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## II. LAND USE ANALYSIS

- Land Use and Zoning Review
- Vacant Land and Potential Annexations
- Future Land Use Policies
- Existing Land Use Map
- Future Land Use Map



## LAND USE AND ZONING REVIEW

Currently the Village has jurisdiction over roughly 12,800 acres or 20 square miles of land. Refer to Figure 2.01 for the existing land use map as of 2006.

### Land Use Issues

After fifty years of steady growth, the Village is approaching build-out capacity in available land area and maintains relatively stable land uses throughout the Village. The following are key issues that will impact current the land uses.

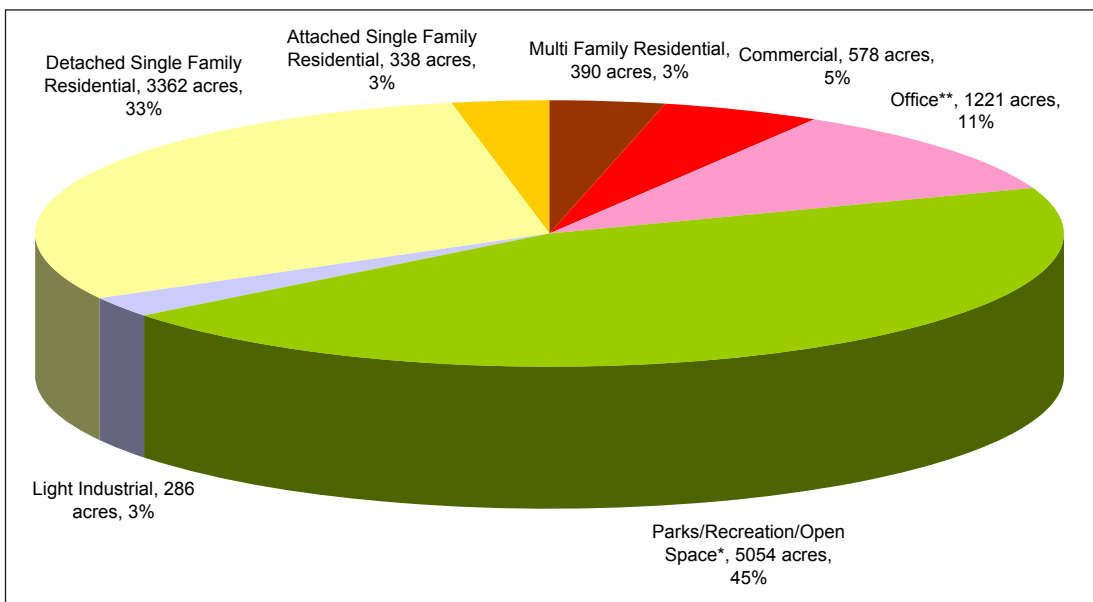
- Within the next decade the vacant parcels (primarily in the western portion of the Village) will be built-out based on development and annexation agreements in place today.
- As the building stock ages, the Village will need to address issues of redevelopment and whether to encourage redevelopment through public policy.
- This issue directly affects older retail centers and the first residential subdivisions within the Village.

- The introduction of the STAR Line with the anticipated two new commuter rail stations within Hoffman Estates will impact associated land uses and provide Transit Oriented Development (TOD) opportunities for redevelopment on adjacent parcels. An Overlay Zone is being considered for these areas (refer to Chapter VIII: TOD, for more information).

The following is an introduction and overview of the Village land use issues and planning strategies. Specific land use policy will be defined further in the associated chapters of this Comprehensive Plan.

### Residential - Single Family

As the Village looks to the future, there will be a greater demand for a variety of housing types and price points to meet the market demand of the current demographic trends. This is especially true of replacement housing for aging single family residents. Many of the earlier subdivisions have small homes on large lots. As the building stock from the 1950's and 1960's continue to age, there are opportunities for "tear downs" and



**Figure 2.02:** Land Use Composition 2006

\* Parks/ Recreation/ Open Space includes portions of the forest preserve that lie within the municipal boundary

\*\* Institutional land uses have been considered part of the office category for the purpose of this chart



redevelopment in these districts. As of 2007 there are a few residential “tear downs” in the original subdivisions of Hoffman Estates that are commonly referred to as Parcels A and B. In these neighborhoods the house size is small but the lot size is large which would accommodate a new larger home. In order to provide for an updated housing stock the Village will consider and encourage both large and small scale rehabilitation and redevelopment in these districts.

## **Residential - Multi-family**

Three percent of land area is currently dedicated to multi-family residential land uses. As the Village looks to the future, providing a variety of housing types, including single (attached and detached) and multi-family with a range of price points, will keep Hoffman Estates in compliance with the State of Illinois Affordability Standards. The Transit Oriented Development districts considered for the proposed Star Line Barrington Road Station in Hoffman Estates and the Roselle Road Station in Schaumburg could provide redevelopment opportunities for the south side of the Northwest Tollway. These areas are potential locations for additional townhouse and multifamily units within Hoffman Estates. This will add a variety of housing types and price points to meet the anticipated housing demand by families, as well as for singles, couples, empty nesters, elderly and other non- traditional families.

## **Residential - Mixed Use TOD Overlay**

The Village encourages mixed use districts that are part of the Transit Oriented Developments (TOD) surrounding the future STAR Line stations. However the actual location of the STAR Line route and stations are under study and contingent on federal funding. TOD Overlay Zones adjacent to the proposed STAR Line stations could guide development in these areas.

High rise development (up to 200 feet) will be considered for strategic parcels that adjoin the station in a TOD Overlay Zone. The approval of a high-rise development will be contingent on the terms of the development agreements, including stipulations on building design, site densities, landscape amenities, traffic and impacts on any

adjacent property.

## **Office**

There are vacant parcels available in many of the existing office parks, including Prairie Stone, Moon Lake, St. Alexius Medical Center and parcels adjacent to AT&T. In general the office locations are dispersed through out the Village and there is sufficient land available to meet anticipated future demand.

## **Retail**

Most retail issues within the Village are associated with the aging shopping centers. Anticipated center improvements include renovations, re-configurations of building layouts and/or complete redevelopments. Mixed use could be included in the retail redevelopment strategies. (See Chapter 3: Retail, for specific recommendations) The development of a grocery store in the western portion of the Village is desired but awaits the interest of a grocer.

## **Entertainment District**

A grouping of destination entertainment orientated uses has developed in the western portion of the Village at the Prairie Stone development. The Sears Centre, an indoor arena, provides venues for sporting, musical, and other events. Cabela’s has located a store near the Sears Centre, and it is expected that they will draw customers from a large area. Cabela’s offers a variety of hunting, fishing, and other outdoor activities orientated goods. In addition, a water park-hotel development and a seasonal outdoor music theater are proposed. These uses are anticipated to support ancillary restaurant and retail development. It is the Village’s intent to unify these uses together into a cohesive destination and tourist attraction. Imaging/branding efforts will be integrated into a streetscape plan to unify the district, provide wayfinding, and add pedestrian amenities to the area, thereby creating a sense of “place”.

## **Parks, Open Space and Recreation**

Fifteen percent of the land area in the Village is dedicated to parks and open space, excluding the adjoining forest



preserves land (45% including forest preserves). This 15% land area translates into approximately 42 acres per 1,000 people which is a high ratio and represents a major asset to the community. As a result there are no significant changes anticipated to the amount of land dedicated to parks and open space. The open space goals are associated with improvements to recreation amenities such as hiking and biking connections, and ecological goals associated with sustainability and environmental habitat opportunities.

## Industrial

There are a few industrial sites within the Village and these are often located in office parks. Additional significant growth of industrial businesses is not expected. The Village anticipates the reduction of industrial uses in the future and the conversion of warehouse distribution uses into an office use designation.

## Institutional

The Village encourages institutional growth. However any institutional expansion would benefit from the submission of a campus master plan and coordination with the goals of the comprehensive plan.

- St. Alexian Medical Center
- Northern Illinois University - (Currently planning a campus south of the Tollway)
- Village Facilities

## District Schools

Hoffman Estates is within the boundaries of several school districts. While school districts are independent governmental bodies the schools are a high priority to residents. Increases in new home construction along western boundaries of the Village will add students to the U-46 School District and School District 300.

As the Village considers further annexations, especially for the purpose of single family development in the west, continued coordination with the school district and park district to provide adequate facilities is advisable.

