
 PLANNING DIVISION

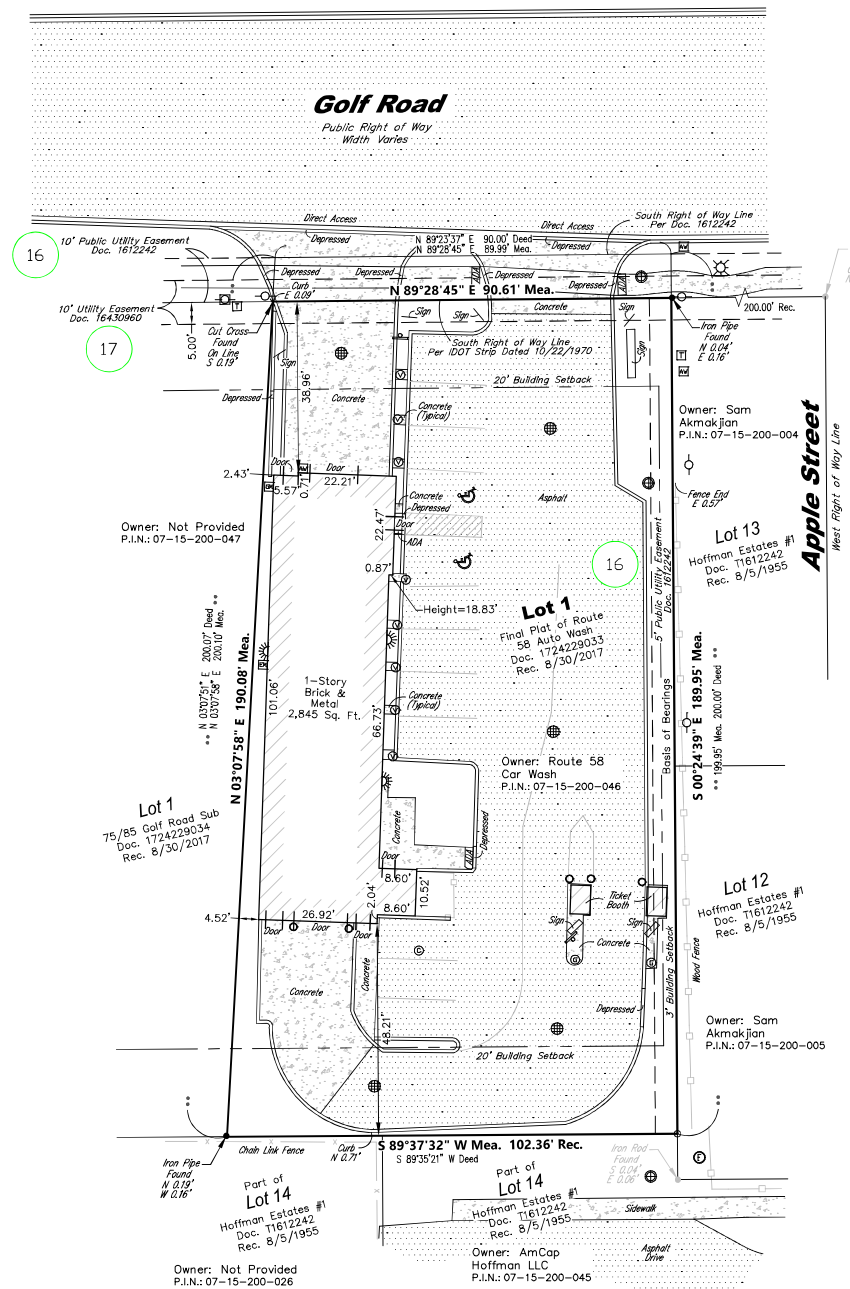
ROUTE 58 AUTOWASH
 HOFFMAN ESTATES, IL

PLAN CHANGES IN PROGRESS
 CONTRACT DDCA

2016.09.08 ISSUED FOR REVIEW
 2016.12.14 ISSUED FOR REVIEW
 2016.12.22 ISSUED FOR OWNER REVIEW
 2017.05.26 PLANNING / ZONING REVIEW

DDCA architects
 Direct Design Ltd.
 Carroll Associates

PROJECT NO. 116140
 PROJECT MGR. JFS
 LANDSCAPING PLAN
L1.1



BASIS OF BEARINGS

The bearing S00°24'39"E, being the easterly line of Lot 1 in Final Plat of Route 58 Auto Wash, records of County of Cook, State of Illinois, was used as the Basis of Bearing for this survey. Said easterly line of Lot 1 in Final Plat of Route 58 Auto Wash, being shown on said map as S00°24'39"E - 189.95'.

LEGEND OF SYMBOLS & ABBREVIATIONS

- SET IRON PIPE
- FOUND IRON PIPE
- X FOUND OUT CROSS
- ⊕ WATER MANHOLE
- ⊙ TRANS. POLE
- ⊙ UTILITY POLE
- ⊙ A.S.S. WATER
- ⊙ CATCH BASIN
- ⊙ FIBER OPTIC MANHOLE
- ⊙ TELEPHONE PED
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ LIGHT POLE
- ⊙ MISC LIGHT
- ⊙ GATE ARM
- ⊙ SIGN
- ⊙ VACUUM
- ⊙ BOLLARD
- ⊙ HANDICAPPED PARKING

ITEMS CORRESPONDING TO SCHEDULE B-II

- These schedule B items are the same as that shown on a title commitment prepared by Chicago Title Insurance Company Commitment No. 22ST02137NB, dated October 25, 2022.
- 15 COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN DOCUMENT NO. LR1675159 RELATING TO USE OF THE LAND, BUILDING TYPE AND AREA. (BLANKET IN NATURE)
 - 16 EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON THE PLAT OF HOFFMAN ESTATES #1 FILED AUGUST 5, 1955 AS DOCUMENT NO. LR1612242, AS FOLLOWS: 5 FEET ALONG THE EAST LINE OF LOT 1 (AS SHOWN ON SURVEY)
 - 17 UTILITY EASEMENT AS SHOWN IN DOCUMENT RECORDED AS 16430960 OVER THE NORTH 10 FEET OF LOT 1. (AS SHOWN ON SURVEY)
 - 18 RIGHTS OF INTERESTED PARTIES TO OPERATE AND MAINTAIN THE SIGN LOCATED ON THE SOUTHERLY PORTION OF THE LAND AS DISCLOSED ON PLAT OF SURVEY BY TERRA TECHNOLOGY LAND SURVEYING, INC. DATED SEPTEMBER 21, 2017, JOB NO. 16-0112 (AND SIGN LOCATED AT TIME OF FIELDWORK)
 - 19 NOTE ON PLAT OF SUBDIVISION - VEHICULAR ACCESS NOTES: THERE SHALL BE, AT MOST, ONE (1) DIRECT VEHICULAR ACCESS POINT AND ONE (1) EGRESS-ONLY ACCESS POINT TO IL ROUTE 58 (GOLF ROAD) FROM LOT 1 AS SHOWN HEREIN. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION. (BLANKET IN NATURE)
- *ANY EXCEPTIONS NOT LISTED ARE NOT SURVEY MATTERS

MISCELLANEOUS NOTES

- SURVEY PREPARED BY LAND SURVEYING SERVICES
1182 HEATHER DRIVE,
LAKE ZURICH, IL 60047
847-847-1079
- Surveyor Notes:
- Site Address: 105 East Golf Road, Hoffman Estates, IL 60169
 - Pin No: 07-15-200-046
 - The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
 - Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
 - Auto Cad Files will not be released under this contract.
 - The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
 - All building dimensions and ties are to the current siding material and not to the foundation.
 - Lands area = 18,216 square feet (0.42 acres)
 - Parking information:
Standard Spaces= 10
Handicap Spaces= 2
Total Spaces= 12
 - There are no division or party walls with the adjoining properties.
 - The distance to the nearest intersecting street, Apple Street, is 230.00 feet and is shown on survey map as the intersecting street.
 - There was no evidence of recent earth moving work, building construction, or building additions observed at the time of fieldwork.
 - There was no evidence of recent street or sidewalk construction or repairs observed at the time of fieldwork.
 - This survey and legal description are the same as that shown on a title commitment prepared by Chicago Title Insurance Company Commitment No. 22ST02137NB, dated October 21, 2022.
 - All substantial features observed in the process of conducting the fieldwork are shown hereon.
 - Subject property has direct access to and from Golf Road, being a public right of way.

ZONING INFORMATION

The property is zoned B-2 Community Business

Setbacks

Front - 20 Feet
Side - None required
Street - 20' minimum
Abutting residential same as residential district
Per Ordinance 4608-2017, Kiosk is approximately 3' from the Eastern property line

Rear - 20 Feet

Height - 45 Feet

Minimum Lot Area - 10,000 Square Feet
Minimum Lot Width - 70 Feet
Minimum Lot Depth - No requirement noted

Maximum lot coverage - No requirement noted

Maximum floor area ratio - 0.45

Parking - Retail Establishments (unless specified elsewhere, and including shopping centers): 0-399,999 sq. ft. - 4 spaces/1,000 sq. ft. GFA
12 spaces (based on 2,905 sq. ft. GFA)

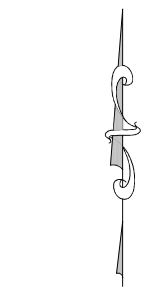
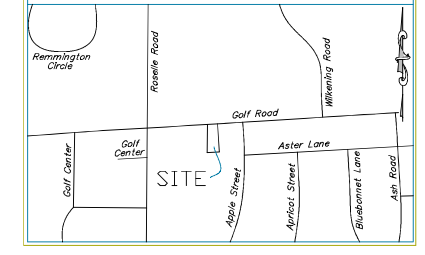
Zoning information obtained from:
Bock & Clark Corporation, an NV5 Company
Dated: December 8, 2022
Job #: 782620363001

RECORD DESCRIPTION

LOT 1 IN THE FINAL PLAT OF ROUTE 58 AUTO WASH BEING A RESUBDIVISION OF PART OF LOT 14 IN BLOCK 1 IN HOFFMAN ESTATES I, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER AND THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 30, 2017 1724229033, IN COOK COUNTY, ILLINOIS, LYING NORTH OF HIGGINS ROAD, TOGETHER WITH THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 5, 1955 AS DOCUMENT NUMBER 1612242.

RECORD DESCRIPTION IS THE SAME PROPERTY AS CONTAINED IN THE TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY DOCUMENT NUMBER 22ST02137NB DATED OCTOBER 21, 2022.

VICINITY MAP - NOT TO SCALE



FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 17043, Map No. 170310187J which bears an effective date of 08-19-2008 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12/5/22	NETWORK COMMENTS	12/13/22	UPDATED EAST BUILDING LINE
12/7/22	NETWORK COMMENTS		
12/9/22	ADDED ZONING INFORMATION		
FIELD WORK: KJ & LR	DRAFTED: ER	CHECKED BY: GJK	FB & PG

SIGNIFICANT OBSERVATIONS

NONE AT TIME OF FIELDWORK

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

for
Chicagoland Portfolio Project
NV5 Project No. 202206413-1
105 E. Golf Road, Hoffman Estates, IL

BASED UPON TITLE COMMITMENT NO. 22ST02137NB
OF CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF OCTOBER 21, 2022.

Surveyor's Certification

TO: KASPAR CAPITAL LLC;
TAFT STETTINIUS & HOLLISTER LLP;
CHICAGO TITLE INSURANCE COMPANY;
BOCK & CLARK CORPORATION, AN NV5 COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 28, 2022.

PRELIMINARY 12-13-2022
DATE

GLORIA JEAN KOTER
REGISTRATION NO. 3323
IN THE STATE OF ILLINOIS
DATE OF FIELD SURVEY: NOVEMBER 28, 2022
DATE OF LAST REVISION: DECEMBER 13, 2022
NETWORK PROJECT NO. 202206413-1 AAC

Bock & Clark Corporation
an NV5 Company

NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT