

Village of Hoffman Estates

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

June 5, 2017

I. Roll Call

Members in Attendance:

**Gary Stanton, Chairperson
Karen Arnet, Vice Chairperson
Karen Mills, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William D. McLeod, Village President**

**Management Team Members
in Attendance:**

**Dan O'Malley, Deputy Village Manager
Arthur Janura, Corporation Counsel
Mark Koplin, Asst. Village Mgr., Dev.
Patti Cross, Asst. Corporation Counsel
Patrick Seger, Director HRM
Ted Bos, Police Chief
Jeffrey Jorian, Fire Chief
Joe Nebel, Director of Public Works
Rachel Musiala, Director of Finance
Fred Besenhoffer, Director of IS
Audra Marks, Asst. Director of HHS
Suzanne Ostrovsky, Asst. Village Manager
Jordan Lester, Administrative Intern**

The Special Planning, Building & Zoning Committee meeting was called to order at 7:06 p.m.

NEW BUSINESS

- 1. Request approval to enter into a Construction and Conveyance Escrow Agreement with M/I Homes of Chicago LLC and CASE Properties LLC relating to the renovation of the Bergman Farmhouse located on the north side of Algonquin Road, west of Ela Road.**

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

It was noted that following renovation of the home, ownership of the property would be transferred from M/I Homes to CASE Properties LLC for sale as a private, single-family residence. In the event the renovation is not completed by July 31, 2018 the Village may direct that the property will instead be transferred from M/I Homes to the Village for demolition or completion/sale, and the escrow closed. Village responsibilities include reviewing site plan and building plans and issuing approval as appropriate; monitoring construction; signing off on disbursements from the escrow and issuing final certificate of occupancy when complete. In the

event of CASE Properties' default on the Renovation Agreement with M/I Homes, the Village will utilize CASE Properties' \$55,000 performance guarantee for demolition or completion/sale, as may be appropriate by the Village Board at that time.

Trustee Mills expressed disappointment over the failure of the original plan to find someone to restore the home for use as a public amenity.

Trustee Gaeta noted that he saw no reason for the Village to be involved in an exchange of property between developers.

Motion by Mayor McLeod, seconded by Trustee Gaeta, to enter into a Construction and Conveyance Escrow Agreement with M/I Homes of Chicago LLC and CASE Properties LLC relating to the renovation of the Bergman Farmhouse located on the north side of Algonquin Road, west of Ela Road. Voice vote taken. Nays: Gaeta, Mills. Motion carried.

II. Adjournment

Motion by Mayor McLeod, seconded by Trustee Pilafas, to adjourn the meeting at 7:17 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date