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

PROJECT NUMBER: SU22-0012  
PROJECT NAME: Ownership change - Casey's  
ADDRESS/LOCATION: 1700 W ALGONQUIN RD  
REQUEST: SPECIAL USE - LISTED USE  
OWNER: CASEY'S RETAIL COMPANY  
APPLICANT: CASEY'S RETAIL COMPANY  
PROPERTY SIZE: 1.11 Acres  
ZONING / LAND USE: B-1 Neighborhood Business District, Automobile service station  
ADJACENT PROPERTIES: NORTH: B-1 Neighborhood Business; Forest View shopping center  
SOUTH: Higgins Rd. ROW, R-5 One-Family Residential  
EAST: B-1 Neighborhood Business District, Huntington Plaza  
WEST: B-1 Neighborhood Business; Forest View shopping center  
PZC MEETING DATE: 9/21/2022  
PUBLIC HEARING: YES  
STAFF ASSIGNED: Kevin Anderson, Associate Planner

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### REQUESTED MOTIONS

Special Use to Casey's Retail Company to permit the continued operation of an automobile service station at 1700 W. Algonquin Road.

### SUMMARY

The subject property, approximately 1.11 acres, is currently improved with a gas station and convenience store with ancillary gas pumps, canopy, and a drive-thru car wash. Automobile service stations require a Special Use to operate in the B-1 zoning district. The Special Use allowing this service station to operate was specifically granted to the previous owner. The Petitioner is the new owner of the service station and is seeking to continue operations. Therefore, a new Special Use is required.

### BACKGROUND

A Special Use was originally granted in 1978 to permit the operation of an automobile service station at this property (Ord. 1023). An additional Special Use was granted to allow the car wash in 1995. The Special Use to operate the gas station was specifically granted to Mobil Oil Corp., which was recently operating as "Bucky's". The Petitioner has purchased the property and will continue operating the service station as "Casey's".

The property owner intends to apply for an amendment to their Site Plan, Sign Plans, and Special Use within the next year to allow the reconstruction of a new convenience store at this location. That request will require an additional formal hearing and review by the PZC. The Petitioner has already submitted initial plans for review. However, since the redevelopment of the site is not imminent, and they are already operating, it is necessary to process a Special Use at this time in order for the business to maintain compliance with Village Code.

The proposal under review would not impact the site design or structures in any way. The property is currently in compliance with the approved site plan and the business is operating in compliance with the Village Codes.

### ANALYSIS

- The proposal would have no impact on the structures or the site plan. The applicant has already filed for their liquor license and business license.
- The Petitioner would be eligible to install new 'Casey's' signs in compliance with the Zoning Code.
- Because the convenience store is greater than 1,000 square feet, Code requires a sprinkler fire-suppression system. This is an existing non-conforming building without sprinklers. While the Village and the applicant anticipate this structure being demolished, if for any reason it is not, the building must be brought up to Code. The applicant will enter into a Compliance Agreement with the Village to ensure that the existing structure is demolished or sprinklers are installed by a specified date. Any new structures would be required to be fully comply with current fire-suppression requirements.
- The Village's current operational standards for service stations are identified within the Section 9-8-1-C-1.
  - a) Servicing or oiling, greasing, tire repair, installation and replacement of parts, but not automobile body repair as defined in this Code, is permitted.
  - b) The storage of unlicensed and/or unregistered vehicles and/or trailers for more than 48 hours shall not be allowed.
  - c) Towing and road service is permitted.
  - d) Village licensed coin-operated vending units are permitted.
  - e) Only one motor fuel tank truck may be on the premises for the purpose of motor fuel delivery, provided said vehicle shall not remain on the premises for a period to exceed four hours.
  - f) During all business hours, an automobile service station shall have on premises a minimum of one station attendant.
  - g) There shall be provided behind the setback lines of the service station adequate parking facilities for employee vehicles, customer vehicles and vehicles used in the normal operation of the service station.
  - h) Public restrooms shall be provided.
  - i) Outdoor display may be provided subject to a permit from the Department of Development Services and the following conditions:
    - Outdoor display activities shall be located behind the setback lines in accordance with the provisions of the applicable zoning district or any required aisles.
    - The outdoor display area shall be defined on a site plan.
    - No outdoor display area shall exceed 100 square feet in surface area nor four feet in height.
    - In no case shall outdoor display areas block building windows or doors.
    - The storage of flammable materials shall be in accordance with the Village Code. Such storage shall be screened from general public view. Propane enclosures shall be stored a minimum of five feet from any building doorway and 20 feet from any fueling operation.
    - Shall meet all requirements of Section 8-11-2 (Special Events Licenses) of the Municipal Code.
  - j) the use of outdoor speaker systems, paging devices, or other similar communication systems may be permitted, as provided in Section 10-5-3-O of the Village Subdivision Code.

### **STANDARDS FOR A SPECIAL USE**

No special use shall be recommended by the Planning and Zoning Commission unless said Planning and Zoning Commission shall find:

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.

### **RECOMMENDED CONDITIONS**

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

1. The Special Use shall be granted solely to Casey's Retail Company and is not transferable.
2. The operations shall comply with all restrictions of the Zoning Code Section 9-8-1-C-1.
3. If site plan approval for redevelopment of the property is not obtained by September 30, 2023, the Village shall reserve the right to require the site to be brought into substantial compliance with current Village Code requirements. Upon written notification by the Village of the foregoing requirement, the owner shall have one year to develop a site plan in accordance with the current Village Code standards. Upon approval by the Village of the site plan, the plan shall be implemented through the construction of site improvements within one year of the site plan approval.
4. The Petitioner shall enter into a Compliance Agreement with the Village to ensure the convenience store structure is brought into compliance with the Village's fire-suppression requirements. Failure by the Petitioner to enter into said Compliance Agreement by November 1, 2022 shall result in action by the Village, which may include revocation of the Special Use granted with this request.

