

VILLAGE OF HOFFMAN ESTATES

**AN ORDINANCE REZONING CERTAIN PROPERTY
IN THE VILLAGE OF HOFFMAN ESTATES
FROM O-4 OFFICE CAMPUS DISTRICT TO
C-MU COMMERCIAL-MIXED USE ZONING DISTRICT WITH THE
MIXED-USE DEVELOPMENT OPTION (SOMERSET DEVELOPMENT)**

WHEREAS, the Planning and Zoning Commission of the Village of Hoffman Estates, at a public hearing duly called and held according to law on August 15, 2018 considered the question of rezoning the property legally described on Exhibit "A" attached hereto and made a part hereof, from O-4 Office Campus District to C-MU Commercial-Mixed Use Zoning District with the Mixed-Use Development Option; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of said rezoning to the Board of Trustees.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That the Zoning Map of the Village of Hoffman Estates, as amended to date hereof, be further amended by classifying the real estate hereinafter described on Exhibit "A" attached hereto and incorporated herein to C-MU Commercial-Mixed Use Zoning District with the Mixed-Use Development Option.

Section 2: That said real estate as classified shall be subject to all limitations and conditions placed upon property within the C-MU Commercial-Mixed Use classification, as defined in the Hoffman Estates Municipal Code.

Section 3: The rezoning is granted upon the following conditions:

- a) Village approval of the rezoning of the subject property from the O-4 District to the C-MU District shall only be valid with the owner's consent as detailed in the application materials. If the applicants (Hoffman Estates Acquisitions LLC and Somerset Development LLC) do not purchase and acquire fee title to the subject property within 180 days of the Village Board approval, this rezoning shall not be valid.
- b) Any re-occupancy of the existing buildings or construction of new buildings shall be subject to the Village's site plan requirements, permit requirements and other processes in accordance with the Municipal Code.

Section 4: That the Village Clerk be and is hereby directed to amend the official Zoning Map of the Village so that the zoning classifications provided herein are reflected on said map.

Section 5: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 6: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS 4th day of September, 2018

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Anna Newell	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Gary J. Pilafas	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Gary G. Stanton	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Michael Gaeta	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Karen Arnet	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Mayor William D. McLeod	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

APPROVED THIS 4th DAY OF September, 2018

William D. McLeod
Village President

ATTEST:

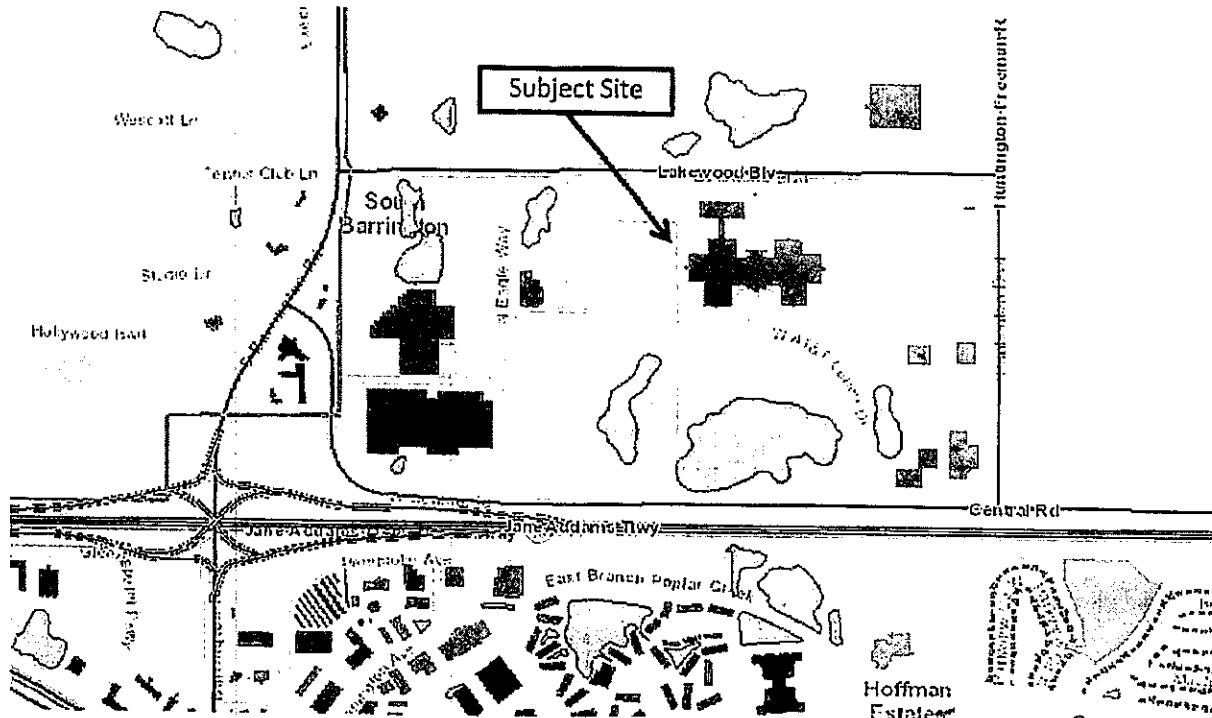
[Signature]
Village Clerk

Published in pamphlet form this 10th day of September, 2018.

