

VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT NUMBER: PLAT22-0015
PROJECT NAME: PRAIRIE CROSSING RESUBDIVISION
ADDRESS/LOCATION: 4700 HOFFMAN BLVD
REQUEST: PRELIMINARY & FINAL PLAT OF SUBDIVISION
OWNER: HMC PT PRAIRIE STONE CROSSING LLC
APPLICANT: PINE TREE
PROPERTY SIZE: +/- 7.4 ACRES
ZONING / LAND USE: B4 – BUSINESS DISTRICT / RETAIL
ADJACENT PROPERTIES: NORTH: POPLAR –PRAIRIE CROSSING SHOPPING CENTER
SOUTH: CULVER’S/BP
EAST: SUTTON CROSSING
WEST: MARRIOTT HOTEL
PZC MEETING DATE: NOVEMBER 2, 2022
PUBLIC HEARING: NO
STAFF ASSIGNED: JAMES DONAHUE

REQUESTED MOTION

Request for a Preliminary and Final Plat of Subdivision for Prairie Crossing located at 4700 Hoffman Boulevard.

BACKGROUND

- In September 2007, the subject property was part of an overall commercial development now known as Poplar-Prairie Stone Crossing. The approval was for multiple buildings on one lot under common ownership. The current development consists of a Burlington/Dollar Tree building, a Denny’s Restaurant, a multi-tenant retail building (Chipotle, Jersey Mike’s, Great Clips and Mattress Firm), and the Kyoto restaurant.
- In 2012, the owner of the shopping center at the time subdivided and sold a portion of the property that included the current Kyoto Restaurant. The subdivision included the Kyoto building itself and 12 parking spaces immediately adjacent to the north side of the building. Additional parking and access for Kyoto are provided for in easements shared with the rest of the shopping center.
- In 2014, the current owner of the shopping center to the north purchased the overall property excluding the Kyoto property

PRELIMINARY & FINAL PLAT OF SUBDIVISION

- A Preliminary & Final Plat of Subdivision is proposed to subdivide the existing Lot 6A1 into two lots. The proposed lot line currently exists as a tax parcel line and the proposed lots currently have separate PIN's.
- The Plat of Subdivision proposes to resubdivide Lot 6A1 into 2 lots. Lot 1 (3.3779 acres) would contain the Burlington/Dollar Tree building and Lot 2 (3.9709 acres) would contain the Denny's building and the multi-tenant building.
- Lot 6A2 (Kyoto restaurant) would remain unchanged and is not part of this request.
- Previously dedicated easements remain unchanged and no new easements are proposed. The existing cross access and cross parking easement language for all lots from the original 2012 plat is included on this plat.
- The Preliminary & Final Plat of Subdivision meets all Village Code requirements per §10-6-3 A.

RECOMMENDED CONDITIONS

None

Attachments: Location Map
Petitioner's Application and Supporting Documents



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION

PROJECT NAME: Prairie Stone Crossing

ADDRESS: 4600-4660, 4690, 4700 & 4730 Hoffman Blvd.

PROPERTY INDEX NO.: _____

PROPERTY ACRES: 7.3488 **ZONING:** B-4

PROJECT DESCRIPTION: Subdivide existing Lot 6A1 into two lots. Lot 1 at 3.3779 acres and Lot 2 at 3.9709 acres.

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 checked="" type="checkbox"/> PLAT - Subdivision	<input type="checkbox"/> Non-Residential Preliminary <input type="checkbox"/> Residential Preliminary <input type="checkbox"/> Non-Residential Final <input type="checkbox"/> Residential Final <input checked="" type="checkbox"/> Non-Residential Preliminary/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"/> Final <input type="checkbox"/> Preliminary <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"/> Minor Amendment <input type="checkbox"/> Administrative Review <input type="checkbox"/> Major Amendment	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> SU - Special Use	<input type="checkbox"/> Listed Use (please list) _____ <input type="checkbox"/> Use Not Cited (please list) _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> TA - Text Amendment	<input type="checkbox"/> Subdivision Code <input type="checkbox"/> Other (please list) _____ <input type="checkbox"/> Zoning Code	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

Name		Company	
814 Commerce Drive, Suite 300		Oak Brook	
Street Address		City	
Illinois	60523		
State	Zip Code	Telephone Number	Email

II. Applicant (if not the owner)

Name		Firm/Company	
Lee Pearson		Pine Tree	
40 Skokie Blvd. Suite 610		Northbrook	
Street Address		City	
Illinois	60062	847-574-3318	lpearson@pinetree.com
State	Zip Code	Telephone Number	Email

Applicant's relationship to property: Manager

III. Authorized Agent on Behalf of the Owner or Applicant

Name		Firm/Company	
Lee Pearson		Pine Tree	
40 skokie Blvd. Suite 610		Northbrook	
Street Address		City	
Illinois	60062	847-574-3318	lpearson@pinetree.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.