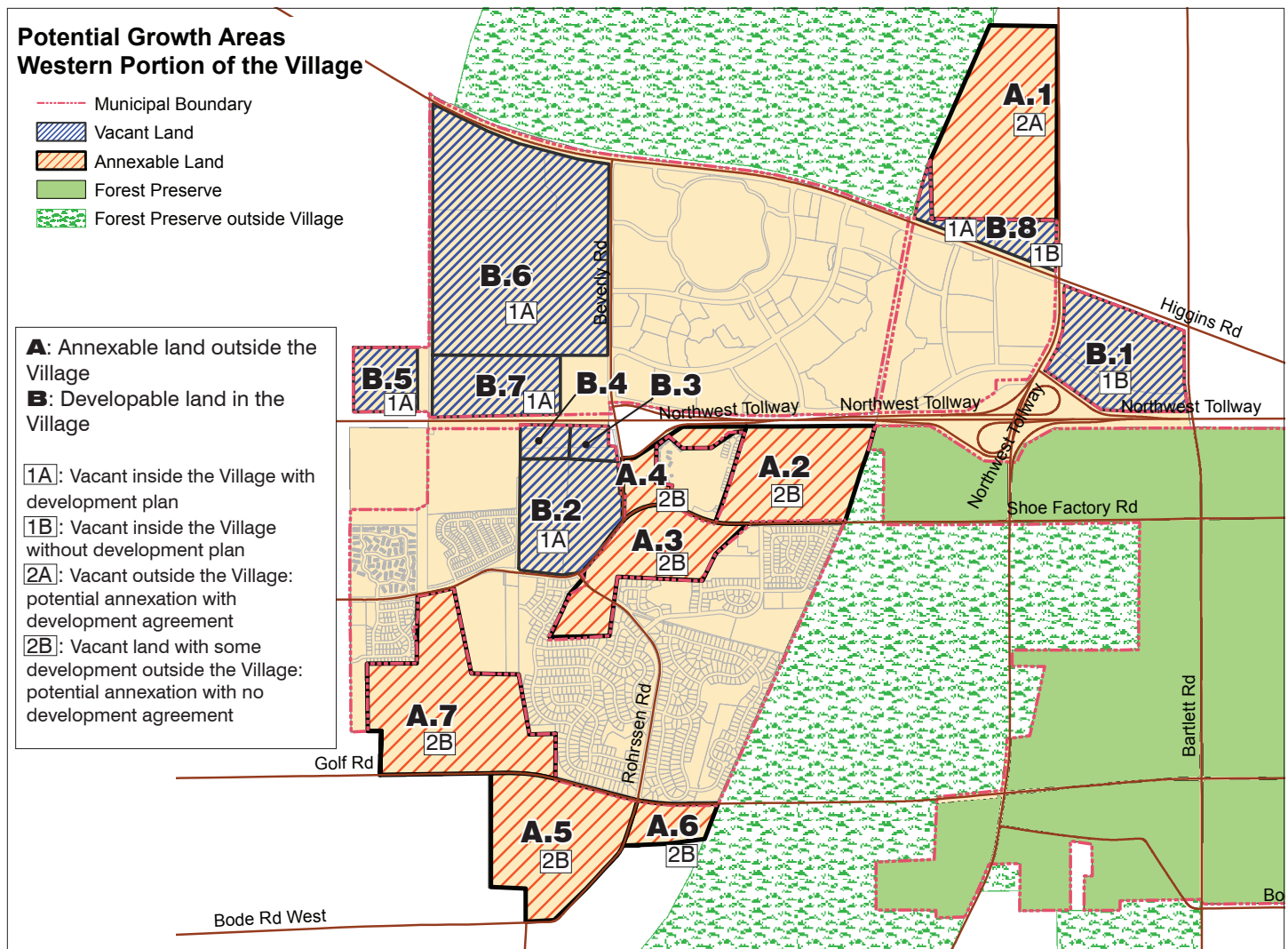
## Future Land Uses

The map of future land uses is located on page 29. Most significant changes in existing land uses are anticipated adjacent to the proposed STAR Line rail stations which are envisioned to support Transit Oriented Development (TOD) uses. Changes will also parallel the annexation areas to the west. In both circumstances the Village is accommodating the current mixed use development trends that offer retail development as an allowable use within a district plan. The Village has created new land use categories to accommodate a mix of land uses. Office/Retail Mixed Use for areas such as the Prairie Stone Business Park or Barrington Station TOD area. Residential/Retail Mixed Use is the second category that encourages a retail component as part of future residential development that borders major arterials in the western portions of the Village. In all of these circumstances the location of the retail in relation to the other uses will need to be designed and approved by the Village to ensure quality development. The integration of retail and mix of uses is a core criteria in establishing walkable environments. The

segregation of land uses is one reason commonly cited for the increased traffic congestion in suburban communities and promoting automobile dependence for all daily trips.

The following section outlines specific recommendations for land that is vacant or potential annexation areas along the western boundaries of the Village.





**Figure 2.03:** Vacant and developable land within and adjacent to Hoffman Estates

## VACANT LAND AND POTENTIAL ANNEXATIONS

Since the inception of Hoffman Estates in the late 1950's the Village has grown via annexation of greenfield sites to the west and north, generally along the I-90 corridor. Today the Village has limited growth potential and is typically land locked by adjacent municipalities. However there are a few parcels of unincorporated land remaining along the southwest boundaries of the Village.

Figure 2.03 inventories the vacant parcels identified as potential annexation areas to the western portion of Hoffman Estates. Within the existing boundaries of the Village there are approximately 850 acres of vacant land. Figure 2.04 represents land area strategies for the vacant land within the Village and potential annexations. This could represent a 6% increase in land area.



PARCEL	LOCATION	SIZE	EXISTING LAND USE	PROPOSED LAND USE
A.1	On the west side of Sutton Road - north of Higgins Road	82 acres	Vacant land outside the village - potential annexation	Office, Retail, Residential mixed use
A.2	South of the Tollway between Beverly Road and EJ&E RR	130 acres	Bridelwood Farms ( existing ) 220 single family residences in unincorporated Cook County	Built out to remain the same. Annexation would require a request by the subdivision residents
A.3	South side of Shoe Factory Road	96 acres	Exisitng estate residential - primarily vacant land	Mixed use development with retail along Shoe Factory Road and Rohrssen Road and housing towards the interior of the site
A.4	North side of Shoe Factory Road, east of Beverly Road	34 acres	Vacant land/ estate residential in unincorporated Cook County	Townhomes
A.5	South side of Golf Road, area east of Rohrssen Road	146 acres	Vacant land in unincorporated Cook County	This area is for single family detached homes
A.6	South side of Golf Road, area west of Rohrssen Road	30 acres	Vacant land in unincorporated Cook County	Mixed use residential, single family detached and retail
A.7	North side of Golf Road	205 acres	Vacant land in unincorporated Cook County	This area is for single family detached homes
B.1	Site Boundaries; north, Higgins Road; east, Bartlett Road, South, 1-90 Tollway and ramps; west, Sutton Road	121 acres	Vacant land in the Village	Future retail shopping center - Sutton Crossing (120 acres) being planned for the northern portion of the site and office / hotel uses along the I-90 ramps and frontage (to the south).
B.2	North side of Shoe Factory Road	175 acres	Vacant land within the Village	Current annexation and development agreement provides for 300 single family homes and retail/ commercial along Beverly/ Shoe Factory Road frontage. Includes future fire station and water tower sites
B.3	South side of I-90 Tollway and west side of Beverly Road	14 acres	Vacant land within the Village	Office / retail land uses
B.4	South side of I-90 Tollway	20 acres	Vacant land within the Village	Northern Illinois University (NIU) campus expansion
B.5	North side of I-90 Tollway	40 acres	Plote Site - Existing office and gravel operations site within the Village	Future office/business land use
B.6	North side of I-90 Tollway- West of Beverly Road	410 acres	Vacant land within the Village	A mixed residential development area with up to 1650 dwelling units. Commercial retail uses may be developed along Beverly and Higgins Road frontages.
B.7	North side of I-90 Tollway- West of Beverly Road	70 acres	Vacant land within the Village	Future office/business land use
B.8	West of Sutton Road and North of Higgins Road	41 acres	Vacant land within the Village	Office, Retail, Residential mixed use

