



**AGENDA**  
**Plan Commission**  
**Regular Meeting**  
**Village Hall**

**1900 Hassell Road, Hoffman Estates, IL 60169**

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**June 3, 2026** **Council Chambers** **6:30 PM**

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1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **APPROVAL OF MINUTES**
  - A. Plan Commission 05-20-2026
4. **CHAIRPERSON'S REPORT**
5. **NEW BUSINESS**
  - A. Rezoning from the C-MU (Commercial Mixed Use) and TN (Traditional Neighborhood) districts to the M-2 (Manufacturing) district for the property located north of Higgins Road between the Canadian National Railway and New Sutton Road (Plum Farms)
6. **STAFF DISCUSSION**
7. **PUBLIC COMMENT**
8. **ADJOURNMENT**

The next regular Plan Commission meeting is scheduled for **Wednesday, June 17, 2026 at 6:30 p.m.**

Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at [www.hoffmanestates.org](http://www.hoffmanestates.org) and/or in person in the Village Clerk's office. The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.



**MINUTES**  
**Plan Commission**  
**Regular Meeting**  
**Village Hall**  
**1900 Hassell Road, Hoffman Estates, IL 60169**

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**May 20, 2026** **Council Chambers** **6:30 PM**

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**1. CALL TO ORDER/ROLL CALL**

Chairperson Chhatwani called the meeting to order at 06:30 PM.

**Commissioners Present:** Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Nancy Trieb, John Wise

**Commissioners Absent:** Excused: Minerva Milford | Unexcused: Daniel Lee

A quorum was present.

**Administrative Personnel Present:** Daisy Dose-Adamzadeh, Planner II

**2. PLEDGE OF ALLEGIANCE TO THE FLAG**

**3. APPROVAL OF MINUTES**

A. Plan Commission 05-06-2026

Motion by Commissioner Harner, seconded by Commissioner Henderson, to approve the May 06, 2026, regular meeting minutes. Voice vote taken. Ayes - 7 | Nays - 0 | (Abstain: None). Motion Passed.

**4. CHAIRPERSON'S REPORT**

Chairperson Chhatwani stated the Special Use for a Planned Development & Preliminary and Final Plat of Subdivision for Prairie Stone Apartments located at 5555 Prairie Stone Parkway Plat of Easement for the property located at 5435 Prairie Stone Parkway were approved by the Village Board on May 18, 2026.

**5. NEW BUSINESS**

## A. Public Hearings

1. Special Use to KAAM Spa # 13 LLC for a massage establishment at 2510 N Sutton Road.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to open the Public Hearing. Voice vote taken. Ayes - 7 | Nays - 0 | (Abstain: None). Motion Passed.

Chairperson Chhatwani swore in the petitioner.

Michael Hendershott (KAAM Spa Services LLC)

The petitioner presented an overview of the project.

Daisy Dose-Adamzadeh presented an overview of the staff report.

Commissioner Alexander asked what services the petitioners were hoping to provide in the future. Mr. Hendershott clarified that they want to increase the volume of services, not the types of services. He further explained this was an underperforming membership location and they were hoping to increase the number of members.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Commissioner Harner asked whether the employees would be retained at the location. Mr. Hendershott will be keeping the staff on hand.

Commissioner Wise had no questions.

Vice Chairperson Bauske had no questions.

Chairperson Chhatwani had no questions.

Motion by Commissioner Harner, seconded by Commissioner Henderson, to close the Public Hearing. Voice vote taken. Ayes - 7 | Nays - 0 | (Abstain: None). Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to adopt the Findings of Fact for a Special Use as outlined in Exhibit B - Findings & Recommendations Summary as of the May 20, 2026, staff report.

Roll call vote:

Aye: Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Nancy Trieb, John Wise

Nay: None

Absent: Daniel Lee, Minerva Milford,

Motion Passed.

Motion by Vice Chairperson Bauske, seconded by Commissioner Harner, to recommend to the Village Board approval of a Special Use to KAAM Spa # 13 LLC for a massage establishment located at 2510 N Sutton Road, subject to the conditions as outlined in the May 20, 2026, staff report.

Roll call vote:

Aye: Kendra Alexander, Adam Bauske, Rajkumari Chhatwani, Lon Harner, Lenard Henderson, Nancy Trieb, John Wise

Nay: None

Absent: Daniel Lee, Minerva Milford,

Motion Passed.

