

AGENDA
SPECIAL PLANNING, BUILDING & ZONING COMMITTEE
Village of Hoffman Estates
April 27, 2009

Immediately Following the Finance Committee Meeting

Members: **Gary Pilafas, Chairperson**
 Karen Mills, Vice Chairperson
 Ray Kincaid

I. Roll Call

NEW BUSINESS

1. Request by Shoe Factory Road, L.L.C. for direction to proceed with the negotiation of amendments to the Laufenberger Annexation and Development Agreement regarding land use and road construction timing.

II. Adjournment

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Shoe Factory Road, L.L.C. for direction to proceed with the negotiation of amendments to the Laufenberger Annexation and Development Agreement regarding land use and road construction timing

MEETING DATE: April 27, 2009

COMMITTEE: Special Planning, Building and Zoning

FROM: Peter Gugliotta *PG*

REQUEST: Request by Shoe Factory Road, L.L.C. for direction to proceed with the negotiation of amendments to the Laufenberger Annexation and Development Agreement regarding land use and road construction timing.

BACKGROUND: The development of this property is currently subject to the terms of the 2005 University Place and Laufenberger Annexation and Development Agreement, and any improvements to Shoe Factory Road are subject to approval by Cook County.

Shoe Factory Road, L.L.C. is requesting to amend the Annexation Agreement to change the zoning of approximately one-half of the B-2 zoned commercial property in Beacon Pointe Phase 2 to permit senior housing to be constructed instead. The owner is also requesting the Village to allow the Phase 2 development to occur prior to Shoe Factory Road improvements occurring.

Originally, these changes were discussed in April 2007, when the Village Board at the time directed staff to negotiate an amendment to allow the development of the Phase 2 single-family area and a portion of the commercial area prior to the Shoe Factory Road improvements, with no townhome development provided. The developer never proceeded with the process for amendment of the agreement. Again in April 2008, October 2008, and March 2009, discussions took place before the Planning, Building and Zoning Committee regarding these issues. Other than direction to staff to resolve the road alignment issue with Cook County, there has been no formal vote on whether or not the Village would proceed to work with the developer on amendments to the Annexation Agreement regarding the road timing and land use change.

DISCUSSION:

Formal action is requested from the Committee to determine the scope of negotiations with the developer as a first step in the formal approval process. This is important to provide direction to staff and the petitioner on the type of development and timing. It is also important because the Annexation Agreement (and any amendments) will dictate the type of formal planning and zoning hearings that need to be held. Ultimately, the Plan Commission and Zoning Board of Appeals will review proposals that meet the current or amended Annexation Agreement. If the Village Board, sitting as a Committee, determines the change in land use is not acceptable as an amendment to the Agreement, then it would be inappropriate for the Plan Commission and Zoning Board of Appeals to hold lengthy and detailed hearings on the specific plan and zoning matters related to that use.

The total area of the B-2 zoned commercial property is currently approximately 32 acres. The developer is confident that approximately 16 acres could be developed with commercial uses. If a change in the zoning for one-half of the property to be developed with senior housing is not supported by the Committee, then the land would remain undeveloped and zoned for commercial use, or the developer would need to find a different use that is acceptable to the Village.

To proceed with development of the Phase 2 property in the manner requested by the owner, there are four key policy decisions needed. Staff respectfully requests a formal vote on the following items to provide definitive direction to the property owners/developers and staff.

1. Should Village staff negotiate a formal amendment to the Laufenberger Annexation Agreement to allow approximately the northern one-half of the Beacon Pointe Phase 2 commercial development to occur in advance of the Shoe Factory Road improvements?
2. Should Village staff negotiate a formal amendment to the Laufenberger Annexation Agreement to allow the Beacon Pointe Phase 2 residential development to occur in advance of the Shoe Factory Road improvements and in advance of the commercial development?
3. Should Village staff negotiate a formal amendment to the Laufenberger Annexation Agreement to allow approximately one-half of the commercial zoned property to be changed to a zoning that would permit independent and assisted senior housing?
4. Should Village staff negotiate a formal amendment to the Laufenberger Annexation Agreement to allow the Beacon Pointe Phase 2 independent and assisted senior housing development to occur in advance of the Shoe Factory Road improvements?

