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## VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT NUMBER:** 2020-020P  
**PROJECT NAME:** Popeyes  
**ADDRESS/LOCATION:** 65 E. Golf Road  
**PROPERTY SIZE:** .65 Acres  
**OWNER / PETITIONER:** Village of Hoffman Estates  
**REQUESTS:** Plat of Subdivision

**PUBLIC HEARING:** No  
**ZONING / LAND USE:** B-2 Community Business/Vacant

**ADJACENT PROPERTIES:** NORTH: Village of Schaumburg (B-2 General Business)  
SOUTH: B-2 Community Business (Water Tower)  
WEST: B-2 Community Business (Mattress Store)  
EAST: B-2 Community Business (Carwash)

**PZC MEETING DATE:** October 6, 2021  
**STAFF ASSIGNED:** Jim Donahue, Senior Planner

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### REQUESTED MOTION

- A. Request for Preliminary and Final Plat of Subdivision for the property located at 65 E. Golf Road.

**INCLUDES RECOMMENDED CONDITIONS:** No

### BACKGROUND

In 2011, the former snowmobile and motorcycle shops which were located at 75 and 85 East Golf Road closed and the Village purchased the properties with TIF funding for potential redevelopment. The buildings were torn down and the site was reestablished as turf grass in 2012. Since then, the Village has marketed the property; and there have been several interested parties. A purchase agreement has been executed with ABYGOLF, INC, who intends to develop a Popeyes restaurant on the site. The Site Plan and Master Sign Plan for the Popeyes was reviewed and recommended for approval by the Planning and Zoning Commission on June 16, 2021 and approved by the Village Board on June 21, 2021.

## **PROPOSAL**

As part of the purchase agreement between the Village and the contract purchaser, a Plat of Subdivision was required to be submitted. Acquiring IDOT's signature delayed the document from being considered along with the Final Site Plan in June.

## **PLAT OF SUBDIVISION**

The proposed Plat of Subdivision consolidates the previously created lots when the site was platted in 2017.

The newly created Lot 1 would be approximately 0.65 acres in size. Required easements are being dedicated as per Village code. A portion of the previously approved cross access easement along the west side of the lot will remain in place. Additionally, the existing 24' wide cross access easement that extends along the length of the lot will remain as well if future redevelopment of the property to the east were to occur.

The plat meets all the Village requirements for a plat of subdivision.

## **RECOMMENDED CONDITIONS**

None

Attachments: Plat of Subdivision  
Staff Exhibit – Aerial Photo

Exhibit "A"

65 E Golf Road

P.I.N.: 07-15-200-046-0000 & 07-15-200-047-0000

Village of Schaumburg

IL - 58 / Golf Road

65

Aster Ln

Roselle Road

Apple St

IL - 72 / Higgins Road

Legend

- Subject Property
- Parcel
- - - Village Boundary

0 0.0325 0.065 0.13 Miles



Village of Hoffman Estates  
Planning and Transportation Division  
September 2021

OWNER INFORMATION  
 Village of Hoffman Estates  
 1900 Hassell Road  
 Hoffman Estates, IL 60169

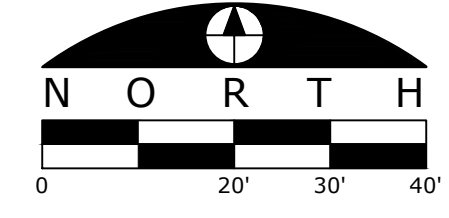
# FINAL PLAT OF POPEYES HOFFMAN ESTATES SUBDIVISION

BEING A RESUBDIVISION OF THE FINAL PLAT OF 75/85 GOLF ROAD SUBDIVISION,  
 BEING A RESUBDIVISION OF PART OF LOT 14 IN BLOCK 1 IN HOFFMAN ESTATES I,  
 BEING A SUBDIVISION OF PART OF SECTION 14 AND 15, TOWNSHIP 41 NORTH,  
 RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**ARC DESIGN**  
 RESOURCES INC.

