

This meeting is being held via telephonic attendance.

**AGENDA
PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
March 8, 2021**

7:00 P.M. - Helen Wozniak Council Chambers

Members:	Gary Stanton, Chairman	Anna Newell, Trustee
	Karen Arnet, Vice-Chairman	Gary Pilafas, Trustee
	Karen Mills, Trustee	Michael Gaeta, Trustee
		William McLeod, Mayor

I. Roll Call

II. Approval of Minutes - February 8, 2021

NEW BUSINESS

1. Request approval of Barrington Square Town Center TIF Reimbursement Request #6 in the amount of \$1,494,765.36.
2. Request by Zeigler Hoffman Estates I for a special use extension for temporary vehicle storage at 80 West Higgins Road.
3. Request by Microsoft Corporation for approval of an agreement to terminate an Amended Development Agreement between the Village of Hoffman Estates and Hoffman Technology Park, LLC.
4. Request by Microsoft Corporation for approval of tree removal on 53 acres located on the north side of Lakewood Boulevard at Eagle Way (extended).
5. Request by Microsoft Corporation for approval of an Ordinance supporting a Cook County Class 6B classification for property tax assessment purposes for the proposed data center to be located at 2047-2057 Lakewood Boulevard.
6. Request approval of an Ordinance adopting the 2021 zoning map.

REPORTS (INFORMATION ONLY)

1. Planning Division monthly report.
2. Code Enforcement Division monthly report.
3. Economic Development and Tourism monthly report.
4. Development Services/CDBG monthly report.

III. President's Report

IV. Other

V. Items in Review

VI. Adjournment

(Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office).

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

**PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES**

January 11, 2021

I. Voice

Members in Attendance:

**Gary Stanton, Chair
Karen Arnet, Vice-Chair
Karen Mills, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
Mayor William D. McLeod**

**Management Team Members
in Attendance:**

**Rachel Musiala, Acting Village Manager
Dan O'Malley, Deputy Village Manager
Arthur Janura, Corporation Counsel
Patti Cross, Asst. Corporation Counsel
Suzanne Ostrovsky, Asst. to Village Mgr.
Peter Gugliotta, Director of Dev. Services
Kevin Kramer, Director of Economic Dev.
Alan Wenderski, Director of Engineering
Patrick Seger, Director of HRM
Ric Signorella, CATV Coordinator**

**Management Team Members
Via Telephonic Attendance:**

**Mark Koplun, NOW Arena
Ben Gibbs, NOW Arena
Jim Donohue, Senior Planner**

The Planning, Building & Zoning Committee meeting was called to order at 7:08 p.m.

II. Approval of Minutes

Motion by Trustee Gaeta, seconded by Mayor McLeod, to approve the Planning, Building & Zoning Committee meeting minutes of January 11, 2021. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by Chander Badani Mata, LLC for an ordinance supporting a Cook County Class 7C Classification Renewal Application for property tax assessment purposes for the shopping center site located at 719 W. Golf Road.**

An item summary sheet from Kevin Kramer was presented to Committee.

Kevin Kramer addressed the Committee and reported that the original 7C application was approved by the Village in 2016 and by Cook County in 2017. The current incentive expires in

2021 so the property owner is requesting Village support of the renewal application for another 5 years. The Village receives property tax of about \$10,000 and when the property is fully occupied without the incentive, the Village will receive about \$22,000.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve an ordinance supporting a Cook County Class 7C Classification Renewal Application for property tax assessment purposes for the shopping center site located at 719 W. Golf Road. Voice vote taken. All ayes. Motion carried.

2. Request by the Hoffman Estates Park District for site plan approval for park enhancements and on-site parking at Birch Park (1045 Ash Road).

An item summary sheet from Jim Donahue and Jennifer Harn was presented to Committee.

Peter Gugliotta addressed the Committee and reported that the Park District purchased the vacant property at 1045 Ash Road from School District 54. The Park District developed a conceptual plan based on community needs survey and adjacent resident feedback. Residents were in favor of the new walking and biking paths, new playground, park shelter/picnic area, open green space for gathering, athletic fields and sport court. The Park District received a \$225,000 grant for improvements. Parking for 15 spaces is included and there is a landscape plan as well. There is no water or electric on site.

Resident Jeff Whyte, 405 Azalea, expressed his support for the park but asked if the basketball court, which is located directly behind his home, could be moved to a more discreet location. Dustin Hugen, with the Park District, responded that this is a half-court only and there will be no lights and plenty of landscaping around it.

Dawn Larsen, 1140 Bluebonnet, asked if electric could be added and Mr. Hugen replied that there is no access to electric at this time.

Jim Repata, 965 Ash, had a concern about parking. The experienced problems with cars parking up and down the street on days when soccer is being played. Mr. Hugen replied that the field is only used for practices and there is no plan to add this field for any games.

Mike Anzalone, 1065 Ash, had a concern about water drainage.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, for site plan approval for park enhancements and on-site parking at Birch Park (1045 Ash Road). Voice vote taken. All ayes. Motion carried.

3. Request authorization to award contract for consulting services for the amendment of the Higgins-Old Sutton TIF to SB Friedman Development Advisors, Chicago, IL, in an amount not to exceed \$31,540.

An item summary sheet from Peter Gugliotta and Kevin Kramer was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to award a contract for consulting services for the amendment of the Higgins-Old Sutton TIF to SB Friedman Development Advisors, Chicago, IL, in an amount not to exceed \$31,540. Voice vote taken. All ayes. Motion carried.

4. Update on Village Green Improvement Project.

An item summary sheet from Peter Gugliotta and Ryan Johnson was presented to Committee.

Peter Gugliotta addressed the Committee and provided an update on the Village Green Improvement Project. The final plan included sod on roughly 75% of the disturbed areas, with the remainder being covered with seed blanket. Work was substantially completed in December 2020 and items to be finalized in the spring include finishing light pole installation, final irrigation system testing/adjustment, and repairing grading or concrete as necessary. After work is finished and inspections confirmed, the project will be closed out by late May, weather dependent. Any newly seeded or sodded park areas should have a full growing season in an ideal situation, however, it may be feasible to begin some light-traffic activities during 2021. The sodded areas could be used for light use in late-June/early-July, assuming weather allows the sod to properly establish and seeded areas could be used for light use in late-August/early-September. As the Village considers potential events for the summer of 2021, it is important to consider the turf limitations.

Staff also shared the turf use dates and is coordinating with the Hideaway Brew Garden because re-opening of the outdoor facility will occur before areas are available for use. Most of the grass area north of the Hideaway was not part of the project and remains available for use whenever needed.

Mayor McLeod inquired about where the funding for this project is coming from and Pete Gugliotta responded that funds are from the Prairie Stone capital fund reserves and not from the Village's operating fund.

REPORTS (INFORMATION ONLY)

1. Department of Development Services monthly report for Planning Division.

The Department of Development Services monthly report for Planning Division was received and filed.

2. Department of Development Services monthly report for Code Enforcement Division.

The Department of Development Services monthly report for Code Enforcement Division was received and filed.

3. Department of Development Services monthly report for Economic Development and Tourism.

The Department of Development Services monthly report for Economic Development and Tourism was received and filed.

- III. President's Report**
- IV. Other**
- V. Items in Review**
- VI. Adjournment**

Motion by Trustee Gaeta, seconded by Trustee Arnet, to adjourn the meeting at 7:48 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval of Barrington Square Town Center TIF Reimbursement Request #6 in the amount of \$1,494,765.36

MEETING DATE: March 8, 2021

COMMITTEE: Planning, Building and Zoning

FROM: Kevin Kramer, Director of Economic Development^{KK}

REQUEST: Request approval of Barrington Square Town Center TIF Reimbursement Request #6 in the amount of \$1,494,765.36.

BACKGROUND: The Village Board previously approved:

- ◆ The initial phase of the redevelopment of the Barrington Square Town Center in 2009 (consisting of demolition of the vacant Menards store, rebuilding the retaining wall, and some cosmetic work on the remaining structures).
- ◆ An Inducement Resolution to consider the cost of the initial redevelopment phase TIF eligible should the Village decide to adopt a TIF (Resolution 1417-2009, June 15, 2009).
- ◆ Site plan approval for the second redevelopment phase (consisting of realignment of the main entry road, underground detention, and new parking in front of the bowling alley) (April 2, 2012).
- ◆ On May 7, 2012, Ordinances officially adopting a TIF District for the Barrington Square Town Center project and area (Ordinance #4307-2012).
- ◆ On May 14, 2012, a Redevelopment Agreement for the Barrington Square Town Center allocating a portion of TIF revenues to a specific redevelopment project (Ordinance #4307-2012).
- ◆ Approval of the original TIF Note also on May 14, in an amount not to exceed \$9 million, reflecting the first pay application (\$1,133,414.73) (Ordinance #4307-2012).

DISCUSSION:

The developer previously submitted Reimbursement Request #1 in the amount of \$3,778,049.09, Reimbursement Request #2 in the amount of \$2,375,105.73, Reimbursement Request #3 in the amount of \$3,682,677.31, Reimbursement Request #4 in the amount of \$9,002,544.97, and Reimbursement Request #5 in the amount of \$4,703,954.84. These amounts (at 30% of total project costs) were incorporated into the TIF Note upon approval. The Development Agreement TIF Note (which reflected Reimbursement Application #1) was approved by the Village Board on May 14, 2012, in an amount not to exceed \$9 million of eligible TIF Redevelopment Costs. With Reimbursement Requests #2-5, the amount of the TIF Note increased to \$7,062,699.58, to be reimbursed, if and when revenues are available and will increase again with this sixth submittal.

The developer has now submitted Reimbursement Application #6 for the construction of the 7-Eleven which occurred during 2020. Staff reviewed, discussed with the developer, and can substantiate the amount of \$1,494,765.36, yet none of those costs are eligible for TIF reimbursement (see below).

The Ordinance approving the Development Agreement and the TIF Note stipulates that the Corporate Authorities approve Reimbursement Requests, and directs the Finance Director to update the TIF Note to the new amount (which cannot exceed the \$9 million cap).

The amount of the TIF Note is governed by the \$9 million cap of eligible TIF Redevelopment Costs and a limitation to 30% of the approved Total Project Costs, which, upon approval of #6, equals \$25,037,097.30 cumulatively for Reimbursement Requests #1, #2, #3, #4, #5, whichever is lower. So, the proposed TIF Note would be increased to \$7,511,129.19 to reflect reimbursements #1-6. The Finance Director is authorized to increase the TIF Note upon Village Board approval of the Reimbursement Request.

The owner continues to market the former Burger King site, the outlot between McDonald's and Buona Beef, and the former Menards site. Additional TIF eligible costs may be submitted in the future.

FINANCIAL IMPACT:

TIF financing is based on the principal that new development or redevelopment will increase the tax base. That increase in tax base, over time, generates additional property taxes. Those property taxes are directed to the TIF increment fund over the 23 year life of the TIF. Thus, the development itself generates a pool of money which can be used to pay for TIF eligible costs, and provide an incentive for the developer or others to redevelop the site.

RECOMMENDATION:

Request approval of Barrington Square Town Center TIF Reimbursement Request #6 in the amount of \$1,494,765.36.

Attachments

cc: Joe Caruso (Caruso Development Corporation)
Bruce Huvard (Cohen, Salk & Huvard, P.C.)

Barrington Square TIF Totals and Note Calculations
2/18/2020

	Reimb. Request #1	Reimb. Request #2	Reimb. Request #3	Reimb. Request #4	Reimb. Request #5	Reimb. Request #6	Total to date
Total Project Costs Submitted	\$3,778,049.09	\$2,375,105.73	\$3,682,677.31	\$9,002,544.97	\$4,703,954.84	\$1,494,765.36	\$25,037,097.30
Project Costs submitted but not TIF eligible	\$346,856.29	\$-	\$30,735.72	\$6,197,737.13	\$2,350,602.00	\$1,494,765.36	\$10,420,696.50
Eligible TIF Redevelopment Costs	\$3,431,192.80	\$2,375,105.73	\$3,651,941.59	\$2,804,807.84	\$2,353,352.84	\$0.00	\$14,616,400.80
Maximum Reimbursement Amount (30% of Total Project Costs above)	\$1,133,414.73	\$712,531.72	\$1,104,803.19	\$2,700,763.49	\$1,411,186.45	\$448,429.61	\$7,511,129.19

Request for Reimbursement

February 19, 2021

Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169
Attention: Village Manager

Re: · Redevelopment Agreement, dated May 14, 2012
By and Between the Village of Hoffman Estates, Illinois and De Schouw BSM LLC
(the "**Developer**").

You are requested to disburse funds from the Special Tax Allocation Fund pursuant to the Note Ordinance and Article V of the Redevelopment Agreement described above in the amount(s), to the person(s) and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. REQUEST FOR REIMBURSEMENT **Number 6**
2. PAYMENT DUE TO: DeSchouw BSM, LLC
3. FOR THIS REQUEST FOR REIMBURSEMENT, THE DEVELOPER REQUESTS THE VILLAGE TO APPROVE THE FOLLOWING EXPENDITURES AS HAVING BEEN INCURRED BY THE DEVELOPER AND AS CONSTITUTING ELIGIBLE REDEVELOPMENT PROJECT COSTS AND TOTAL PROJECT COSTS, PURSUANT TO SECTION 403 OF THE REDEVELOPMENT AGREEMENT:
 - a. AMOUNT SUBMITTED TO BE APPROVED FOR REIMBURSEMENT AS ELIGIBLE REDEVELOPMENT PROJECT COSTS (AND NOT PREVIOUSLY CERTIFIED AS ELIGIBLE COSTS):

\$ 0
 - b. AMOUNT SUBMITTED TO BE APPROVED FOR TOTAL PROJECT COSTS (AND NOT PREVIOUSLY CERTIFIED AS TOTAL PROJECT COSTS):

\$ 1,494,765.36
4. The Developer certifies that:
 - (i) the amounts to be reimbursed pursuant to this Request for Reimbursement were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the Construction Plans and Final Project Documents heretofore in effect;

(ii) the expenditures representing Eligible Redevelopment Project Costs and Total Project Costs have been properly recorded on the Developer's books, and a correct summary of such costs are set forth in Schedule 1 attached hereto, and the information required in Section 403 is herewith provided to the Village for all sums for which reimbursement is requested;

(iii) the Eligible Redevelopment Project Costs set forth in Schedule 1 have been paid by the Developer and are reimbursable under the Act, the Note Ordinance and the Agreement, and each item listed on Schedule 1 has not previously been paid or reimbursed from money derived from the Fund or any money derived from any project fund established pursuant to the Note Ordinance, and no part thereof has been included in any other certificate previously filed with the Village;

(iv) the expenditures for which reimbursement is sought are not greater than those necessary to reimburse the Developer for its funds actually paid for Eligible Redevelopment Project Costs; and

(v) the Developer is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under Redevelopment Agreement.

