



1685 West Higgins Road, Hoffman Estates, Illinois 60169
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The mission of the Hoffman Estates Park District is to offer healthy and enjoyable experiences to our residents and guests by providing first class parks, facilities, programs and services in an environmentally and fiscally responsible manner.

**AGENDA
SPECIAL BOARD MEETING
TUESDAY, AUGUST 9, 2016**

IMMEDIATELY FOLLOWING 7PM RECREATION COMMITTEE MEETING

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. COMMENTS FROM THE AUDIENCE
5. BEACON POINT / M16-091
6. COMMISSIONER COMMENTS
7. EXECUTIVE SESSION
 - Pending or probable litigation, pursuant to Section 2(C)(11) of the Open Meetings Act.
8. POTENTIAL DISCUSSION AND POSSIBLE VOTE ON MATTERS FROM EXECUTIVE SESSION
9. ADJOURNMENT

All meetings are held in the boardroom of the Scott R. Triphahn Community Center & Ice Arena at 1685 W. Higgins Road in Hoffman Estates, unless otherwise specified. If an accommodation or modification is required to attend this public meeting please call 847-885-8500 with at least 48 hours' notice.

MEMORANDUM NO. M16-091

TO: Board of Commissioners
FROM: Dean R. Bostrom, Executive Director
Gary Buczkowski, Director of Planning & Development
RE: Beacon Point
DATE: August 4, 2016

Background

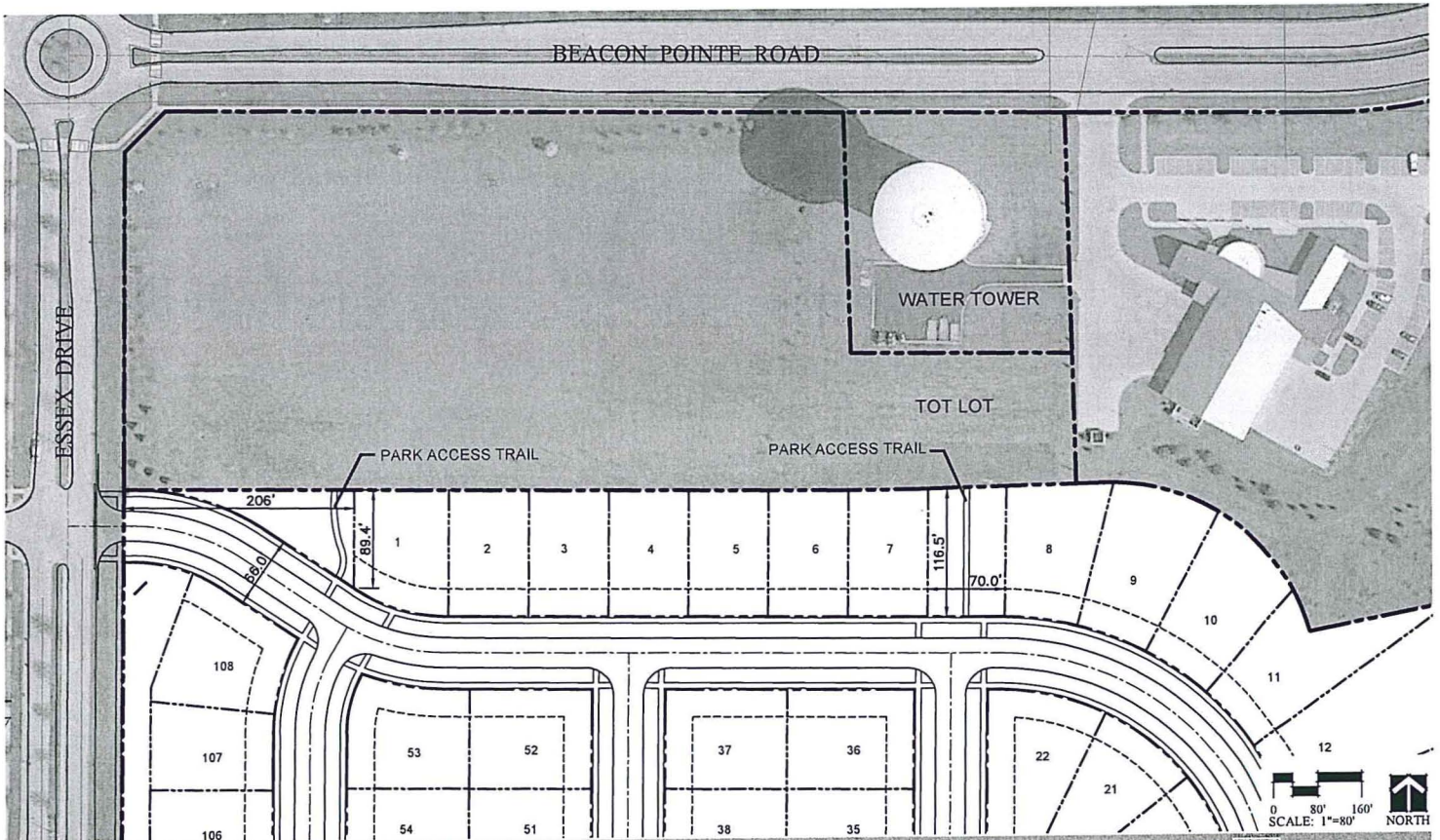
The majority of the western development of Hoffman Estates came about as a result of the University Park annexation and plan development plan in 1999. As part of that plan, park open space was defined based on the ultimate population of the entire area being developed. This allowed for the creation of larger park sites compared to many smaller sites in an effort to meet the recreational needs of the community. In 2007 the last park site was turned over to the park district and is now known as Beacon Point Basin. Because of the recession, the residential community to the south of Beacon Point Basin was never built. With the improvement in the economy, Cal Atlantic Homes has put together a plan to restart that community. Recognizing the need to connect this future development to the already established park land (Beacon Point Basin), staff recently met with Cal Atlantic Homes staff to negotiate adequate park access. Those proposed plans are now moving through the village planning process and require park district approval before the Village will approve their development plans.