Attachments:     Petitioner's Application and Submittal  
                          Location Map



# VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

**PROJECT NAME:** CHANGE OF OWNERSHIP FROM BUCHANAN ENERGY (N), LLC TO CASEY'S RETAIL COMPANY

**ADDRESS:** 1700 W ALGONQUIN RD, HOFFMAN ESTATES, IL 60192-1573

**PROPERTY INDEX NO.:** 01-25-203-048-0000

**PROPERTY ACRES:** 1.12      **ZONING:** B-1 NEIGHBORHOOD BUSINESS

**PROJECT DESCRIPTION:** REUSE EXISTING LOT AND CONVENIENCE STORE FOLLOWING THE CHANGE OF CORPORATE OWNERSHIP FROM BUCHANAN ENERGY (N), LLC TO CASEY'S RETAIL COMPANY

### 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) <small>AUTOMOBILE SERVICE STATION WITH ALCOHOL SALES</small>	<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**

**CASEY'S RETAIL COMPANY**

Name		Company	
ONE SE CONVENIENCE BLVD		ANKENY	
Street Address		City	
IA	50021	515-446-6035	MORGAN.WIERSCHKE@CASEYS.COM
State	Zip Code	Telephone Number	Email

**II. Applicant (if not the owner)**

Name		Firm/Company	
Street Address		City	
State	Zip Code	Telephone Number	Email

Applicant's relationship to property: \_\_\_\_\_

**III. Authorized Agent on Behalf of the Owner or Applicant**

RICHARD MCMAHON		CASEY'S RETAIL COMPANY	
Name		Firm/Company	
ONE SE CONVENIENCE BLVD		ANKENY	
Street Address		City	
IA	50021	515-381-5066	RICHARD.MCMAHON@CASEYS.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.

RICHARD MCMAHON, SR. SITE DEVELOPMENT MANAGER  
FOR CASEY'S RETAIL COMPANY

\_\_\_\_\_  
Name/Firm

\_\_\_\_\_  
Name/Firm

\_\_\_\_\_  
Name/Firm

\_\_\_\_\_  
Name/Firm

*Douglas M. Beech*

FOR CASEY'S RETAIL COMPANY,  
BY DOUGLAS M. BEECH, ASSISTANT SECRETARY

**Owner Signature**

**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: *Douglas M. Beech*

Owner's Name (Please Print): FOR CASEY'S RETAIL COMPANY, BY DOUGLAS M. BEECH, ASSISTANT SECRETARY

Applicant's Signature: \_\_\_\_\_  
(If other than Owner)

Applicant's Name (Please Print): \_\_\_\_\_

Date: \_\_\_\_\_

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



**PROJECT NARRATIVE**

**1700 W ALGONQUIN RD, HOFFMAN ESTATES, IL 60192-1573**

**CHANGE OF OWNERSHIP FROM BUCHANAN ENERGY (N), LLC TO CASEY'S RETAIL COMPANY**

THE 1.12 ACRE LOT AND 1870.07 S.F. BUILDING, LOCATED AT 1700 W ALGONQUIN RD, HOFFMAN ESTATES, IL 60192-1573 IS CURRENTLY BEING UTILIZED AS AN AUTOMOBILE SERVICE STATION WITH ALCOHOL SALES.

THIS LOCATION OFFERS A VARIETY OF PRE-PACKAGED FOOD AND BEVERAGE ITEMS, DISPENSED BEVERAGES AND COFFEE, AUTOMOTIVE ITEMS, TOBACCO PRODUCTS, ALCOHOL PRODUCTS, LOTTERY, GASOLINE, DIESEL, AND OTHER MISCELLANEOUS CONVENIENCE ITEMS.

**HOURS OF OPERATION:** 6:00AM – 10:00PM DAILY

THIS LOCATION HAS EXPERIENCED A CHANGE OF CORPORATE OWNERSHIP FROM BUCHANAN ENERGY (N), LLC TO CASEY'S RETAIL COMPANY.

THE SPECIAL USE BEING PRESENTED IS TO REQUEST THE REUSE OF THE EXISTING LOT AND BUILDING, AS AN AUTOMOBILE SERVICE STATION WITH ALCOHOL SALES, UNDER CASEY'S RETAIL COMPANY'S OWNERSHIP. ALL CORPORATE OFFICERS, EMPLOYEES, STORE OPERATIONS, AND UTILIZATION OF THE ABOVE PROPERTY WILL REMAIN THE SAME.

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 SPECIAL USE TO ALLOW THE REUSE OF THE EXISTING, 1.12 ACRE LOT AND 1870.07 S.F. CONVENIENCE STORE WILL NOT BE DETRIMENTAL TO, NOR ENDANGER THE PUBLIC HEALTH, SAFETY, MORALS, COMFORT OR GENERAL WELFARE OF THE COMMUNITY.

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 REUSE OF THE EXISTING 1.12 ACRE LOT AND 1870.07 S.F. CONVENIENCE STORE, PROPOSED UNDER THIS SPECIAL USE REQUEST, WILL NOT BE INJURIOUS TO THE USE AND ENJOYMENT OF THE PROPERTY IN THE IMMEDIATE VICINITY, NOR WILL IT DIMINISH OR IMPAIR PROPERTY VALUES IN 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. Please provide an explanation.

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. Please provide an explanation.

ADEQUATE UTILITIES, ACCESS DRIVEWAYS, DRAINAGE, AND OTHER NECESSARY FACILITIES ARE CURRENTLY 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. Please provide an explanation.