Figure 2.04: Land Use Strategies



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## VI. OPEN SPACE AND RECREATION

- Open Space Jurisdiction
- Recreation Programs
- List of Parks
- Recreational Trails
- Historic Preservation
- Open Space Strategies
- ***Open Space Policies and Recommendations***
- ***Open Space Map***



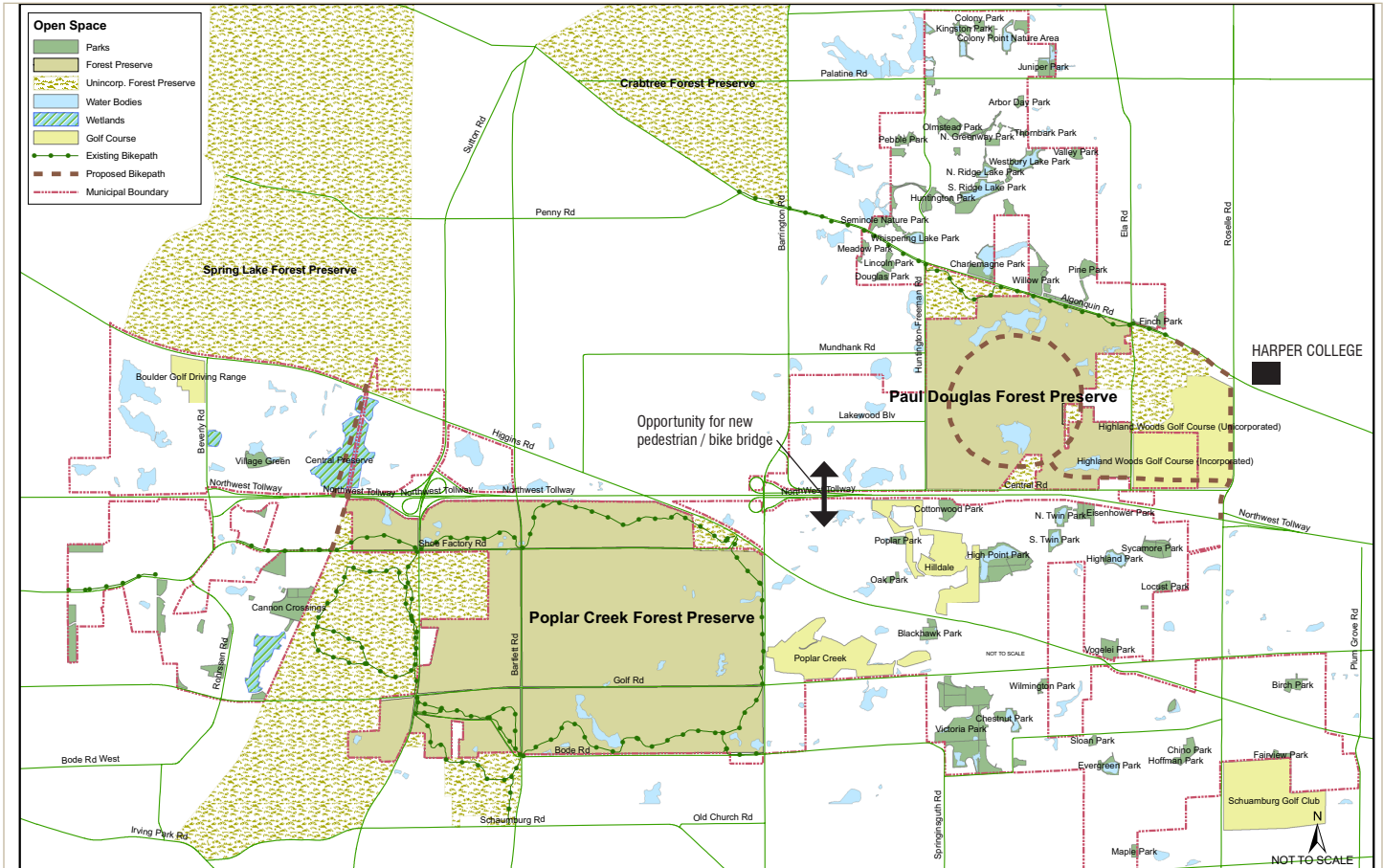


Figure 6.01: Hoffman Estates open space

Parkland in and around Hoffman Estates is recognized for its high quality and diversity of park resources. Within the context of the Comprehensive Plan, park land and recreational facilities play a key role in shaping the visual landscape and the quality of life within the Village. In planning for the future it is important to conserve the natural and cultural resources, protect environmental quality, and provide recreation, leisure and public facilities.