DeSchouw BSM, LLC

Joseph Caruso

BY:

Joseph A Caruso

TITLE:

Attorney in Fact

VILLAGE APPROVAL

The aggregate Eligible Redevelopment Project Costs approved by the Village under this Request for Reimbursement No. 6 are a total of: \$ 0.00

The aggregate Eligible Redevelopment Project Costs approved by the Village under all approved Requests for Reimbursement (including this Request for Reimbursement) are a total of: \$ 14,616,400.80

The Total Project Costs incurred and documented by the Developer under this Request for Reimbursement are a total of: \$ 1,494,765.36

The Total Project Costs incurred and documented by the Developer under all approved Requests for Reimbursement (including this Request for Reimbursement) are a total of: \$ 25,037,097.30

The **Maximum Reimbursement Amount**, as of the date of approval below, is equal to (a) all approved Eligible Redevelopment Project Costs, \$14,616,400.80, (b) but not to exceed 30% of all approved Total Project Costs, \$25,037,097.30, whichever is less, and therefore now equals:

Maximum Reimbursement Amount **\$7,511,129.19.**

**APPROVED BY THE
VILLAGE OF HOFFMAN ESTATES, ILLINOIS**

By: _____
Village Manager


Date of Approval by the Village: _____, 2021

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Zeigler Hoffman Estates I for a special use extension for temporary vehicle storage at 80 West Higgins Road

MEETING DATE: March 8, 2021

COMMITTEE: Planning, Building and Zoning

FROM: Jennifer Horn, Director of Planning and Transportation 

REQUEST: Request by Zeigler Hoffman Estates I for a special use extension for temporary vehicle storage at 80 West Higgins Road.

BACKGROUND: W-T Properties purchased the former Hoffman Lanes bowling alley property at 80 West Higgins Road in 2018. Upon further study, the owner/developer found floodplain encumbering the site that constrained its redevelopment potential. As W-T worked through addressing the site constraints (which includes significant off-site stormwater improvements along Higgins Road), the Village Board approved a special use allowing Zeigler Hoffman Estates I to temporarily store stock vehicles from their Hoffman Estates dealerships on the property. The special use approval was limited to one year (until April 6, 2021), with the ability for an extension to be reviewed and approved by the Village Board.

DISCUSSION: In October 2020, the Village Board approved a Redevelopment Agreement with the W-T Properties to complete the stormwater improvements along Higgins Road and demolish the former bowling alley building to facilitate redevelopment of the site. W-T is proceeding with this work and anticipates demolishing the building over the next several months. The stormwater improvements are anticipated to be completed by October 2022, after which redevelopment of the site could proceed. While W-T Properties continues to work on the off-site stormwater improvements, Zeigler would like to continue to store stock vehicles on the property.

PROPOSAL: The petitioner is seeking Village Board review and approval of a one year extension of the special use as permitted for in Ordinance 4786-2020. Approval of the extension would allow Zeigler to continue to park stock vehicles in the same location as outlined in the approved site plan until April 6, 2022. All other conditions of the original special use approval would remain in full force and effect.

RECOMMENDATION: Approval of a request by Zeigler Hoffman Estates I for a special use extension for temporary vehicle storage at 80 West Higgins Road to April 6, 2022, subject to all conditions listed in Ordinance 4786-2020.

Attachments

cc: Christopher Starke (W-T Group)



Engineering • Design • Consulting



February 25, 2021

**Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, Illinois 60169**

**Re: Temporary Parking Special Use Extension
Hoffman Bowl
80 W. Higgins Road
Hoffman Estates, Illinois 60169**

To Whom It May Concern:

The current lease agreement between Olive Street Realty Group and Zeigler Hoffman Estates I, LLC (Zeigler) currently allows leasing space for the temporary parking of stock vehicle units with a Special Use approval at the above address. As of the date of this letter, Zeigler was previously approved Special Use for this temporary parking, however this approval is set to expire April 2021. Therefore, we are requesting a one-year extension for this Special Use.

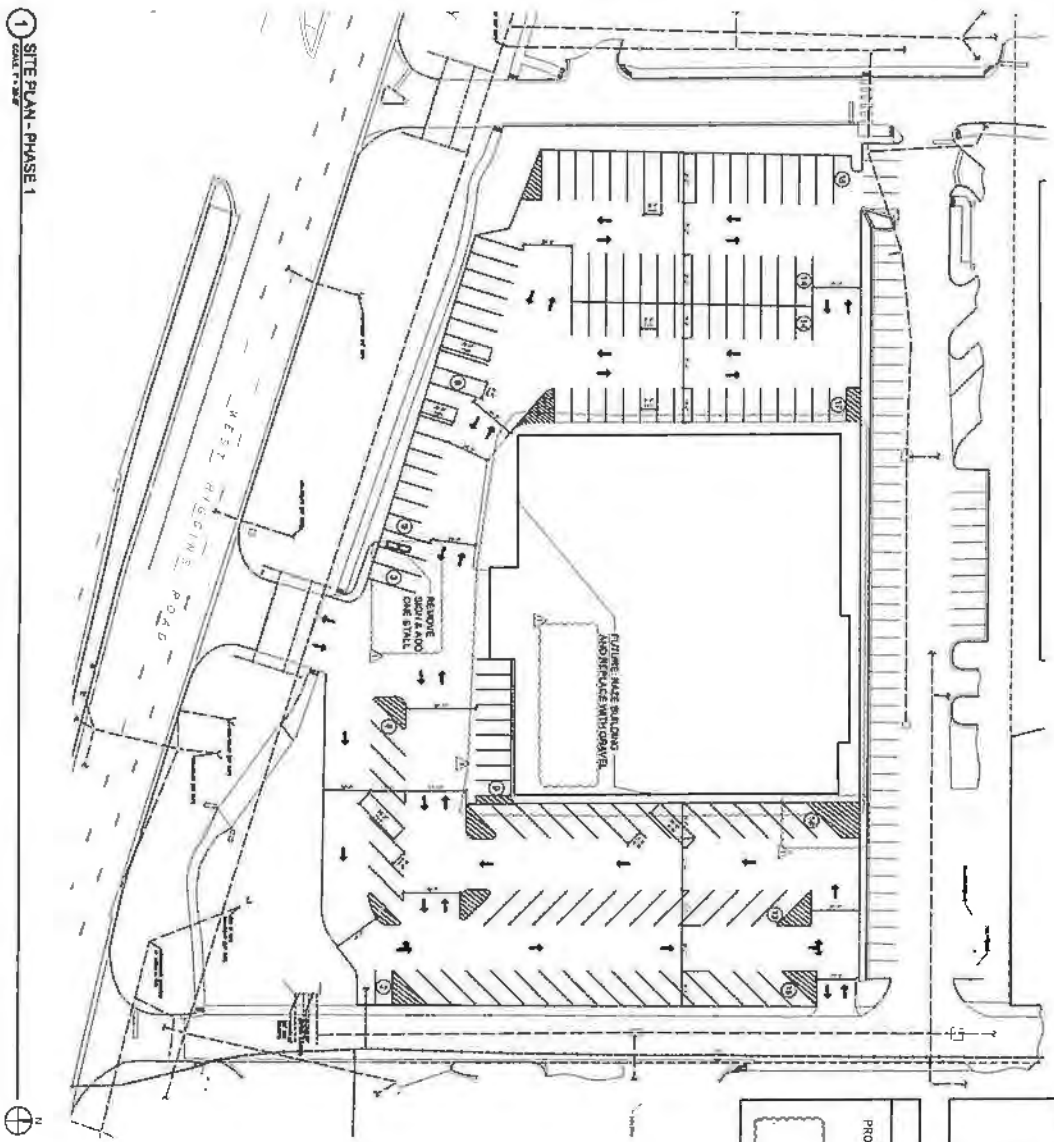
We are seeking approval of this extension to allow Zeigler to continue to park these vehicle stock units, approval of this request would allow Zeigler to continue operations as originally agreed upon between the parties. With acceptance of this submittal, we look forward to formally presenting this request at March 8, 2021.

I trust this meets with your needs and if you have any questions please do not hesitate to call.

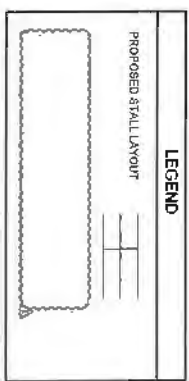
Regards,

Christopher M. Starke
WT Group | Design & Program Management | Partner, Project Manager

1 SITE PLAN - PHASE 1
SCALE: 1" = 20'



ZONING INFORMATION	
SITE ZONING:	COMMERCIAL / INDUSTRIAL / RESIDENTIAL
PERMITTED USES:	MANUFACTURING / ASSEMBLY / SERVICE / OFFICE / RETAIL / BUSINESS / PROFESSIONAL / EDUCATIONAL / RECREATION / CULTURAL / COMMUNITY CENTER / SENIOR CENTER / DAY CARE / CHILDREN'S CENTER / YOUTH CENTER / COMMUNITY CENTER / BUSINESS CENTER / PROFESSIONAL OFFICE / EDUCATIONAL / RECREATION / CULTURAL / COMMUNITY CENTER / SENIOR CENTER / DAY CARE / CHILDREN'S CENTER / YOUTH CENTER / COMMUNITY CENTER
PERMITTED HEIGHT:	35 FEET
PERMITTED AREA:	10,000 SQ. FT.
PERMITTED STALLS:	41 - 31' X 54' STALLS 51 - 14' X 8' X 24' STALLS
PERMITTED STALLS:	41 - 31' X 54' STALLS 51 - 14' X 8' X 24' STALLS
PERMITTED STALLS:	41 - 31' X 54' STALLS 51 - 14' X 8' X 24' STALLS



**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Microsoft Corporation for approval of an agreement to terminate an Amended Development Agreement between the Village of Hoffman Estates and Hoffman Technology Park, LLC

MEETING DATE: March 8, 2021

COMMITTEE: Planning, Building and Zoning

FROM: Arthur Janura, Corporation Counsel
Kevin Kramer, Director of Economic Development *JK*

REQUEST: Request by Microsoft Corporation for approval of an agreement to terminate an Amended Development Agreement between the Village of Hoffman Estates and Hoffman Technology Park, LLC.

BACKGROUND: The 53-acre Hoffman Technology Park project was the subject of a courtesy review in May 2019. In June 2019, the Village approved a Development Agreement and 6B Resolution. The agreement was amended in February 2020, but the developer, Hoffman Technology Park, LLC, sold the property in June 2020, to Microsoft Corporation who plans to construct a large data center project on the site. The existing agreement runs with the land and, therefore, Corporation Counsel indicated the agreement did not expire with the sale of the land. The data center was the subject of a courtesy review in October 2020. Microsoft is also on the PB&Z agenda seeking support for their 6B application to Cook County and for approval to begin tree removal on-site.

DISCUSSION: Microsoft Corporation, as new land owner, is requesting the previous Amended Development Agreement be terminated as they will not be building a speculative industrial project, as stated in the agreement. Since Hoffman Technology Park, LLC no longer owns the land, they have consented and signed the Termination Agreement. The main points of the agreement were that the Village would give support for the 6B application by the developer and in return would receive a speculative industrial development with higher design standards than required by Village code. Since this project is no longer a reality on the site, staff, in conjunction with Corporation Counsel, would recommend terminating this agreement.

RECOMMENDATION: Approve an agreement to terminate an Amended Development Agreement between the Village of Hoffman Estates and Hoffman Technology Park, LLC.

Attachment

cc: Jason Simon, William Fausone (Colliers International)
Peter Tsantilis (Liston & Tsantilis)
Aaron Bilyeu, Ambieca Saha (Microsoft Corporation)

**TERMINATION OF AMENDED
DEVELOPMENT AGREEMENT BETWEEN THE
VILLAGE OF HOFFMAN ESTATES AND
HOFFMAN TECHNOLOGY PARK, LLC**

THIS AGREEMENT (“Agreement”) dated this ___ day of March, 2021 is made between the Village of Hoffman Estates, Cook and Kane County, Illinois, an Illinois municipal corporation (the “Village”), and Hoffman Technology Park, LLC, an Illinois limited liability company (“Developer”), and Microsoft Corporation, a Washington corporation (“Owner”), (collectively, the “Parties”).

RECITALS

WHEREAS, the Village previously signed an Amended Development Agreement with Developer on February 17, 2020 (“Prior Agreement”) attached; and

WHEREAS, said Prior Agreement related to the development of property identified in Exhibit A attached hereto and incorporated herein (“Site”); and

WHEREAS, the Village, Developer and current Owner of the Site desires to terminate the Prior Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants and promises contained in this Agreement and other good and valuable consideration, the receipt of sufficiency of which are acknowledge, the Parties agree as follows:

The Prior Agreement is hereby terminated and held for naught.

VILLAGE

Village of Hoffman Estates

By: _____
Name: _____
Title: _____
Date: _____

DEVELOPER

Hoffman Technology Park, LLC

By: *JS* _____
Name: Jason Simon
Title: Member
Date: Mar 3, 2021

OWNER

Microsoft Corporation, a Washington Corporation

By: *Aaron W. Bilyeu* _____
Name: Aaron W. Bilyeu
Title: Sr. Director Global Real Estate Development
Date: Mar 3, 2021

Exhibit A
Legal Description of the Site

PARCEL 1:

THE EAST ½ OF THE EAST ½ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 825.0 FEET THEREOF AND EXCEPT THE SOUTH 60.0 FEET DEDICATED FOR RIGHT OF WAY RECORDED SEPTEMBER 16, 1989 AS DOCUMENT 89418134) OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:



THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 825.00 FEET THEREOF AND EXCEPT THE SOUTH 60.0 FEET DEDICATED FOR RIGHT OF WAY RECORDED SEPTEMBER 16, 1989 AS DOCUMENT 89418134) OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Microsoft Corporation for approval of tree removal on 53 acres located on the north side of Lakewood Boulevard at Eagle Way (extended)

MEETING DATE: March 8, 2021

COMMITTEE: Planning, Building and Zoning

FROM: Jim Donahue, Senior Planner 
Jennifer Horn, Director of Planning and Transportation 

REQUEST: Request by Microsoft Corporation for approval of tree removal on 53 acres located on the north side of Lakewood Boulevard at Eagle Way (extended).

BACKGROUND: The subject property is currently vacant and is zoned M-2 (Manufacturing District). The site was the subject of a courtesy review in October 2020, for a proposed data center. That proposal identified buildings on the site that would be built in two phases and would primarily contain computer and networking equipment that store and manage data in support of Cloud (internet) platforms.

DISCUSSION: The petitioner and staff have been working on Phase 1 site plan review since the courtesy review and anticipate scheduling Phase 1 for a Planning & Zoning Commission meeting in the near future. Phase 1 of the project includes development of all on-site improvements for the 53 acre site, including internal roadways, stormwater management basins, on-site utilities, wetland areas and internal and perimeter landscaping, off-site electrical transmission lines and sanitary sewer improvements, and construction of Building 1 (approximately 250,000 square feet). Phase 2 includes construction of Building 2 (approximately 150,000 square feet) and an electrical substation at the southwest corner of the site. Phase 2 is a future phase that is not being considered at this time. The overall project will result in substantial positive financial impact to the community and region in the short and long term.

The scale of the project and critical construction timelines require a customized phased approach to the Village approval process. The on-site work and Building 1 construction is anticipated to take close to 18 months to complete. The off-site electric transmissiou line installation and the off-site sanitary sewer work will take less time to construct, but require a longer lead time to design. Ultimately, all off-site work will need to be completed in time to accommodate the electricity need and sewer demand from the site.

DISCUSSION: (Cont'd)**Tree Removal Request**

The petitioner is seeking approval to move forward with tree removal on the site in advance of receiving site plan approval for the project. The reason for the advanced tree removal is to meet Illinois Department of Natural Resources (IDNR) requirements. Per IDNR, tree clearing in areas of potential Indiana Bat habitat is restricted between April 1 through September 30, without consulting with and obtaining clearance from IDNR. To advance the data center project during the 2021 construction season, tree removals must occur prior to April 1.

To accommodate site development, the majority of the existing trees on the property must be removed. The trees located in the existing wetland areas of the site, as marked on the tree removal plans, will be preserved until such time as all required outside agency approvals are obtained. Depending on site development plans, some trees in wetland areas may be preserved.

Per the tree survey and inventory report completed by Urban Forest Management on July 15 2019, the majority of trees on this site are fast growing, weak wooded, low quality trees. Approximately 75% of the inventoried trees are boxelder maple and mulberry. The higher quality hackberry and single bur oak account for less than 2% of all trees found on this site, and the remaining 23% consists of low to medium quality trees. It appears that almost all of the trees on the property have not been maintained in the past as most of the trees contain varying degrees of deadwood, decay, or structural issues. Approximately 39% of the inventoried trees were in fair/poor condition or worse at the time of the inventory. Most of the pines and spruces along the west property line still have nursery straps wrapped around their trunks and are beginning to girdle them.

Per Section 10-4-7 of the Subdivision Code, removal of more than 85% of the trees from any one property requires a waiver. The site development plans under review currently show an abundance of new landscaping that will help screen and beautify the site once developed. Replacing the existing predominantly low-quality species trees on the site with new nursery stock based on a plan developed by a landscape professional will result in a site with much greater landscape value.

Future Approvals

It is anticipated that Phase 1 of the development would progress as three separate applications, as outlined below:

Application 1: Site plan approval would be requested for the overall on-site improvements (internal roadways, stormwater management basins, on-site utilities, wetland areas and internal and perimeter landscaping) and Building 1. *The site plan approval request would go before the Planning and Zoning Commission and Village Board.*

Application 2: While construction is underway on the on-site improvements and Building 1, site plan approval would be requested for the off-site sanitary sewer improvements. *The site plan approval request would go before the Planning and Zoning Commission and Village Board.*

Application 3: Once the off-site sanitary sewer improvements are completed, a building permit would be submitted to allow connection of the building to the off-site sanitary sewer. *Approval of this connection would require building permit approval only.*

DISCUSSION: (Cont'd)

Phase 2, which includes Building 2 and an electric substation at the south end of the site, would also require site plan approval. The timeframe for development of Phase 2 is unknown at this time. *This would require separate site plan review and approval by the Planning and Zoning Commission and Village Board.*

RECOMMENDATION:

Approval of a request by Microsoft Corporation for approval of tree removal on 53 acres located on the north side of Lakewood Boulevard at Eagle Way (extended), subject to the following conditions:

1. Any future development of the property will require site plan approval through the Village of Hoffman Estates site plan approval process.
2. A waiver to Subdivision Code Section 10-4-7.C.2.a is granted to allow tree removal of more than 85% of the total trees on the subject property with the condition that landscaping be replaced in accordance with a plan to be approved as part of the final site plan process.
3. A project guarantee will be required based on the engineer's cost estimate for the proposed tree removal work.

Attachments

cc: Planning and Zoning Commission Members
Andrew Krebs (Syska Hennessy Group)
Aaron Bilyeu (Microsoft Corporation)
Ambieca Saha (Microsoft Corporation)

53 Acre Lakewood Parcel



Lakewood Blvd

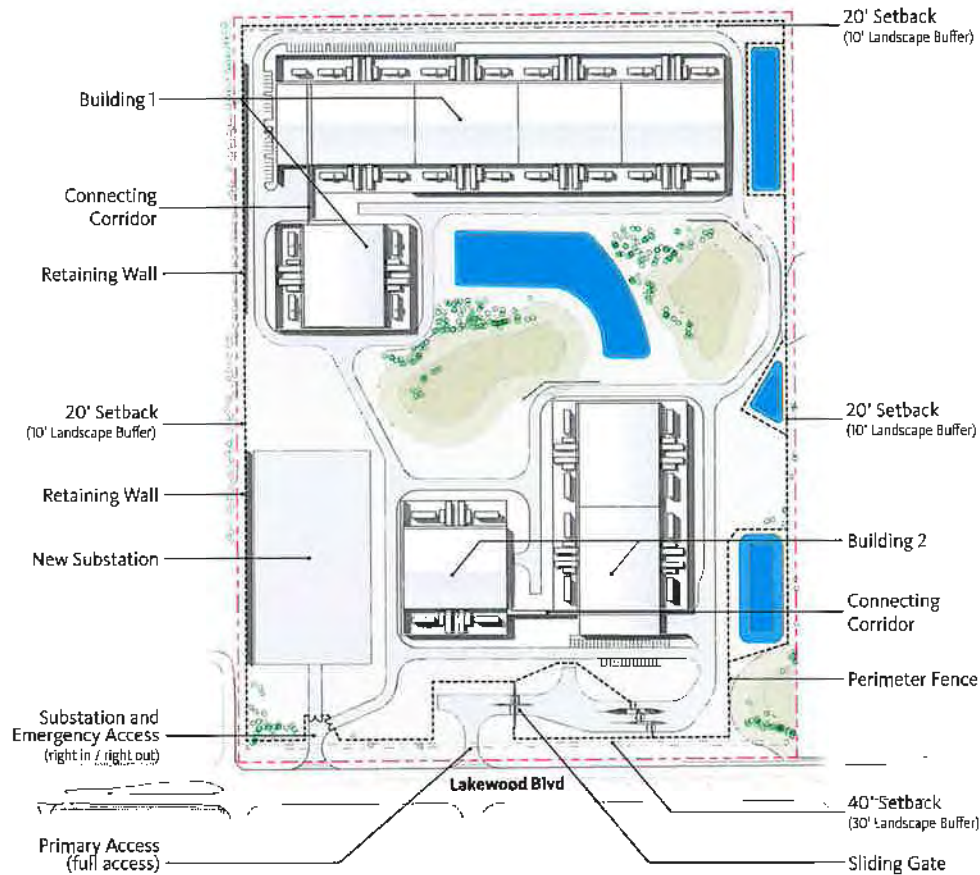


0 255 510 Feet



Planning Division
Village of Hoffman Estates
May 2019

Proposed Master Plan Complete Site



Site Information

- Site 52.82 Acres
- Building 400,752 sq ft
- F.A.R. Allowed 1.50
- F.A.R. Actual 0.17
- Impervious Area 31.30 Acres
- I.A.R. 0.59
- Parking 99

Zoning Information

- Zoning Designation M-2 Manufacturing District
- Occupancy Type Business (B) + Storage (S)





Peter Gugliotta, AICP
Director of Development Services
Village of Hoffman Estates

RE: Offsite Improvements/Permitting at the CHI10 Project

Mr. Gugliotta

As a follow up to our conversation last Thursday, February 25th, Microsoft would like to propose the following process/steps for permitting for our on-site building and off-site wastewater improvements. This approach was suggested by MWRD as an option to keep our on-site construction permitting moving quickly while still maintain safeguards for the Village and MWRD, ensuring that the Microsoft CHI10 Data Center connects to public utilities appropriately.

A total of **3 permit applications** would be submitted/approved by VOHE and MWRD, with each permitting authority approving at the appropriate stages. This process incentivizes Microsoft to work expeditiously on all projects/permits as we will not be able to operate our Data Center without all 3 permits.

Application 1 - The Site development application will be submitted with no connection to the offsite sanitary sewer. The plans would only cover the development parcel. Doing so then would not require a signature on the form regarding sanitary sewer capacity.

Application 2 – The offsite Sanitary Sewer plans, once complete will be submitted to MWRD for review and approval.

Application 3 – Once the offsite Sanitary Sewer is constructed, the third application will be submitted to allow the site to be connected to the new sanitary sewer.

The value to this approach is that we can start the construction of our Data Center while finalizing the plans for the off-site Sanitary Sewer are being developed and approved. Given our Data Center construction times, we believe we can complete the off-site Sanitary Sewer project in total, ahead of our Data Center construction completion.

We appreciate your consideration of this permitting approach to help keep our project on schedule. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Bilyeu".

Aaron W. Bilyeu, AIA
Senior Director
Global Data Center Land Development
402.968.1962
aaron.bilyeu@microsoft.com

To: Planning, Building and Zoning Committee
Village of Hoffman Estates **TODAY'S DATE:** 2021-03-01

FROM: Andrew Krebs – Syska Hennessy Group

Per our phone discussions concerning the Project Post project construction timeline, the Owner is requesting that the site move forward with site tree removal. The request is based on the permitting and construction timeline and the Owner's desire to expedite by tree removal at the site. The planned tree removal activities are requested to begin in March 2021. IDNR has identified tree clearing restrictions at the site related to Bat Habitat concerns from April 1st through September 30th. These restrictions may impact the Owner's tentative late Spring site construction timeline.

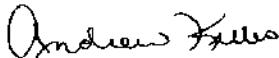
A planset, labeled 'CHI05_Tree Removal' identifying the minimum required erosion protection, removed trees and tree survey is included with this request. Per the tree survey and inventory report completed by Urban Forest Management 2019-07-15, the existing onsite trees are primarily poor quality or Species Group C, as defined in Section 10-4-7; reference 'Tree Survey' document. The trees previously planted as buffer trees along the west property line are quality trees but have become root bound and are not expected to survive.

All trees as identified on the planset are proposed to be removed, with the exception of the trees identified within the wetlands boundaries.

Thank you for allowing us to submit this site tree removal request. We look forward to working with you and working thru any questions or comments you may have.

Very truly yours,

SYSKA HENNESSY GROUP



Andrew Krebs, PE
Supervising Engineer

Enclosure:

Attachment #1 - CHI05_Tree Removal
Attachment #2 - Tree Survey



VILLAGE OF HOFFMAN ESTATES PLANNING AND ZONING GENERAL APPLICATION*

Special Use for _____ Rezoning from _____ to _____

Variation: Commercial Residential Sign

Plat (Subdivision & Others): Preliminary Final

Site Plan: Amendment Concept Preliminary Final

Master Sign Plan: Amendment

Other: _____

*** ADDENDUM MATERIALS ARE REQUIRED FOR SPECIFIC REQUESTS**
Posting of Notification Sign(s) may be required.
Specific requirements will be provided when your request is scheduled.

FOR VILLAGE USE ONLY

Hearing Fee _____ Check No. _____ Date Paid _____

Project Number: _____

Staff Assigned: _____

Meeting Date: _____ Public Hearing: Yes No

Sign Posting Required: Yes No Date Sign Posted _____

PLEASE PRINT OR TYPE

Date: 2021-03-01

Project Name: Project Post - Hoffman Technology Park

Project Description: Data Center

Project Address/Location: 2047-2057 Lakewood

Property Index No. 01-36-101-007-0000 + 01-36-101-005-0000

Acres: 52.77 Zoning District: M-2

I. Owner of Record

AARON BILYEU		MICROSOFT	
Name		Company	
ONE MICROSOFT WAY		REDMOND	
Street Address		City	
WA	98052	402.968.1962	
State	Zip Code	Telephone Number	
Fax Number		AARON.BILYEU@MICROSOFT.COM	
Fax Number		E-Mail Address	

II. Applicant (Contact Person/Project Manager)

Andrew Krebs		Syska Hennessy Group	
Name		Company	
330 N. Wabash Ave, Suite 1505		Chicago	
Street Address		City	
IL	60611	312-588-3567	
State	Zip Code	Telephone Number	
Fax Number		akrebs@syska.com	
Fax Number		E-Mail Address	

Applicant's relationship to property: Design A/E of Record

III. Owner Consent for Authorized Representative

It is required that the property owner or his 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 _____ to act on my behalf and advise that he/she has full authority to act as my/our representative.

Owner Signature

Print Name

IV. Acknowledgement(s)

- 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: *Aaron W. Biltew*

Owner's Name (Please Print): AARON W. BILTEU

Applicant's Signature: _____
(If other than Owner)

Applicant's Name (Please Print): _____

Date: _____

All requests must be accompanied by the items required and all fees must be paid before the Planning and Zoning Commission can hear any case.

Please contact the Planning Division (located in the Municipal Building) with any questions:

Email: planning@hoffmanestates.org
Address: 1900 Hassell Road
Hoffman Estates, IL 60169
Phone: (847) 781-2660
Fax: (847) 781-2679

Addendums Attached:

- Special Use
- Rezoning
- Variation
- Plat
- Site Plan
- Master Sign Plan
- Other _____



ARCADIS
 1100 North Dearborn
 Chicago, IL 60610
 Tel: 312.565.2000
 Fax: 312.565.7070

CH2M HILL
 1150 North Dearborn
 Chicago, IL 60610
 Tel: 312.565.2000
 Fax: 312.565.7070

PERKINS+WILL
 111 North Dearborn
 Chicago, IL 60610
 Tel: 312.565.2000
 Fax: 312.565.7070

ARUP
 111 North Dearborn
 Chicago, IL 60610
 Tel: 312.565.2000
 Fax: 312.565.7070

Microsoft
CHI05
DATA CENTER

HOFFMAN TECHNOLOGY PARK
 HOFFMAN ESTATES, IL

Design Team

Client:	
Project Name:	
Project Number:	
Project Location:	
Project Start Date:	
Project End Date:	
Project Manager:	
Project Engineer:	
Project Designer:	
Project Checker:	
Project Approver:	

Approvals

Signature	Title

PROJECT INFORMATION

Project Name:	
Project Number:	
Project Location:	
Project Start Date:	
Project End Date:	
Project Manager:	
Project Engineer:	
Project Designer:	
Project Checker:	
Project Approver:	

Revisions

No.	Date	Description

Legend

Key Plan

CONFIDENTIAL - DO NOT DISSEMINATE. This document is intended for use only by those authorized by the Public Defender in All and Western Town Square Act.

LOGGING PLAN

CHI05

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request by Microsoft Corporation for approval of an Ordinance supporting a Cook County Class 6B classification for property tax assessment purposes for the proposed data center to be located at 2047-2057 Lakewood Boulevard

MEETING DATE: March 8, 2021

COMMITTEE: Planning, Building and Zoning

FROM: Kevin Kramer, Director of Economic Development ~~KK~~

REQUEST: Request by Microsoft Corporation for approval of an Ordinance supporting a Cook County Class 6B classification for property tax assessment purposes for the proposed data center to be located at 2047-2057 Lakewood Boulevard.

BACKGROUND: The 53-acre Hoffman Technology Park project was the subject of a courtesy review in May 2019. In June 2019, the Village approved a Development Agreement and 6B Resolution. The agreement was amended in February 2020, but the developer, Hoffman Technology Park, LLC, sold the property in June 2020 to Microsoft Corporation, who plans to construct a large data center project on the site. The data center was the subject of a courtesy review in October 2020, and they are working with staff on finalize site plans. Microsoft is also on the PB&Z agenda seeking termination of a previous agreement that runs with the land and for approval to begin tree removal on-site.

DISCUSSION: The petitioner has indicated it is necessary to obtain a Cook County 6B property tax incentive for the site and development. Since this area is near Kane County, the 6B incentive is critical to create a competitive tax situation in the market.

Class 6B designations are available in Cook County to encourage industrial development of land by offering a real estate tax incentive for the development of new facilities. Under the program, real estate is eligible for a reduced level assessment for a 12 year period. The assessment level is 10% market value for the first ten years, 15% in year 11, and 20% in year 12. In year 13, it would return to the normal 25%.

Cook County requires an Ordinance from municipalities stating that the incentive provided by the Class 6B is necessary for the development to occur and that the municipality supports and consents to the Class 6B application. The submittal must be filed with the Assessor prior to commencement of the new construction.

DISCUSSION: (Cont'd)

Microsoft has purchased the site and plans to build two 207,000 square foot data center structures around the wetlands on-site. The project is projected to generate 280 construction jobs over multiple years and 20 permanent jobs in each building. Property value estimations will be upwards of \$200 million and, therefore, the 6B is requested to offset the upfront project costs.

The draft Ordinance is attached with the 6B application for review.

RECOMMENDATION:

Approval of an Ordinance supporting a Cook County Class 6B classification for property tax assessment purposes for the proposed data center to be located at 2047-2057 Lakewood Boulevard.

Attachments

cc: Aaron Bilyeu (Microsoft Corporation)
Ambieca Saha (Microsoft Corporation)
John Polizzano (Ryan)
Joe Stachnik (Ryan)

ORDINANCE NO. _____ - 2021

**VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE SUPPORTING A COOK COUNTY CLASS 6B
CLASSIFICATION APPLICATION FOR PROPERTY TAX ASSESSMENT
PURPOSES FOR THE PROPOSED DATA CENTER TO BE
LOCATED AT 2047-2057 LAKEWOOD BOULEVARD**

WHEREAS, the Cook County Real Property Assessment Classification Ordinance requires the Village's support and consent for an application for a 6B real estate classification under Sec. 74-63 (7); and

WHEREAS, Microsoft Corporation, or its assignee, (the "Applicant") proposes to develop, own, and operate a high technology data on the property located at 2047-2057 Lakewood Boulevard (PINs: 01-36-101-005-0000 and 01-36-101-007-0000) Hoffman Estates, Illinois, and hereinafter legally described on **Exhibit A**, a copy of which is attached hereto and made a part hereof (the "Property"); and

WHEREAS, Applicant intends to improve the site and construct two 207,000 square foot high technology data centers ("Project") on the Property, the viability of such being dependent on the granting of a Class 6B Tax Assessment Classification, as said term is defined in the Classification Ordinance (the "Class 6B Tax Assessment Classification "); and

WHEREAS, Applicant's proposed commitment in terms of Project size, cost, and related operations represent an extraordinary increase in financial commitment in the Village, Cook County and Illinois; and

WHEREAS, Applicant cannot make this financial commitment but for a commitment of support from the Village for a Cook County 6B real estate classification; and

WHEREAS, Applicant has requested that the President and Board of Trustees of the Village of Hoffman Estates (the "Corporate Authorities") support and consent to the filing of its application for a Cook County Class 6B Real Estate Tax Assessment Classification for the Property; and

WHEREAS, the Village has received Applicant's completed Class 6B application (**Exhibit B**), including the identification of persons having an interest in the property, a detailed description of the precise nature of the intended use, and a signed Living Wage Ordinance Affidavit; and

WHEREAS, the Corporate Authorities have received information, letters and testimony regarding said request, including an Economic Disclosure Statement in accordance with the Cook County Board; and

WHEREAS, the adoption of an ordinance by the Corporate Authorities is required and must be filed with Applicant's application in order for the Property to obtain a Class 6B Tax Assessment Classification; and

WHEREAS, Applicant, will support the Hoffman Estates community and likely be members of organizations such as the Golden Corridor Advanced Manufacturing Partnership, Next Level Northwest, or the Hoffman Estates Chamber of Commerce and Industry; and

WHEREAS, the proposed development would result in significant economic and fiscal impacts for the Village of Hoffman Estates and Cook County; and

WHEREAS, the redevelopment objective of this Village is to create a thriving and vital local economy with a strong blend of retail, clean-industrial, commercial and residential properties; and

WHEREAS, to ensure the ongoing viability of the industrial base of the Village, the continuation and expansion of employment opportunities in the Village and to safeguard and further diversify the tax base of the Village, the Corporate Authorities have determined that it is necessary and in the best interests of the Village to approve the application by Applicant for a Class 6B Real Estate Tax Assessment Classification for the Property.

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

Section 1: That the above recitals and legislative findings are hereby incorporated herein and made a part hereof, as if fully set forth in their Entirety.

Section 2: That the Village of Hoffman Estates supports and consents to the Applicant's filing of a Class 6B Application with respect to the Property and finds Class 6B classification under the Cook County Real Estate Classification System necessary for development to occur on the Property.

Section 3: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

Section 4: If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

PASSED THIS _____ day of _____, 2021

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

APPROVED THIS _____ DAY OF _____, 2021

Village President

ATTEST:

Village Clerk

Exhibit A

Legal Description of Property

PARCEL 1:

THE EAST ½ OF THE EAST ½ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 825.0 FEET THEREOF AND EXCEPT THE SOUTH 60.0 FEET DEDICATED FOR RIGHT-OF-WAY RECORDED SEPTEMBER 16, 1989 AS DOCUMENT 89418134) OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 825.0 FEET THEREOF AND EXCEPT THE SOUTH 60.0 FEET DEDICATED FOR RIGHT-OF-WAY RECORDED SEPTEMBER 16, 1989 AS DOCUMENT 89418134) OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit B
6B Application



311 South Wacker Drive
Suite 4800
Chicago, IL 60606
Tel. 312.214.4244
Fax 312.214.4248
www.ryan.com

March 1, 2021

Kevin Kramer
Economic Development Director
Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169

Re: Class 6B Application
Microsoft Corporation
2047 – 2057 Lakewood Blvd
Hoffman Estates, IL 60192
PIN #: 01-36-101-005-0000 and 01-36-101-007-0000


Dear Mr. Kramer:

Microsoft Corporation (the "Applicant") is the owner of the property located at 2047 – 2057 Lakewood Boulevard, Hoffman Estates, Illinois 60192 (also known as 106 and 110 Barrington Rd.) (PIN #'s 01-36-101-005-0000 and 01-36-101-007-0000), which currently consists of approximately 53 acres of vacant land. The Applicant is requesting a resolution from the Village of Hoffman Estates supporting and consenting to a Class 6B Tax Incentive based on new construction at the subject parcels.

Should the Village of Hoffman Estates support the Class 6B Tax Incentive request, the Applicant anticipates the construction of two high technology data centers of approximately 207,000 square feet each (subject to modification with Village approval). Initial development will consist of one shell building that can house multiple COLO Spaces as well as a supporting substation. Initially, the shell building will consist of one COLO Space; however, the facility can accommodate up to five separate COLO units. The building will be designed around existing wetland areas in order to preserve them and to maximize the natural amenities of the site. Please note that there is the potential for constructing an additional building which could also include up to five more COLO Spaces.

The Applicant intends to commence construction in the second half of 2021 with completion of the first building and substation in 2022. In total, the Applicant plans to invest in excess of \$200,000,000 in real and personal property upon completion of the first shell building

and substation. The development will create an estimated 280 construction jobs. The potential development of a second building is contingent upon capacity demands. The data center building is expected to house approximately 20 new employees.



Based on the foregoing, the Applicant respectfully requests that the Village of Hoffman Estates review its Class 6B request and approve a Resolution supporting and consenting to a Class 6B Incentive for the subject property predicated on new construction. Should you need any additional documentation or have any questions or concerns, please do not hesitate to contact me at (312)-890-1131.

Thank you for your time and consideration of this proposal.

Best Regards,



Joseph Stachnik

Ryan, LLC

Principal, Credits and Incentives

**COOK COUNTY ASSESSOR
FRITZ KAEGI**



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.6584
WWW.COOKCOUNTYASSESSOR.COM

**CLASS 6B ELIGIBILITY
APPLICATION**

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, *a filing fee of \$500.00*, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: Microsoft Corporation Telephone: (425) 706-7802
Address: 2047 - 2057 Lakewood Blvd.
City: Hoffman Estates State: IL Zip Code: _____

Contact Person (if different than the Applicant)

Name: [REDACTED] Telephone: ([REDACTED]) _____
Address: One Microsoft Way
City: Redmond State: WA Zip Code: 98052
Email: [REDACTED]

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 2047 - 2057 Lakewood Boulevard (106 Barrington Rd.)
Permanent Real Estate Index Number: 01-36-101-005-0000
(2) 2047 - 2057 Lakewood Boulevard (110 Barrington Rd.)
Permanent Real Estate Index Number: 01-36-101-007-0000
City: Hoffman Estates State: IL Zip Code: 60192
Township: Barrington Existing Class: 2-39

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

Industrial Use

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)
- Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)
- Occupation of Abandoned Property - (**TEERM Supplemental Application**)
(Read and Complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (*excluding demolition, if any*): 2nd half of 2021

Estimated date of construction completion: 4th Quarter of 2022

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below: **NOT APPLICABLE**

1. Was the subject property vacant and unused for at least 24 continuous months prior to the purchase for value?

YES NO

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
 - (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy
2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation: _____

Date of Purchase: _____

Name of purchaser: _____

Name of seller: _____

Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

NOT APPLICABLE

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 24 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 24 continuous months or greater**, complete section (2).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application was greater than 12 continuous months and less than 24 continuous month**, complete section (2) and the **TEERM Supplemental Application**.

1. How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 24-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____

Date of purchase: _____

Name of purchaser: _____

Name of seller: _____

Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 24 or greater continuous months (*Eligible for Special Circumstance*)
- 12 continuous months but less than 24 continuous months (*Eligible for Special Circumstance under TEERM*) - **Complete TEERM Supplemental Application**
- Less than 12 continuous months (*Not Eligible for Special Circumstance*)

When and by whom was the subject property last occupied prior to the filing of this application?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

TEERM SUPPLEMENTAL APPLICATION

(This form will ONLY be utilized for applicants who specifically elect for TEERM)

NOT APPLICABLE

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) for at least 12 continuous months and less than 24 continuous months with no purchase taking place.

*Under the **TEERM** Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. **The terms of this program are Not Renewable.***

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the **TEERM** program.

Further affiant sayeth not.

Agent's Signature

Agent's Name & Title

Agent's Mailing Address

Agent's Telephone Number

Applicant's Name

Applicant's Mailing Address

Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

Signature of Notary Public

EMPLOYMENT OPPORTUNITIES

How many construction jobs will be created as a result of this development? 280 (estimated)

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: [redacted] Part-time: [redacted]

How many new permanent full-time jobs will be created as a result of this proposed development?

20

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

[redacted] _____ Date Mar 2, 2021
Signature _____
[redacted] _____ Title [redacted]
Print Name _____

EXHIBIT A

(Please type or Print)

PIN(s)

Common Address

01-36-101-005-0000

2047 – 2057 Lakewood Boulevard

01-36-101-007-0000

2047 – 2057 Lakewood Boulevard

EDS Affidavit

I, Joe Stachnik as agent for Microsoft Corporation (the "Applicant") does hereby certify that it would attest to the following as required by Sections 74-46 and 74-62 through 74-73 of the Cook County Code if called to testify:

1. That I am a duly authorized agent of the Applicant, who is the owner of the property located at 2047 – 2057 Lakewood Boulevard, Hoffman estates, IL 61092 (106 and 110 Barrington Rd.); PINs: 01-36-101-005-0000 and 01-36-101-007-0000 (the "Subject Property")
2. Applicant owns other properties in Cook County
3. Applicant is the owner of the Subject Property:

Microsoft Corporation
One Microsoft Way
Redmond, WA

4. To my knowledge and after reviewing the Applicant's records, Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.

Further Affiant Sayeth Not

Joseph Stachnik

Date: 03/01/2021

Subscribed and sworn before me

This 1st day of March, 2021

Marianne Picardi

Signature of Notary Public

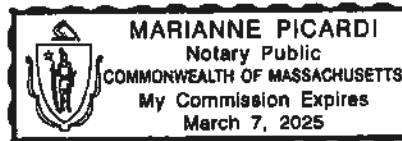


Exhibit 1: Property Description

Microsoft Corporation is the owner of the subject properties are located at 2047 – 2057 Lakewood Boulevard, Hoffman estates, IL 60129. The 2 parcels of land acquired in June, 2020 consist of approximately 53 acres of vacant land.

Should the Village of Hoffman Estates approve the Applicant's 6B Tax Incentive request, the Applicant plans to build a 242,000 square feet high technology data center (subject to modification with Village approval).

Attached please find:

- Legal Description
- Aerial of Subject property
- Plat of Survey
- Conceptual Designs/Drawings

Legal Description

PARCEL 1:

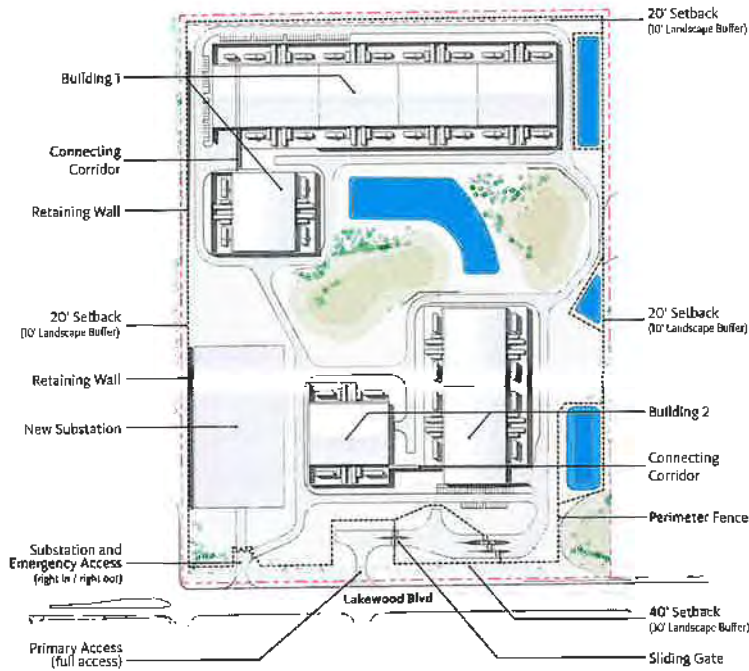
THE EAST ½ OF THE EAST ½ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 825.0 FEET THEREOF AND EXCEPT THE SOUTH 60.0 FEET DEDICATED FOR RIGHT-OF-WAY RECORDED SEPTEMBER 16, 1989 AS DOCUMENT 89418134) OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 825.0 FEET THEREOF AND EXCEPT THE SOUTH 60.0 FEET DEDICATED FOR RIGHT-OF-WAY RECORDED SEPTEMBER 16, 1989 AS DOCUMENT 89418134) OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

01-36-101-005-0000, 01-36-101-007-0000

Proposed Master Plan Complete Site



Site Information

- Site: 52.82 Acres
- Building: 400,752 sq ft
- F.A.R. Allowed: 1.50
- F.A.R. Actual: 0.17
- Impervious Area: 31.30 Acres
- I.A.R.: 0.59
- Parking: 99

Zoning Information

- Zoning Designation: M-2 Manufacturing District
- Occupancy Type: Business (B) + Storage (S)



Exhibit 3: Industrial Use

Location: 2047 – 2057 Lakewood Boulevard, Hoffman Estates, IL
Pins: 01-36-101-005-0000 and 01-36-101-007-0000

The subject properties are located at 2047-2057 Lakewood Boulevard in Hoffman Estates. These parcels of industrial zoned land have access from Lakewood Boulevard only. The subject property consists of approximately 53 acres of vacant land. Should the Village of Hoffman Estates approve the Applicant's 6B Tax Incentive request, the Applicant plans to construct a building consisting of approximately 207,000 square feet (subject to modification with Village Approval). The Applicant is the owner of the Subject Property and anticipates investing approximately \$200,000,000 in developing the property.