Chairperson Chhatwani stated this recommendation would be presented to the Village Board at the next regular meeting on Monday, June 01, 2026, at 07:00 PM.

**6. STAFF DISCUSSION**

Daisy Dose-Adamzadeh stated there is a rezoning request scheduled for the June 03, 2026, regular Plan Commission meeting.

**7. PUBLIC COMMENT**

None.

**8. ADJOURNMENT**

Motion by Commissioner Harner, seconded by Commissioner Henderson, to adjourn at 06:39 AM. Voice vote taken. Ayes - 7 | Nays - 0 (None) | Abstain - 0 (None). Motion Passed.

*Minutes prepared by Marquelle Cnota, Administrative Assistant.*

\_\_\_\_\_  
*Chairperson's Approval*

\_\_\_\_\_  
*Date Approved*



## PLAN COMMISSION STAFF REPORT

Meeting Date: 6/3/2026

From: James Donahue, Senior Planner

**PLN2605-0005**

**Public Hearing**

### **Rezoning from the C-MU (Commercial Mixed Use) and TN (Traditional Neighborhood) districts to the M-2 (Manufacturing) district for the property located north of Higgins Road between the Canadian National Railway and New Sutton Road (Plum Farms)**

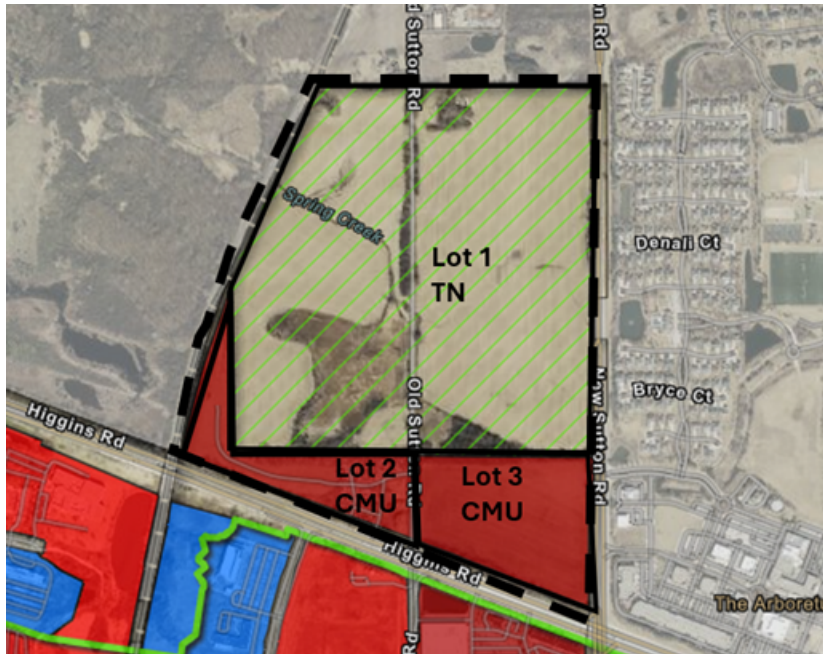
#### **REQUEST SUMMARY**

The property owner and applicant, H.E. Holdings LLC, is seeking the rezoning of the 186 acre subject property (commonly known as the Plum Farms property) from the TN (Traditional Neighborhood) and C-MU (Commercial Mixed-Use) and the districts to the M22 (Manufacturing) district.

<b>Location:</b>	North side of Higgins Road (IL-72) between the CN Railway and New Sutton Road (IL-59)
<b>Property Owner / Applicant:</b>	H.E. Holdings LLC (Owner and Applicant)
<b>Property Size:</b>	186.35 Acres
<b>Zoning / Land Use:</b>	TN -Traditional Neighborhood / Vacant (Lot 1) C-MU - Commercial Mixed Use / Vacant (Lots 2 & 3)
<b>Adjacent Properties:</b>	North – Unincorporated Cook County South – C-MU (Poplar Prairie Stone Crossing) O-5 (various office buildings) East - South Barrington (Residential/Commercial) West – Cook County Forest Preserves

#### **BACKGROUND / ANALYSIS**

The 186-acre subject property includes 3 platted lots annexed into the Village in stages between 2004 and 2017. Lot 1 is 146 acres and zoned TN (Traditional Neighborhood). Lot 2 is 16 acres and Lot 3 is 24 acres, both zoned C-MU (Commercial Mixed Use). Various concepts for portions of the property along Higgins Road have been brought forth over the last several years, with nothing coming to fruition.



The property owner is seeking to rezone the subject property to M-2 (Manufacturing) district, which permits a variety of industrial and other uses as denoted in Section 9-9-2 of the Municipal Code. No conceptual development plans have been prepared for review as part of the rezoning application. If the rezoning is approved, the owner intends to enter into a contract with a developer, who would then be responsible for preparing detailed development plans and obtaining Village development approvals as required by the Municipal Code (e.g. site plan approval and plat of subdivision).

### **MAP AMENDMENT (REZONING) STANDARDS**

In considering a Map Amendment, the Plan Commission shall only recommend approval of a request if it finds that the request for the Map Amendment is in the public interest and is not solely in the interest or benefit of the applicant. The Plan Commission shall specifically consider the following code section when evaluating the requests and evidence provided by the applicant and/or other members of the public.

Section 9-1-17-E-2 of the Municipal Code states:

Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Plan Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following:

- a. Existing uses of property within the general area of the property in question;
- b. The zoning classification of property within the general area of the property in question;
- c. The suitability of the property in question for the uses permitted under the existing zoning classification;
- d. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.

The petitioner has addressed the standards in their application. Draft standards have been prepared for the Plan Commission's modification and consideration.

**MOTIONS**

The Plan Commission shall make the following motions (a total of 4 motions are required):

- 1. Adopt the Findings of Fact for a Rezoning as outlined in Exhibit B - PC Findings and Recommendations Summary.
- 2. Recommend to the Village Board approval of a Rezoning of Lot 1 in the Plum Farms Subdivision from TN (Traditional Neighborhood) district to the M-2 (Manufacturing) district.
- 3. Recommend to the Village Board approval of a Rezoning of Lot 2 in the Plum Farms Subdivision from C-MU (Commercial Mixed Use) district to the M-2 (Manufacturing) district.
- 4. Recommend to the Village Board approval of a Rezoning of Lot 3 in the Plum Farms Subdivision from C-MU (Commercial Mixed Use) district to the M-2 (Manufacturing) district.

**ATTACHMENTS**

- 1. PC Findings and Recommendations Summary
- 2. Location Map
- 3. Supporting Documents



**PLAN COMMISSION  
FINDINGS & RECOMMENDATION SUMMARY**

Meeting Date: 6/3/2026  
Prepared By: Jim Donahue, Senior Planner  
PLN2605-0005

**Rezoning from the C-MU (Commercial Mixed Use) and the TN (Traditional Neighborhood) districts to the M-2 (Manufacturing) district for the property located north of Higgins Road between the Canadian National Railway and New Sutton Road (Plum Farms)**

**Findings of Fact – Zoning Map Amendment** (*draft for Plan Commission discussion*)

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*Sec. 9-1-17-E: Findings.* Where the purpose and effect of the proposed amendment is to change the zoning classification of a particular property, the Plan Commission, shall make findings based upon the evidence presented to it in each specific case with respect to the following:

1. Existing uses of property within the general area of the property in question.  
***FINDING: The subject property is currently vacant. Adjacent uses include commercial development to the south; commercial and residential uses to the east; Forest Preserve land to the west; and landscaping businesses to the north.***
  
2. The zoning classification of property within the general area of the property in question.  
***FINDING:***  
***North: R-1 (Unincorporated Cook County)***  
***East: PUD Commercial, PUD Residential (Village of South Barrington)***  
***South: C-MU Commercial Mixed Use, B4 Business, O5 Office (Village of Hoffman Estates)***  
***West: P1 Public Land (Unincorporated Cook County); Open Space and Forest Preserves (Village of Barrington Hills)***
  
3. The suitability of the property in question for the uses permitted under the existing zoning classification.  
***FINDING: The property has been zoned C-MU (Commercial Mixed Use) and TN (Traditional Neighborhood) since 2017 with limited interest from developers in either of the zoning classifications.***
  
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was placed in its present zoning classification.  
***FINDING: There have not been significant changes in development in the general area except for the Compass Data Center project currently under construction at the former Sears Corporate Headquarters. There have been few prospects for commercial and residential development at the subject property and the property has remained undeveloped under the current zoning.***