**Park District**

There are approximately 735 acres of park land under the jurisdiction of the Hoffman Estates Park District and 820 acres of golf courses and other open space areas in the Village. The Park District is a separate governmental entity, established in 1964 to provide parks, indoor and outdoor recreation areas and facilities for the residents of the Hoffman Estates. In 2004, the Park District adopted the Comprehensive Master Plan which outlines a detailed description of the capital improvements, management

programs, facility assessments, anticipated programs and services, potential land acquisition and community awareness and participation methods.

**Cook County Forest Preserve**

Hoffman Estates is in the unique position of being adjacent to three forest preserves with over 3900 acres of natural open space. As a result, a large portion of open space accessible to Hoffman Estates residents is within the County Forest Preserve areas including an extensive recreational trail system, as well as wetlands, streams and wildlife habitats. The forest preserves are regional resources that were established to conserve open space. Today more than ever the forest preserves play an important role to protect the natural environment, wildlife habitat, biodiversity of species and water quality.





## RECREATIONAL PROGRAMS

### Recreation Programs

A majority of the community recreational programs are provided by the Hoffman Estates Park District which is explained in detail on their website. The 2004 Park District Master Plan outlines the current facilities and proposed improvements for accommodating today and future recreation programs. The proceeding pages have a detailed list of parks and facilities within the Village.

### Additional Programs Needs

The Village, Park District and St. Alexis Medical Center recognize the growing need for senior and teen recreational programs and are expanding programs at the renovated Black Hawk Community Center. Also the St. Alexis Medical Center has expanded their recreation and wellness programs for seniors.

### Future Facility Improvements

Some anticipated recreational facility improvements are listed below, however specific details and improvement locations are managed and are under the jurisdiction of the Park District.

- Bike and walkway enhancements and extensions
- Additional park amenities and updates
- Park restrooms
- Open air park shelters for picnicking
- Nature trail rest areas
- Additional and improved playground areas
- Sunshades for playground areas
- Passive recreation areas, including seating and gardens
- In-line skating areas
- Ice Rink improvements
- Dedicated dog parks

### Private Facilities

Many of the recreational needs of the community are provided by private facilities such as the numerous golf courses, health clubs and ice rinks. The Village and Park District seek to maintain a balance between providing public and private recreational facilities.

Figures 6.06 and 6.07 on the following pages is an inventory of Hoffman Estates Park District park land.



