

**VILLAGE OF HOFFMAN ESTATES  
AN ORDINANCE GRANTING PRELIMINARY AND FINAL SITE PLAN AND PLAT  
OF EASEMENT FOR OFF-SITE UTILITY EXTENSIONS FOR PLUM FARMS  
DEVELOPMENT LOCATED AT 4800 W. HIGGINS ROAD**

WHEREAS, the Planning and Zoning Commission at a public meeting duly called and held according to law on March 15, 2023, considered the request by the 5A7 LLC (applicant) for a Preliminary and Final Site Plan for off-site utility extensions for Plum Farms development located at 4800 W. Higgins Road and shown on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission made certain Finding of Fact attached hereto and made a part hereof as Exhibit "B" and recommended approval of the Preliminary and Final Site Plan to the Board of Trustees; and

WHEREAS, the Corporate Authorities have received and considered said recommendation; 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: The Corporate Authorities hereby find that the facts and statements contained in the preamble of this Ordinance are true.

Section 2: Preliminary and Final Site Plan and Plat of Easement for off-site utility extensions for Plum Farms development is hereby granted for the property located at 4800 W. Higgins Road.

Section 3: Preliminary and Final Site Plan and Plat of Easement is granted based upon the plans and plat included in Exhibit B.

Section 4: Preliminary and Final Site Plan is granted based upon the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. A performance guarantee based on an Engineers Estimate of Cost shall be submitted to the Village prior to issuance of a building permit.
3. Permits from the IDOT, IEPA, CN and MWRD shall be provided to the Village prior to site construction commencing.
4. Any trees removed or damaged as part of the project shall be replaced as per code requirements.
5. 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. 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.
  - c. 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 5: The Village Clerk is hereby authorized to publish this Ordinance in pamphlet form.

Section 6: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS 20th day of March, 2023

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	<u>X</u>	_____	_____	_____
Trustee Anna Newell	<u>X</u>	_____	_____	_____
Trustee Gary J. Pilafas	<u>X</u>	_____	_____	_____
Trustee Gary G. Stanton	<u>X</u>	_____	_____	_____
Trustee Michael Gaeta	<u>X</u>	_____	_____	_____
Trustee Karen Arnet	<u>X</u>	_____	_____	_____
Mayor William D. McLeod	<u>X</u>	_____	_____	_____

APPROVED THIS 20th DAY OF March, 2023

William D. McLeod  
Village President

ATTEST:

[Signature]  
Village Clerk

Published in pamphlet form this 23rd day of March, 2023.

Exhibit A

# Plum Farms Off-Site Utility Connection

PIN: 01-33-103-008-0000; 01-33-103-007-0000  
01-32-201-009-0000; 01-32-201-005-0000; 01-32-201-008-0000



## Legend

-  Subject Properties
-  Parcels
-  Village Boundary



Planning and Transportation Division  
Department of Development Services

March 2023

EXHIBIT B



VILLAGE OF HOFFMAN ESTATES  
PLANNING AND ZONING  
COMMISSION  
FINDING OF FACT

**PROJECT NUMBER:** MASTER22-0018  
**PROJECT NAME:** PLUM FARMS OFF-SITE UTILITY EXTENSIONS  
**ADDRESS/LOCATION:** 4800 W HIGGINS RD  
**OWNER / PETITIONER:** PLUM FARMS OSR72 LLC & HOFFMAN ESTATES PARK  
DISTRICT/ 5A7LLC  
**REQUESTS:** PRELIMINARY & FINAL SITE PLAN APPROVAL FOR OFF-SITE UTILITY EXTENSIONS  
**ZONING / LAND USE:** B-3 BUSINESS DISTRICT (HEPD HEALTH CLUB)  
CMU – MIXED USE (UNDEVELOPED)  
**PZC MEETING DATE:** MARCH 15, 2023  
**PZC RECOMMENDATION:** APPROVAL (9 Ayes, 1 Recused, 1 Absent)  
**VILLAGE BOARD MEETING DATE:** March 20, 2023  
**STAFF ASSIGNED:** JIM DONAHUE, SENIOR PLANNER

**MOTION**

**Request Preliminary & Final Site Plan approval for off-site utility extensions including Plats of Easement for future Plum Farms development. The following conditions shall apply:**

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. A performance guarantee based on an Engineers Estimate of Cost shall be submitted to the Village prior to issuance of a building permit.
3. Permits from the IDOT, IEPA, CN and MWRD shall be provided to the Village prior to site construction commencing.
4. Any trees removed or damaged as part of the project shall be replaced as per code requirements.
5. 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. 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.
- c. 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.

## **FINDING**

The Planning & Zoning Commission heard the request for Preliminary & Final Site Plan approval for off-site utility extensions including Plats of Easement for future Plum Farms development.

Staff noted that Plum Farms is located on the north side of Illinois Route 72 between Route 59 and the CN Railroad Tracks and consists of 3 distinct platted lots. It was annexed into the Village in stages between 2004 and 2009 and consists of approximately 186 acres overall. It is zoned CMU–Mixed Use along Higgins Road and TN -Traditional Neighborhood District for the balance of the property.

Anthony Iatarolla, 5A7 LLC, and Kimberly Klawans, Manhard Consulting, were present on behalf of the project. They presented an overview of the proposal to extend sanitary and water service across Higgins Road for the future development of Plum Farms.

The applicants noted that the sanitary sewer extension plans identify tapping into an existing sanitary line located east of the Park District's fitness club at 5050 Sedge Blvd, extending a 15" sanitary main north to the Higgins Road right of way, extending by auger under the Wisconsin Central LTD (CN) rail tracks, and extending by auger north under Higgins Road.

It was noted that the sanitary extension would be stubbed on the Plum Farms property just east of the railroad tracks and terminate with a newly installed manhole. The two watermain connections would utilize an existing 16" watermain on the south side of Higgins Road and would terminate on the Plum Farms property with a hydrant.

## **Commissioner Questions**

A commissioner asked if the sewer pipes under the railroad were more sturdy due to the railroad. The petitioner's engineer stated that they're shown as per CN standards and are buried at a depth where there shouldn't be any issues.

Commissioners asked about the future extension of the sewers and if the future sewers on Plum Farms would be gravity fed or need a lift station. Petitioner stated that the portion of the site that the sewer is being extended to now would be gravity fed and future extensions to the property east of Old Sutton would likely need a lift station.

A commissioner asked if the two stubs would be enough for the water needs. Petitioner said yes and that the system would be looped through the site as it develops.

A commissioner asked about the tree replacements. Staff said a condition as added that if any trees are removed or damaged during the project, they would need to be replaced.

**Audience Comments**

None

**PLANNING AND ZONING COMMISSION VOTE**

<b>Commissioner</b>	<b>Roll Call Vote</b>
Chairperson Eva Combs	Aye
Vice-Chair Adam Bauske	Aye
Daniel Lee	Aye
Tom Burnitz	Aye
Lon Harner	Aye
Lenard Henderson	Aye
Patrick Kinnane	Recused*
Minerva Milford	Aye
Nancy Trieb	Aye
Denise Wilson	Absent
John Wise	Aye
<b>9 Ayes, 1 Recused, 1 Absent</b>	<b>MOTION APPROVED</b>

\*Commissioner Kinnane recused himself because of his position on the Park District Board.

**ATTACHMENTS**

The Planning and Zoning Commission Staff Report dated March 15, 2023 and all associated attachments are hereby made a part of this Finding.