

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169

MINUTES - APRIL 5, 2017

1. CALL TO ORDER: 7:00 P.M.

Members Present

Chairperson Combs	Lon Harner
Vice Chairman Caramelli	Nancy Trieb
Myrene Iozzo	Denise Wilson (arrived 7:03 p.m.)
Lenard Henderson	Greg Ring
Tom Krettler	Sharron Boxenbaum

Members Absent

Steve Wehofer (Excused).

A quorum was present.

Chairperson Combs announced that the petitioner has withdrawn their request for a TIF for Plum Farms.

Administrative Personnel Present:

Peter Gugliotta, Director of Planning, Building and Code Enforcement; Dan Ritter, Assistant Planner; Parth Joshi, Development Services Technician.

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Henderson, to approve the March 1, 2017, meeting minutes. Voice Vote: 8 Ayes, 2 Abstain (Ring, Wilson), 1 Absent (Wehofer). Motion Carried.

Commissioner Krettler moved, seconded by Commissioner Henderson, to approve the March 15, 2017, meeting minutes. Voice Vote: 8 Ayes, 2 Abstain (Boxenbaum, Wehofer), 1 Absent (Wehofer). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the request for preliminary and final plat of subdivision and a preliminary and final site plan with variations to the Zoning Code for the development of a 108 lot single-family subdivision (Amber Meadows) located at the northeast corner of Shoe Factory Road & Essex Drive was approved by the Village Board, with one nay vote which had to do with traffic.

4. OLD BUSINESS - PUBLIC HEARING - REQUEST OF 5A7 LLC, ON BEHALF OF GOLDEN GOOSE ENTERPRISES LLC, FOR APPROVAL OF TEXT AMENDMENTS TO THE ZONING CODE TO AMEND SECTION 9-1-2 AND TO ADD SECTION 9-5-13 TO CREATE A NEW TN TRADITIONAL NEIGHBORHOOD DISTRICT AND FOR APPROVAL OF A TEXT AMENDMENT TO SECTION 9-8-3 REGARDING DEVELOPMENT REQUIREMENTS OF THE COMMERCIAL MIXED USE DISTRICT. (Continued from March 15, 2017)

4. OLD BUSINESS - PUBLIC HEARING - REQUEST OF 5A7 LLC (APPLICANT), ON BEHALF OF GOLDEN GOOSE ENTERPRISES LLC AND RUBINA REALTY CORPORATION (OWNERS), FOR REZONING (UPON ANNEXATION), OF APPROXIMATELY 146 ACRES LOCATED ON THE WEST SIDE OF ILLINOIS ROUTE 59, AND EAST AND WEST SIDES OF OLD SUTTON ROAD, APPROXIMATELY 600 FEET NORTH OF HIGGINS ROAD (ILLINOIS ROUTE 72), TO A PROPOSED NEW TRADITIONAL NEIGHBORHOOD (TN) DISTRICT. (Continued from March 15, 2017)

4. PUBLIC MEETING - REQUEST OF 5A7 LLC (APPLICANT), ON BEHALF OF GOLDEN GOOSE ENTERPRISES LLC, PLUM FARMS OSR72, AND RUBINA REALTY CORPORATION (OWNERS) FOR A PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR THE 186.348-ACRE FINAL PLAT OF PLUM FARMS SUBDIVISION, LOCATED AT THE NORTHWEST CORNER OF HIGGINS ROAD (ILLINOIS ROUE 72) AND SUTTON ROAD (ILLINOIS ROUTE 59). (Continued from March 15, 2017)

Commissioner Krettler moved, seconded by Commissioner Henderson, to open the above hearings. Voice Vote: 10 Ayes, 1 Absent (Wehofer). Motion Carried.

Chairperson Combs swore the petitioners in.

Matt Norton (Burke, Warren, MacKay & Serritella, P.C.)
Anthony Iatarola (Petitioner)
Kirk Bishop (Duncan Associates)
Brett Duffy (SPACECO, Inc.)

Matt Norton introduced the petitioner's team.

Anthony Iatarola presented background information and overview of the project.

Kirk Bishop presented an overview of the proposed text amendments to the C-MU district, TN district, and proposed rezoning.

Mr. Norton presented an overview of the plat of subdivision.