Figure 6.02: Park shelter with picnic tables



Figure 6.03: Golf course in Hoffman Estates

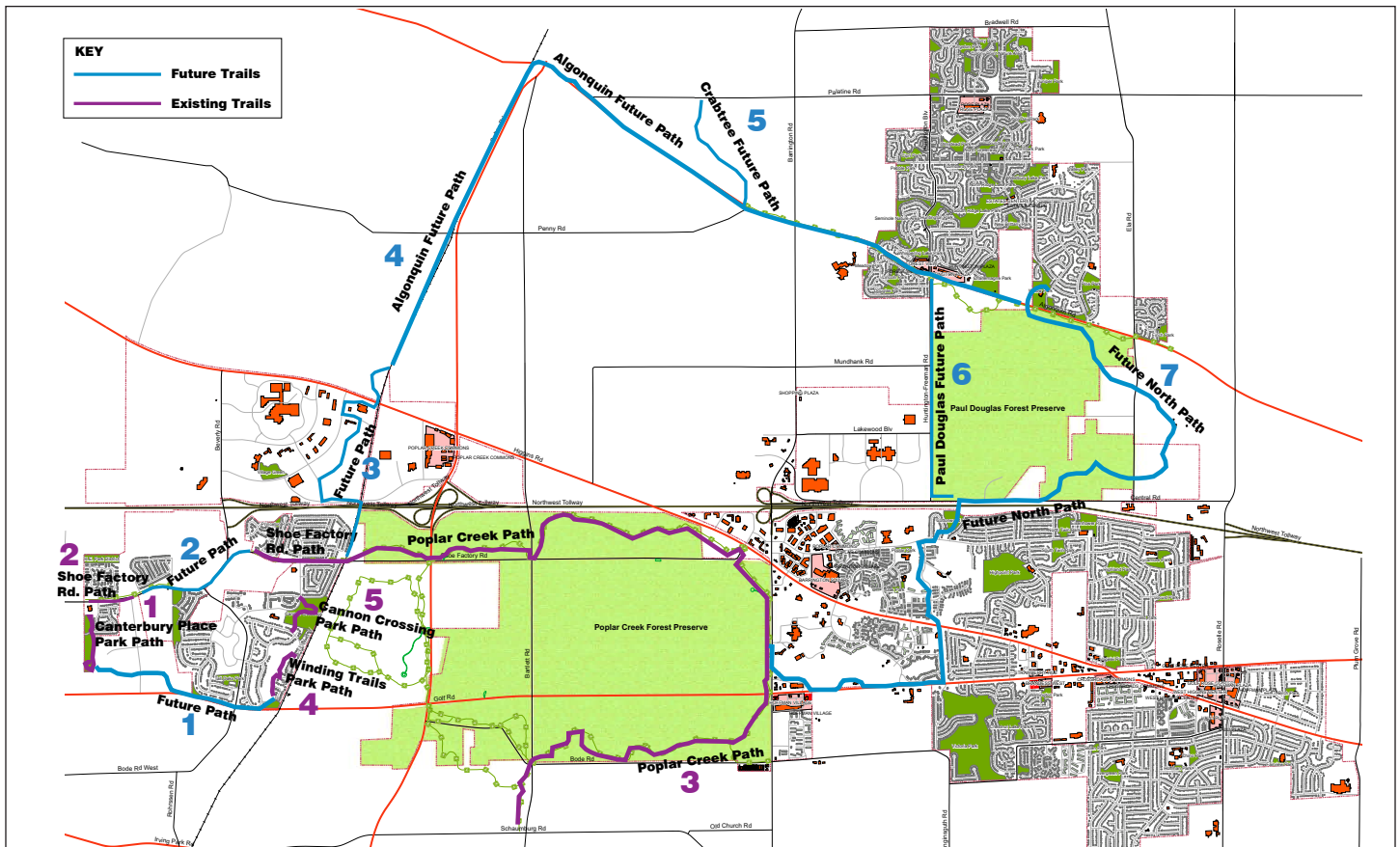


Figure 6.04: Biking trails through Forest Preserves



Figure 6.05: Inline skating areas within parks

## RECREATIONAL TRAILS



**Figure 6.08:** Hoffman Estates existing and future bike trail system

### Integrated Open Space System

One of the shared goals of the Village, the Park District and County is to create an integrated open space network by linking public access, trails and community facilities.

### Existing Trails

Existing trails are marked in purple on Figure 6.08. A majority of the existing trails are concentrated in the Poplar Creek Preserve and have been completed within the last few years. Below are the different segments of the existing trail system. The numbers below correlate to the purple numbers in Figure 6.08. A larger scale trail map in the Poplar Creek Forest Preserve can be seen in Figure 6.09.

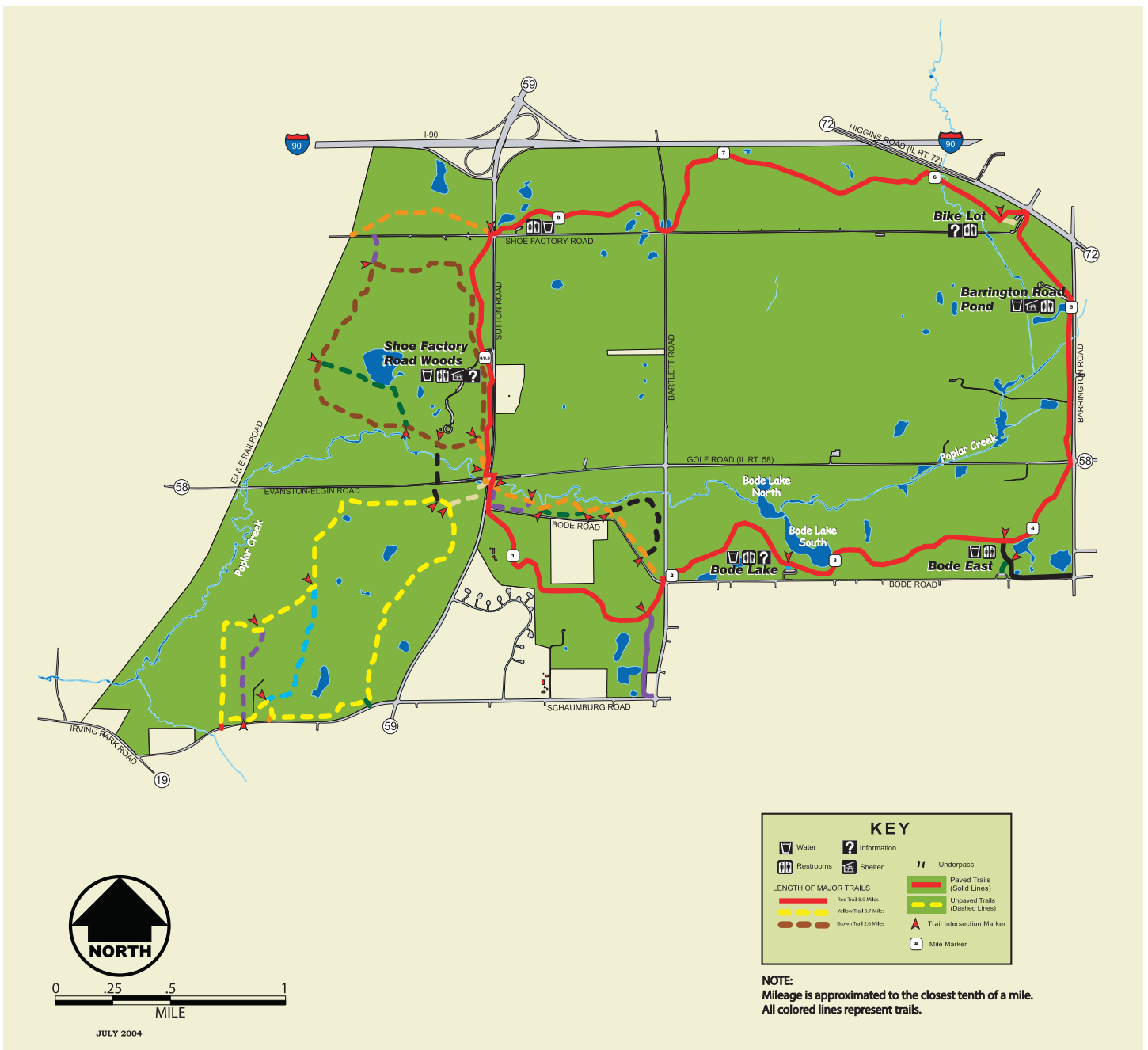
1. Canterbury Place Park - 0.55 miles
2. Shoe Factory Road Path - 0.42 miles
3. Poplar Creek Path - 7.38 miles