ALL EXISTING DRIVEWAYS, WHICH HAVE SERVED THE EXISTING PROPERTY BY MINIMIZING TRAFFIC CONGESTION IN THE PUBLIC STREETS, SHALL BE UNCHANGED.

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 SPECIAL USE SHALL CONFORM TO THE APPLICABLE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED, EXCEPT IN SUCH INSTANCES AS SUCH REGULATIONS MAY BE MODIFIED BY THE VILLAGE BOARD, PURSUANT TO THE RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION.



EXHIBIT "A"

OUTLOT 5 IN BLOCK 14 IN POPLAR HILLS UNIT NUMBER 3, BEING A SUBDIVISION OF PARTS OF THE SOUTHEAST 1/4 OF SECTION 24, AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON PLAT RECORDED SEPTEMBER 13, 1977 AS DOCUMENT NUMBER 24102446, IN COOK COUNTY, ILLINOIS.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACTS 1 AND 2:

TRACT 1 OF PARCEL B: THAT PART OF OUTLOT 5 IN BLOCK 14 IN POPLAR HILLS UNIT THREE, BEING A SUBDIVISION OF PARTS OF THE SOUTHEAST 1/4 OF SECTION 24 AND THE NORTHEAST 1/4 OF SECTION 25, BOTH IN TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID OUTLOT 5; THENCE NORTH 00 DEGREES 00 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID OUTLOT 5, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 215.21 FEET; THENCE NORTH 80 DEGREES 03 MINUTES 47 SECONDS WEST, A DISTANCE OF 82.20 FEET; THENCE NORTH 20 SECONDS 00 MINUTES 59 SECONDS WEST, A DISTANCE OF 238 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 59 SECONDS WEST, A DISTANCE OF 125 FEET; MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID OUTLOT 5, SAID POINT BEING SOUTH 69 DEGREES 56 MINUTES 49 SECONDS EAST, A DISTANCE OF 130.26 FEET FROM THE MOST NORTHWESTERLY CORNER OF SAID OUTLOT 5; THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARIES OF SAID OUTLOT 5 THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) THENCE SOUTH 65 DEGREES 56 MINUTES 9 SECONDS EAST, A DISTANCE OF 40 FEET; (2) THENCE NORTH 89 DEGREES 59 MINUTES 01 SECONDS EAST, A DISTANCE OF 340 FEET; (3) THENCE SOUTH 0 DEGREES 00 MINUTES 59 SECONDS EAST, A DISTANCE OF 349.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS,

TRACT 2 OF PARCEL B: THAT PART OF OUTLOT 5 IN BLOCK 14 IN POPLAR HILLS UNIT THREE, BEING A SUBDIVISION OF PARTS OF THE SOUTHEAST 1/4 OF SECTION 24 AND THE NORTHEAST 1/4 OF SECTION 25, BOTH IN TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID OUTLOT 5 THENCE NORTH 0 DEGREES 00 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID OUTLOT 5, A DISTANCE OF 250 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 215.21 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 80 DEGREES 03 MINUTES 47 SECONDS WEST, A DISTANCE OF 82.20 FEET; THENCE NORTH 20 DEGREES 00 MINUTES 59 SECONDS WEST, A DISTANCE OF 238 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 59 SECONDS WEST, A DISTANCE OF 125 FEET, MORE