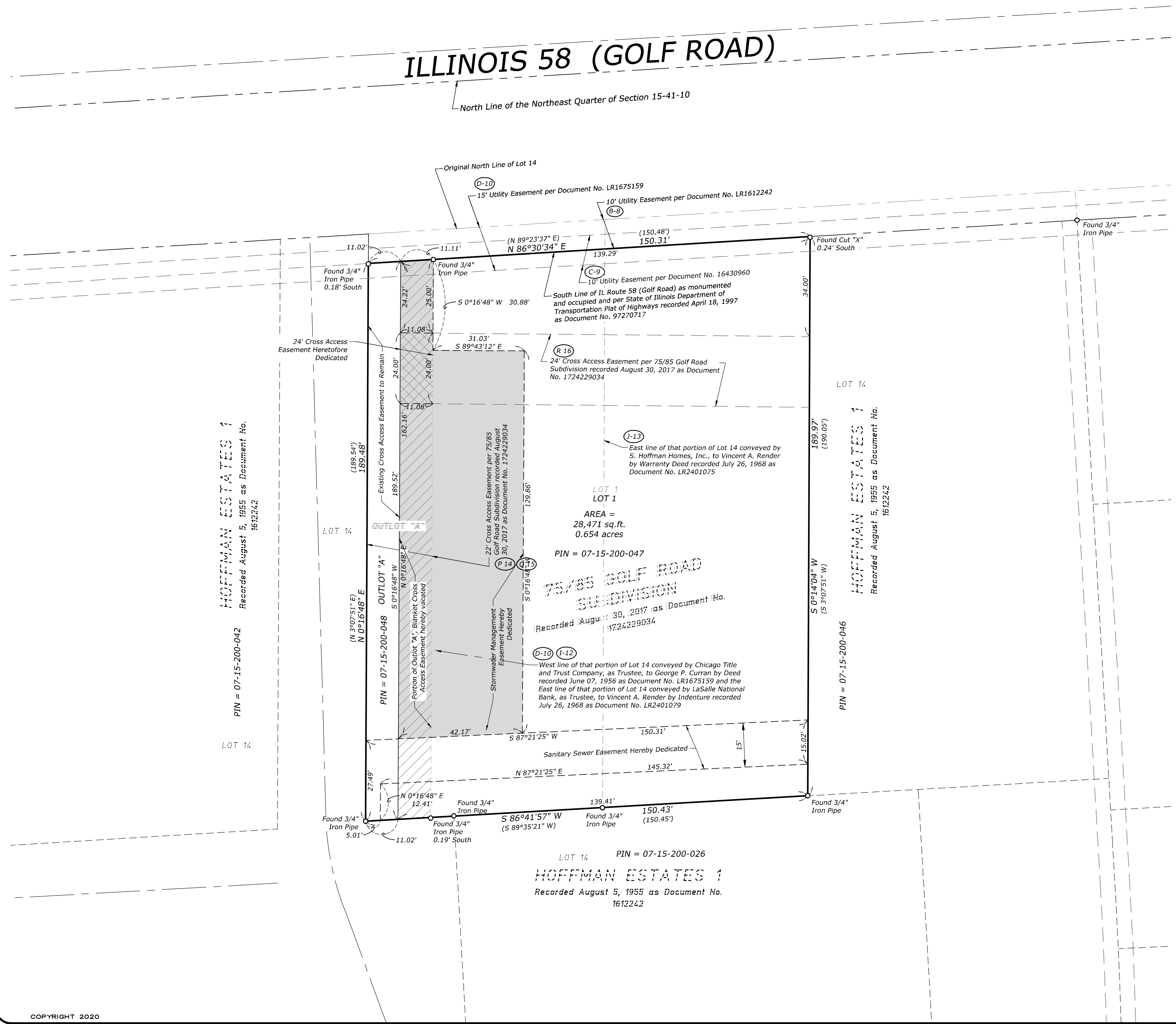
5291 ZENITH PARKWAY  
 LOVES PARK, IL 61111  
 VOICE: (815) 484-4300  
 FAX: (815) 484-4303  
 www.arcdesign.com  
 Design Firm License No. 184-001334