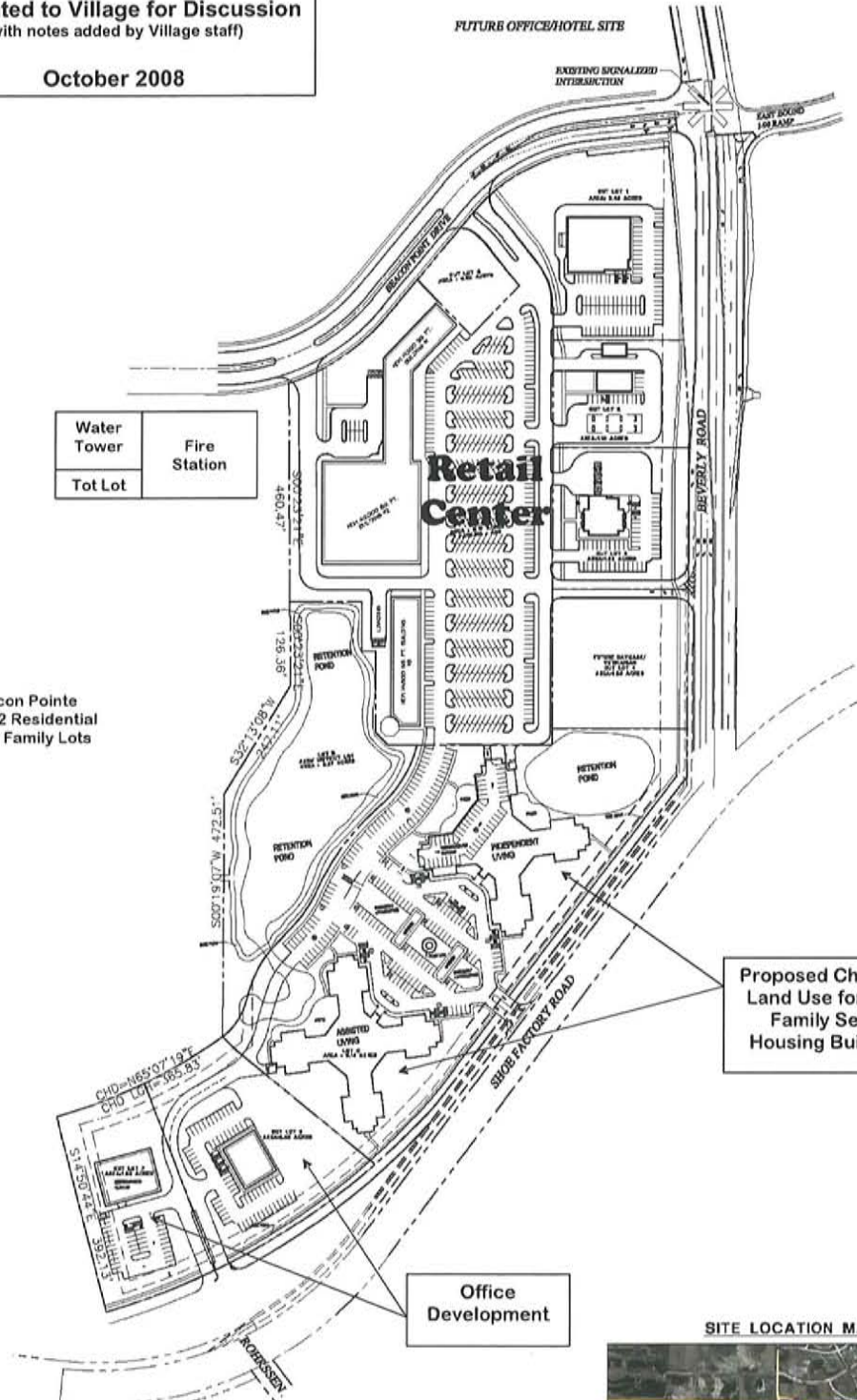
RECOMMENDATION:

Please see above.

Attachment

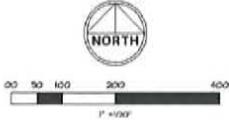
cc: Wayne Rodgers (Terrestris Development Company)

Developer Draft Concept Plan
Presented to Village for Discussion
 (with notes added by Village staff)
October 2008



Proposed Change in Land Use for Multi-Family Senior Housing Buildings

Office Development



SHEET
CP-1
 DATE: 1-11-08
 SCALE: 1" = 100'
 DRAWN: ERE
 CHECK: SRT
 JOB #: C2506014

SITE CONCEPTUAL PLAN

NEW DEVELOPMENT
 BEVERLY ROAD & BEACON POINTE DRIVE
 HOFFMAN ESTATES, ILLINOIS



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| REVISIONS | DATE | BY |
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