Implications

Cal Atlantic Homes has agreed to provide two access points to the park as part of their overall development. These access points would be located at the north end of two of the north /south streets (see attached drawing). The eastern most access point would connect directly into the proposed tot lot area to be developed by the park district in the future. This proposed tot lot is directly south of the existing Village water tower. Cal Atlantic has agreed to establish the turf and install the two concrete walks on the two future park properties. In addition, Cal Atlantic has offered to contribute \$10,000 to the construction of the tot lot playground if the district were to install it when residential occupancy reaches 50%. In the past the park district has not installed the playground until 80-90% of the development is occupied. Given the uncertainty of the market, the installed playground at 50% could be a sales marketing tool for Cal Atlantic. At earliest, installation of the playground would not occur until 2018. Once installed, this new tot lot playground would also serve the existing residential community to the west of Essex Drive (Beacon Point). At present over two hundred residential properties are outside of the ½ mile playground radius. This new playground when installed would be a more convenient recreational resource for them.

Recommendation

Staff recommends that the full board approve the plan proposed and presented by Cal Atlantic Homes to provide their proposed recreational park access to Beacon Point Basin as outlined in the implications. Staff also recommends accepting Cal Atlantic's offer to contribute \$10,000 to the building of the tot lot playground and instruct staff to commence with the planning and construction of the facility when 50 % occupancy is established in Cal Atlantic's development.



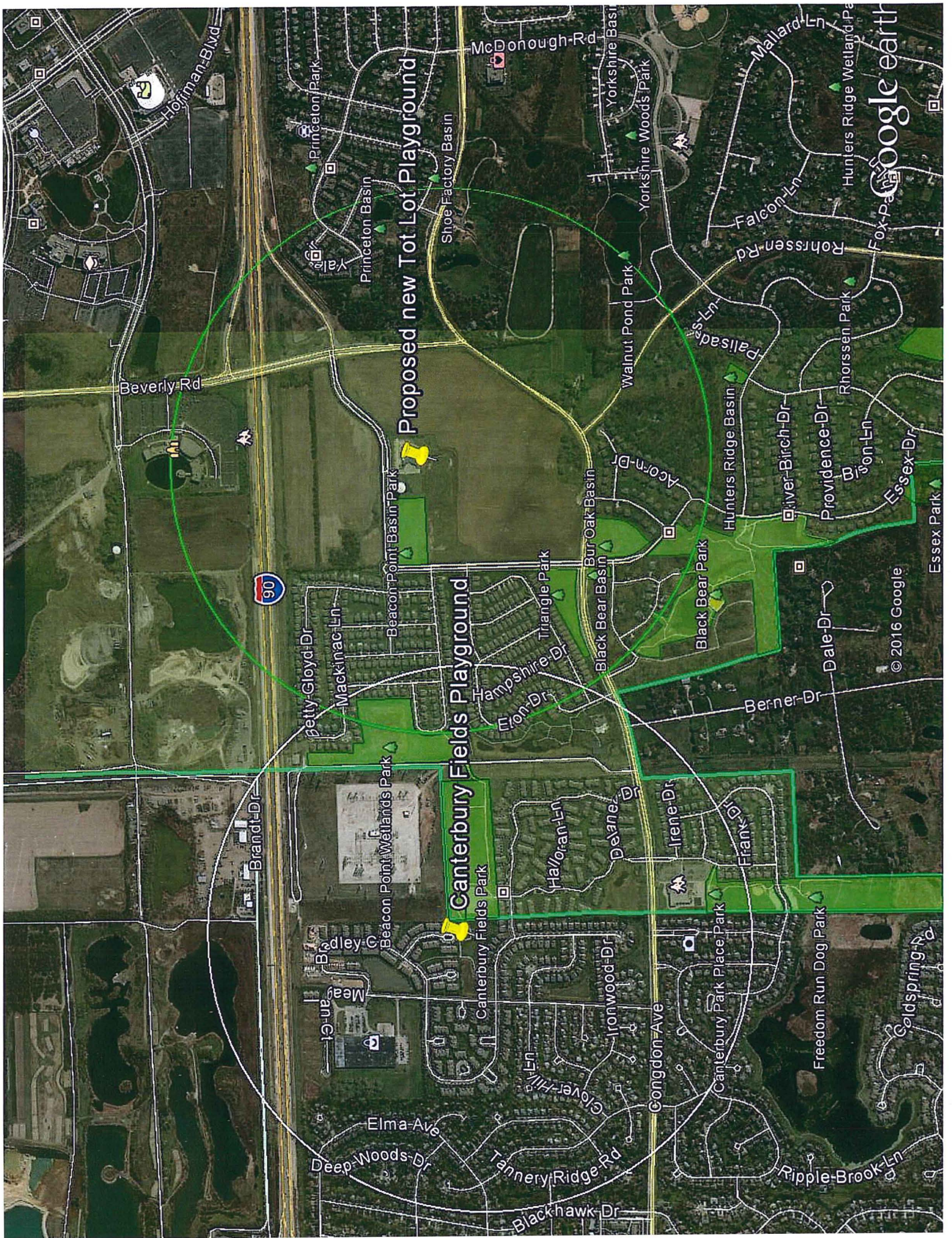
PARK ACCESS EXHIBIT
BEACON POINTE
 HOFFMAN ESTATES, ILLINOIS

8/1/2016

CALATLANTIC
 HOMES

CRWA
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Proposed new Tot Lot Playground

Canterbury Fields Playground

Google earth

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