Line Table		
Line	Bearing	Distance
A	N 0°16'48" E	12.41'
B	N 0°16'48" E	24.00'
C	N 89°27'82" W	11.08'



**NOTES**

- There shall be no vehicular access to Lot 1 from IL 58 (Golf Road).
- All vehicular access shall be via internal circulation.



VICINITY MAP (Not to Scale)



OWNER INFORMATION

Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169

FINAL PLAT

OF

POPEYES HOFFMAN ESTATES SUBDIVISION

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RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
SS )
COUNTY OF WINNEBAGO )

I hereby certify that, at the request of the owners, I have re-surveyed, re-subdivided, and re-platted for the owners of the following described property consisting of 0.654 acres, more or less and that this is a correct representation of said survey and subdivision :

A parcel of land being described as Lot 1 and Outlot A as designated upon the Final Plat of 75/85 Golf Road Subdivision, being a resubdivision of part of Lot 14 in Block 1 in Hoffman Estates I being a subdivision of part of Section 14 and 15, Township 41 North, Range 10 East of the Third Principal Meridian, Cook County, Illinois, more particularly described as follows:

Beginning at the Northwest corner of Outlot A as designated upon the Final Plat of 75/85 Golf Road Subdivision, the plat of which subdivision was recorded August 30, 2017 as Document No. 1724229034 in the Recorder's Office of Cook County, Illinois; thence North 86 degrees 30 minutes 34 seconds East along the North line of said Outlot A and the North line of Lot 1 also of said Final Plat of 75/85 Golf Road Subdivision, a distance of 150.31 feet to the Northeast corner of said Lot 1; thence South 0 degrees 14 minutes 04 seconds West along the East line of said Lot 1, a distance of 189.97 feet to the Southeast corner thereof; thence South 86 degrees 41 minutes 57 seconds West along the South line of said Lot 1 and said Outlot A, a distance of 150.43 feet to the Southwest corner of said Outlot A; thence North 0 degrees 16 minutes 48 seconds East along the West line of said Outlot A, a distance of 189.48 feet to the Point of Beginning, all being situated in the County of Cook and the State of Illinois.

Dimensions are given in feet and decimals of a foot. Iron pins 3/4-inch in diameter and 4 feet long have been set at all points marked on the plat with a solid dot and iron pins 5/8-inch in diameter and 3 feet long have been set at all other lot corners unless specified otherwise.

I further certify that no part of the property covered by this plat is situated within 500 feet of any surface drain or water course serving a tributary area of 640 acres or more.

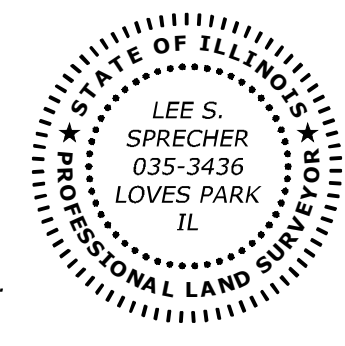
I further certify that no part of the property depicted on this plat are not situated within a special flood hazard area as shown on flood hazard boundary map community panel no. 17031C01871 dated August 19, 2008.

I further certify that this plat is situated within the corporate limits of the Village of Hoffman Estates which has adopted a Village Plan and is exercising the special powers authorized by Division 12 of Article II of the Illinois Municipal Code, as now or hereafter amended.

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal at Loves Park, Illinois, this \_\_\_ day of \_\_\_, A.D., 2021.

Lee S. Sprecher
Illinois Professional Land Surveyor No. 3436
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300



My current license expires \_\_\_\_\_.

