

## 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 SUBDIVISON

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 ae 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

Planning and Zoning Commission Staff Report PLAT22-0015: Prairie Crossing – 4700 Hoffman Blvd.

Meeting Date: November 2, 2022

#### 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 Hoffm	an Blvd.	
PROPERTY INDEX NO.:			
PROPERTY ACRES:	7.3488 <b>ZONIN</b>	<b>G</b> : <u>B-4</u>	
PROJECT DESCRIPTION:	Subdivide existing Lot 6A1 into two lots. I	Lot 1 at 3.3779 acres and Lot 2 at 3.9709	acres.
	REQUESTS BEING MADE (chec	k all that apply):	
Application Type	Subtype		Addendum
☐ANX - Annexation	N/A		N/A
□MSP - Master Sign Plan	□ New □ Amendment		□Yes □No
■PLAT - Subdivision	☐ Non-Residential Preliminary ☐ Non-Residential Final ■ Non-Residential Preliminary/Final	☐ Residential Preliminary ☐ Residential Final ☐ Residential Preliminary/Final	N/A
□PLAT – Other	Туре		N/A
□RPD Amendment	N/A		N/A
□REZ – Rezoning	From to		□Yes □No
□SPR - Site Plan Review	□ Preliminary Concept □ Preliminary	□Final □Preliminary/Final	□Yes □No
□ SPA - Site Plan Amendment	☐ Staff Review ☐ Administrative Review	☐ Minor Amendment ☐ Major Amendment	□Yes □No
□SU – Special Use	□ Listed Use (please list)	☐Use Not Cited (please list)	□Yes □No
□TA - Text Amendment	☐ Subdivision Code ☐ Zoning Code	□Other (please list)	N/A
□VAR – Variation	☐ Non-Residential ☐ Residential ☐ Sign		□Yes □No

#### Owner of Record

II.

State

		HMC PT Prairie	Stone Crossing, LLC
Name		Company	
814 Comme	rce Drive, Suite 300	Oak Brook	
Street Address		City	
Illinois	60523		
State	Zip Code	Telephone Number	Email
Applicant (if not	the owner)		
Lee Pearson	1	Pine Tree	
Name		Firm/Company	
40 Skokie	Blvd. Suite 610	Northbrook	
Street Address		City	
Illinois	60062	847-574-3318	lpearson@pinetree.com

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

Zip Code

Applicant's relationship to property: Manager

Authorized Agei	it on benan of the owner	or Applicatif	
Lee Pearson	1	Pine Tree	
Name		Firm/Company	
40 skoki	e Blvd. Suite 6	10 Northbrook	
Street Address		City	
Illinois	60062	847-574-3318	lpearson@pinetree.com
State	Zip Code	Telephone Number	Fmail

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 T		ian Page/Pine Tree
Name/Firm		e/Firm
Mike Lopata/Pine Ti	ree Br	uce Boruszak/PineTree
Name/Firm	Nam	e/Firm
Jonathan Shopay 🖫	igitally signed by Jonathan Shopay N: cn=Jonathan Shopay, o=Harbert Manago u=US Real Estate, email=jshopay@harbert.n ate: 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 Management Corporation, ou=US Real

Digitally signed by Jonathan Shopay DN: cn=Jonathan Shopay, o=Harbert Estate, email=jshopay@harbert.net, c=US

Date: 2022.08.05 16:05:37 -05'00'

Owner's Name (Please Print):

Applicant's Signature: (If other than Owner)