Peter Gugliotta presented an overview of the staff report.

Commissioner Harner had no questions.

Commissioner Trieb asked could the multi-family buildings in the TN district be as high as 10 stories. Mr. Iatarola stated in 2007, the petitioner presented a condominium project on the 16 acre parcel. There were three series of buildings - 6, 7, and 9 stories. So multi-family buildings being 10 stories is possible and the demands of the marketplace will determine this.

Commissioner Trieb asked how the impact of this development would affect the neighboring schools. Mr. Iatarola stated the petitioner has a right to set aside land for a school site and the petitioner talked to School Districts 220 and 300. Mr. Iatarola stated Plum Farms will be driven by empty nesters and millennial demand and a school site will be strongly considered.

Commissioner Henderson asked if there will be an HOA for the entire Plum Farms or will there be sub-groups of HOAs. Mr. Iatarola stated there will probably be sub-groups of HOAs, with a master association overall for purposes of the basin. With the apartments being built first, an HOA will have to be formed right away.

Commissioner Henderson asked who will oversee the developers of this project. The Village has codes, design guidelines, and zoning that will be followed, and Mr. Iatarola will steer the developers from the private sector standpoint.

Commissioner Henderson stated regarding the setback from the garages and the increased setback from the CN railroad tracks, it appears the actual living residences will be further from the CN railroad tracks. Commissioner Henderson stated because the CN railroad tracks run behind the development, the petitioner is sensitive to the people that will live near the CN railroad tracks. Mr. Iatarola stated the railroad tracks exist and those people buying into this development will want to live there.

Commissioner Henderson asked if the homes close to the CN railroad tracks will be soundproofed more. Mr. Iatarola stated there will be a natural berm and planting along the railroad tracks. Mr. Iatarola stated part of the berming could be fabricated because there is now fabricated berming that looks natural. Mr. Iatarola stated as far as the noise, there are no CN railroad stops, so there will be no whistles or signals.

Commissioner Henderson stated the existing descriptions used on the plat of surveys are not all in Hoffman Estates and if there are conflicts, how will the conflicts be resolved. Mr. Norton stated the legal descriptions have been reviewed by Chicago Title and there are no conflicts. It is a matter of taking the three existing legal descriptions that exist for the three parcels. Mr. Norton further stated the plat of survey has been drawn because it is going to be annexed as if the property is entirely in the Village of Hoffman Estates. Mr. Gugliotta stated staff is in agreement with the legal descriptions and a plat of survey has to be drawn by a state licensed surveyor who has to follow very strict standards under the state code and their surveyor standards.

Commissioner Krettler asked if there are no single-family detached homes in a C-MU district. Mr. Gugliotta stated that is true. The C-MU district allows for attached townhomes and multi-family units. The TN district does allow the detached single-family homes.

Commissioner Krettler asked about the lot sizes for the single-family homes. Mr. Gugliotta stated the code allows different potential lot sizes and a 30 feet wide/3,000 square foot sized lot would be the smallest option. Mr. Bishop stated there are six lot types that start at 30 feet wide and go up to 120 feet wide.

Commissioner Krettler asked about the current R-1 zoning. Mr. Gugliotta stated the R-1 is county zoning. The proposed TN district is unincorporated today and does not have a Village zoning designation.

Commissioner Krettler asked where the school site will be located. Mr. Iatarola indicated on the drawing and stated the school site will be in conjunction with the park district site next to the school site. Mr. Gugliotta stated the proposed plans are created to indicate what could be built, but also for the petitioner to test their designing, financial planning, etc. Mr. Gugliotta stated the school and park sites are not presented today for approval.

Commissioner Krettlter stated a TIF is not requested, but can a TIF be requested later. Mr. Iatarola stated yes, with requisite approvals.

Commissioner Krettlter asked what type of units will be within an apartment building. Mr. Iatarola stated there will be studios, 1, 2, and a couple of 3 bedrooms.

Commissioner Ring asked how the neighbors around The Glen in Glenview reacted to the project. Mr. Iatarola stated that some of the existing neighbors look at The Glen much differently today than before anything was built. To the south of The Glen, which was previously all vacant, is now all commercial.