DEPARTMENT OF TRANSPORTATION CERTIFICATION

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant of § 2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Departments "Policy on Permits for Access Driveways to State Highways" will be required by the Department.
Dated this \_\_\_ day of \_\_\_, A.D., 2021
JOSE RIOS, P.E.
Region One Engineer

OWNER'S CERTIFICATE

STATE OF ILLINOIS )
SS )
COUNTY OF COOK )

This is to certify that the Village of Hoffman Estates, a municipal corporation, is the holder of record title to the property shown and described on the plat, and has cause the same to be platted as shown for the uses and purposes therein set forth and do hereby acknowledge the same under the style and title thereon indicate.

Further certifies to the best of its knowledge, the property described hereon lies within Community School District 54 for Elementary Education, School District 211 for High School and School District 512 for Community College.

Dated this \_\_\_ day of \_\_\_, 2021.

By: \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )
SS )
COUNTY OF COOK )

I, \_\_\_\_\_, a notary public in and for said county in the state aforesaid, do

hereby certify that \_\_\_\_\_ a representative of the Village of Hoffman Estates, a municipal corporation, is known to me to be the same person whose name is subscribed thereto and that they appeared before me this day in person and acknowledged that they signed and delivered the plat as their free and voluntary act under the style and title thereon indicated for the uses and purposes therein set forth.

Given under my hand and seal this \_\_\_ day of \_\_\_, 2021.

Notary Public My Commission Expires, 20\_\_.

PLANNING AND ZONING COMMISSION CERTIFICATE

Approved by the Planning and Zoning Commission of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, this \_\_\_ day of \_\_\_, 2021.

Signed: \_\_\_\_\_ Chairperson

Signed: \_\_\_\_\_ Secretary

VILLAGE BOARD CERTIFICATE

Approved by the Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois this \_\_\_ day of \_\_\_, 2021.

Signed: \_\_\_\_\_ Village President

Attest: \_\_\_\_\_ Village Clerk

VILLAGE TREASURER CERTIFICATE

I, \_\_\_\_\_, Collector for the Village of Hoffman Estates, do hereby certify that to the best of my knowledge there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof, that have been appointed against the tract of land included in this plat.

Dated this \_\_\_ day of \_\_\_, 2021.

By: \_\_\_\_\_ Village Treasurer

COOK COUNTY RECORDER CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY RECORDER)

SURVEYOR'S DESIGNATION OF RECORDING

I, \_\_\_\_\_, a Registered Land Surveyor, in the State of Illinois, hereby designate the Village Clerk of Hoffman Estates to record a certain Plat of Subdivision known as the Final Plat of Popeyes Hoffman Estates Subdivision with the Cook County Recorder of Deeds or Registrar of Titles. This designation is granted under the right to designate such recording under 765 ILCS 205/2.

Registered Land Surveyor

Date

STORMWATER MANAGEMENT EASEMENT PROVISIONS

An easement is hereby reserved by and granted to the Village of Hoffman Estates, Cook and Kane Counties, Illinois, within the area shown by dashed lines and within the area defined "Stormwater Management Easement" on this plat, to install, lay, construct, renew, operate and maintain storm sewer and drainage swales, above and underground, with all necessary manholes and other equipment for the purpose of serving the property with drainage facilities, the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within said easement area said stormwater manholes and system, and finally the right is hereby granted to cut down and remove and trim and keep trimmed, trees, shrubs, or saplings that interfere or threaten to interfere with any of the said Stormwater Management system. Operation and maintenance of the stormwater management facilities will be performed by the Village only in the event of owner default in the owner's maintenance obligations, and will be done at the owner's expense in accordance with the accompanying Easement Agreement. No permanent buildings shall be placed on said easement, but same may be used for gardens, shrubs, landscaping, parking lots, sidewalks and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted. However, if fences are to be erected by any owner within said easement, these must be placed in a location acceptable to the Village of Hoffman Estates and prior to erecting such a fence, a permit for such a fence installation must be obtained from said Village.