Lee Pearson/Pine Tree
Name/Firm

Brian Page/Pine Tree
Name/Firm

Mike Lopata/Pine Tree
Name/Firm

Bruce Boruszak/PineTree
Name/Firm

Jonathan Shopay

Digitally signed by Jonathan Shopay
DN: cn=Jonathan Shopay, o=Harbert Management Corporation,
ou=US Real Estate, email=jshopay@harbert.net, c=US
Date: 2022.08.05 16:05:07 -05'00'

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: Jonathan Shopay Digitally signed by Jonathan Shopay
DN: cn=Jonathan Shopay, o=Harbert Management Corporation, ou=US Real Estate, email=jshopay@harbert.net, c=US
Date: 2022.08.05 16:05:37 -05'00'

Owner's Name (Please Print): _____

Applicant's Signature: [Signature]
(If other than Owner)

Applicant's Name (Please Print): Lee F. Pearson

Date: 7-27-2022

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.

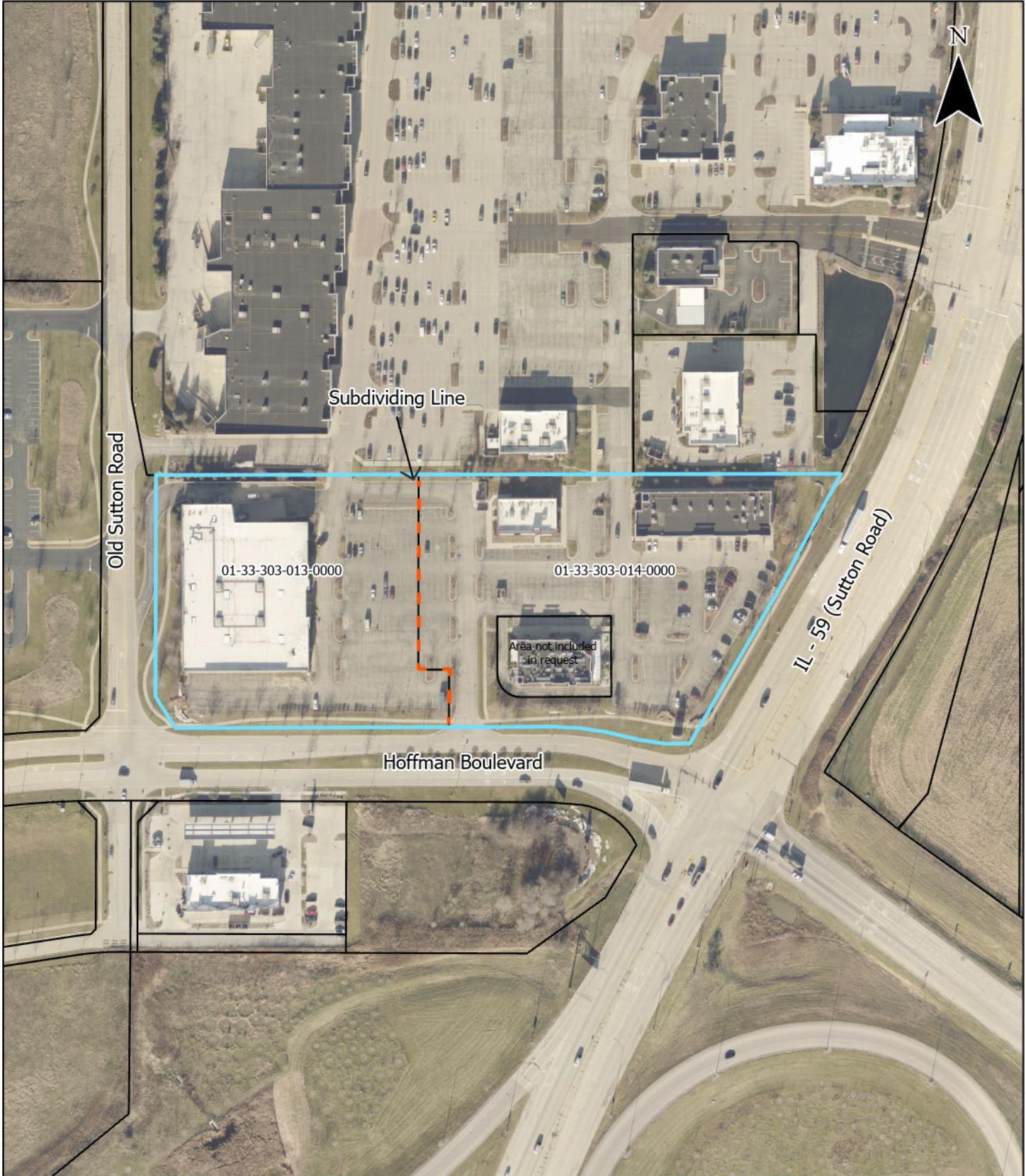
All applications fees must be paid before the Planning and Zoning Commission can hear any case.