Commissioner Ring asked if the property is not annexed into the Village and stays as it, the C-MU zoning is in place for Lots 2 and 3. Would there be anything from precluding development of those lots. Mr. Iatarola stated that will not be much development on the corner of Routes 59 and 72 without housing. Mr. Iatarola further stated that the parcels are dependent on each other for stormwater.

Commissioner Iozzo had no questions.

Commissioner Wilson asked if the Village has standards regarding sizing of alleys. Mr. Gugliotta stated yes, basic standards have been worked out with the Fire Department and Transportation Division. Mr. Gugliotta further stated that the alleys are not envisioned to be public that the Village would own and maintain, but are likely to be private, and would be looked at in detail as part of an actual subdivision plan.

Commissioner Boxenbaum asked if there is a TN district in other places in the area. Mr. Gugliotta stated TN district code was written specifically for Hoffman Estates. Mr. Gugliotta stated the concept exists in other communities.

Commissioner Boxenbaum asked if there are any lessons to be learned from The Glen. Mr. Iatarola stated the developer took a risk of building commercial first and then residential above it. Only parts of The Glen are walkable and it is bike rideable community. Mr. Iatarola stated there is much better opportunity to make walkable and bike paths connections through trails and art throughout the Plum Farms development.

Commissioner Boxenbaum asked will there be any public transportation in the area. Mr. Iatarola stated he would love public transportation. Mr. Iatarola stated at one time, the STAR Line was planned, which has since been shelved. The Pace route along the highway is welcomed, but doubts a Pace bus stop will happen at Plum Farms. As the project evolves, more thought for transportation will be given.

Commissioner Boxenbaum asked if the apartments will be rentals or for purchase. Mr. Iatarola stated that more than half of the apartment units proposed will be for rent.

Commissioner Boxenbaum asked if the smaller single family lot sizes exist in The Glen. Mr. Iatarola stated no.

Vice Chairman Caramelli had no questions.

Chairperson Combs stated page 3 of the booklet states "porches compatible in design with the principle structure may encroach up to 6 feet from the principle structure". What does "compatible in design with the principal structure" mean. Mr. Bishop stated page 11 of the C-MU draft, states "a porch that is covered entirely by a roof that is constructed of materials compatible with those used on the principal structure." Mr. Bishop stated this is language from the existing zoning ordinance that was included in the C-MU to make it consistent, shall be subject to the setback of the principle buildings or extend up to 6 feet. Mr. Bishop stated it is covered by a roof and constructed of materials compatible with those used on the principal structure is what the Village's existing code says and what was used in the proposed amendments.

Chairperson Combs asked will porches be allowed without a roof. Mr. Gugliotta stated this is only an allowance to put porches out into the front yard setback and porches are required to be covered. Mr. Gugliotta further stated that open decks without a roof are not allowed because they do not meet the standard.

Chairperson Combs asked if the Village is allowing porches that have a roof that is not compatible material with the building. Mr. Gugliotta stated no, the material must be compatible and comparable with the primary structure.

Chairperson Combs stated she does not like carports, as noted on page 2 of the TN district. Mr. Gugliotta stated the Village does not advocate carports and was included for consistency. Mr. Norton stated they have no objection to eliminating the carport language.

Chairperson Combs stated tool houses, storage sheds, and similar buildings should not be allowed because the backyards are so small. Mr. Gugliotta stated the Zoning Code has standard size limits and setback requirements for accessory sheds. The smaller lots may not be able to meet the setback requirements because there is no room to meet the Zoning Code. Mr. Norton stated lots as big as a half-acre are allowed under the TN district, so to prohibit all accessory buildings and storage may not apply in all instances.

Chairperson Combs on page 5 of the TN district, number 8, when would two or more principle residential buildings be located on the same lot. Mr. Gugliotta stated in the TN district, you can construct multiple multi-family buildings on one lot, so there needs to be standards to address separations between buildings and not just separations to lot lines.

Chairperson Combs stated the C-MU, on page 1, is Higgins Road being used for the less than 60 acres, because #1 and #2 does not add up to be 60 acres. Mr. Gugliotta stated those already exist as C-MU and they were approved. The Poplar Creek Crossing Shopping Center (42 acres) was initially zoned together with those two lots and the total was over 60 acres.