## **Recommendations**

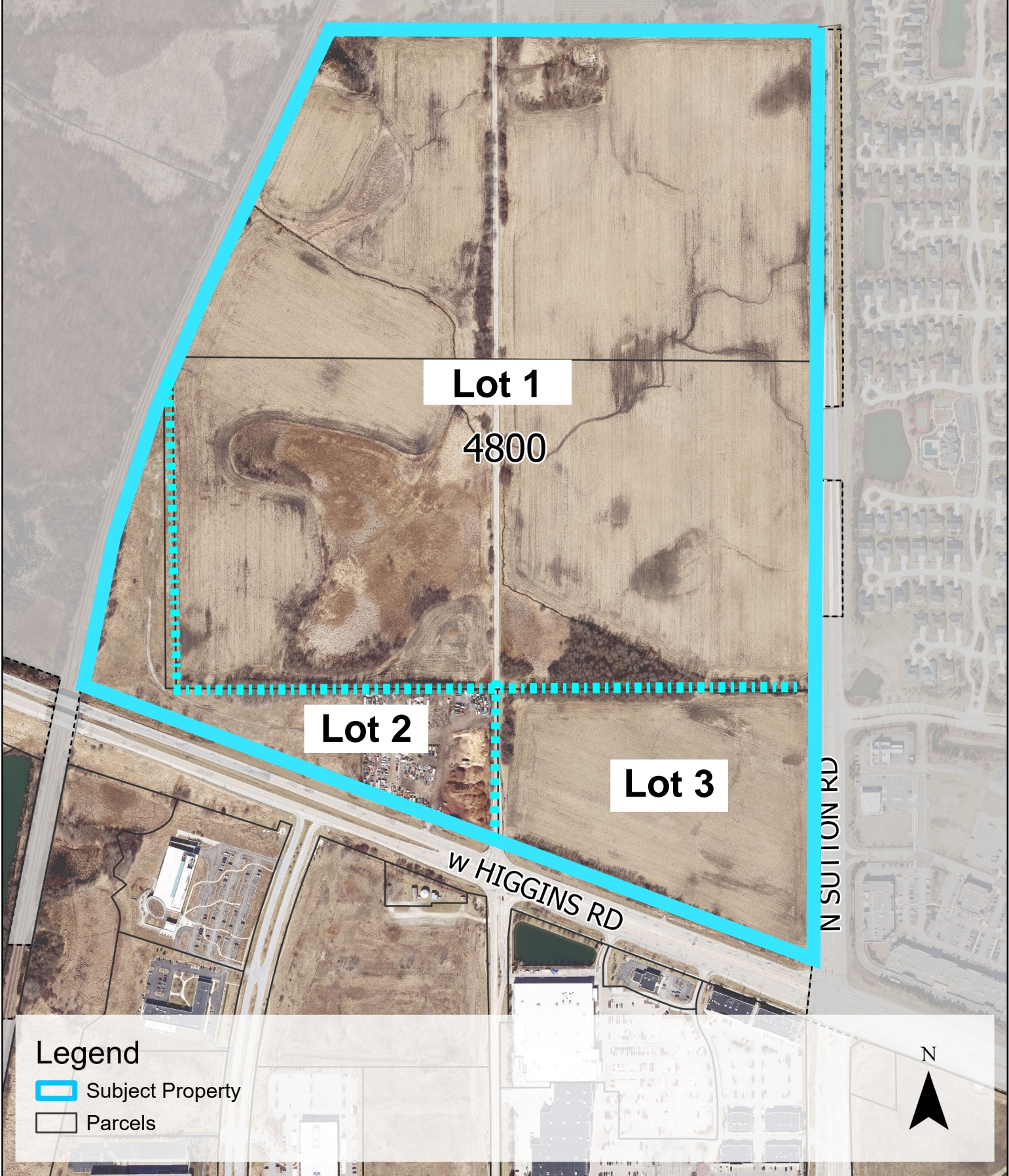
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The Plan Commission shall make the following motions (total of 2 motions are required):

1. Adopt the Findings of Fact for a Rezoning as outlined in this Exhibit B - PC Findings and Recommendations Summary.
2. Recommend to the Village Board approval of a Rezoning of Lot 1 in the Plum Farms Subdivision from TN (Traditional Neighborhood) district to the M-2 (Manufacturing) district.
3. Recommend to the Village Board approval of a Rezoning of Lot 2 in the Plum Farms Subdivision from C-MU (Commercial Mixed Use) district to the M-2 (Manufacturing) district.
4. Recommend to the Village Board approval of a Rezoning of Lot 3 in the Plum Farms Subdivision from C-MU (Commercial Mixed Use) district to the M-2 (Manufacturing) district.

