

# AGENDA

*Second Meeting of the Month  
Village of Hoffman Estates  
Village Board of Trustees  
Regular Meeting of October 20, 2008*

7:00 p.m. – Reception - President's Council of Physical Fitness Community Leadership Awards  
(Lollie Guiney and Jan & Hap Wittkamp)

7:50 p.m. – Special Public Health & Safety Committee

7:55 p.m. – Special Planning, Building & Zoning Committee

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8:00 p.m.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES** – (September 15, 2008)  
(October 6, 2008 - *Deferral requested*)
5. **APPROVAL OF BILLS**
6. **PRESIDENT'S REPORT**  
... Proclamation(s)  
-- Avni Bavishi Day
7. **TRUSTEE COMMENTS**
8. **VILLAGE MANAGER'S REPORT**
9. **VILLAGE CLERK'S REPORT**
10. **TREASURER'S REPORT**
11. **COMMITTEE REPORTS**  
-- Public Works & Utilities  
-- Public Health & Safety  
-- Finance
12. **RECOGNITION OF AUDIENCE**
13. **COMMISSION REPORTS**
  - A. **PLAN COMMISSION (Chairman Stanton)**
    - 1) Request by McShane Corporation (owner) and Big Kaiser Precision Tooling (contract purchaser) for preliminary and final site plan approval for a flex-tech office/warehouse building located near the northwest corner of Huntington Boulevard and Central Road in the Huntington Woods Corporate Center, with 8 conditions (see packets).  
Voting: 6 Ayes, 5 Absent  
Motion carried.
  - B. **ZONING BOARD OF APPEALS (Chairman Weaver)**
    - 1) Request by Emily Malakismail, 600 Geronimo Street, for a thirteen foot (13') side yard setback variation, where the side yard adjoins a street, from Section 9-5-3-D-5 of the Zoning Code to permit an addition to be seventeen feet (17') from the (southeast) side property line adjoining a street instead of the minimum required thirty feet (30').  
Voting: 5 Ayes, 1 Nay, 1 Absent  
Motion carried.  
(*Immediate authorization to apply for permits is requested*)

13. COMMISSION REPORTS – Continued

- 2) Request by Terry & Carla Madej, 4095 N. New Britton Drive, for a ten foot (10’) rear yard setback variation from Section 9-5-9-D of the Zoning Code to permit the construction of a room addition to be set back ten feet (10’) from the rear (east) lot line instead of the minimum required twenty feet (20’), with 5 conditions (see packets).

Voting: 6 Ayes, 1 Absent

Motion carried.

*(Immediate authorization to apply for permits is requested)*

14. ORDINANCE/RESOLUTION (FIRST READING)

Ord. No. 4059-2008

Res. No. 1383-2008

Ordinance(s)

- A. Request Board approval of Ordinance No. \_\_\_\_\_ an ordinance amending Section 6-2-1-HE-11-1201 of the Hoffman Estates Municipal Code (stop sign – Briarcliff Lane at Gentry Road) – *(Transportation & Road Improvement Committee recommends approval)*
- B. Request Board approval of Ordinance No. \_\_\_\_\_ an ordinance amending Section 7-10-3 and Section 11-1-2 of the Hoffman Estates Municipal Code (inoperative and unlicensed motor vehicles) – *(Planning, Building & Zoning Committee recommends approval)*
- C. Request Board approval of Ordinance No. \_\_\_\_\_ an ordinance amending Sections 9-2-1, 9-3-6 and 11-7-1 of the Hoffman Estates Municipal Code (residential roll-off dumpsters) – *(Planning, Building & Zoning Committee recommends approval)*

Resolution(s)

- D. Request Board approval of Resolution No. \_\_\_\_\_ a resolution approving certain real estate to be appropriate for the Class 6B incentive program. *(Planning, Building & Zoning Committee recommends approval)*
- E. Request Board approval of Resolution No. \_\_\_\_\_ a resolution adopting Village policy regarding community electronic message signs. *(Planning, Building & Zoning Committee recommends approval)*

15. CONSENT CALENDAR AND SECOND READING

Ord. No. 4059-2008

Res. No. 1383-2008

Ordinance(s)

- A. Request Board approval of Ordinance No. \_\_\_\_\_ an ordinance amending Section 5-5-7, Sworn Personnel, Hoffman Estates Police Department, of the Hoffman Estates Municipal Code.