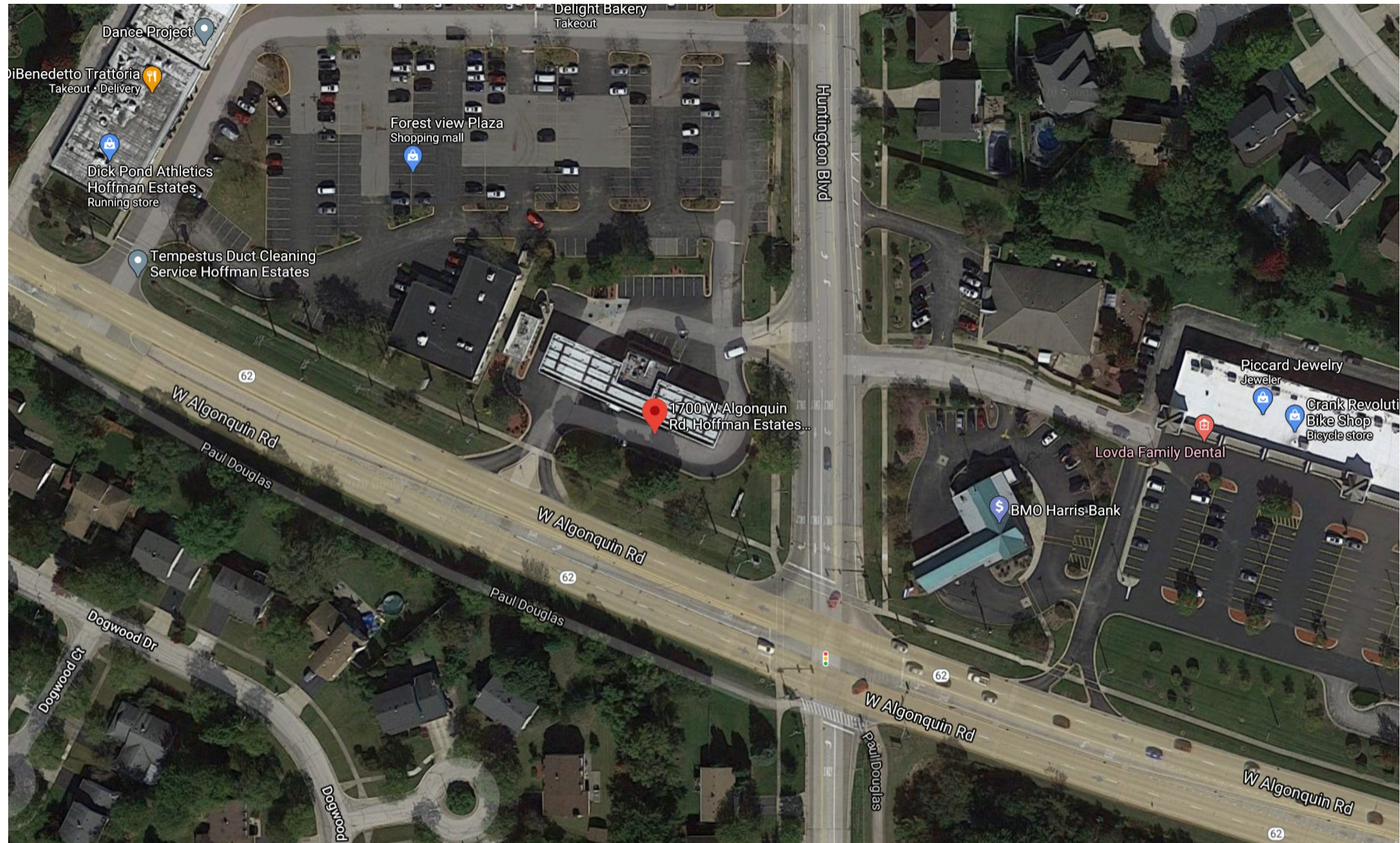
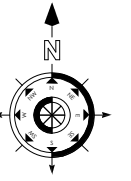
OR LESS, TO A POINT ON THE NORTH LINE OF SAID OUTLOT 5, SAID POINT BEING SOUTH 69 DEGREES 56 MINUTES 49 SECONDS EAST, A DISTANCE OF 130.26 FEET FROM THE MOST NORTHWESTERLY CORNER OF SAID OUTLOT 5; THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARIES OF SAID OUTLOT 5 THE FOLLOWING THREE (3) COURSES, CURVES AND DISTANCES; (1) THENCE NORTH 69 DEGREES 56 MINUTES 49 SECONDS WEST A DISTANCE OF 130.26 FEET; (2) THENCE SOUTH 29 DEGREES 15 MINUTES 45 SECONDS WEST A DISTANCE OF 380.00 FEET; (3) THENCE ON AN ARC OF A CIRCLE HAVING A RADIUS OF 5659.65 FEET, BEING CONVEX TO THE SOUTHWEST, THE CHORD THEREOF HAVING A BEARING OF SOUTH 63 DEGREES 05 MINUTES 08 SECONDS EAST AND A LENGTH OF 463.76 FEET, AN ARC DISTANCE OF 463.89 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF SAID OUTLOT 5, SAID POINT BEING NORTH 66 DEGREES 55 MINUTES 56 SECONDS EAST A DISTANCE OF 296.00 FEET FROM THE POINT OF COMMENCING; THENCE NORTH 23 DEGREES 04 MINUTES 04 SECONDS EAST, A DISTANCE OF 145.60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

ALSO BEING DESCRIBED AS:

PART OF OUTLOT 5 IN BLOCK 14 IN POPLAR HILLS UNIT NUMBER 3, BEING A SUBDIVISION OF PARTS OF THE SOUTHEAST 1/4 OF SECTION 24, AND THE NORTHEAST 3/4 OF SECTION 25, TOWNSHIP 42 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID OUTLOT 5; THENCE NORTH 0 DEGREES 00 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT 5, A DISTANCE OF 250.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 0 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 215.21 FEET; THENCE SOUTH 23 DEGREES 04 MINUTES 04 SECONDS WEST, A DISTANCE OF 145.60 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID OUTLOT 5; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID OUTLOT 5 BEING AN ARC OF A CIRCLE, HAVING A RADIUS OF 5659.65 FEET BEING CONVEX TO THE SOUTHWEST, THE CHORD THEREOF HAVING BEARING OF SOUTH 66 DEGREES 55 MINUTES 56 SECONDS EAST, AND A LENGTH OF 296.00 FEET, AN ARC DISTANCE OF 296.03 FEET MORE OR LESS, TO THE PLACE OF BEGINNING.










BIM 360: //MS- CSA Phase1/CSA-29 MSE ARCH.rvt

Revision	By	Date



5704 Euper Ln Ste. 200 • Fort Smith AR • 479.452.1933 • morrisonshipley.com

Drawn By: TL	Drawing Scale:
Approved By: AMS	
Date: 01.20.2021	
Project No.: CSA-29	Drawing Name:

One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

1700 W Algonquin Rd Bucky's # 411

Hoffman Estates, IL

OVERALL SITE LAYOUT

Interior Survey of Existing C-Store

Sheet No.:

A1.0

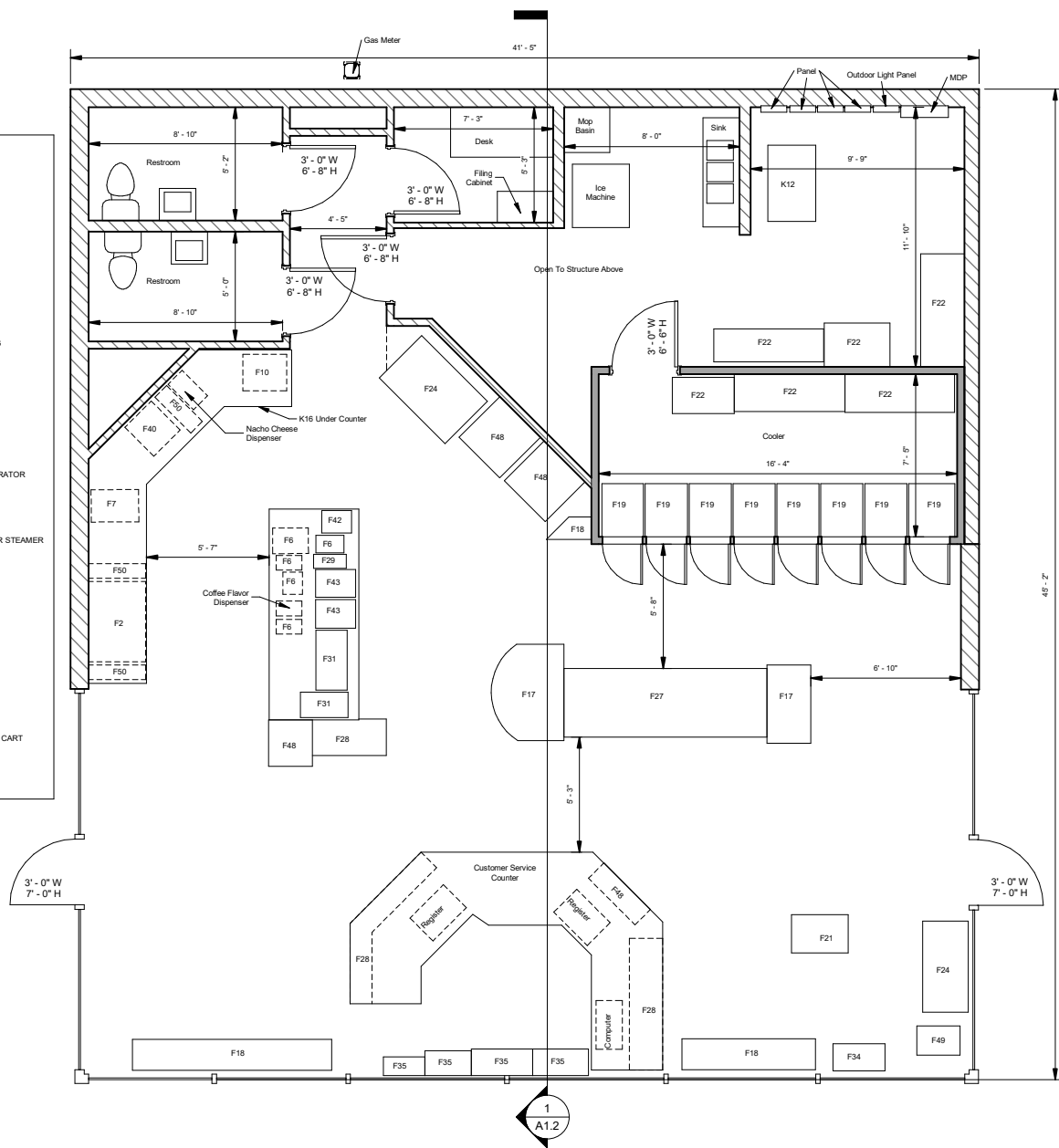
of

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FIXTURE NOTES	FIXTURE NOTES	KITCHEN NOTES
F1 OPEN COOLER BUNKER	F28 SINGLE SIDED GONDOLA	K1 SERVING COUNTER
F2 SODA DISPENSER	F29 COFFEE CLIPS & LIDS	K2 REFRIGERATOR
F3 SODA FOUNTAIN SYRUP	F30 PLASTIC DISPLAY	K3 FREEZER
F4 ICE COOLER	F31 ICED COFFEE MACHINE	K4 ROLLING TABLE
F5 COFFEE KARAF	F32 WALL MOUNTED WIRE SHELVING DISPLAY	K5 WIRE UPPER SHELF
F6 CREAMER BIN & DISPENSER	F33 PLASTIC OVERHEAD CIGARETTE DISPLAY	K6 WIRE SHELVING
F7 CAPPUCCINO MACHINE	F34 WIRE NEWSPAPER STAND	K7 HOT CASE
F8 SODA FOUNTAIN	F35 CIGARETTE DISPLAY	K8 STAINLESS STEEL SHELVING
F9 ICED TEA KARAF	F36 FREAL COOLER	K9 MAGNETIC KNIFE HOLDER
F10 PASTRY DISPLAY	F37 FREAL MIXER	K10 ROLLING TRAY CART
F11 LOW METAL SHELF	F38 SOFT SERVE ICE CREAM MACHINE	K11 HAND SINK
F12 WIRE CIGARETTE TRAY	F39 ICEE SMOOTHIE MACHINE	K12 WIRE ROLLING CART
F13 WOOD SHELF	F40 STANDALONE SMOOTHIE MACHINE	K13 TOWEL HAMPER
F14 SLAT WALL	F41 HOT WATER DISPENSER	K14 UNDERCOUNTER REFRIGERATOR
F15 48" SHELVING	F42 COFFEE ON DEMAND BREWING	K15 4 SLOT TOASTER
F16 36" SHELVING	F43 SPECIALTY COFFEE	K16 MICROWAVE
F17 ENDCAP SHELVING	F44 SCRATCHERS DISPLAY	K17 4 COMPARTMENT COUNTER STEAMER
F18 MISCELLANEOUS SHELVING & DISPLAY ITEMS	F45 CO2	K18 OVEN
F19 REACH-IN COOLER SHELVING	F46 EXTERIOR DISPLAY	K19 FRYER
F20 CHEWING TOBACCO CASE	F47 CUP DISPENSER	K20 UNDERCOUNTER OVEN
F21 WIRE SHELVING DISPLAY	F48 STANDALONE DRINK COOLER	K21 SHAKE BLENDER
F22 HEAVY DUTY UTILITY SHELVING	F49 ATM	K22 HOTDOG ROLLER
F23 HEAVY DUTY REACH-IN COOLER SHELVING	F50 SODA CLIPS & LIDS	K23 FRYER CHIMNEY
F24 STANDALONE REACH-IN FREEZER	F51 FOUR SIDED GONDOLA	K24 DELI SLICER
F25 ROTATING STAND DISPLAY	F52 COUNTER REFRIGERATOR	K25 PLASTIC BINS
F26 CARDBOARD DISPLAY		K26 FRIED CHICKEN DREDDING CART
F27 DOUBLE SIDED GONDOLA		