4800 W HIGGINS RD

PIN: 01-33-103-007-0000, 01-33-103-008-0000, 01-33-100-004-0000,  
01-33-100-003-0000, 01-28-301-004-0000



**Lot 1**

4800



**Lot 2**

**Lot 3**

W HIGGINS RD

N SUTTON RD

**Legend**

-  Subject Property
-  Parcels



Project Narrative:

Property Owner and Applicant, H.E. Holdings LLC, (“Applicant”) is seeking the rezoning of the Plum Farms Subdivision (Doc. No. 1712813021) in Hoffman Estates, from TN Traditional Neighborhood District (Lot 1) and C-MU Commercial Mixed-Use District (Lots 2 and 3) to the M-2 Manufacturing District. The Property Index Numbers for Lots 1, 2, and 3 (the “Subject Property”) are set forth below.

Property Owner intends to market the Subject Property for allowed uses in the M-2 District. This application is intended only to change the zoning of the Subject Property to better facilitate its marketing. A Site Plan Approval application for a specific use will be submitted in the future.

Lot 1 (01-28-301-004, 01-33-100-003, 01-33-100-004)

Lot 2 (01-33-103-008)

Lot 3 (01-33-103-007)



TITLE NOTES - LOT 1  
COMMITMENT NO. PROFORMA

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. PROFORMA WITH A PRINTED DATE OF DECEMBER 30, 2024 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY...

(EXCEPTION 13) PART OF LOT 1 IS SUBJECT TO ANNEXATION TO THE METROPOLITAN WATER RECLAMATION DISTRICT RECORDED OCTOBER 20, 2015 AS DOCUMENT 1529331009...

(EXCEPTION 14) THE SURVEYED PROPERTY IS SUBJECT TO ANNEXATION AGREEMENT MADE BY AND BETWEEN GOLDEN GOOSE ENTERPRISES LLC, RUBINA REALTY CORPORATION AND THE VILLAGE OF HOFFMAN ESTATES...

(EXCEPTION 15) PART OF LOT 1 IS SUBJECT TO TERMS, PROVISIONS, AND CONDITIONS OF ANNEXATION OF METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO'S BOUNDARIES ENLARGEMENT RECORDED NOVEMBER 1, 2017...

TITLE NOTES - LOT 2  
COMMITMENT NO. PROFORMA

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. PROFORMA WITH A PRINTED DATE OF DECEMBER 30, 2024 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY...

(EXCEPTION 7) THE SURVEYED PROPERTY IS SUBJECT TO ACCESS NOTES AS SHOWN ON THE FINAL PLAT OF PLUM FARM SUBDIVISION RECORDED MAY 8, 2017 AS DOCUMENT 1712813021...

(EXCEPTION 9) THE SURVEYED PROPERTY MAY NOT BE SUBJECT TO RESERVATION AND RESTRICTION CONTAINED IN THE TRUSTEE'S DEED RECORDED JULY 8, 2015 AS DOCUMENT 1518901046...

(EXCEPTION 10) THE SURVEYED PROPERTY IS SUBJECT TO PERMANENT EASEMENT IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS...

(EXCEPTION 13) THE SURVEYED PROPERTY IS SUBJECT TO DEVELOPMENT AGREEMENT BY AND BETWEEN PLUM FARMS OSR 72 LLC, RUBINA REALTY CORPORATION AND THE VILLAGE OF HOFFMAN ESTATES...

(EXCEPTION 13) THE SURVEYED PROPERTY IS SUBJECT TO FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN PLUM FARMS OSR72 LLC, RUBINA REALTY CORPORATION...

(EXCEPTION 14) THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCE NO. 4775-2020 DESIGNATING THE HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA...

(EXCEPTION 14) THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCE NO. 4776-2020 ADOPTING THE USE OF TAX INCREMENT ALLOCATION REDEVELOPMENT FINANCING...

(EXCEPTION 14) THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCE NO. 4774-2020 APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA...