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

7-21-2022

## 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

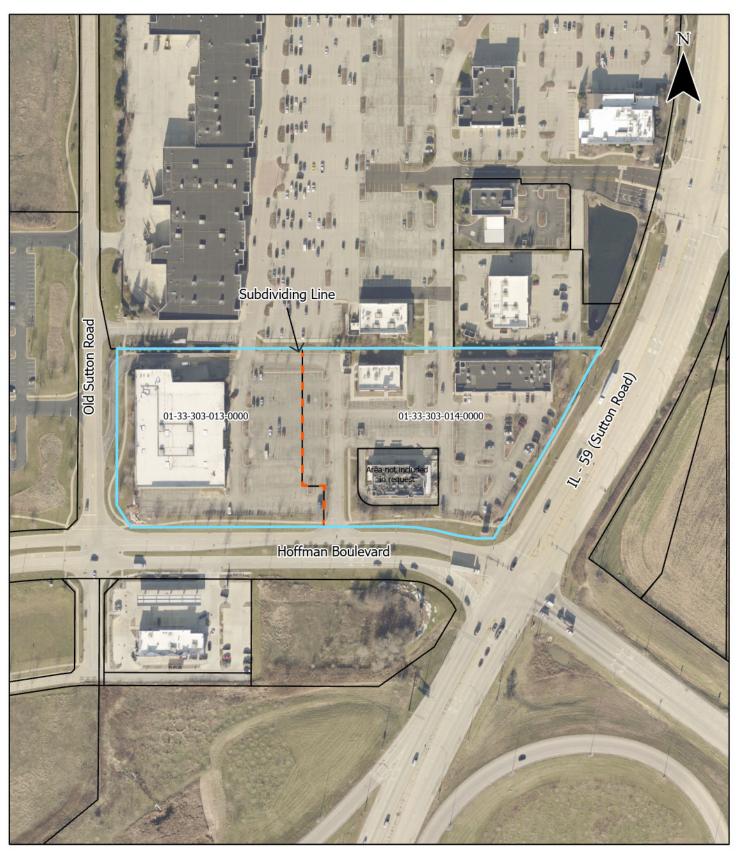
Phone:

(847) 781-2660

### Exhibit A

## Prairie Crossing Resubdivision

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

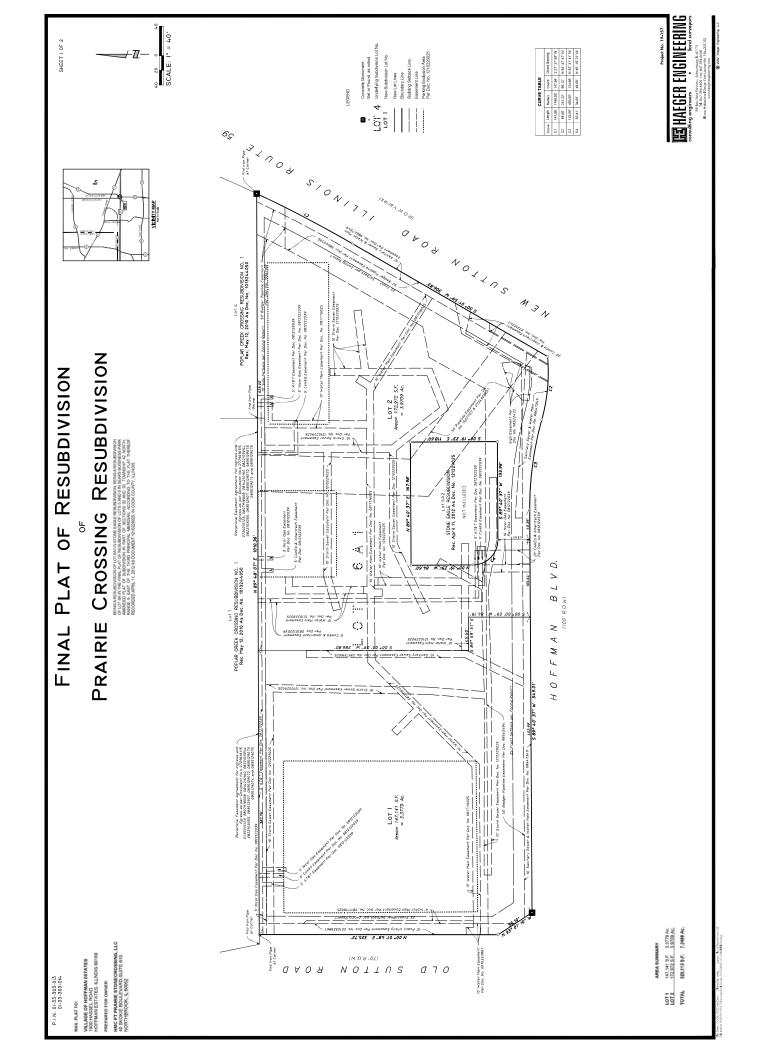


## Legend





Planning and Transportation Division
Department of Development Services
October 2022



01-33-303-013	1-33-303-01
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## NOTARY CERTIFICATE

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# FINAL PLAT OF RESUBDIVISION

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ATTEST: VILLAGE CLERK PRESIDENT

# VILLAGE TREASURER CERTIFICATE

ğ STATE OF ILLINOIS

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DATED AT HOFFMAN ESTATES, COCK AND KANE COUNTIES, ILLINOIS,

THIS DAY OF

VILLAGE TREASURER

# SURVEYOR'S DESIGNATION OF RECORDING

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SCHAUMBURG, ILLINOIS

STATE OF ILLINOIS ) 88:

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTII I MAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

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