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

Prairie Crossing Resubdivision

PIN: 01-33-303-013-0000 & 01-33-303-014-0000



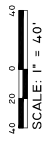
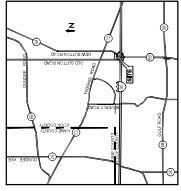
Legend

 Subject Property



Planning and Transportation Division
Department of Development Services

October 2022



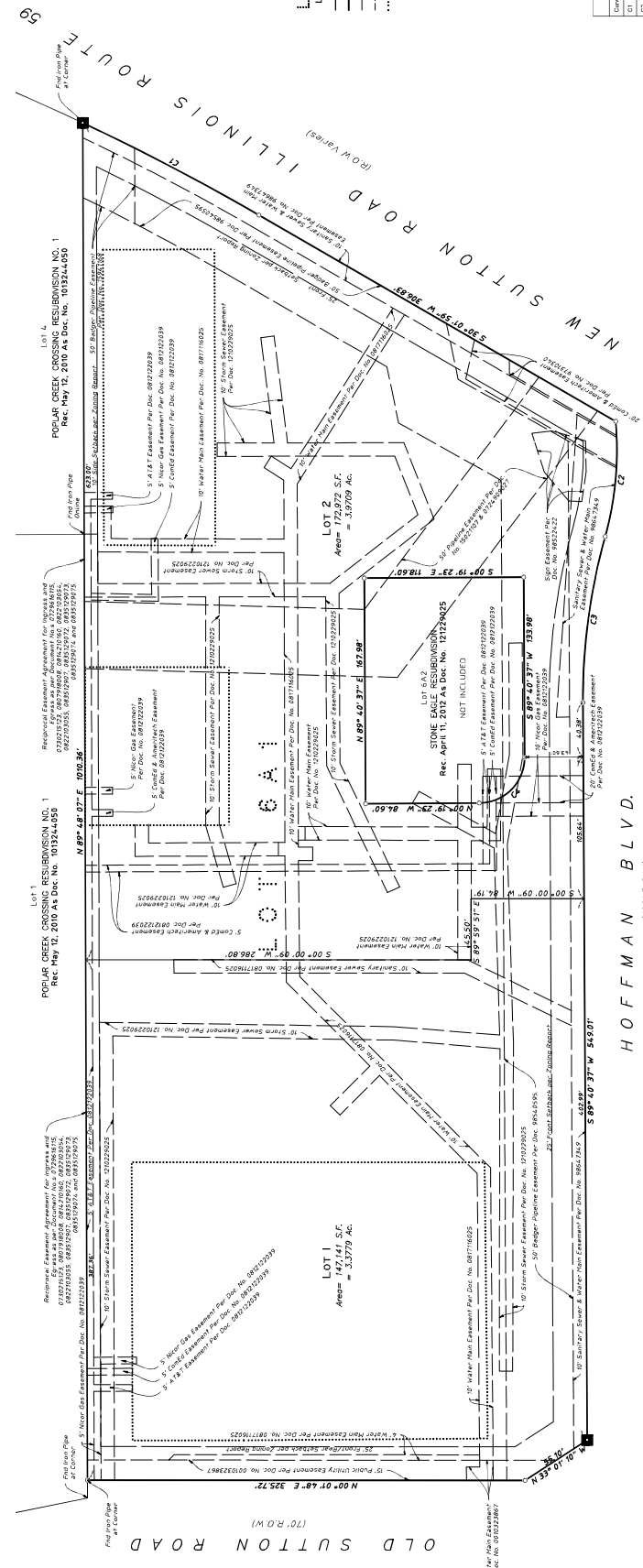
FINAL PLAT OF RESUBDIVISION OF PRAIRIE CROSSING RESUBDIVISION

BENJAMIN CROSSING OF LOT 1 IN STONE LARKE RESUBDIVISION, BENJAMIN CROSSING RESUBDIVISION, AN UNDIVIDED PLAT OF RESUBDIVISION IN PART OF SECTIONS 32 AND 33, TOWNSHIP 42 NORTH, RANGE 10 WEST, COOK COUNTY, ILLINOIS, RECORDED APRIL 11, 2013, AND DOCUMENT #121022925 IN COOK COUNTY, ILLINOIS.

F.I.N. 01-33-305-015
0-33-305-014

MAL PLAT TO:
VILLAGE OF HOFFMAN ESTATES
1000 HASSEL ROAD
HOFFMAN ESTATES, ILLINOIS 60169

PREPARED FOR OWNER:
HMC PT PRAIRIE STONE CROSSING, LLC
40 S. COOK COUNTY ROAD, SUITE 610
NORTHBROOK, IL 60062



LEGEND

- Concrete Monument
- Set of Found, as noted
- Unsurveyed Subdivision Lot No.
- New Subdivision Lot No.
- Boundary Line
- Building Subback Line
- Easement Line
- Encroachment Line
- Per Doc. No. 121022925

CURVE TABLE

Curve	Length	Radius	Chord	Chord Bearing
C1	142.046'	1786.00'	175.000'	S 27° 22' 58" W
C2	88.587'	243.232'	88.022'	N 84° 42' 47" W
C3	135.599'	400.000'	134.667'	N 82° 21' 47" W
C4	23.441'	23.000'	46.888'	N 45° 12' 27" W

AREA SUMMARY

LOT 1	147,141 S.F.	3.3779 Ac.
LOT 2	172,972 S.F.	3.9709 Ac.
TOTAL	320,113 S.F.	7.4488 Ac.

Project No. 104137

HAEGER ENGINEERING
land surveyors
consulting engineers

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