The Applicant intends to commence construction on the first building in the second half of 2021 with the expectation of having the building completed toward the end of 2022, including a Substation. The intended use of the building is for a high technology data center. There is the potential for an additional data center facility on the subject property.

Envelope Materials Option 1



Microsoft Corporation Proprietary Information: Privileged and Confidential

Exterior Elevations Day 1



South Elevation (Lakewood Blvd)



South Elevation (Lakewood Blvd)



West Elevation



North Elevation

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Request approval of an Ordinance adopting the 2021 zoning map

MEETING DATE: March 8, 2021

COMMITTEE: Planning, Building & Zoning

FROM: Jennifer Horn, Director of Planning and Transportation 
Daisy Dose, Development Services Technician 

PURPOSE: Request approval of an Ordinance adopting the 2021 zoning map.

BACKGROUND: In accordance with 65 ILCS 5/11-13-19 and Section 9-1-3 of the Village's Zoning Code, the Village of Hoffman Estates zoning map is annually revised by March 31 and adopted by the President and Village Board of Trustees.

DISCUSSION: Attached you will find the draft 2021 zoning map and Ordinance. There have been no zoning changes from the 2020 zoning map.

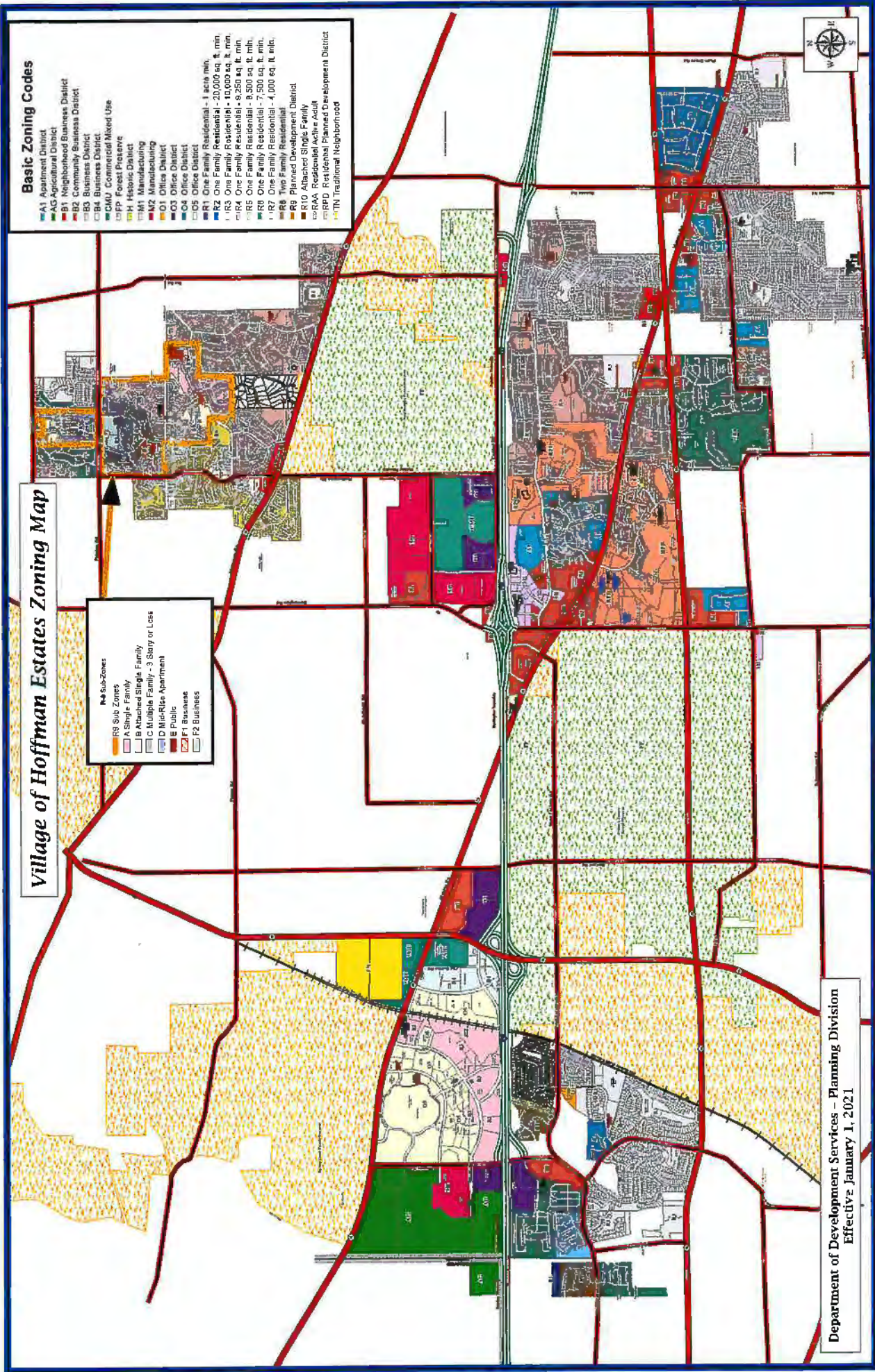
RECOMMENDATION: Approval of an Ordinance adopting the 2021 zoning map.

Attachments

Village of Hoffman Estates Zoning Map

- Sub-Zones**
- RG Sub-Zones
 - A Single Family
 - B Attached Single Family
 - C Multiple Family - 3 Story or Less
 - D Mid-Rise Apartment
 - E Public
 - F1 Business
 - F2 Business

- Basic Zoning Codes**
- A1 Apartment District
 - AG Agricultural District
 - B1 Neighborhood Business District
 - B2 Community Business District
 - B3 Business District
 - B4 Business District
 - CMU Commercial Mixed Use
 - FPP Forest Preserve
 - H Historic District
 - M1 Manufacturing
 - M2 Manufacturing
 - O1 Office District
 - O3 Office District
 - O4 Office District
 - O5 Office District
 - R1 One Family Residential - 1 ac to 1/4 ac
 - R2 One Family Residential - 20,000 sq. ft. min.
 - R3 One Family Residential - 10,000 sq. ft. min.
 - R4 One Family Residential - 8,250 sq. ft. min.
 - R5 One Family Residential - 5,500 sq. ft. min.
 - R6 One Family Residential - 7,500 sq. ft. min.
 - R7 One Family Residential - 4,000 sq. ft. min.
 - R8 Two Family Residential District
 - R10 Attached Single Family
 - RA3 Residential Act & Adult
 - RPD Residential Planned Development District
 - TN Traditional Neighborhood



Department of Development Services - Planning Division
 Effective: January 1, 2021

ORDINANCE NO. _____ - 2021

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE DIRECTING THE PUBLISHING OF THE 2021 ZONING MAP

WHEREAS, the Director of Development Services of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, has presented to the President and Board of Trustees an updated zoning map showing the existing and revised zoning changes as of December 31, 2020.

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 Village Clerk is hereby directed to publish said updated zoning map pursuant to 65 ILCS 5/11-13-19.

Section 2: That the Director of Development Services is hereby directed to have said zoning map reproduced and shall file two (2) copies of said zoning map with the Village Clerk.

Section 3: That said updating zoning map showing existing zoning as of December 31, 2020, is hereby declared as the official zoning map of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, effective January 1, 2021.

Section 4: That said updating zoning map is attached hereto as Exhibit "A".

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

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

PASSED THIS _____ day of _____, 2021

Table with 5 columns: VOTE, AYE, NAY, ABSENT, ABSTAIN. Rows list Village officials: Trustee Karen V. Mills, Trustee Anna Newell, Trustee Gary J. Pilafas, Trustee Gary G. Stanton, Trustee Michael Gaeta, Trustee Karen Arnet, President William D. McLeod.

APPROVED THIS _____ DAY OF _____, 2021

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2021.



VILLAGE OF HOFFMAN ESTATES
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE

BY: Jennifer Horn, Director of Planning and Transportation *Jennifer Horn*

March 2021

PLANNING AND ZONING COMMISSION MEETINGS

Upcoming March 17, 2021 Meeting

- 4370 Lombardy Lane – Variation for a residential setback reduction
- Blackberry Falls Office Park, 2353 Hassell Road – Final Plat of Subdivision

Upcoming April 7, 2021 Meeting

- 295 Hawthorn Lane – Variation for garage
- Elite Clinic and Sports Massage, 2300 N. Barrington Rd. – Special Use for massage use
- Comfort Inn, 2075 Barrington Rd - Master Sign Plan

CURRENT ACTIVE PROJECT REVIEWS

- SEC Rohrssen Road & Golf Road – Annexation, Zoning, Plat, Site Plan for Hindu Wellness Center, Temple and SF homes
- Popeyes, 65 E. Golf Road – Site Plan for new fast food restaurant
- BP Gas Station – 2598 W Higgins Rd – Site Plan Amendment for redevelopment
- Bell Works East Entrance Renovation – Site Plan Amendment for pedestrian bridge removal at east parking garage
- Destiny Church, 325 Illinois Blvd – Site Plan Amendment for green house
- Microsoft Data Center, north side of Lakewood Blvd. – Site Plan for data center
- Plum Farms - 5a7, LLC, IL Rt. 72 near Old Sutton Rd – water and sanitary sewer crossing of Rt. 72
- WT Engineering, 2601 Pratum – Special Use and Site Plan Amendment for parking lot expansion office/brewery
- Adesa Expansion, 2785 Beverly Road – Site Plan, Plat, Rezoning for parking storage lot expansion
- 2575 Higgins Road (former Macaroni Grill) – Special Use and Site Plan for new restaurants/gas station
- Blackberry Falls Office Park, 2353 Hassell Rd. – Plat of Subdivision for two existing buildings
- U-Haul, 2475 Pembroke Ave. – Special Use and Site Plan Amendment for redevelopment with 3-story building

POTENTIAL UPCOMING PROJECTS

- Bell Works – Site Plan and Subdivision to construct new townhomes and apartments
- WT Properties, 80 W Higgins Rd (former Hoffman Lanes) – Site Plan and Plat for redevelopment
- WT Properties, Roselle Road area (east side) storm sewer replacement – Site Plan and Plat
- Moretti's Restaurant Mall, Barrington/Higgins – Master Sign Plan
- Fulcrum Bioenergy, SW corner Higgins/Beverly – Site Plan for new industrial building
- Beacon Pointe Phase 2, Beverly/Shoe Factory Road – discussions on potential development
- 2354 - 2360 Hassell Rd. Offices – Site Plan Amendment for retail uses and site changes
- Zoning Code Text Amendments – Uses, Accessory Structures, Signs, etc.
- Popeyes, Barrington Square Town Center – Site Plan for new fast food restaurant
- Dunkin Donuts, Huntington Plaza – Site Plan for new drive-thru only coffee shop

KEY ACTIVITIES

Barrington Road & I-90 Sub Area Plan

The draft plan is under review by staff. Village Board consideration is expected in the coming months.

Central Square (Community Development) Software Transition

Testing of the new system is ongoing. The go-live date is expected later this year.

Planning Project Review

Planning project submittals processed for the month of February are outlined below:

Planning Projects Submitted for Review		
Project Type	February	2021 YTD
Concept Review (Staff)	3	3
Courtesy Review	0	0
Site Plan - New	0	0
Site Plan Amendment – Staff Review	0	1
Site Plan Amendment – Administrative	0	0
Site Plan Amendment – Minor	0	0
Site Plan Amendment – Major	0	0
Special Use	1	1
Variation – Residential	2	2
Variation – Commercial	0	0
Master Sign Plan	0	1
Plat	0	0
Rezoning	0	0
Annexation	0	0
Total	6	8
FOIA Processed	10	13
Zoning Verification Letters	1	2
Processed Building Permits	16	32

PLANNING PERFORMANCE MEASURES

Site Plan Review Process	February		Year to Date	
Number of administrative/staff review site plan cases completed	0	0%	1	50%
Number of PZC site plan cases processed	1		1	
Annual goal is to complete at least 65% of site plan cases through administrative review process				

Site Plan Review Timing	February		Year to Date	
Number of cases processed within 105 days	1	100%	2	100%
Annual goal is to complete 100% of cases within 105 days				



VILLAGE OF HOFFMAN ESTATES
DEPARTMENT OF DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE
BY: Bryan Ackerlund, Director of Building & Code Enforcement BA

March 2021

GENERAL ACTIVITIES

- On February 3, 2021, Kathleen Kuffer responded to a fire call-out at Hunan Beijing.
- On February 4, 2021, Kathleen Kuffer attended a Safeguard Properties Evictions webinar.
- On February 9, 2021, Bryan Ackerlund attended the Fire Plan Review Basics webinar course hosted by NWBOCA.
- On February 18, 2021, Jeff Mattes, Anthony Knuth, Kathleen Kuffer & John Staschke attended a webinar sponsored by Suburban Building Officials and the Heat & Frost Insulators local 17 on Mechanical Insulation, Asbestos Identification and Methods of Firestopping.
- On February 23, 2021, John Shogren attended the Fox Valley IPIA continuing education class in Aurora.
- On February 24, 2021, Bryan Ackerlund attended the Energy Code Plan Review & Site Inspection Panel Discussion hosted by SEDAC.
- A total of 2 new single family homes are in various stages of construction, including the first home in the Walnut Ponds subdivision.
- In February, our region moved into Phase 4 of the Governor's Restore Illinois Plan. David Banaszynski continues to educate and inform the local food establishments and other regulated businesses of the State's guidelines including capacity limits and indoor dining.
- The interior build out continues on the new BMO Bank at Higgins Road & Gannon Drive. Exterior work is nearly complete with miscellaneous items outstanding. Construction is projected for completion in April 2021.
- Exterior façade changes are complete on the new Dollar Tree in Prairie Stone Crossing while work continues on Burlington exterior. Both interior tenant spaces are well underway with completion expected in April 2021.
- Division staff continues working on various commercial property violations in order to achieve compliance.
- Development Services staff held a meeting to discuss ways to increase permitting coordination and efficiency across Divisions as we approach the busy spring and summer months.
- The building permit for the new Banfield Animal Hospital has been applied for and is currently under review.

