

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)



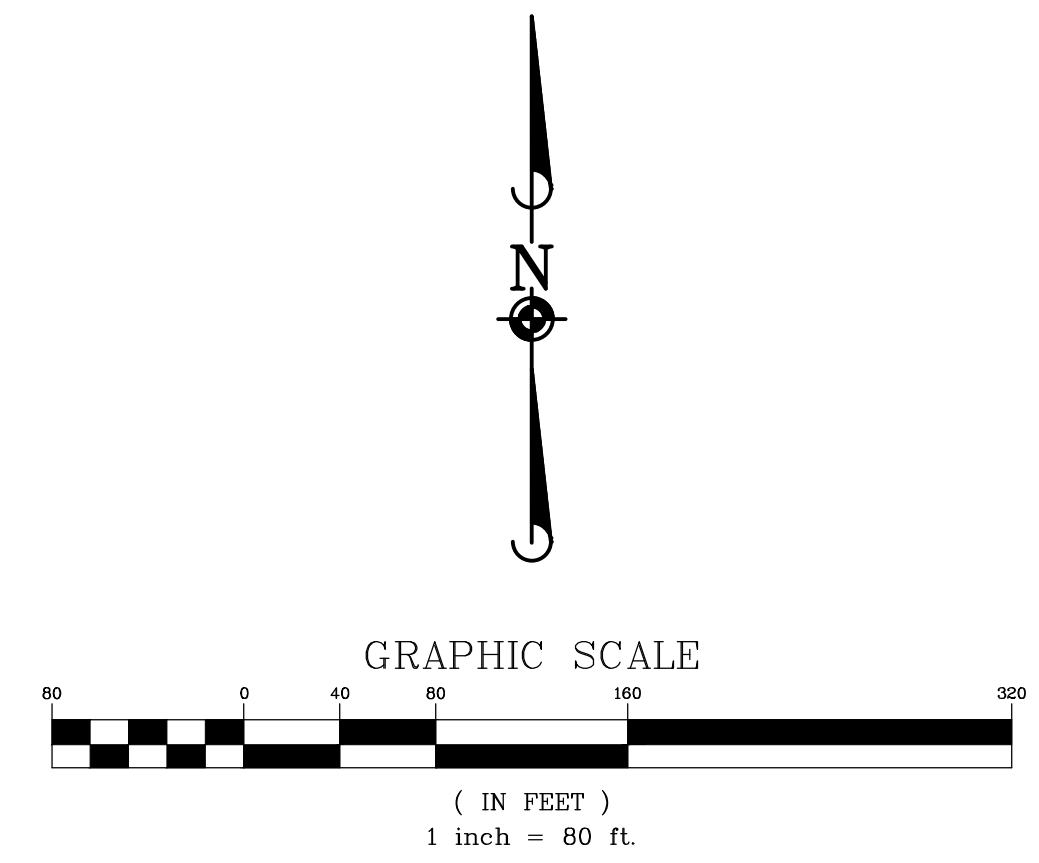
VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING REZONING / MAP AMENDMENT STANDARDS

STANDARDS OF A REZONING / MAP AMENDMENT

Zoning Code Section 9-1-17-E-2 requires that the Planning and Zoning Commission shall make findings based upon the evidence presented to it in each specific case with respect to the following. Petitioner shall provide a response to each in the area below.

1. The existing uses of the property within the general area of the property in question.
2. The zoning classification of property within the general area of the property in question.
3. The suitability of the property in question for the uses permitted under the existing zoning classification.
4. That 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.

ALTA/NSPS LAND TITLE SURVEY



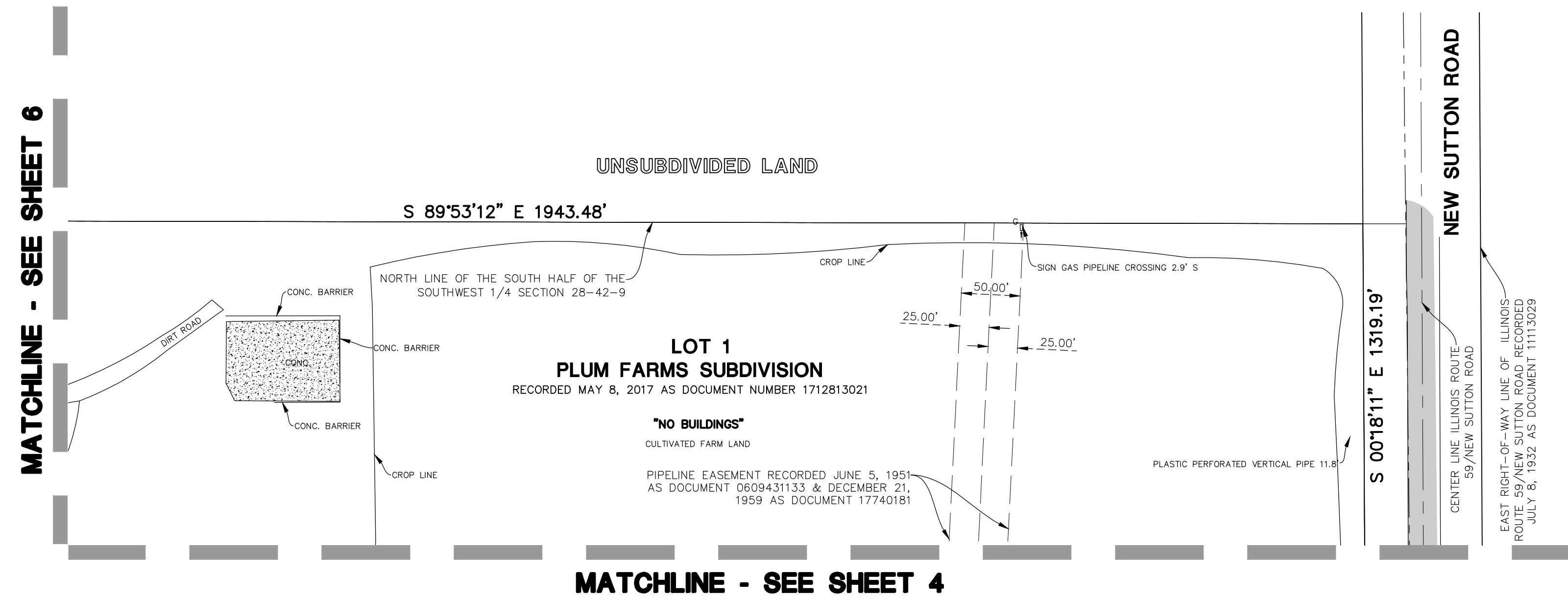
BASIS OF BEARINGS

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. ELECTRIC 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\Survey\Final Drawings\Alto_Survey\03-KCSHEI02-SA.dwg - Updated By: Ulor4

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PROJ. MGR.: JCP

PROJ. ASSOC.: JDB

DRAWN BY: LSM

DATE: 11/27/24

SCALE: 1"=80'

DATE

REVISIONS

PLUM FARMS DEVELOPMENT

HOFFMAN ESTATES, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

Manhard CONSULTING LTD

Professional Engineers • Professional Surveyors • Professional Land Surveyors • Professional Geomatics Engineers • Professional Environmental Scientists • Professional Landscape Architects • Professional Construction Managers • Professional Environmental Scientists • Professional Landscape Architects • Professional Planners

SHEET

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