2000 Ameritech Dr

P.I.N. 01-36-301-013-0000,

01-36-402-014-0000, 01-36-401-005-0000, 01-36-401-006-0000



August 2018
Village of Hoffman Estates
Planning Division





VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2018006P

VILLAGE BOARD MEETING DATE: AUGUST 20, 2018

PETITIONER(S): HOFFMAN ESTATES ACQUISITIONS LLC AND SOMERSET DEVELOPMENT LLC (CONTRACT PURCHASERS/CO-APPLICANTS)

PROJECT ADDRESS: SOUTH SIDE OF LAKEWOOD BOULEVARD BETWEEN EAGLE WAY AND HUNTINGTON BOULEVARD, AND ON THE NORTH SIDE OF CENTRAL ROAD (2000 CENTER DRIVE, 2001 LAKEWOOD BOULEVARD, 2501 EAGLE WAY)

Recommendation: APPROVAL

Roll Call Vote: 10 Ayes, 0 Nays, 1 Absent

PZC MEETING DATE: AUGUST 15, 2018

STAFF ASSIGNED: PETER GUGLIOTTA

Approval of a request by Hoffman Estates Acquisitions LLC and Somerset Development LLC (contract purchasers/co-applicants), under authority of U.S. Bank N.A., Successor Trustee for Series 2006-TOP21 by C-III Asset Management LLC, its Special Servicer (owner) to consider Variations to Municipal Code Sections 9-8-3.A.2.b. (location) and 9-8-3.C.5.a.4. (height), and a Map Amendment (Rezoning) from O-4 Office Campus District to C-MU Commercial-Mixed Use Zoning District with the Mixed-Use Development Option for a mixed use project on approximately 150 acres on the south side of Lakewood Boulevard between Eagle Way and Huntington Boulevard, and on the north side of Central Road (2000 Center Drive, 2001 Lakewood Boulevard, 2501 Eagle Way).

The following conditions shall apply:

1. Village approval of the height and location variations, and rezoning of the subject property from the O-4 District to the C-MU District shall only be valid with the owner's consent as detailed in the application materials. If the applicants (Hoffman Estates Acquisitions LLC and Somerset Development LLC) do not purchase and acquire fee title to the subject property within 180 days of the Village Board approval, this rezoning shall not be valid.
2. The height variation shall permit existing and future building heights on the property to be within 10 feet of the tallest current structure, estimated to be 95 feet, versus the maximum allowed 65 feet in the C-MU District.
3. The location variation shall permit the subject property to be classified as legally conforming with regards to its distance to the nearest intersection of two State maintained roads, as currently designated.
4. Any re-occupancy of the existing buildings or construction of new buildings shall be subject to the Village's Site Plan requirements, Permit requirements, and other processes, in accordance with the Municipal Code.

FINDING

The Petitioner's attorney (Larry Woodard) presented the rezoning and variation request and addressed the legal standards in the Code. He noted the zoning of the property for a single tenant office is obsolete in today's market. Ralph Zucker and Ken Gold (Somerset Development) gave an overview of their proposed development and provided a background on a similar project they have done in New Jersey – Bell Works – which involved converting a former large, single-occupant office research laboratory into a modern mixed use project. Mr. Zucker highlighted the many similarities between the Bell Works project and the proposed City Works project and provided examples as to how they achieved success in New Jersey that they think can be replicated in Hoffman Estates. Mr. Zucker explained that this mixed-use concept is being called a "Metroburbs" to describe the urban-design framework set within a suburban community. They believe there are a number of Millennials and businesses who do not necessarily want to move into the large city, but do want access to a mixed-use environment and related amenities.

The concept plans reviewed by the Petitioner were previously approved by the Village in May 2018. The Petitioner also noted the first steps they plan to take after closing on the property purchase, which includes renovating the atriums/lobby, building out some ready to lease office space and co-working offices, establishing a small café/coffee shop, and beginning the approval process for the first phase of residential, which they hope to break ground in 2019.

Staff briefly reviewed the information provided in the Staff Report, including noting that the Commercial-Mixed Use Zoning District is appropriate for this location due to its high level of accessibility. Staff noted that the variations were related to existing conditions and meant to ensure the property will be fully legally conforming following the rezoning.

Several Commission members had no questions. Other members confirmed that the likely number of school-aged children generated by the eventual residential development would be very low relative to the significantly high property tax value that would be generated for the school district (and other taxing bodies). All Commissioners expressed positive comments and the vote to recommend approval was unanimous, with one member absent.

AUDIENCE COMMENTS

Four audience members spoke:

Rose C. Moy, 4465 Bayside Circle, Hoffman Estates, used to work in the AT&T building confirmed that the retention pond/natural area would remain undeveloped. She also asked several questions about the project out of curiosity.

Bernadine Rosenthal, 80 Old Coach Drive, South Barrington, asked if senior housing would be part of the development. The Chairperson indicated that discussion on the residential development would occur at a later date as part of the site plan review.

Jon Anderson, 2300 N Barrington Drive, South Barrington, expressed support for the project and asked questions about the timing of development and other minor details.

Penny Kazmier, 8 Wescott Drive, South Barrington – spoke representing School District 220. She stated their own estimate about the number of students that would be generated and commented on the cost the District would incur to educate them. She also noted that any possible incentives are a concern to the District and they want to be involved in discussions before any public meetings on incentives.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Sohita Patel
Vice-Chairman Steve Caramelli	Greg Ring
Sharron Boxenbaum	Nancy Trieb
Lenard Henderson	Adam Bauske
Myrene Iozzo	Denise Wilson
Lon Harner	

ROLL CALL VOTE

10 Ayes
0 Nays
1 Absent (Boxenbaum)

MOTION PASSED

The following attachments are hereby incorporated as part of this Finding of Fact:

- Petitioner's Application, Narrative and Concept Plans
- Petitioner's Public Meeting Slide Presentation
- Staff Report
- Location Map and Legals