1 FLOOR PLAN  
1/4" = 1'-0"

BIM 360://MS-CSA Phase1/CSA-29 MSE ARCH.rvt

Revision	By	Date

**MORRISON SHIPLEY**

5704 Euper Ln Ste. 200 • Fort Smith AR • 479.452.1933 • morrisonshipley.com

Drawn By: TL	Drawing Scale: 1/4" = 1'-0"
Approved By: AMS	
Date: 01.20.2021	
Project No.: CSA-29	Drawing Name:

**CASEY'S** General Store **DONUTS**

One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

**1700 W Algonquin Rd Bucky's # 411**

**Hoffman Estates, IL**

**FLOOR PLAN**

*Interior Survey of Existing C-Store*

Sheet No.:	A1.1
of	X

# TOPOGRAPHIC AND BOUNDARY SURVEY

OF  
PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND  
THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42  
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
COOK COUNTY, ILLINOIS

**ARC DESIGN  
RESOURCES INC.**

5281 ZENITH PARKWAY  
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Illinois Design Firm License No. 184-001334

**Existing Zoning/Land Use**

Address: 1700 W Algonquin Road, Hoffman Estates, IL 60195

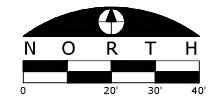
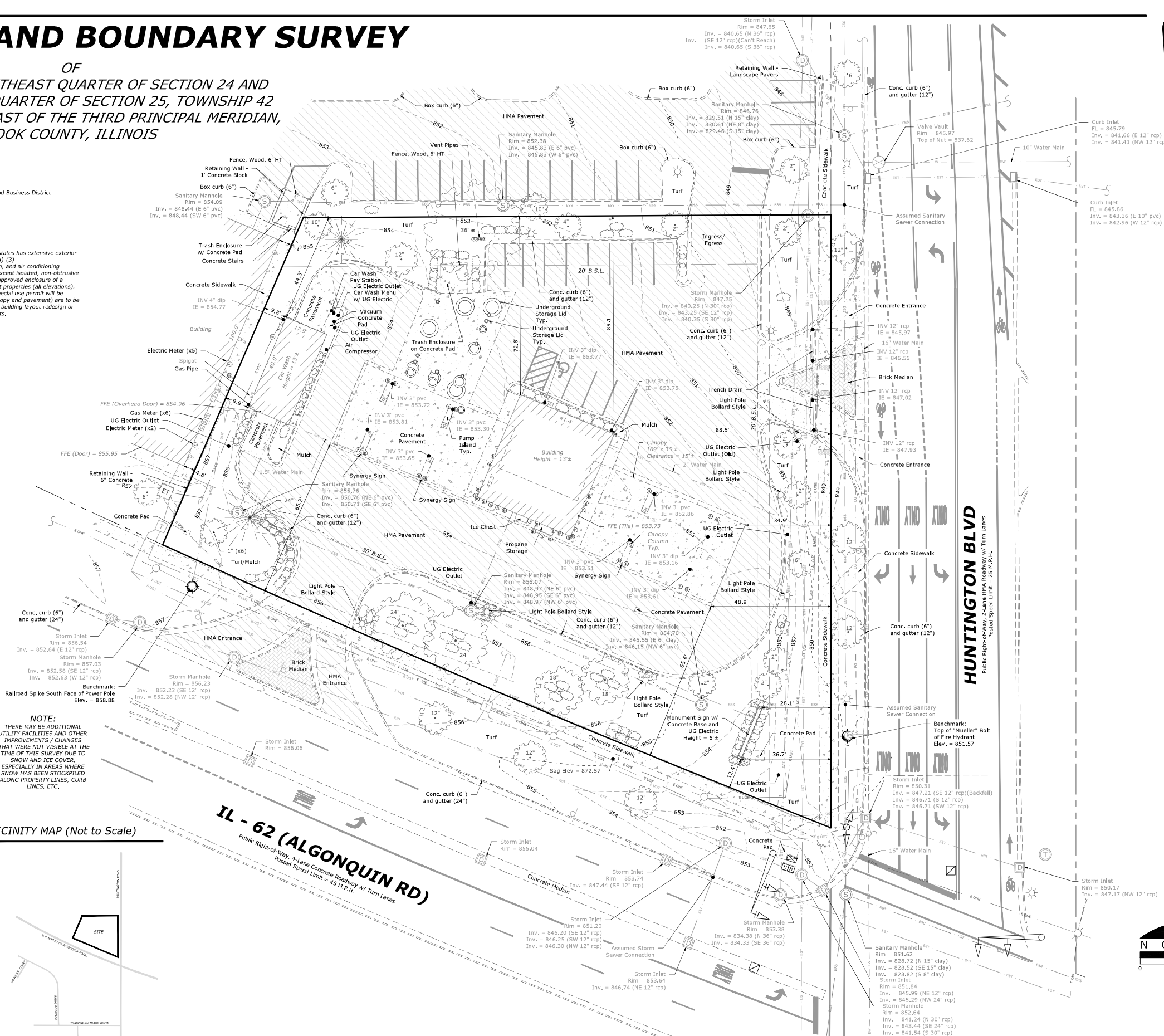
- Current Site Zoning/In Highway Overlay District: District: B1 - Neighborhood Business District
- Zoning Site Restrictions/Requirements:
  - Minimum Building Setbacks
    - Front: 30'
    - Side (East): 30'
    - Rear (West): 0'
    - W. Rear: 20'
  - Building Requirements
    - Is site within an Overlay District: N/A
    - Exterior finish material requirements: The Village of Hoffman Estates has extensive exterior finish requirements. See Village Ordinance Section 10-55-(3)-(H)-(3)
    - Roof-top screening requirements: All rooftop heating, ventilation, and air conditioning equipment, satellite dishes, and other mechanical equipment (except isolated, non-obtrusive stacks and vents) shall be screened by a parapet wall or other approved enclosure of a height sufficient to provide complete screening from all adjacent properties (all elevations).
    - Will updates to existing store trigger any site related items: A special use permit will be expected if existing structures (i.e. fueling pumps, building, canopy and pavement) are to be modified or removed and replaced with new structures. Interior building layout redesign or modifications to existing signs shouldn't trigger any requirements.