### Future Trails

Several new trails marked in blue on Figure 6.08, are being planned to connect with existing trails in Hoffman Estates. These future trails will establish a network of new paths connecting the Poplar Creek, Paul Douglas and Crabtree Preserves. These bike trails were originally identified in the 1992 Northern Illinois Regional Greenways Plan. In addition, new trail development is planned to connect with existing trails in the Poplar Creek Preserve and Prairie Stone Business Park. Below is a listing of the proposed bike trail extensions. The numbers correlate to the blue numbers in Figure 6.08.

1. Golf Road Future Path - 1.5 miles
2. Shoe Factory Road Future Path - 0.72 miles
3. Future Path - 1.92 miles
4. Algonquin Future Path - 6.80 miles
5. Crabtree Future Path - 1.0 miles
6. Paul Douglas Future Path - 1.84 miles
7. Future North Path - 6.96 miles





**Figure 6.09:** Poplar Creek existing bike trial system

Figure 6.09 is a detailed map of the Poplar Creek Forest Preserve showing the extensive network of new trails and links.

A new 5.8 mile trail is being planned for the Paul Douglas/ Crabtree Preserve and is anticipated to be constructed by 2008.



## HISTORIC PRESERVATION

### Culture and History

Cultural identity and history are a valued resource of every community. The original settlers of the Village were farmers. Today there are just a few vintage farmsteads in the Village still in existence. Like most communities, Hoffman Estates seeks to recognize the past and preserve its history. Restoration of the buildings and grounds are a Village goal but will be dependent on creating a viable plan to reuse these historic buildings and properties. Any proposal will require developing a financial plan for implementation.

Three historic farmhouse properties still exist in Hoffman Estates. These historic properties are representative of the cultural heritage within the Village. The following is a brief overview on the current conditions of these properties.

### Bergman Farm

The Bergman Farm is located at the corner of Algonquin and Ela Road and covers an extent of approximately 37 acres. The farm is active and still remains family owned by the Bergmans. The house and farmstead are over 100 years old and in excellent condition. The farm is bordered by the Village of Hoffman Estates to the east and west, by the forest preserve to the south and the Village of Inverness to the north. The farm is located in unincorporated county land and will remain in that status until the owners request to be incorporated as part of the Village.

### Lindbergh School House

The Lindbergh School House is located in the western portion of the Village, at the southwest corner of Shoe Factory Road and Essex Drive. The building is 77 years old, in disrepair and will require substantial renovations. The school house recently came to the attention of the Village Board, because it is located on the property of a proposed housing development. In March 2006 the fate of the school house came within a few votes of demolition when the Village Board reviewed the status of this historic building.

In response to the goals of the Village the developer of the proposed housing development offered \$100,000 to partially restore the building, which has suffered from repeated acts of vandalism over the years. During deliberations over the property Village officials have discussed the possibility that Lindbergh School House could be transformed into local history museum, but that would



Figure 6.10: View of the Bergman Farm from Ela Road

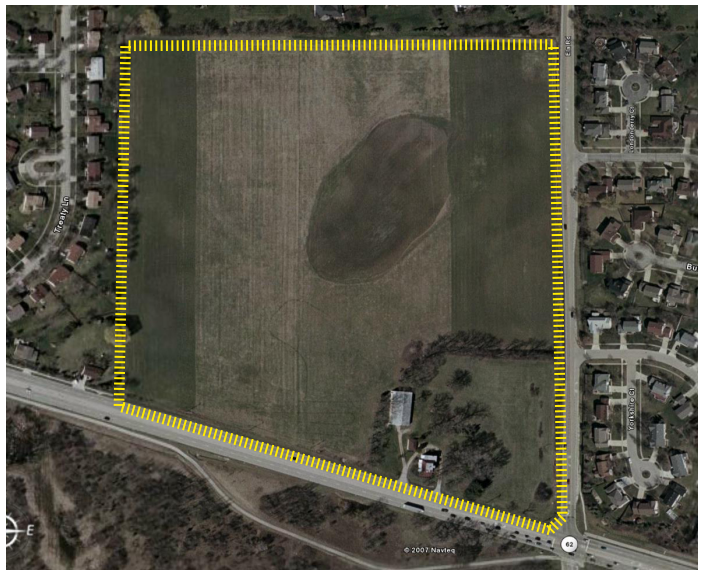


Figure 6.11: Aerial View of the Bergman Farm



Figure 6.12: Aerial View of the Lindbergh Schoolhouse

require significant funding. The renovation of the school house has received support among area residents who seek opportunities to preserve Hoffman Estates history.