Bell Works Construction Update:

- The building permit was approved for the East entry improvements and bridge removal with demolition set to begin the 1st week of March and last for 8 weeks. The anticipated completion of this project is August 2021. Code Enforcement staff coordinated with the Planning Division to carry out a comprehensive plan for road closures on site during construction of affected areas. Division staff also worked closely with the architect to ensure proper life safety and emergency exiting were in place while the East entry is closed.
- Work has begun on the enhancements to the 1st floor fitness center. This will be mainly cosmetic upgrades including opening up the space, LED lighting throughout, and new fixtures and finishes.
- Division staff continues to conduct bi-weekly meetings with Somerset and the general contractor to complete the remaining items of the phase 1 build out and plan for future occupancies.

Central Square Community Development Software Conversion (formerly TRAKiT)

- Building & Code Enforcement joined staff from Planning & Transportation, Engineering, Fire, Customer Service, and Information Services to participate in a week long software training from February 1-5. This training gave us a much more comprehensive view of the new system.
- Staff will soon begin the testing phase of the process in order to ensure all data is correct and all functions are performing correctly.

2021 Code Enforcement Freedom of Information Act Requests Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
34	30	0	0	0	0	0	0	0	0	0	0	64

2021 Code Enforcement GovQA Questions & Complaints Processed

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
12	9	0	0	0	0	0	0	0	0	0	0	21

2021 Construction Inspections

Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2021 YTD	2020 Total
Structural	104	50	0	0	0	0	0	0	0	0	0	0	154	1136
Electrical	90	47	0	0	0	0	0	0	0	0	0	0	137	647
Plumbing	31	28	0	0	0	0	0	0	0	0	0	0	59	538
Mechanical	48	39	0	0	0	0	0	0	0	0	0	0	87	301
Other	90	80	0	0	0	0	0	0	0	0	0	0	170	932
Fence	34	33	0	0	0	0	0	0	0	0	0	0	67	261
Roof/Siding	71	27	0	0	0	0	0	0	0	0	0	0	98	1210
Patio/Driveway	42	27	0	0	0	0	0	0	0	0	0	0	69	1245
Deck	17	5	0	0	0	0	0	0	0	0	0	0	22	131
Shed	4	1	0	0	0	0	0	0	0	0	0	0	5	61
Sewer	6	5	0	0	0	0	0	0	0	0	0	0	11	60
2021 Total	537	342	0	0	0	0	0	0	0	0	0	0	879	
2020 Total	673	802	619	460	257	449	464	576	616	642	516	448		6522

* Note: Construction inspections include review and closure of older permits that had not yet had a final inspection.

RENTAL HOUSING LICENSE AND INSPECTION PROGRAM

- Code Enforcement staff are created a modified inspection process for properties that did not have an interior inspection in 2020. This new process allows for continued inspections to avoid compiling issues while keeping the safety of staff and residents as a top priority.
- There are currently 2,031 rental properties registered. This includes 1,371 single family and townhome units (68%) and 660 condominium units (32%). This number fluctuates based on new registrants and owners who choose to no longer rent their properties.
- Renewal notifications were mailed on November 20, 2020 to all rental properties. The deadline to submit payment and update registration information was January 15, 2021.
- As of March 1st, 1,952 properties have renewed.

2021 Rental Inspections

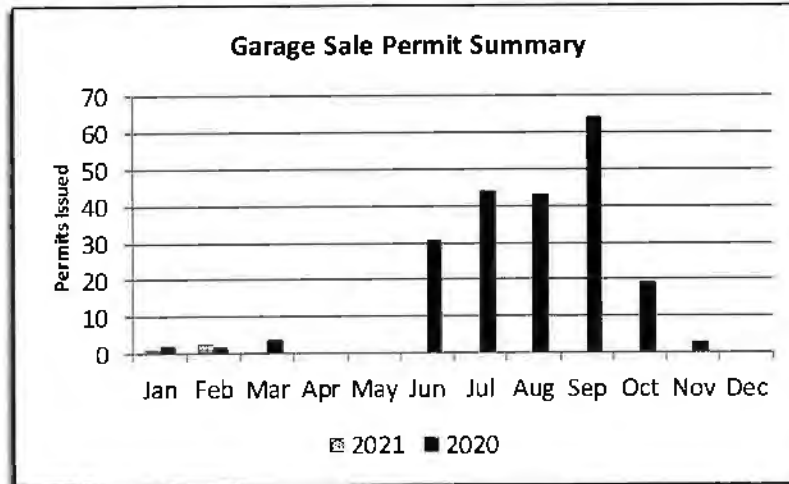
Inspection	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Annual	12	73	0	0	0	0	0	0	0	0	0	0	85
Reinspections	45	23	0	0	0	0	0	0	0	0	0	0	68
Total	57	96	0	0	0	0	0	0	0	0	0	0	153

Inspection Services Performance	February	1 st Quarter	Year to Date**	Year Target
Percentage of building inspections within 24 hr. notice	98%	98%	98%	95% within 24 hr. notice
Percentage of annual rental inspections completed	4%	5%	5%	100% of total*

* Note: The total number of properties registered fluctuates and therefore this percentage does not equal 100% at year-end.

Garage Sales

Year	2021	2020
Jan	1	2
Feb	3	2
Mar	0	4
Apr	0	0
May	0	0
Jun	0	31
Jul	0	44
Aug	0	43
Sep	0	64
Oct	0	19
Nov	0	3
Dec	0	0
Total	4	212

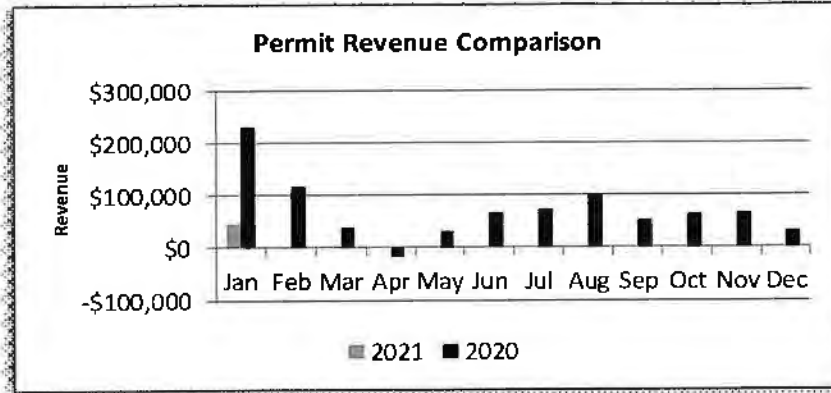


2021 Building and Fire Permits Issued

Permit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2021 YTD	2020 Total
Building Permits														
Commercial Remodeling	6	3	0	0	0	0	0	0	0	0	0	0	9	76
Community Residence	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolition	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Driveways	1	2	0	0	0	0	0	0	0	0	0	0	3	386
Electrical	5	6	0	0	0	0	0	0	0	0	0	0	11	228
Fences	5	5	0	0	0	0	0	0	0	0	0	0	10	264
Mechanical	11	16	0	0	0	0	0	0	0	0	0	0	27	160
Miscellaneous Permits	34	22	0	0	0	0	0	0	0	0	0	0	56	457
Multi-Family Remodeling	0	0	0	0	0	0	0	0	0	0	0	0	0	2
New Commercial	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Plumbing	18	10	0	0	0	0	0	0	0	0	0	0	28	184
Pools	0	0	0	0	0	0	0	0	0	0	0	0	0	24
Residential Decks & Patios	4	1	0	0	0	0	0	0	0	0	0	0	5	340
Residential Garages	0	1	0	0	0	0	0	0	0	0	0	0	1	1
Residential Remodeling	3	7	0	0	0	0	0	0	0	0	0	0	10	112
Residential Sheds	0	0	0	0	0	0	0	0	0	0	0	0	0	51
Roofs/Siding	10	7	0	0	0	0	0	0	0	0	0	0	17	585
Signs	4	10	0	0	0	0	0	0	0	0	0	0	14	69
Solar Panel System	3	1	0	0	0	0	0	0	0	0	0	0	4	78
New Single Family Residences	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Fire Permits														
Automatic Fire Alarms	5	2	0	0	0	0	0	0	0	0	0	0	7	39
Fuel Storage Tanks	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hood & Duct	0	0	0	0	0	0	0	0	0	0	0	0	0	9
Automatic Sprinklers	2	2	0	0	0	0	0	0	0	0	0	0	4	56
Lock Boxes	1	0	0	0	0	0	0	0	0	0	0	0	1	13
Other	1	1	0	0	0	0	0	0	0	0	0	0	2	36
2021 Total	113	96	0	0	0	0	0	0	0	0	0	0	209	
2020 Total	193	190	172	189	192	420	427	403	326	308	238	134		3192

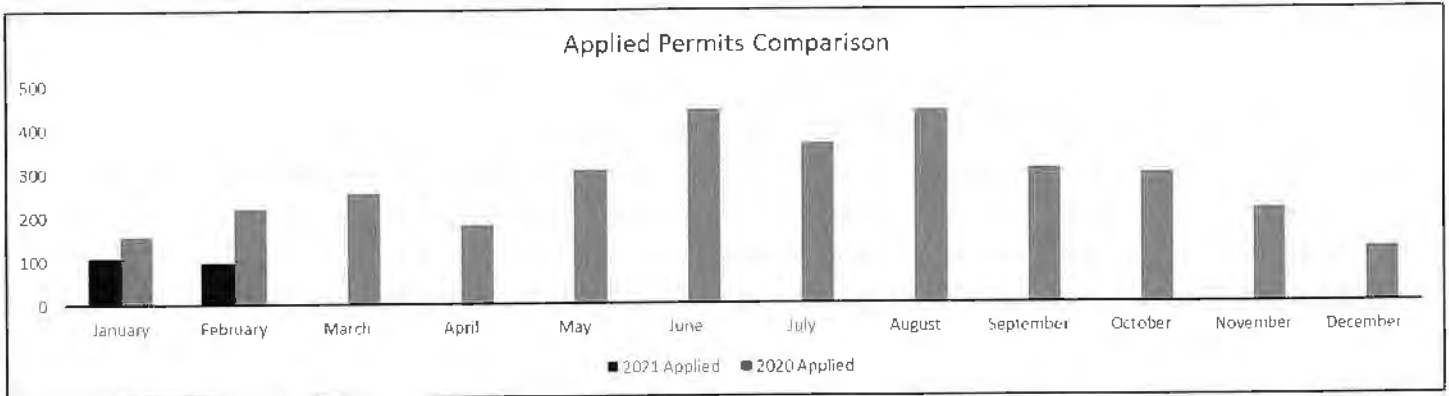
Permit Revenue

Year	2021	2020
Jan	\$47,073	\$231,652
Feb	\$2,687	\$117,478
Mar	\$0	\$37,374
Apr	\$0	-\$17,604
May	\$0	\$32,761
Jun	\$0	\$68,056
Jul	\$0	\$72,829
Aug	\$0	\$99,114
Sep	\$0	\$51,245
Oct	\$0	\$63,902
Nov	\$0	\$66,960
Dec	\$0	\$30,577
Total	\$49,760	\$854,344



2021 Budget: \$1,075,000

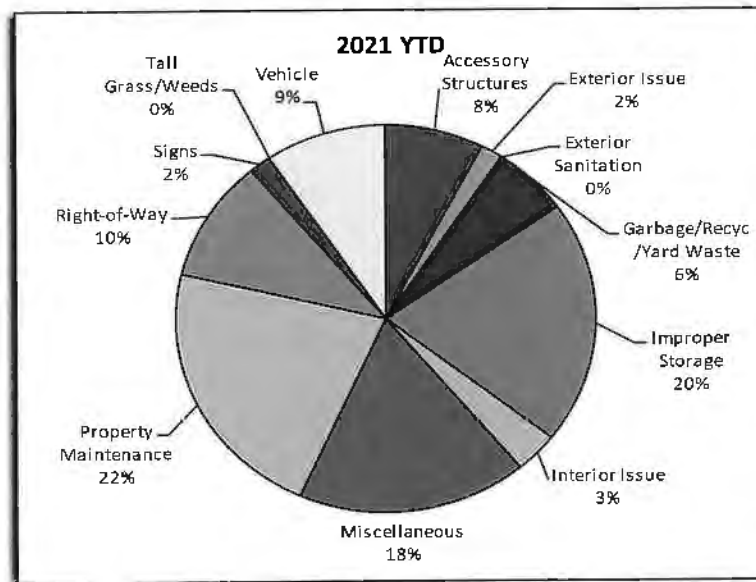
Total Revenue includes building permits, fire permits and Temporary Certificates of Occupancy.



Building Permit Processing Performance	February	1 st Quarter	Year to Date	Year Target
Percentage of permits entered in computer within 24 hours of submittal	98%	98%	98%	95% within 24 hours
Percentage of permit plan reviews completed within 10 business days	98%	98%	98%	95% within 10 days
Percentage of permits processed for issue within 48 hours of plan approval	98%	98%	98%	90% within 48 hours

2021 Property Maintenance Summary Report

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2021 YTD	2020 Total
Accessory Structures	7	2	0	0	0	0	0	0	0	0	0	0	9	50
Exterior Issue	1	1	0	0	0	0	0	0	0	0	0	0	2	79
Exterior Sanitation	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Garbage/Recyc/Yard Waste	6	1	0	0	0	0	0	0	0	0	0	0	7	140
Improper Storage	19	5	0	0	0	0	0	0	0	0	0	0	24	151
Interior Issue	0	4	0	0	0	0	0	0	0	0	0	0	4	12
Miscellaneous	10	11	0	0	0	0	0	0	0	0	0	0	21	232
Property Maintenance	6	20	0	0	0	0	0	0	0	0	0	0	26	77
Right-of-Way	11	1	0	0	0	0	0	0	0	0	0	0	12	40
Signs	2	0	0	0	0	0	0	0	0	0	0	0	2	12
Tall Grass/Weeds	0	0	0	0	0	0	0	0	0	0	0	0	0	215
Vehicle	7	4	0	0	0	0	0	0	0	0	0	0	11	50
2021 Total	69	49	0	0	0	0	0	0	0	0	0	0	118	
2020 Total	43	57	48	98	185	111	131	134	74	76	44	60		1061



There are several reasons property maintenance activity has decreased during the spring of 2020, including, a seasonal inspector has not been hired (budget limitations) and Code Officers have had to perform numerous inspections supporting COVID-related issues, such as restaurants operations and business re-openings. Primary focus has been on the most significant violations during the COVID-19 Pandemic.

2021 Citations Issued

Violation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Business License	31	26	0	0	0	0	0	0	0	0	0	0	57
Code	47	34	0	0	0	0	0	0	0	0	0	0	81
Rental	17	29	0	0	0	0	0	0	0	0	0	0	46
Total	95	89	0	0	0	0	0	0	0	0	0	0	184

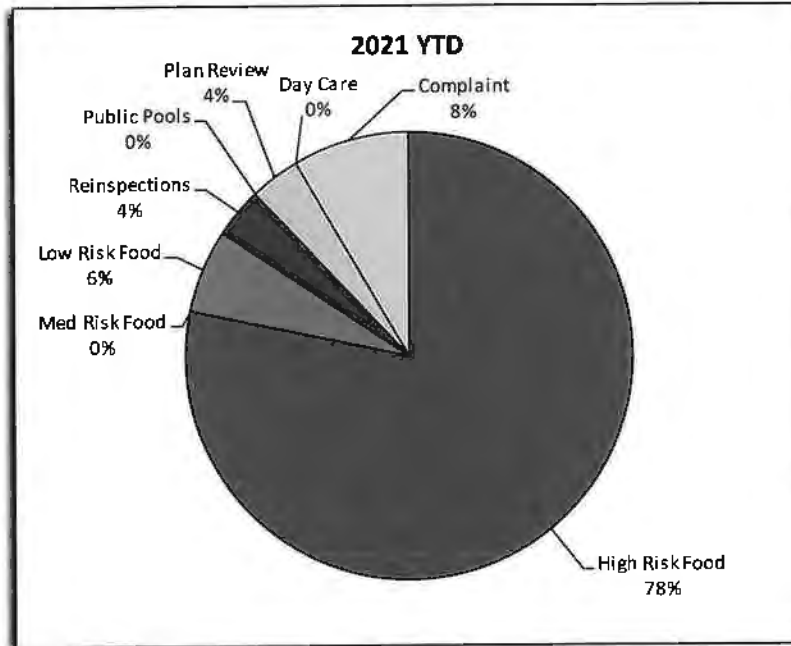
2021 Adjudication Court Dockets - Citations Presented

Court	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Code/Bus. Lic.	38	40	0	0	0	0	0	0	0	0	0	0	78
Rental	25	12	0	0	0	0	0	0	0	0	0	0	37
Total	63	52	0	0	0	0	0	0	0	0	0	0	115

Inspection Services Performance	February	1 st Quarter	Year to Date	Year Target
Percentage of property maintenance inspections completed within 24 hours of notice	97%	97%	97%	95% within 24 hr. notice

2021 Environmental Health Inspection Report

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
High Risk Food	31	34	0	0	0	0	0	0	0	0	0	0	65
Med Risk Food	0	0	0	0	0	0	0	0	0	0	0	0	0
Low Risk Food	4	1	0	0	0	0	0	0	0	0	0	0	5
Reinspections	2	1	0	0	0	0	0	0	0	0	0	0	3
Public Pools	0	0	0	0	0	0	0	0	0	0	0	0	0
Plan Review	3	0	0	0	0	0	0	0	0	0	0	0	3
Day Care	0	0	0	0	0	0	0	0	0	0	0	0	0
Complaint	4	3	0	0	0	0	0	0	0	0	0	0	7
Total	44	39	0	0	0	0	0	0	0	0	0	0	83



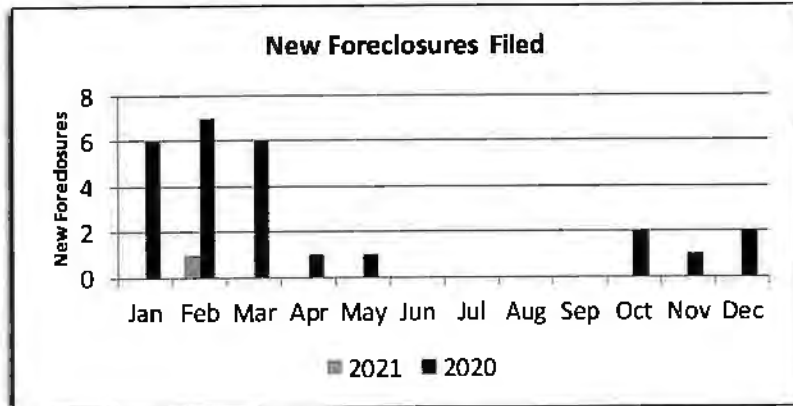
Food establishments are divided into the risk categories of high, moderate or low, and planned inspections are performed three, two, or one time each year respectively. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. There are approximately 285 facilities that require a total of approximately 525 planned inspections throughout the year (this number fluctuates based on businesses opening/closing).

Health Inspections Performance	February	1 st Quarter	Year to Date	Year Target
Percentage of annual food health inspections completed	7%	15%	15%*	100% of total

*Note: The total number of inspection properties fluctuates and therefore the year to date number may not equal 100%.

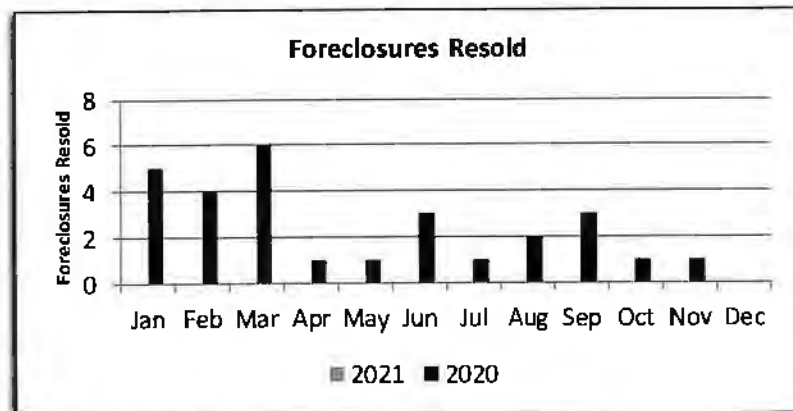
New Foreclosures Filed

Year	2021	2020
Jan	0	6
Feb	1	7
Mar	0	6
Apr	0	1
May	0	1
Jun	0	0
Jul	0	0
Aug	0	0
Sep	0	0
Oct	0	2
Nov	0	1
Dec	0	2
Total	1	26



Foreclosures Resold

Year	2021	2020
Jan	0	5
Feb	0	4
Mar	0	6
Apr	0	1
May	0	1
Jun	0	3
Jul	0	1
Aug	0	2
Sep	0	3
Oct	0	1
Nov	0	1
Dec	0	0
Total	0	28



Historical Foreclosure Information

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Foreclosures Filed	312	620	208	139	81	68	90	79	66	26

ECONOMIC DEVELOPMENT & TOURISM MONTHLY REPORT



March 2021

Economic Development

- Monthly Reoccurring Tasks:
 - Staff facilitated and participated in calls, emails, social media messages, texts and meetings with land owners, brokers, developers and property owners about potential development in Hoffman Estates.
 - Regularly updated the business resource and 'open restaurants' pages on the Economic Development page of the Village website to inform our local businesses resources available to them.
 - Continued to update the available properties online database on the Village's website.
 - Promoted Hoffman Estates on social media while building a network to share about projects within the Village.
- Worked with the Economic Development Commission on their 2021 Work Plan by collecting testimonials from businesses, owners and developers to promote Hoffman Estates as a place to do business then compiled them for the Village website.
- Continued working toward updating the Economic Development Strategic Plan by collecting data and sorting through information.
- Promoted NLNW with the design team and marketing team. Congratulated Apple Villa and the House Doctors for their graduation from the program, *Figure 1*. Staff will begin looking for two new candidates to go through the program from Hoffman Estates in 2021.
- Distributed the fifth economic development promotional videos in conjunction with the Cable TV Department and the Chairman of the Economic Development Commission.
- Worked with the Planning Department Staff to assist Farr Associates with the Barrington Road Area Plan by reviewing the first draft of the full plan which will come before the Planning, Building and Zoning committee upon further review.
- Obtained and finalized the review of a reimbursement submittal for the Higgins-Hassell TIF District related to the construction of the 7-eleven gas station and convenience store. None of the improvements are TIF eligible reimbursements but demonstrate an increased total project costs within the TIF district.



Figure 1: Kevin Kramer presents a Certificate of Recognition to Andy Spenzos, owner of Apple Villa Famous Pancakes, for his completion in the NLNW business accelerator program.

- Worked with Corporate Counsel and other parties to finalize an agreement which terminates a development agreement for the former Hoffman Technology Park site.
- Participated in meetings and calls to facilitate development in the Higgins-Old Sutton TIF District.
- Worked with various developers requesting support for Cook County Property Tax Incentives.
- Began filming the Hoffman Highlights videos with the Cable TV and Tourism Departments, *Figure 2*. Also wrote a monthly article in the Citizen highlighting the upcoming clips promoting Hoffman Estates businesses.
- Planned a presentation and spoke to the University of Illinois Department of Urban and Regional Planning UP 201: Planning in Action class regarding the profession of Economic Development.
- Due to COVID restrictions, many of the business retention and expansion visits have moved to virtual calls. Staff met with two businesses to check in during the pandemic and scheduled another meeting.
- Economic Development staff attended the:
 - Monthly Bell Works Check-in Call
 - Monthly Next Level Northwest Board and Design Team meetings
 - Monthly Hoffman Estates Chamber Board and Membership Committee meetings
 - Annual Chamber of Commerce Celebration of Excellence Award Virtual Luncheon
 - Quarterly IEDC Young Professional Committee meeting
 - Monthly Lambda Alpha Virtual Luncheon Event
 - ICSC Volunteer Leadership Summit
 - Monthly Arts Commission meeting
 - Several webinars regarding the state of the market, COVID recovery and federal program loans
- A recent article was published diving into the book Case Studies in Retrofitting Suburbia: Urban Design Strategies for Urgent Challenges. Hoffman Estates had an urgent challenge with the former AT&T property and there is another potential challenge in the Prairie Stone Business Park. The below article outlines a conversation with the authors and what can be learned from suburban challenges around the county.



Figure 2: Cable TV staff fills an episode of 'Hoffman Highlights' featuring the Willow Recreation Center of the Hoffman Estates Park District, the episode will also feature Dick Pond Running and Crank Revolution Bike Shop.

Tourism

Hoffman Highlights Begins Filming

- Thanks to the lifting of certain COVID restrictions, Staff was able to begin filming Hoffman Highlights. The first snippet is "Get UP and OUT!" and focuses on getting active again. To facilitate filming, Staff is grouping participants geographically beginning on the north side of the Village. The first group (Dick Pond Athletic, Willow Recreation Center, Crank Revolution and Pie in the Sky Restaurant) were scheduled for a one-hour visit that would result in 30-60 second piece on each once edited. The businesses appreciated the opportunity and look forward to seeing the finished product. Once completed, we will feature the clips on Village social media platforms, in the Citizen, and on our websites.

BEEP Baseball - Elgin Sports Complex - June 2023

- The Elgin Fox Valley CVB brought Tourism Staff into negotiations to bring BEEP Baseball (event features visually challenged athletes) to the Elgin Sports Complex in 2023. The Chicago Marriott NW was given the opportunity to provide room rates to be included in their initial pitch to draw the event. Once the RFP is answered, Staff can include additional Village hotels in the lodging opportunities.

Synchronized Skating National Competition - January 2023

- Working with IBHC Bookings, Staff is exploring the opportunity to bid for the National Synchronized Skating Competition at NOW Arena for January 2023. In the past, the Arena played host to the Mid-Atlantic Competition that resulted in a week of competition and over 6,000 room nights that was tracked. The national event would be on a much larger scale. Once the 2023 RFP is released, Staff will meet with NOW Arena to determine if the event is a good fit.

Village Hotel & Market Updates

- Quality Inn has completed their internal rebranding and renovation to a Comfort Inn. The hotel was stumbling on getting their new sign permits and variances submitted. Thanks to the Development Services team, we identified the inaccuracies submitted by their sign vendors and now have all required documentation submitted to go through the approval process.
- Holiday Inn Express and Suites – The hotel has hired a Director of Sales, who was previously Sales Manager at the Elgin Holiday Inn, and brings a wealth of brand and market knowledge that will greatly benefit this new hotel. The owner will be interim acting General Manager.

Webinars

- How to improve traveler support.
- Hot topics in corporate travel.
- 5 ways to prepare your travel program.
- How will vaccines impact corporate travel?
- Effective NICHE marketing strategies.
- SCORE - recover, retool and renew your business.

Meetings/Activities

- Celtic Fest Commission virtual meeting - emailed all past booth/activity participants to determine their participation in 2021, if the event moves forward.
- 4th of July Commission virtual meeting - took and prepared minutes. Reached out to all past food vendors to determine their participation of the event moves forward.
- MEET Chicago NW CVB conference call.
- Elgin/Fox Valley CVB Conference call.
- Economic Development meeting.
- Assisted Hyatt Place with abandoned vehicle issue.
- Solicited blanket and pillow donations for SHARE residential treatment center in Hoffman Estates.
- Connected SHARE to hotel liquidators to purchase affordable lamps.
- Solicited handmade valentines from hotels, high school, and Village associates for senior center distribution.



Kevin Kramer, Director of Economic
Development



Linda Scheck, Director of Tourism & Business
Retention

The People the Suburbs Were Built for Are Gone

A new book documents the “retrofitting” of obsolete suburban malls, box stores, office parks, parking lots, motels, and more.

By [Shayla Love](#)

January 21, 2021, 11:00am

Last summer, Donald Trump and Ben Carson, then Secretary of Housing and Urban Development, co-bylined an [op-ed](#) in the *Wall Street Journal* promising to “protect America’s suburbs,” describing how they reversed policies that would allow for the creation of denser living structures in areas zoned only for single-family homes. “America’s suburbs are a shining example of the American Dream, where people can live in their own homes, in safe, pleasant neighborhoods,” they wrote.

But the suburbs, in the sense of the idyllic American pastoral Trump and Carson referenced, have been [changing for some time](#)—not necessarily the physical homes, stores, roads, and offices that populate them, but the people who live there, along with their needs and desires. Previous mainstays of suburban life [are now myths](#): that the majority of people own their homes; that the suburbs are havens for the middle class; or that the bulk of people are young families who value privacy over urban amenities like communal spaces, walkability, and mixed-use properties.

This mismatch has led to a phenomenon called “suburban retrofitting,” as documented by June Williamson, an associate professor of architecture at the City College of New York, and Ellen Dunham-Jones, a professor of architecture at the Georgia Institute of Technology. They have a new book out this week: *Case Studies in Retrofitting Suburbia: Urban Design Strategies for Urgent Challenges*.

Since the 1990s, Williamson and Dunham-Jones have been watching the suburbs evolve. They have found that much of the suburban sprawl of the 20th century was built to serve a very different population than the one that exists now, and so preserving what the suburbs once were doesn’t make sense.

Their book describes 32 recent instances in which suburban structures have been transformed into something new. Many of the cases in Williamson and Dunham-Jones first book from 2011 on the same topic were focused on underused parking lots being transformed into mixed-use spaces. But in this new book, the retrofitting projects have become more ambitious, as cities and towns turn old box stores, malls, motels, or office parks into places for people to live, work, eat, play, exercise, go to the doctor, or even watch Mexican wrestling.

They have found that when the suburbs are retrofitted, they can take on an astonishing array of modern issues: car dependency, public health, supporting aging people, helping people compete for jobs, creating water and energy resilience, and helping with social equity and justice.

Motherboard talked with Williamson and Dunham-Jones about why and how we should retrofit the suburbs, and whether or not the COVID-19 has made the suburbs appealing again, or instead accelerated the desire to retrofit the burbs.

Motherboard: You argue that many of these suburban forms are obsolete today because they don't fit the needs of the people who live there now. Can you walk me through some of the major demographic changes that have led to these suburban forms becoming obsolete?