EXCEPTION 15) THE SURVEYED PROPERTY IS SUBJECT TO TERMS, PROVISIONS, CONDITIONS AND COSTS, CONTAINED IN THE MEMORANDUM OF AGREEMENT DATED JULY 26, 2021 AND RECORDED AUGUST 11, 2021...

TITLE NOTES - LOT 3  
COMMITMENT NO. PROFORMA

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. PROFORMA WITH A PRINTED DATE OF DECEMBER 30, 2024 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY...

(EXCEPTION 12) THE SURVEYED PROPERTY IS SUBJECT TO DEVELOPMENT AGREEMENT BY AND BETWEEN RUBINA REALTY CORPORATION AND VILLAGE OF HOFFMAN ESTATES...

(EXCEPTION 13) THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCE NO. 4775-2020 DESIGNATING THE HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA...

(EXCEPTION 14) THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCE NO. 4776-2020 ADOPTING THE USE OF TAX INCREMENT ALLOCATION REDEVELOPMENT FINANCING...

(EXCEPTION 15) THE SURVEYED PROPERTY IS SUBJECT TO ORDINANCE NO. 4774-2020 APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE HIGGINS-OLD SUTTON REDEVELOPMENT PROJECT AREA...

ALTA/NSPS LAND TITLE SURVEY

TITLE LEGAL DESCRIPTION - LOT 1  
COMMITMENT NO. PROFORMA

LOT 1 IN THE FINAL PLAT OF PLUM FARMS SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, LYING EAST OF THE EAST RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILROAD...

INDEX TO SCHEDULE B - LOT 1  
COMMITMENT NO. PROFORMA

Table with 5 columns: EXCEPTION NUMBER, DOCUMENT NUMBER, DESCRIPTION, PLOTTABLE, NOTATION. Contains 16 rows of exception details.

TITLE LEGAL DESCRIPTION - LOT 2  
COMMITMENT NO. PROFORMA

LOT 2 IN THE FINAL PLAT OF PLUM FARMS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28 LYING EAST OF THE EAST RIGHT OF WAY LINE OF ELGIN, JOLIET AND EASTERN RAILROAD...

INDEX TO SCHEDULE B - LOT 2  
COMMITMENT NO. PROFORMA

Table with 5 columns: EXCEPTION NUMBER, DOCUMENT NUMBER, DESCRIPTION, PLOTTABLE, NOTATION. Contains 16 rows of exception details.

TITLE LEGAL DESCRIPTION - LOT 3  
COMMITMENT NO. PROFORMA

LOT 3 IN THE FINAL PLAT OF PLUM FARMS SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, LYING EAST OF THE EAST RIGHT OF WAY OF THE ELGIN, JOLIET AND EASTERN RAILROAD...

INDEX TO SCHEDULE B - LOT 3  
COMMITMENT NO. PROFORMA

Table with 5 columns: EXCEPTION NUMBER, DOCUMENT NUMBER, DESCRIPTION, PLOTTABLE, NOTATION. Contains 15 rows of exception details.

SHEET INDEX table with 2 columns: SHEET NUMBER, DESCRIPTION. Lists sheets 1, 2, and 3-7 of 7.

PROPERTY ADDRESS

344 N OLD SUTTON RD HOFFMAN ESTATES, IL 60010 - LOT 1 (COOK COUNTY MAP APPLICATION)  
275 HIGGINS & SUTTON ROAD - LOT 1 (TITLE COMMITMENT)  
280 HIGGINS ROAD HOFFMAN ESTATES, ILLINOIS - LOT 2 COOK COUNTY MAP APPLICATION & TITLE COMMITMENT  
276 HIGGINS RD HOFFMAN ESTATES, IL (LOT 3) COOK COUNTY MAP APPLICATION

PIN'S

- 01-28-301-004-0000 (PART OF LOT 1)
01-33-100-003-0000 (PART OF LOT 1)
01-33-100-004-0000 (PART OF LOT 1)
01-33-103-008-0000 (LOT 2)
01-33-103-007-0000 (LOT 3)

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

KARIS CRITICAL
12412 YORK STREET
THORNTON, CO 80241

PROPERTY AREA

LOT 1 = 6,366,422 SQUARE FEET (146.153 ACRES)
LOT 2 = 705,836 SQUARE FEET (16.204 ACRES)
LOT 3 = 1,045,058 SQUARE FEET (23.991 ACRES)
TOTAL AREA = 8,117,316 SQUARE FEET (186.348 ACRES)

SURVEYOR'S NOTES

- 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON...
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING...
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE NOT BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT...
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY...
5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY...
6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN, UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY...
7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS...
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE...
9. THE SURVEYED PROPERTY MAY HAVE A DRAINILE SYSTEM, WHICH HAS NOT BEEN SURVEYED OR SHOWN HEREON...
10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN...
11. THERE ARE NO STRIPED PARKING SPACES FOR CARS ON THE SUBJECT PROPERTY...
12. SURVEYED PROPERTY IS LOCATED IN THE NORTHWEST CORNER OF ILLINOIS ROUTE 72...
13. AERIAL MAPPING HAS BEEN UTILIZED TO SUPPLEMENT THIS SURVEY AND TO PROVIDE THE LOCATIONS OF INTERNAL IMPROVEMENTS...

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 170310015J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED) AND ZONE AE WITH LOMR 08-05-5003P EFFECTIVE NOVEMBER 24, 2008...

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF LAKE } SS
CERTIFIED TO: KARIS CRITICAL
TO: CHICAGO TITLE INSURANCE COMPANY
AND: H.E. HOLDINGS, LLC

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...

DATED THIS 27TH DAY OF JANUARY, A.D., 2025.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025.



Revision table with columns: DATE, REVISIONS, and revision details.

Manhard Consulting Ltd logo and contact information for various engineering and architectural services.

PLUM FARMS DEVELOPMENT
HOFFMAN ESTATES, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: JCP
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 11/27/24
SCALE: N.T.S.

SHEET
1 OF 7
KCS.HEILO2

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# ALTA/NSPS LAND TITLE SURVEY

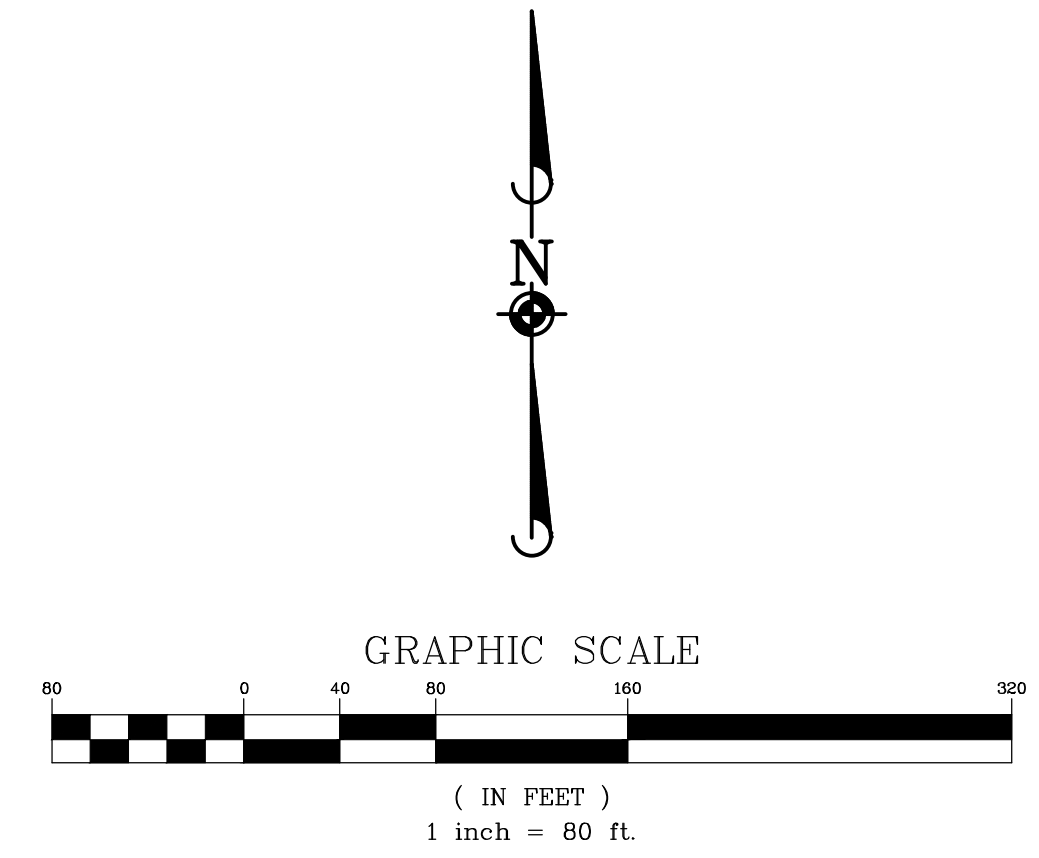
MATCHLINE - SEE SHEET 6 & 7

MATCHLINE - SEE SHEET 5

**LOT 1  
PLUM FARMS SUBDIVISION**  
RECORDED MAY 8, 2017 AS DOCUMENT NUMBER 1712813021  
"NO BUILDINGS"  
CULTIVATED FARM LAND

**LOT 1  
PLUM FARMS SUBDIVISION**  
RECORDED MAY 8, 2017 AS DOCUMENT NUMBER 1712813021  
"NO BUILDINGS"  
CULTIVATED FARM LAND

MATCHLINE - SEE SHEET 3



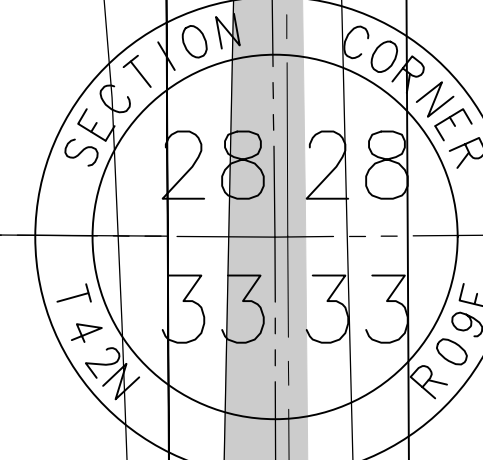
### BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

LINE	BEARING	LENGTH
L1	N10°47'06"E	159.57'
L2	S89°42'25"W	30.00'
L3	S00°17'35"E	768.26'
L4	S89°36'31"E	47.90'

### LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. CHAIN-LINK FENCE
- = EX. WIRE FENCE
- = EX. WOOD FENCE
- = EX. OVERHEAD WIRES
- = EX. TREE/BRUSH LINE
- = EX. WETLANDS
- = EX. GUARD RAIL
- = EX. STORM MANHOLE (MH)
- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
- = EX. FLARED END SECTION (FES)
- = EX. PIPE END
- = EX. DRAIN
- = EX. SANITARY MANHOLE (SMH)
- = EX. VALVE VAULT (V.V.)
- = EX. GAS MARKER POST
- = EX. ELECTRICAL METER
- = EX. ELECTRICAL HANDHOLE
- = EX. ELECTRICAL TRANSFORMER
- = EX. TELEPHONE MANHOLE
- = EX. TELEPHONE PEDESTAL
- = EX. CABLE HANDHOLE
- = EX. FIBER OPTIC LINE MARKER
- = EX. PETROLEUM MARKER
- = EX. TELEVISION PEDESTAL
- = EX. GROUND LIGHT
- = EX. ELECTRIC PULL BOX
- = EX. ELECTRIC JUNCTION BOX
- = EX. UTILITY POLE
- = EX. UTILITY POLE WITH LIGHT
- = EX. GUY WIRE
- = EX. STREET LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE
- = EX. AGGREGATE
- = EX. BRICK



December 13, 2024 - 10:04 - Dwg Name: P:\KCSHEI02\Draws\Final\Drawings\Alta\_Survey\03-KCSHEI02-SA.dwg - Updated By: Ulora

<p><b>Manhard CONSULTING LTD.</b>                  Civil Engineers • Surveyors • Water Resource Engineers • Wetland &amp; Wetwater Engineers                  Construction Managers • Environmental Scientists • Landscape Architects • Planners</p>	<p><b>PLUM FARMS DEVELOPMENT</b>  <b>HOFFMAN ESTATES, ILLINOIS</b>  <b>ALTA/NSPS LAND TITLE SURVEY</b></p>
<p>PROJ. MGR.: JCP                  PROJ. ASSOC.: JDB                  DRAWN BY: LSM                  DATE: 11/27/24                  SCALE: 1"=80'</p>	<p>SHEET  <b>4</b> OF <b>7</b>                  KCSHEI02</p>