### Sunderlage Farmhouse

Sunderlage Farmhouse is a 150-year old farmhouse located at Volid Drive and Vista Walk in Hoffman Estates. This property is currently owned and maintained by the Village and is used as a community center. The farmhouse is located in the middle of several apartment buildings and has been preserved through the years by the advocacy of Village residents. On the site, fifty feet from the house, is a smokehouse. Careful investigation of the smokehouse revealed that it was built in 1845, one of the oldest surviving buildings in Cook County. While the farmhouse was adapted and partially restored so it could be used as a community center, the smokehouse was restored immaculately and has been on the National Register of Historic Places since 1980.

The farm house was built in 1856 for the family of Johann Sunderlage by Hiram Thurston, a master carpenter. The farm was owned and operated by the Volkening family in the early 1900's. The Volkenings were cousins of the Sunderlages. In the 1940's, Lila Harrell bought the farmhouse and modernized it. She named it "Angelus Farm".



**Figure 6.14:** Aerial view of the Sunderlage Farm House

Peter Volid, the President of King Korn Stamps and Campfire Marshmallows, purchased the farm in the 1950's. In 1978, the Village of Hoffman Estates purchased the property from Al Robin, the developer of Moon Lake Apartment Complex. The farm was purchased by the Village of Hoffman Estates and it was designated as a historic site.



**Figure 6.13:** View of the Sunderlage Farm House



**Figure 6.15:** Front view of the Sunderlage Farm House



## OPEN SPACE STRATEGIES

Hoffman Estates is in the unique position of having a significant amount of open space within the Village and access to the major regional assets of the adjoining forest preserves. As Hoffman Estates looks to the future, it is important to provide policy to protect the quality of the natural environment for future generations. Protecting and enhancing the natural landscape can be an opportunity not only to improve the environment now and in the future but also to sustain the quality of life in the Village. This is an opportunity for the Village to improve and market the natural assets as a critical component in creating a great place to live and raise a family.

Conserving the natural environment and enhancing the recreational opportunities in the landscape for all residents is a key objective of the Comprehensive Plan. The Village supports the conservation of appropriate land areas in a natural state to preserve, protect and enhance stream valleys, meadows, woodlands, wetlands, farmland, and plant and animal life. Small areas of open space should also be preserved in already congested and developed areas for passive neighborhood uses, scenic value, and screening and buffering purposes.

### Environmental Protection

Natural resources are limited and irreplaceable assets. New development in Hoffman Estates should be sensitive to the natural setting, in order to prevent degradation of the natural environment and preserve natural resources with the intent to meet or exceed federal, state and local standards for water quality, air quality and other environmental standards.

### Civic Gathering Places

As the Village looks to the future, there are opportunities to develop private and public civic spaces (small pocket parks or plazas) as part of mixed use developments for shopping centers, TOD and/or other gathering places. This type of open space will be an important element in providing needed public outdoor space for civic uses and passive recreation.



Figure 6.16: Example of a biking trail



Figure 6.17: Hiking, biking and rollerblading trails



Figure 6.18: Preserved wetlands within Prairie Stone Business Park

## OPEN SPACE POLICIES

### Open Space Polices

The following is a list of open space policy considerations for the future.

#### 1. Manage Existing Open Spaces

- Protect the natural environment and work with the Hoffman Estates Park District and Cook County Forest Preserve to enhance the natural areas within and adjacent to the Village.
- Designate the Village's natural areas and create management plans for all natural sites within the Village.
- Improve volunteer programs for management of local natural areas.
- Use Village infrastructure to improve biodiversity where appropriate.
- Integrate the park and open space system with the bike trail and the stormwater management systems to expand trail recreation and nature study opportunities. Maximize the use of the recreational trail system to provide open space and recreation areas, as well as to carry stormwater.

#### 2. Expand the Trail Network

- Increase the trail network to connect to natural areas. Identify future connections between neighborhoods, parks, open space and forest preserves through the extension of recreation trails.
- Develop a system of public access easements for multiuse recreational trail purposes that developers will be required to extend when contiguous to or co-located with other required easements.

#### 3. Provide for Community Recreation Needs

- Work with the Hoffman Estates Park District and Cook County Forest Preserve to provide programs and facilities that meet today and future recreation needs of the community.

#### 4. Increase Public Awareness of Ecological Issues

- Increase public awareness of the importance of ecological issues, such as water and air quality, and biodiversity conservation.
- Develop outreach plans to particular population groups, such as homeowners, pet owners, gardeners and others.
- Create sustainability policy for the reduction of energy consumption by residents, businesses and municipal facilities.
- Develop a stormwater management plan that improves the ecological environment and water quality throughout the Village.

#### 5. Preserve the Village History

- Establishing public/private partnerships to restore historic places within the Village.
- Create financially viable plans to restore structures and develop community programs for adaptive reuse of the facilities.
- Restoration of the buildings and grounds will be considered on a case by case basis as development is proposed.

#### 6. Develop Open Space Implementation Plans

- Consider joint public private support efforts, endowments and user fees for acquisition and maintenance of very small parks or consider specialized park facilities or programs whose high costs or limited potential usage make full public support not feasible.
- Require proposed residential developments to dedicate land or pay a fee in lieu thereof for public park, recreation and open space acquisition. In addition require developer to pay a fee to develop park facilities to serve the added population.
- Work with the school districts in Hoffman Estates and adjacent communities to provide joint school park sites and programs wherever possible.

