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June 2, 2026

Village of Hoffman Estates Plan Commission  
1900 Hassell Road  
Hoffman Estates, Illinois 60169

Re: Rezoning Request for Plum Farms Property

Dear Chairperson Chhatwani and Members of the Plan Commission:

On behalf of the Village of Barrington Hills, I respectfully submit the following comments regarding the proposed rezoning of the Plum Farms property from the TN Traditional Neighborhood and C-MU Commercial Mixed-Use districts to the M-2 Manufacturing district.

The Village of Barrington Hills recognizes and respects Hoffman Estates' authority to consider land use matters within its jurisdiction. We also appreciate the importance of thoughtful economic development. However, given the size, location, and environmental context of this property, we have significant concerns about whether a large-scale industrial zoning classification is appropriate for this site without a more complete understanding of the potential impacts.

The agenda packet indicates that no conceptual development plans have been prepared for review as part of the rezoning application. The materials further state that, if the rezoning is approved, the owner intends to enter into a contract with a developer who would later submit detailed development plans and seek additional approvals.

While the matter before the Plan Commission is a rezoning request, the practical effect of approving M-2 zoning at this location would be to open the property to a range of more intensive industrial uses. The Village of Barrington Hills is particularly concerned by reports that the property may ultimately be marketed or developed for a large-scale data center or similar industrial use. Even if no specific project is before the Commission at this time, the rezoning decision would materially change the development expectations for the property and should be evaluated with that long-term consequence in mind.

Our primary concern is the potential health, safety and environmental impacts to the surrounding area. This property sits near sensitive natural resources, including forest preserve land, groundwater recharge areas, residential areas, and the Spring Creek watershed system. A large industrial development at this location could substantially increase impervious surface coverage, alter stormwater runoff patterns, affect water quality, increase thermal impacts to nearby waterways, and create long-term pressure on adjacent natural areas.

If a data center or similar use is contemplated, additional environmental questions become especially important. Data centers may involve significant water demand, energy demand, cooling infrastructure, backup generators, mechanical equipment, and continuous operations. Before the zoning classification is changed to accommodate intensive industrial uses, the public should have a clear understanding of

how such development would affect water resources, stormwater management, wildlife corridors, noise, lighting, air quality, energy infrastructure, and the surrounding communities.

Accordingly, the Village of Barrington Hills respectfully requests that the Plan Commission not recommend approval of the rezoning unless and until the environmental and compatibility impacts of future M-2 development are more fully studied and disclosed.

The Village of Barrington Hills supports responsible development that is compatible with surrounding communities and protective of shared environmental resources. However, we do not believe that a broad industrial rezoning of this property should move forward without a more complete and transparent evaluation of the potential environmental impacts.

Thank you for your consideration of the Village's comments.

Respectfully submitted,

Brian D. Cecola  
President  
Village of Barrington Hills