EDJ: One of the biggest shifts is that the U.S. now is a majority of one to two person households. And yet, the majority of land within regional urban boundaries is zoned for single-family houses. That already is something of a mismatch. The expectation going forward is that something like 80 percent of new households that will form over the next 15 years will be these one to two person households. A lot of them would prefer an apartment or a condo—smaller units. Plus you have the aging of the society, that's the other really big piece. Especially in the suburbs, a lot of elderly people loved their single-family house while they were raising the kids. But now that they're empty nesters and retiring, it's kind of lonely. They want to stay in their community with doctors and friends nearby. But a lot of them are looking for, frankly, a more urban lifestyle. It's pretty interesting how the desires of both the younger millennials, Gen Z, and a lot of those aging boomers are converging on an interest in more walkable, mixed-use, compact urban places out in the burbs.

JW: Commuting has also been transformed dramatically over the past decade or so, too. The notion that people live in the suburbs and work in the cities just isn't true anymore.

EDJ: We tend to think that the jobs are downtown. Since the 1980s, the majority of jobs have been more than three miles from the central business district. In places like Atlanta, where I live, it's closer to 90 percent of jobs are way outside. The central business district often has high rises and so it's really visible, but we're really seeing something called job sprawl. I certainly see in Atlanta, we have a lot of reverse commuters in that situation.

So when you talk about retrofitting, you mean finding and altering underused or abandoned suburban buildings to better accommodate the demographics and desires of the people who live there now?

JW: Absolutely. And in most of the cases we've studied, this is happening because the built places have failed or are struggling to some degree. The dead and dying malls, the vacated office parks, the ghost box stores left behind. Rather than bring back the same thing, this is a tremendous opportunity.

It can be as simple as re-inhabiting, or an adaptive reuse—fixing up the building, or changing the parking lot for something that's better suited to the times. Taking something that was commercial and turning it into housing. It can also involve re-greening because so much of the suburbanization processes disrupted the regional ecologies and stormwater flow systems. Then it's an opportunity for wider ranging benefits. There could be places of recreation or social exchange having small plazas and program parks. And then there is redevelopment. Taking a low density, car-dependent use-separated or mono-use place and mixing it up and investing in it.

I was really struck by the statistics in the book about how many parking spaces there are per household in certain cities. Like how there are 1.97 cars per U.S. household, but in Des Moines, Iowa, there are 19 parking spaces per household. In Jackson, Wyoming, there are 27. These all seem like really obvious places to re-think about how we're using land.

JW: These choices around parking we've made have been codified through regulations and naturalized as normal.

EDJ: We really have made it almost a right to park as opposed to a right to housing. Cars have much more protection than people do. There are these aging properties for the most part; a lot of them have become obsolete and those are places to retrofit. But sometimes [properties] are thriving. They're doing well. Yet they still look at their parking lot as this underperforming asphalt. It's not doing enough of the job. Sometimes there's a mall that is doing well, and it makes more sense now to build a parking deck and build housing and bring in offices and make more mixed use. All of these: the parking lots, the dead space, the

vacant spaces. Those are the opportunities for the suburbs to finally address really urgent challenges of equity, climate change, and health.

You discuss the many social challenges retrofitting can take on. Some are more obvious like reducing dependency on cars or becoming more environmentally friendly. But there are some less intuitive ways retrofitting can impact our lives, like improving public health.

JW: One of the observations in public health is that there are chronic diseases of our time in developed countries, and certainly in Northern America, related to obesity and the higher incidences of diabetes, and so on. One way to address those kinds of diseases is simple physical activity, yet we've designed physical activity out of our environments. To design it back in is a kind of low cost way of getting people to move their bodies. A lot of literature looks at how access to nature, being able to have a view of trees, but also being able to socialize with others is really important. That links back to the demographic prevalence of one and two person households. That leads to loneliness. How can our physical environments create places—not force people to be physically active or to socialize in any particular ways—but to support the *possibility*?

Can you explain one specific facet of intentionally designed well-being called the "third place?"

JW: This is a sociological concept. The "first place" is home and then the "second place" is work. The third place is a little harder to define.

You might know it as the coffee shop, barbershop, or pub—so it might be a privately owned place, a place of business. It's where one habitually gathers with others, forms friendships, and is engaging in social life. These are the places that we can design into suburbs as a way to support the overall social body.

EDJ: The suburbs largely sold themselves on the value of the terrific private realm that they present. The suburbs emphasize privacy. As these demographics are changing, there's more and more people recognizing, "I'm lonely. I would like a little bit more of a public realm." If your public realm is just a commercial corridor full of strip malls and parking lots, there's not much opportunity. What we see

happening are both the incorporation of the third places, but also small programmed parks, little town greens that have places for yoga classes, farmers' markets, concerts, movie nights, and those kinds of activities that don't force people to talk to one another, but at least enable the building of community.



THE ATRIUM AT BELL WORKS, FORMERLY BELL LABS IN HOLMDEL, NEW JERSEY. PHOTOS BY BELMA FISHTA, 2018.

You also write how retrofitting the suburbs can be a tool for social equity, or minority community building—how does that work?

JW: When thinking about social equity, it's about how people use their social relationships in their social network in order to get connected to opportunity. It really is worth a lot. And it's one of the reasons we need to challenge the exclusionary practices that have been codified in suburban jurisdictions for decades now. And the coarse sorting that we find in suburbs.

Some of the ways to break out of that is in older retail properties, the rent might be less. There's an opportunity for networks of immigrant groups with social and business relationships to form businesses, bring people in, and enliven a place. There is a number of examples of vanilla shopping malls that had seen better days that were dead and dying. They have been reinhabited and revitalized by reflecting the changing demographics of the neighboring areas. One example is Grand Plaza in Fort Worth, what has been rebranded as a Latino mall. One of the large several story department stores was broken up into hundreds of stalls for very small businesses, like a mercato that you might find in Central America or Mexico. The central atrium space in the mall now hosts Mexican wrestling and other kinds of themed events that reflect the culture of the dominant ethnoburb demographics surrounding it.

These places can also become flash points in political movements. If you're in the suburbs and you want to gather to have a peaceful protest, where do you go? One of the places you might go is the mall parking lot or along an arterial boulevard.

There were a couple other case studies from the book I wanted to bring up. For example, I did not know that Bell Labs had been retrofitted!

JW: That's a super interesting retrofit. Bell Labs is a storied mid-century modern research and development campus designed by Eero Saarinen, a famous architect who unfortunately died right near its completion.

All sorts of things were invented there: transistors and technologies that led to cell phones. But it lay vacant for many years. It's in an affluent exurb in New Jersey, and the municipality hoped to tear it all down and develop 50 or so McMansions there but the Preservation Society and other groups rallied and a developer got interested, and now it's become like a vertical downtown. It has a quarter-mile long atrium and dozens of businesses located on the ground floor. They have a farmer's market, yoga, a hairdresser, a Montessori school, a branch of the local public library, and fireworks on the Fourth of July. It's called Bell Works.

This kind of development concept is being repeated in another former AT&T property outside Chicago, so we'll see how that goes.

EDJ: There's well over 150 office parks that are now being urbanized in some way. Bell Works is an example of mixing the uses of a space that used to be just offices, and where the assumption was that scientists would have epiphanies if they were isolated in their office looking at a pastoral landscape. Now, we tend to think of innovation as occurring in much more urban places, and it's the chance encounters that trigger innovation. It's also being driven because employers recognize that the younger workers do not want to work in a cubicle in an office park. They do not want to work in a place that is only "work."

Another great example is the old box store that became a recreation center.

JW: Yes, in this case it was Big Lots in a relatively low-income neighborhood on the periphery of Cleveland that has been transformed into a recreational center.

It now has a running track through it, a pool, some outdoor recreational spaces, and it's yards from the lake there, too. There are opportunities to take these dead retail boxes all across the country—and there are thousands of them—and rethink not only the building itself, but the entire property and parking lots to support health, wellness, day care clinics, clinics for routine health care, libraries, and other kinds of sharing services.

Sometimes it's not about redeveloping these spaces, but about greening them. Can you give an example of that kind of project?

JW: Back in the 19th century, Meriden, Connecticut lost all of its industrial use and job space, and so by the middle of the 20th century, a suburban, enclosed shopping mall had been built in the middle of downtown over in creek, and it failed miserably. Every time there was a big storm event, the creek would flood and cause millions of dollars of damage to all the neighboring businesses and the town had become increasingly lower-income. What happened here was an incredible greening retrofit where the mall was demolished, the creek that had been put into concrete below ground was opened back up to the air. The ground was regraded—that's a technical term, but basically the surface of the ground was made lower. The whole property was turned into a park, which is a stormwater park. The next time there's a big storm event, the park becomes like a big bathtub and water will drain there and eventually percolate into the soil and not cause all of the damages that it had in previous cycles. There's this beautiful amenity and then around it, lots of new housing is being built that then has the park amenity. There's a train station right there that's been rebuilt with increased service through central Connecticut. It has all of these kinds of connected benefits around taking away development.

Last summer, the *New York Times* wrote that "[New Yorkers Are Fleeing to the Suburbs](#)" because of the pandemic. There's been this narrative that people who live in urban areas are moving back to the suburbs—and they suddenly want the things that were previously obsolete. Do you think that's true, and would it put a stall on these kinds of retrofitting projects?

JW: Broadly, what we've seen in this past year is an intensification, or an acceleration, of some of the trends that were happening already. There was already the redistributing of populations to some of those locations, especially in metro areas like New York, which are so insanely expensive. If you could find something that was New York-like in New Jersey or Westchester or Long Island, it would make sense that those places might be attractive to people. What we're seeing right now, I think in New York certainly, is people who'd been thinking about this acting on it. But where are they moving in the suburbs? They're not rejecting the urban lifestyle altogether. They're being drawn to already urbanizing locations in the suburbs. It's not a complete rejection of one for the other, but it's finding like for like. Still, the evidence is mostly anecdotal at this point. Time will tell. I think it's also understood that developers who are planning new projects in these suburban locations are looking to make mixed-use places, and are looking to add different housing types in their suburban projects.

EDJ: In the long run a lot of those suburbs that those folks are moving to, if they're going to retain those households, they're going to have to start providing more of the urban amenities.

I'm certainly seeing around Atlanta as one example, a lot more communities changing their zoning to allow for access to accessory dwelling units, to allow for what's been called the "missing middle"—duplexes, quadplexes, townhouses—in existing neighborhoods with suburban neighborhoods that were single family [only]. Now they're allowing that densification. Those regulatory changes have happened just in the last eight months. There's been a surge of that. And it's very much in response to recognizing that there is the market, the demand. People want these more urban lifestyles, even if they are choosing to move to the burbs. A lot of people who have isolated themselves might still be craving places to be able to gather safely. And so it could accelerate the retrofitting of suburbia.



VILLAGE OF HOFFMAN ESTATES
DEPARTMENT OF DEVELOPMENT SERVICES
DEVELOPMENT SERVICES & CDBG MONTHLY REPORT

SUBMITTED TO: PLANNING, BUILDING & ZONING COMMITTEE
BY: Peter Gugliotta, Director of Development Services

February 2020

DEVELOPMENT SERVICES ADMINISTRATION

Key Activities

- **Bell Works** - Department staff spent significant time assisting Bell Works prepare for a possible County vaccine site. Unfortunately, this is not proceeding at this time, but the planning work done to date will be useful if this option comes back.
- **Microsoft Data Center** - Department staff is meeting multiple times per week with Microsoft staff and contractors as they plan and design their new major data center project on the north side of Lakewood Boulevard. In addition to the major on-site construction, this project will involve significant upgrades to the off-site sanitary sewer system and lift station, as well as a major new electric transmission line installation which is being coordinated with ComEd. This project will likely involve investment of roughly \$200M by Microsoft, will generate a large number of construction jobs, many high-paying permanent technical jobs, a number of out-of-town visitors, and ultimately result in significant revenue for the Village. Construction is anticipated to start later in 2021 and will take roughly 17 months to complete Phase 1.
- **Community Development Software Upgrade** – Staff has completed initial training in the new system sufficiently to begin the active testing phase and is currently waiting for the consultant to update several features so full testing can begin. Hopefully the system can "go live" sometime in the summer of 2021.

Village Green Project

- Staff has begun coordinating the spring completion and inspection process with the consultant/contractor team, with a general goal of closing out the project by the end of May 2021 (weather dependent). This process will also involve coordination with the Prairie Stone Property Owner's Association representatives since they have ultimate maintenance responsibility for landscaping, lighting and mowing at the Village Green.
- Specific meetings with the Hideaway Brew Garden are begin scheduled to coordinate their spring opening with the yet-to-be-established sod and seed areas.
- Staff continues to provide information and support regarding project completion status to all involved in planning for possible Village events at the Village Green in 2021.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

- The Village received its Program Year (PY) 2021 allocation letter from HUD. The Village will be allocated \$238,301 in PY 2021 \$238,301, which runs from October 1, 2021 to September 30, 2022. This is an \$8,238 decrease in funding from the Village's current PY 2020 grant of \$246,539.
- The Village will begin drafting its Annual Action Plan for PY 2021 for submittal by August 15th.
- Staff neared completion of a minor administrative amendment to the Village's PY 2020 allocation of \$246,539. Staff must amend and resubmit the current Annual Action Plan to reflect a \$38 difference, the result of a national HUD error.
- Staff reviewed CDBG language for inclusion in the bid documents for the Village's 2021 Street Revitalization Program. The Village will use \$167,145 of CDBG funding towards street rehabilitation work in a low to

moderate income neighborhood. This will also be supplemented with an administrative reimbursement for CDBG-eligible Engineering staff time.

- Began preparing the Consolidated Annual Performance and Evaluation Report (CAPER) to close out the Program Year 2019 budget and summarize accomplishments. The report will be posted to the Village website on March 4th and a public hearing will take place March 18th at 3:00 PM at Village Hall. The CAPER is usually submitted to HUD in late December, but the deadline was extended to late March due to the COVID-19 pandemic.

The information below is for the 2020 CDBG Program Year (October 1, 2020 through September 30, 2021):

CDBG Expenditures and Reporting Ratio	February	2 nd Quarter*	Year to Date	Current Reporting Ratio
	\$0	\$0	\$215,447.57	0.58

"Current Reporting Ratio" equals ratio of unspent funds to total allocated funds in program year. Permitted to hold up to 1.5 of yearly allocation.

Housing Program Goals	February	2 nd Quarter*	Year to Date	Year Target
Rehabilitation Projects completed	0	0	0	3
Housing & related issues education pieces released	0	2	2	5

*The 2nd quarter of the CDBG Program Year runs from January 1 through March 31, 2021.

CDBG COVID Response

- Staff continued to research and also share information with neighboring CDBG communities in Northern Illinois regarding current CDBG-Covid (CV) regulations and funding options. Forthcoming HUD guidance is still expected for the use of these emergency Covid-relief funds, making the planned use of funding complex.
- Staff is researching options for the next round of CV funds (CV3), and will present program options to this Committee in the coming months. The Village must approve and submit a plan for the CV3 funds by August 15, 2021. This must once again be in the form of a Substantial Amendment to the 2015-2019 Consolidated Plan and the PY 2019 Annual Action Plan.
- Finalized the draft HUD-required policy and procedure document for use with non-profit agencies that have been awarded CV funding.
- Requested and received a proposal from North West Housing Partnership (NWHP) to administer a COVID relief program.