Chairperson Combs stated if there is antenna or communication towers anticipated, that they should be located before any units are sold. Mr. Iatarola agreed. Mr. Iatarola also stated the need for a warning siren.

Chairperson Combs asked for a dollar amount for the units. Mr. Iatarola stated single-family homes about \$400,000 at the low end. Chairperson Combs stated she is more concerned with the prices going down, and because of the density of this development, does not want to be stuck with a development that will go downhill fast.

Chairperson Combs stated because there are three ownership entities, what happens if one entity goes bankrupt Mr. Iatarola stated this project has been self-financed to date. Mr. Norton stated all three agreements, one for each parcel, all will be recorded and run with the land, so it will not be dischargeable. Mr. Norton stated if one entity fails and if a successor comes in, then they will be bound by everything that is included in the agreements.

Chairperson Combs stated the residential portion that will be above the commercial portion, the Village's code is restrictive for home businesses. Would the Village change the code for this situation. Mr. Gugliotta stated that is something that staff could consider addressing in conjunction with a specific mixed use proposal.

Robert Zubak, 129 Brinker Road, Barrington Hills. Mr. Zubak stated this is a city style housing, with a high density level, and is 100% out of character with the surrounding area. The appropriate zoning for this area is single-family homes and is adjacent to both Barrington Hills and South Barrington, which are not apartment and townhome communities. The density is wrong for this area and the land must not be zoned for that high of a density. The burden on the taxpayers to provide services and schools will be too high. School overcrowding will be virtually guaranteed. Traffic increases will be a disincentive for area residents in Barrington Hills and South Barrington to go to the Poplar Creek Shopping Center. He urges the Planning & Zoning Commission to not allow a high density and out of character project in this area.

Paula McCombie, Village President, South Barrington, 30 South Barrington Road, South Barrington. Ms. McCombie's concerns include that a school site has not been included on the property, the high density, up to 50% of the development will be rental apartments, and the 110 foot height limit for multi-family buildings.

Bernard Kerman, 31 Denali Court, South Barrington. Mr. Kerman had concerns with home costs of up to \$1 million next to apartments, comparing The Glen to this project is ludicrous, and the CN Railroad and hazardous materials are other concerns.

Jon Anderson, 40 Lakeside Drive, South Barrington. Mr. Anderson commended Mr. Iatarola for withdrawing the TIF. Compatibility with the housing in South Barrington, and building a minimum size house were his concerns.

Janet Agnoletti, BACOG, Executive Director, 112 Algonquin Road, Barrington Hills. Ms. Agnoletti stated BACOG represents the interests and vision of the eight local governments in the Barrington area (as far north as Tower Lakes and as far south as South Barrington). Over the years, BACOG worked with their own communities and adjacent communities to support appropriate and reasonable development. Ms. Agnoletti would like to see Plum Farms at a lower density, even with the mixed-use, which would be similar to what is adjacent to the site, and could be a transitional area for densities and toward the commercial development. Ms. Agnoletti stated for the existing residents, what is troublesome is the cost burden that Plum Farms would generate. The taxpayers who will carry the financial burden of Plum Farms are the residents and taxpayers of the Barrington communities (School District 220, library district, fire district, and park district). Ms. Agnoletti requests that the densities be lowered. Any factors of the impact fees should be those of the Barrington region, which were calculated for School District 220 and the regional library. Plum Farms is located on a glacial moraine, which means it is largely clay and low hydraulic conductivity.

Chairperson Combs stated the Hoffman Estates area contribute to various other governmental bodies as well, because Hoffman Estates is in various townships, counties, and Barrington library and School Districts.

Bernadine Rosenthal, 8 Old Coach Drive, South Barrington. Ms. Rosenthal asked about the location of the school(s). Chairperson Combs stated schools are not taken into consideration now. This is only with respect to wording on a text amendment to allow the TN district and changes to the C-MU district. The school(s) will be dealt with in other proceedings when it is finalized. The Annexation Agreement has not been finalized either. Is Mr. Iatarola going to be developing Plum Farms or is he selling the property off to three different entities. Chairperson Combs stated the parcels are currently owned by three separate entities. Mr. Iatarola stated that is one corporation that owns one property, there is an LLC that owns another property, and a corporation and LLC that own the third property.

Lisa Woolford, 145 W. Main Street, Barrington. Ms. Woolford had concerns regarding impervious surfaces, stormwater, and sustainability. Density is an issue to be considered and the materials that the developers choose. There are pervious surfaces, concretes and asphalts that should be used to let nature do as much of the work.

Natalie Karney, 30 South Barrington Road, South Barrington. Ms. Karney stated the Commission is asked to vote on items under Old Business on "what ifs". The Commission is considering rezoning on property to be annexed (which has not been annexed) and preliminary and final plats for property that has not been annexed. Ms. Karney suggested considering annexation first, annexation agreement, then look at the rezoning, then the plats. Ms. Karney if the Commission considers voting for any rezoning or subdivision plats, there is a requirement by state statute that a natural resource inventory report be submitted, which must be done before voting. Ms. Karney stated no application for this report has been submitted to the North Cook County Water and Conservation Service. Mr. Gugliotta stated the Planning & Zoning Commission is a recommending body, with a vote to approve or deny, and is simply a recommendation that will go to the Village Board. The Village Board will address items such as annexation, agreements, zoning, and plats in the proper order at that time. Mr. Norton stated he will speak to Ms. Karney regarding the Conservation Report and if it is something to incorporate into the final documents, that will be done.

Brian Battle, 310 James Street, Barrington. Mr. Battle had concerns regarding the text amendment for the TN zoning district. Mr. Battle the text amendment creates the possibility of a very dense development, which can have a very significant impact on schools and other taxing bodies. Mr. Battle stated they support the development under the condition that the land is zoned for residential density that creates a responsible impact on taxing bodies.

Chairperson Combs asked how the projected property tax revenue was created. Mr. Battle stated he used the petitioner's EAV projections for growth and multiplied it by the operating tax rate for School District 220 and 300.

Mr. Iatarola stated what Mr. Battle applied was the Naperville formula, which the petitioner has not seen, and then applied a factor of .2 on top of that.

Mr. Battle stated that notation is at the bottom of the sheets, was not a secret, and presented to the Village and Mr. Iatarola previously. The sheet shows the developer's unadjusted assumptions, as well as the planning scenario that suggests revenues -20 and student yield +20.

Mr. Norton stated the market data that the petitioner has, because of the studio and 1-bedroom apartments and smaller homes will generate many fewer school children that are predicted by the Naperville formula. Mr. Norton stated they will be annexing this property pursuant to an Annexation Agreement, which will include school impact fee requirements, which can be the donation of land or donation of fees.

Commissioner Krettler moved, seconded by Commissioner Henderson, to close the two hearings. Voice Vote: 10 Ayes, 1 Absent (Wehofer). Motion Carried.

Chairperson Combs asked the Commission whether to delay voting until the Annexation Agreement is complete. No concept plans were received until this evening.

Commissioner Ring suggested the Commission postpone voting tonight.

Mr. Norton stated there is an Annexation Agreement hearing scheduled with the Village Board on April 17. Under state law, the zoning hearing, if the Annexation Agreement is to provide for zoning, which this one does, the zoning hearing tonight has to be concluded before the Village Board considers the Annexation Agreement and adopts it and annexes the property. This is the requirement of the Illinois statutes that govern Annexation Agreements and is the standard procedure for the Village.

Chairperson Combs stated the petitioner is assuming that at the April 17, Village Board meeting, there will be an Annexation Agreement that will be approved. The Planning & Zoning Commission has not seen a draft Annexation Agreement. Mr. Norton stated the Planning & Zoning Commission nor Village Board are approving the concept plans and are for illustration only. Mr. Norton stated in discussion with Village staff, the petitioner would present to the Village Board an Annexation Agreement that included the rezoning of the 145 acre parcel.

Mr. Gugliotta stated the process for this hearing has been the Village's policy for the last few decades. The Planning & Zoning Commission's role in addressing and making recommendations on text amendments, rezonings, plats, and sometimes site plans (which are not included tonight), is part of a larger process that the Village Board collects all these elements together. The Village Board needs the recommendation from the Planning & Zoning Commission on these items in order to bring everything together. Mr. Gugliotta further stated that it is impossible for the Annexation Agreement to be completed before the zoning approvals, which would then be out of sequence and raises legalities in the way the Village has done Annexation Agreements in the past.

Chairperson Combs asked if the Planning & Zoning Commission voted on a continuance, is there a problem with the Village Board delaying the approval of the Annexation Agreement until after the continuance. Mr. Norton stated that would create serious timing issues for the petitioner. Mr. Gugliotta stated staff tries to bring projects together on a timeframe and sequence that will ultimately work and come together on a Village Board agenda. If this meeting is continued, it would put the next Planning & Zoning Commission meeting after the Village Board meeting on April 17.

Mr. Gugliotta stated there is a public hearing for April 17, for the Annexation Agreement. If a recommendation by the Planning & Zoning Commission is not completed, the Village Board will not be able to have their full discussion, which means the Annexation Agreement the Village Board will be considering at the public hearing will have a large gap.

Commissioner Henderson stated the Commission's issue is whether or not the Commission is comfortable with the information on hand and are ready to vote.

Chairperson Combs requested a straw poll on whether or not to continue this hearing or to vote. Majority of the Commissioners want a vote.

MOTION A: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by 5a7 LLC, on behalf of Golden Goose Enterprises LLC, for approval of text amendments to Chapter 9 (Zoning) of the Municipal Code to amend Section 9-1-2 and to add Section 9-5-13 to create a new TN Traditional Neighborhood District based on the new text found in the application packet.

Roll Call Vote:

Aye: Boxenbaum, Harner, Henderson, Iozzo, Ring, Trieb, Wilson, Vice Chairman Caramelli

Nay: Krettler, Chairperson Combs

Absent: Wehofer

Motion Carried.

MOTION B: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by 5a7 LLC, on behalf of Golden Goose Enterprises LLC, for approval of a text amendment to Section 9-8-3 of the Municipal Code (Zoning) regarding development requirements of the C-MU Commercial Mixed Use District, based on the revised text found in the application packet.

Roll Call Vote:

Aye: Boxenbaum, Harner, Henderson, Iozzo, Ring, Trieb, Wilson, Vice Chairman Caramelli

Nay: Krettler, Chairperson Combs

Absent: Wehofer

Motion Carried.

MOTION C: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by 5a7 LLC (applicant), on behalf of Golden Goose Enterprises LLC and Rubina Realty Corporation (owners), for rezoning (upon annexation), of approximately 146 acres located on the west side of Sutton Road (Illinois Route 59), and east and west sides of Old Sutton Road, approximately 600 feet north of Higgins Road (Illinois Route 72), to a proposed new Traditional Neighborhood (TN) District, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Harner, Henderson, Iozzo, Krettler, Trieb, Wilson, Vice Chairman Caramelli

Nay: Ring, Chairperson Combs

Absent: Wehofer

Motion Carried.

MOTION D: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by 5a7 LLC (applicant), on behalf of Golden Goose Enterprises LLC, Plum Farms OSR72, and Rubina Realty Corporation (owners) for a preliminary and final plat of subdivision for the 186.348-acre final plat of Plum Farms Subdivision, located at the northwest corner of Higgins Road (Illinois Route 72) and Sutton Road (Illinois Route 59), with the recommended conditions in the staff report.

Chairperson Combs asked the petitioner if they accept the addition of #5 of the conditions of approval. Mr. Norton stated yes.

Roll Call Vote:

Aye: Boxenbaum, Harner, Henderson, Iozzo, Krettler, Ring, Trieb, Wilson, Vice Chairman Caramelli,
Chairperson Combs

Nay: None

Absent: Wehofer

Motion Carried.

Mr. Ritter stated that this will go to a Village Board meeting on April 17, 2017.

5. NEW BUSINESS

None.

6. STAFF REPORT

Mr. Ritter stated the next meeting is April 19, with three items on the agenda, which are a new Denny's building in the Poplar Creek Shopping Center, facade and special use for the former LaQuinta becoming Country Inn and Suites and a Master Sign Plan for the Red Roof Inn.

Chairperson Combs asked about the Bergman farmhouse. Mr. Gugliotta stated a legal agreement is being worked on between M/I Homes, the perspective redeveloper of the farmhouse, and the Village.

7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 10:20 p.m.
Voice Vote: 10 Ayes, 1 Absent (Wehofer). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved