

Village of Hoffman Estates

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

April 24, 2017

I. Roll Call

Members in Attendance:

**Karen Mills, Chairperson
Gayle Vandenberg, Vice Chairperson
Gary Stanton, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee (via electronic attendance)
Michael Gaeta, Trustee
William D. McLeod, Village President**

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Arthur Janura, Corporation Counsel
Dan O'Malley, Deputy Village Manager
Mark Koplun, Asst. Village Mgr., Dev. Services
Ted Bos, Police Chief
Jeff Jorian, Fire Chief
Joe Nebel, Director of Public Works
Al Wenderski, Director of Engineering
Kevin Kramer, EDA Coordinator
Rachel Musiala, Director of Finance
Fred Besenhoffer, Director of IS
Monica Saavedra, Director of HHS
Ben Gibbs, GM Sears Centre Arena
Patti Cross, Asst. Corporation Counsel
Suzanne Ostrovsky, Asst. to Village Manager
Jordan Lester, Administrative Intern
Bruce Anderson, CATV Coordinator**

The Special Planning, Building & Zoning Committee meeting was called to order at 7:32 p.m.

OLD BUSINESS

- 1. Request by Golden Goose Enterprises LLC, Rubina Realty Corporation and Plum Farms OSR72 LLC, for consideration of:
 - a) A development agreement for the 16-acre parcel of the proposed Plum Farms development;**
 - b) A development agreement for the 24-acre parcel of the proposed Plum Farms development; and**
 - c) An annexation agreement for the 145-acre parcel (currently unincorporated) of the proposed Plum Farms development.****

An item summary sheet from Mark Koplin, Pete Gugliotta, Jim Norris, Arthur Janura, and Patti Cross was presented to Committee.

Mark Koplin addressed the Committee and reviewed various changes to the Agreements that were presented at last week's Planning, Building & Zoning Committee. Changes include Section 6.B.4 of the 145 acres that states that a TIF redevelopment project area will not be requested unless the school districts consent; Section 6.B.1 regarding density limits; new cap on the total dwelling units to 1,250 units; clarification of the provisions of the 2004 agreement; building height, as well as some minor revisions and typos.

Matt Norton, attorney for Plum Farms, acknowledged that they accept all changes.

Several members of the public addressed the Committee (sign-in sheet attached):

- John Anderson commented about the comparison of this development to the Glen in Glenview and would like 10,000 square foot lots.
- Jonathon Knight, 305 Devonshire, Tower Lakes, had concerns with the costs to School District 220.
- Marla Truitt, 3681 Whispering Trails, Hoffman Estates, questioned how this development will impact services within the Village.
- Tom Burney, attorney, inquired about 867 units in the original development.
- Steve Lennitt, professor with IIT, provided thoughts on Cook County zoning ordinance.
- Brian Battle, District 220, asked that the School Districts be involved in any school site location.
- Natalie Karney, Village of South Barrington, expressed concern about the CN setback, soils and stormwater.
- Troy Triphahn, W-T Engineering, spoke about how he and other property owners in Prairie Stone like the project and how it will help other businesses in the area.
- Paula McCombie, Mayor of South Barrington, was concerned about density and no parcel for a school.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve request by Golden Goose Enterprises LLC, Rubina Realty Corporation and Plum Farms OSR72 LLC for a) a development agreement for the 16-acre parcel of the proposed Plum Farms development; b) a development agreement for the 24-acre parcel of the proposed Plum Farms development; and c) an annexation agreement for the 145-acre parcel (currently unincorporated) of the proposed Plum Farms development, with changes as proposed. Roll call vote taken. All ayes. Motion carried.

II. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Stanton, to adjourn the meeting at 8:26 p.m. Roll call vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date