



AGENDA
Planning, Building & Zoning Committee
Special Meeting
Village Hall
1900 Hassell Road, Hoffman Estates, IL 60169

January 20, 2025

Council Chambers

6:55 PM

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **NEW BUSINESS**
 - A. Approval of a Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhomes located at 1705 Lakewood Boulevard
 - B. Approval of an Ordinance granting Site Plan Amendment for Bell Works Townhomes located at 1705 Lakewood Boulevard
4. **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.



AGENDA ITEM REPORT

Planning, Building & Zoning Committee
January 20, 2025
ITEM 3A

REQUEST: Approval of a Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhomes located at 1705 Lakewood Boulevard

FROM: Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Agreement - Committee

REQUEST SUMMARY

The Bell Works Townhome project was originally granted Preliminary and Final Site Plan approval in February 2023 (Ordinance 4999-2023), and subsequently amended in August 2024 (Ordinance 5112-2024). The approved development includes 164 townhome units, each with 3 or 4 bedrooms and a 2-car garage, and other off-site improvements providing proper vehicular access and bicycle and pedestrian accommodations in and around the townhome site.

Ordinance 5112-2024 required the owner to obtain a site development permit by October 5, 2024 or seek an extension by the Village Board. A permit was not obtained by the October deadline; thus, the owner is seeking site plan amendment approval to extend the deadline for obtaining permits and initiating construction. The owner is additionally seeking a waiver from Section 10-7-1-B-1 of the Municipal Code to reduce the financial guarantee requirements for the development.

In conjunction with the site plan amendment request, the attached Development Agreement with the owner/developer, Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC, outlines the construction timing, phasing of improvements, financial security requirements, and other development related obligations of the owner/developer.

Below is a summary of the Development Agreement provisions:

- The term of the agreement is three years.
- Construction must commence by April 18, 2025 and be completed within eighteen months thereafter, unless an extension is agreed to in writing by the Village.
- Construction may be sequenced in two phases.
- Improvements must be completed within each phase to the satisfaction of the Village Engineer, in his sole discretion, prior to issuance of the first building within each particular phase.
- Prior to the commencement of any work, the owner/developer shall post a financial security in the amount of \$1,500,000.00.

- Upon final acceptance of all public improvements, the financial security may be reduced to \$400,000 for a 12-month maintenance guarantee period.
- The financial security shall be provided by a financial institution acceptable to the Village and in such forms as required by the Village.
- The owner/developer shall waive all objections to a backup Special Service Area which shall cover the public and private improvements for the benefit of the public.
- All development costs related to the development project shall be borne by the owner/developer.
- The agreement shall run with the land and any duties, obligations and rights contained in the agreement shall be imposed on any successor, assignee, or future Owners or Developers.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of a Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhomes located at 1705 Lakewood Boulevard.

ATTACHMENTS

1. Exhibit A - Legal
2. Exhibit B - Site Plan Ordinance
3. Exhibit C - Site Improvement Phasing

EXHIBIT A

LEGAL DESCRIPTION OF RESIDENTIAL SITE BELL WORKS TOWNHOMES

LOTS 1 AND 5 THROUGH 170 IN THE FINAL PLAT OF BELLWORKS SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9TH, 2023 AS DOCUMENT NUMBER 2322115008, IN COOK COUNTY, ILLINOIS, AND REVISED AND RECORDED ON OCTOBER 12, 2023 AS DOCUMENT NUMBER 2328515037, IN COOK COUNTY, ILLINOIS.

Common Address: 1705 Lakewood Blvd.

PINs:

01-36-404-001-0000 thru 01-36-404-168-0000 (consecutive)

ORDINANCE NO. _____ - 2025

**VILLAGE OF HOFFMAN ESTATES
AN ORDINANCE GRANTING SITE PLAN AMENDMENT FOR
BELL WORKS TOWNHOMES LOCATED AT
1705 LAKEWOOD BOULEVARD**

WHEREAS, on February 6, 2023, the Corporate Authorities approved Ordinance 4999-2023 granting Preliminary and Final Site Plan for Bell Works Townhomes located at 1705 Lakewood Boulevard and shown on Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, on August 5, 2024, the Corporate Authorities approved Ordinance 5112-2024 granting Site Plan Amendment for Bell Works Townhomes located at 1705 Lakewood Boulevard; and