**SYMBOL LEGEND**

	PROPERTY LINE &
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTER LINE &
	CURB AND GUTTER
	OVERHEAD UTILITIES
	GAS LINE
	TELEPHONE LINE
	ELECTRIC LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	FENCE
	CONTOUR LINE
	SANITARY MANHOLE
	STORM MANHOLE   AREA INLET
	CURB CATCHBASIN   INLET
	VALVE VAULT
	VALVE BOX
	FIRE HYDRANT ASSEMBLY
	SPRINKLER
	UTILITY POLE
	GUY WIRE AND ANCHOR
	ELECTRIC TRANSFORMER AND PAD
	ELECTRIC METER
	TELEPHONE JUNCTION VAULT
	TELEPHONE PEDESTAL
	GAS METER
	A.D.A. COMPLIANT PARKING
	LUMINAIRE AND POST
	SIGN AND POST
	BOLLARD
	POST
	BENCHMARK LOCATION
	DECIDUOUS TREE
	CONIFEROUS TREE
	BUSH
	TRAFFIC SIGNAL
	SIGNAL CONTROL CABINET
	HANDHOLE
	YARD LIGHT
	EXISTING BUILDING
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT

**NOTE:**  
THERE MAY BE ADDITIONAL  
UTILITY FACILITIES AND OTHER  
IMPROVEMENTS / CHANGES  
THAT WERE NOT VISIBLE AT THE  
TIME OF THIS SURVEY DUE TO  
SNOW AND ICE COVER,  
ESPECIALLY IN AREAS WHERE  
SNOW HAS BEEN STOCKPILED  
ALONG PROPERTY LINES, CURB  
LINES, ETC.

VICINITY MAP (Not to Scale)





# TOPOGRAPHIC AND BOUNDARY SURVEY

OF  
PART OF THE SOUTHEAST QUARTER OF SECTION 24 AND  
THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 42  
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
COOK COUNTY, ILLINOIS

**REPORT OF SURVEY  
OF PROPERTY DESCRIBED AS:**

Legal Description contained in Special Warranty Deed granted by ExxonMobil Oil Corporation to Buchanan Energy (N), LLC, recorded January 08, 2011 as Document No. 1100641152

OUTLOT 5 IN BLOCK 14 IN POPLAR HILLS UNIT NUMBER 3, BEING A SUBDIVISION OF PARTS OF THE SOUTHEAST 1/4 OF SECTION 24, AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SHOWN ON PLAT RECORDED SEPTEMBER 13, 1977 AS DOCUMENT NUMBER 24102444, IN COOK COUNTY, ILLINOIS.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACTS 1 AND 2:

TRACT 1 OF PARCEL B: THAT PART OF OUTLOT 5 IN BLOCK 14 IN POPLAR HILLS UNIT THREE, BEING A SUBDIVISION OF PARTS OF THE SOUTHEAST 1/4 OF SECTION 24 AND THE NORTHEAST 1/4 OF SECTION 25, BOTH IN TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID OUTLOT 5; THENCE NORTH 00 DEGREES 00 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID OUTLOT 5, A DISTANCE OF 215.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 215.21 FEET; THENCE NORTH 80 DEGREES 03 MINUTES 47 SECONDS WEST, A DISTANCE OF 82.20 FEET; THENCE NORTH 20 DEGREES 00 MINUTES 59 SECONDS WEST, A DISTANCE OF 238 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 59 SECONDS WEST, A DISTANCE OF 125 FEET; MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID OUTLOT 5, SAID POINT BEING SOUTH 69 DEGREES 56 MINUTES 49 SECONDS EAST, A DISTANCE OF 130.26 FEET FROM THE MOST NORTHWESTERLY CORNER OF SAID OUTLOT 5; THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARIES OF SAID OUTLOT 5 THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) THENCE SOUTH 65 DEGREES 56 MINUTES 9 SECONDS EAST, A DISTANCE OF 40 FEET; (2) THENCE NORTH 89 DEGREES 59 MINUTES 01 SECONDS EAST, A DISTANCE OF 340 FEET; (3) THENCE SOUTH 0 DEGREES 00 MINUTES 59 SECONDS EAST, A DISTANCE OF 349.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

TRACT 2 OF PARCEL B: THAT PART OF OUTLOT 5 IN BLOCK 14 IN POPLAR HILLS UNIT THREE, BEING A SUBDIVISION OF PARTS OF THE SOUTHEAST 1/4 OF SECTION 24 AND THE NORTHEAST 1/4 OF SECTION 25, BOTH IN TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID OUTLOT 5; THENCE NORTH 0 DEGREES 00 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID OUTLOT 5, A DISTANCE OF 250 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 715.21 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES 03 MINUTES 47 SECONDS WEST, A DISTANCE OF 82.20 FEET; THENCE NORTH 20 DEGREES 00 MINUTES 59 SECONDS WEST, A DISTANCE OF 238 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 59 SECONDS WEST, A DISTANCE OF 125 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID OUTLOT 5, SAID POINT BEING SOUTH 69 DEGREES 56 MINUTES 49 SECONDS EAST, A DISTANCE OF 130.26 FEET FROM THE MOST NORTHWESTERLY CORNER OF SAID OUTLOT 5; THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARIES OF SAID OUTLOT 5 THE FOLLOWING THREE (3) COURSES, CURVES AND DISTANCES: (1) THENCE NORTH 69 DEGREES 56 MINUTES 49 SECONDS WEST A DISTANCE OF 130.26 FEET; (2) THENCE SOUTH 29 DEGREES 15 MINUTES 45 SECONDS WEST A DISTANCE OF 380.40 FEET; (3) THENCE ON AN ARC OF A CIRCLE HAVING A RADIUS OF 5659.65 FEET, BEING CONVEX TO THE SOUTHWEST, THE CHORD THEREOF HAVING A BEARING OF SOUTH 63 DEGREES 05 MINUTES 04 SECONDS EAST AND A LENGTH OF 463.76 FEET, AN ARC DISTANCE OF 463.89 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF SAID OUTLOT 5, SAID POINT BEING NORTH 66 DEGREES 55 MINUTES 56 SECONDS EAST A DISTANCE OF 296.00 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 23 DEGREES 04 MINUTES 04 SECONDS EAST, A DISTANCE OF 145.60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO BEING DESCRIBED AS:

PART OF OUTLOT 5 IN BLOCK 14 IN POPLAR HILLS UNIT NUMBER 3, BEING A SUBDIVISION OF PARTS OF THE SOUTHEAST 1/4 OF SECTION 24, AND THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID OUTLOT 5; THENCE NORTH 0 DEGREES 00 MINUTES 59 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT 5, A DISTANCE OF 250.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 01 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 215.21 FEET; THENCE SOUTH 23 DEGREES 04 MINUTES 04 SECONDS WEST, A DISTANCE OF 145.60 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID OUTLOT 5; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF SAID OUTLOT 5, BEING AN ARC OF A CIRCLE, HAVING A RADIUS OF 5659.65 FEET BEING CONVEX TO THE SOUTHWEST, THE CHORD THEREOF HAVING BEARING OF SOUTH 66 DEGREES 55 MINUTES 56 SECONDS EAST, AND A LENGTH OF 296.00 FEET, AN ARC DISTANCE OF 296.03 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

I HEREBY STATE that at the request of and for the exclusive benefit of Casey's Retail Company, I have performed a Topographic and Boundary Survey of the previously described property, and that the survey conforms to the normal standard of care of surveyors performing topographic and boundary surveys in Cook County, Illinois.

I FURTHER STATE that the location, size and/or existence of any utility service lines to the property surveyed are unknown and are not shown and that all building improvements, surface and subsurface improvements on and adjacent to the site are not necessarily shown.

I FURTHER STATE that no independent investigation, or independent search of records for easements, encumbrances, restrictive covenants, subdivision restrictions, ownership, title evidence or any other facts which an accurate and current title search may disclose for subject property or for adjoining parcels was made as a part of this resurvey. The surveyor has relied upon the materials and representations supplied by the owners with regard to these matters.

I FURTHER STATE that no investigation concerning environmental and subsurface conditions, or the existence of underground or overhead containers or facilities which may affect the use of development of this property was made as a part of this resurvey.

I FURTHER STATE that no attempt has been made as a part of this topographic and boundary resurvey to obtain data concerning the existence, size, depth, condition, capacity, or location of any municipal or public service facility. For information regarding these facilities, please contact the appropriate agencies.

This professional service conforms to the current Illinois minimum standards for a topographic and boundary survey.

Dated this 8<sup>th</sup> day of FEBRUARY, 2021.

*Lee S. Sprecher*

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 11/30/2022



OUTLOT 5  
Exception to Deed Tract 1

(N 89°59'01" E)  
(N 89°40'20" E) (215.21)  
215.31'

Found 5/8" Iron Pipe Capped

100.00'

20' B.S.L.

OUTLOT 5  
Exception to Deed Tract 2

POPLAR HILLS UNIT 3  
Recorded September 13, 1977 as Document No. 24102444

AREA =  
48,823 sq.ft.  
1.121 acres

OUTLOT 5

HUNTINGTON BOULEVARD

30' B.S.L.

25' Public Utility Easement

250.23'  
(250.00')

HUNTINGTON BOULEVARD

CURVE C-1  
Δ = 2°59'50" (2°59'49")  
R = 5659.65' (5659.65')  
L = 296.06' (296.03')  
T = 148.07' (148.05')  
CB = N 67°02'20" W  
(N 66°55'56" W)  
CD = 296.03' (296.00')

30' B.S.L.

(N 66°55'56" W)  
(N 67°02'20" W)

R = 5659.65'  
Curve C-1  
L = 296.06'

(296.00')  
296.03'

Found 3/4" Iron Pipe

140.00'

W. ALGONQUIN ROAD

Found Cut "X"

100.00'

**SYMBOL LEGEND**

- PROPERTY LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - CENTER LINE
- ⊕ TITLE EXCEPTION NUMBER
- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT
- (85.00') RECORD DISTANCE
- 85.00' MEASURED DISTANCE



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