WHEREAS, the owner of property described on Exhibit A, Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC, has requested Site Plan Amendment approval to modify conditions of approval as part of Ordinance 5112-2024; and

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

Section 1: Site Plan Amendment is hereby granted for Bell Works Townhomes, located at 1705 Lakewood Boulevard, subject to the following conditions:

1. The project shall be constructed as outlined in approved Development Agreement with Hoffman Estates Acquisitions III LLC and Hoffman Estates Acquisitions IV LLC for the Bell Works Townhome development, as may be amended from time to time (the “Development Agreement”).
2. A waiver from Section 10-7-1-B-1 of the Municipal Code is granted. Financial security for the development shall be provided in the form and amount as outlined in the Development Agreement.
3. The following documents and plans are hereby approved and constitute the final site plan amendment approval for the project:
 - a. Improvement Plans updated through 7/8/2024.
 - b. Elevations dated 4/11/24.
 - c. Architectural renderings dated 2/5/24.
4. The owner shall finalize and record the Homeowners Association Declarations and Declaration of Easement and Cost Sharing prior to issuance of the first building permit for the development.
5. Acceptance of all public improvements shall follow procedures outlined in the Development Agreement.
6. The owner shall donate lots 169 and 170 (0.43 acres) and pay a cash contribution to the Hoffman Estates Park District as outlined in an agreement between the two parties. Transfer of the lots must be completed by deed and in compliance with Section 10-9-2 of the Village Code prior to final acceptance of public improvements for the development.
7. The owner shall work with the US Post office to ensure proper placement of mailboxes on site if they are required to be relocated from current locations shown on plans. Other site adjustments shall be made as directed by Village staff if mailboxes are relocated.
8. The owner acknowledges that no building permits on the west side of the main building (2000 Center Drive), excluding the basement level, will be issued until site plan approval is granted for the west side, including but not limited to the following elements:
 - a. Pedestrian and bicycle accommodations throughout entire site (i.e. new internal sidewalks, modifications to existing sidewalks to meet ADA standards for width and ramp locations, shared use path along Lakewood Blvd., new bike lanes) as outlined in the approved Pedestrian and Bike Plan for Bell Works.
 - b. West parking garage and surface lot upgrades including ADA accessibility, pedestrian accessibility, lighting, general property maintenance throughout parking areas.
 - c. Lighting improvements for entirety of the west side in conformance with approved Master Lighting Plan for Bell Works.
9. The following conditions relate to the site construction:
 - a. A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
 - b. A master building permit set must be approved by the Village prior to issuance of building permits for any townhome building.
 - c. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
 - d. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

Section 4: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 5: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS _____ day of _____, 2025

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

APPROVED THIS _____ DAY OF _____, 2025

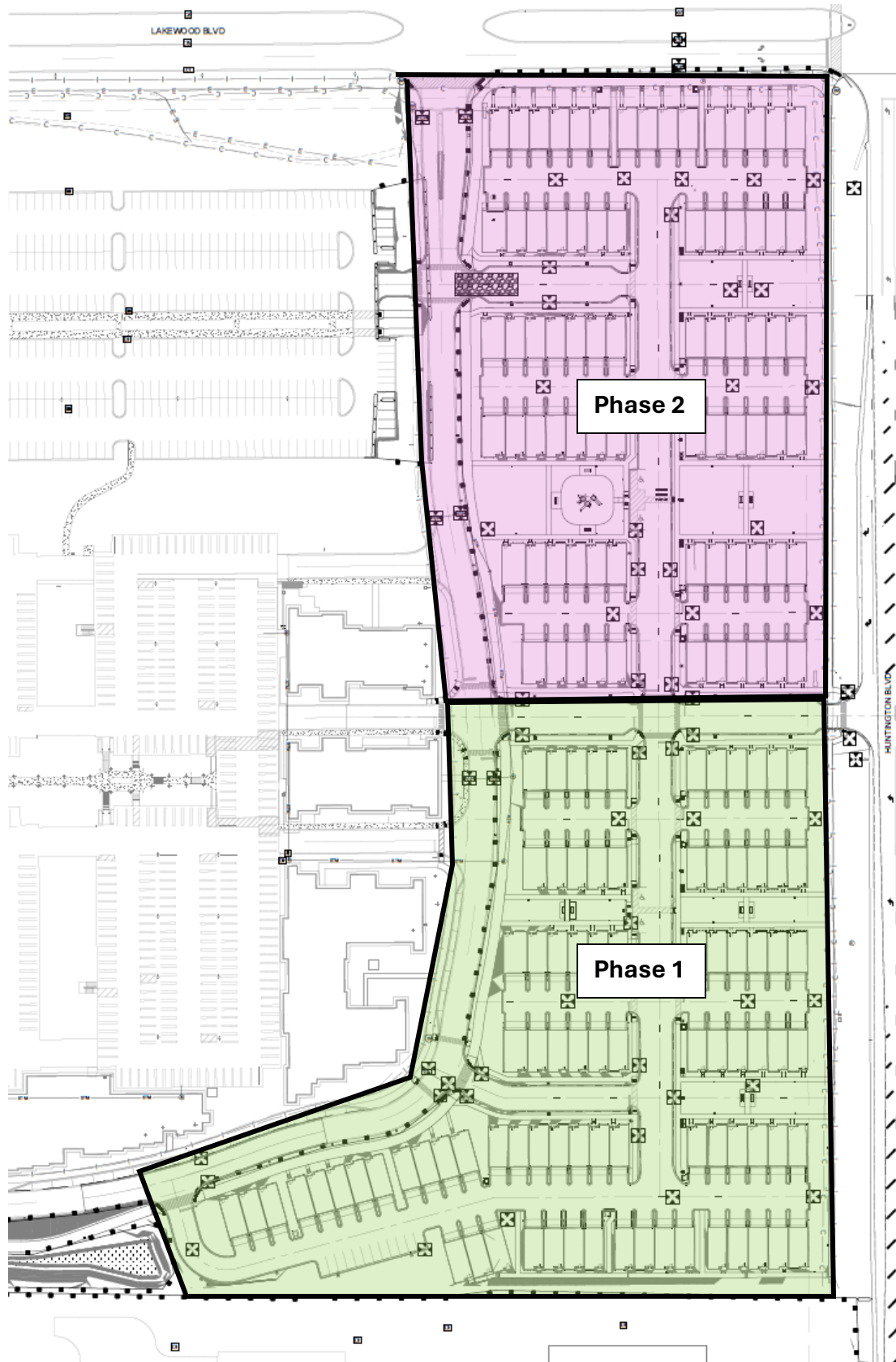
Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2025.

**Bell Works Townhomes
Permit Phasing Exhibit**





AGENDA ITEM REPORT

Planning, Building & Zoning Committee
January 20, 2025
ITEM 3B

REQUEST: Approval of an Ordinance granting Site Plan Amendment for Bell Works Townhomes located at 1705 Lakewood Boulevard

FROM: Jennifer Horn, Director of Planning & Transportation

ITEM TYPE: Ordinance - Committee

REQUEST SUMMARY

The Bell Works Townhome project was originally granted Preliminary and Final Site Plan approval in February 2023 (Ordinance 4999-2023), and subsequently amended in August 2024 (Ordinance 5112-2024). The approved development includes 164 townhome units, each with 3 or 4 bedrooms and a 2-car garage, and other off-site improvements providing proper vehicular access and bicycle and pedestrian accommodations in and around the townhome site.

Ordinance 5112-2024 required the owner to obtain a site development permit by October 5, 2024 or seek an extension by the Village Board. A permit was not obtained by the October deadline; thus, the owner is seeking site plan amendment approval to extend the deadline for obtaining permits and initiating construction. The owner is additionally seeking a waiver from Section 10-7-1-B-1 of the Municipal Code to reduce the financial guarantee requirements for the development. Specific financial security requirements and phasing of the development improvements have been outlined in a Development Agreement, which is also being considered on this same agenda.

The proposed Ordinance grants site plan amendment approval and requires compliance with all construction timing, phasing and financial guarantee provisions as outlined in the Development Agreement.

FINANCIAL IMPACT

N/A

RECOMMENDATION

Approval of an Ordinance granting Site Plan Amendment for Bell Works Townhomes located at 1705 Lakewood Boulevard.

ATTACHMENTS

1. Ordinance Site Plan Amendment BWT
2. Exhibit A Location Map

ORDINANCE NO. _____ - 2025

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AN ORDINANCE GRANTING SITE PLAN AMENDMENT FOR
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Trustee Patrick Kinnane	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2025

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2025.

Exhibit A

Bell Works Townhomes Site Plan Amendment