Resolution(s)

- B. Request Board approval of Resolution No. \_\_\_\_\_ a resolution accepting the public improvements within the Canterbury Fields Subdivision for Village maintenance.

## 16. NEW BUSINESS

- A. Request Board approval of the appropriation of funds for a temporary, part-time position to write the history of Hoffman Estates. *(General Administration & Personnel Committee recommends approval)*
- B. Request Board approval of request by ACertus Consulting Group, LLC, on behalf of CM Residence Group d/b/a Value Place Hotel, for special use, zoning variations and site plan approval extensions to obtain a building permit by September 3, 2009. *(Planning, Building & Zoning Committee recommends approval)*
- C. Request Board authorization to award a streetscape design study contract for the Village's Entertainment District to Hitchcock Design Group, Naperville, IL, in an amount not to exceed \$25,000. *(Planning, Building & Zoning Committee recommends approval)*
- D. Request Board authorization to award a contract for purchase and installation of a community electronic message sign to be located at the new Police Department site at southwest corner of Spring Mill Drive and Higgins Roads to Landmark Sign Group, Chesterton, IN, in an amount not to exceed \$70,000. *(Planning, Building & Zoning Committee recommends approval)*
- E. Request Board authorization to award a contract for purchase and installation of a community electronic message sign to be located on Beverly Road, north of Shoe Factory and Beverly Roads to Landmark Sign Group, Chesterton, IN, in an amount not to exceed \$75,000. *(Planning, Building & Zoning Committee recommends approval)*
- F. Request Board authorization to award contract for lobbying services to Alfred G. Ronan, Ltd. for the period November 1, 2008 through October 31, 2009. *(General Administration & Personnel Committee recommends approval)*
- G. Request Board authorization to award contract for Phase I improvements for the Barrington Square street light project as part of the CDBG program to H&H Electric, Franklin Park, IL, in an amount not to exceed \$301,347.29. *(Item to be reviewed by Special Planning, Building & Zoning Committee recommends approval)*
- H. Request Board authorization to award contracts for site utilities to Berger Excavating, site concrete to Chadwick Contracting Co.. and resealable membrane waterproofing to Pine Waterproofing, Inc. (the remainder of bid package #1) for the new police building in an amount not to exceed \$1,066,105. *(Item to be reviewed by Special Public Health & Safety Committee)*

## 17. ADJOURNMENT – Executive Session – Collective Bargaining (5 ILCS 120/2-(c)-(2))

*The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.*

**MEETING: HOFFMAN ESTATES VILLAGE BOARD**  
**DATE: SEPTEMBER 15, 2008**  
**PLACE: BOARD ROOM**  
**MUNICIPAL BUILDING COMPLEX**  
**1900 HASSELL ROAD**  
**HOFFMAN ESTATES, ILLINOIS**

**1. CALL TO ORDER:**

Village President William McLeod called the meeting to order at 8:00 p.m. The Village Clerk called the roll. Trustees present: Ray Kincaid, Jackie Green, Anna Newell, Gary Pilafas, Karen Mills. Trustee Collins had an excused absence.

A quorum was present.

**ADMINISTRATIVE PERSONNEL PRESENT:**

J. Norris, Village Manager  
D. O'Malley, Deputy Village Manager  
A. Janura, Corporation Counsel  
M. Koplin, Asst. Village Manager-Development Services  
D. Schultz, Community Relations Coordinator  
P. Seger, HRM Director  
B. Gorvett, Fire Chief  
C. Heredgen, Police Chief  
M. DuCharme, Finance Director  
A. Garner, Director H&HS  
P. Gugliotta, Director Planning  
B. Anderson, Cable TV Coord.  
D. Christensen, Emergency Management Coord.  
G. Eaken, Director Info Services  
J. Nebel, PW Superintendent

**2. PLEDGE OF ALLEGIANCE TO THE FLAG:**

The Pledge was led by Trustee Kincaid.

**3. APPROVAL OF THE AGENDA:**

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve the agenda. Voice vote taken. All ayes. Motion carried.

**4. APPROVAL OF MINUTES:**

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve the minutes from August 18, 2008. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve the minutes from August 25, 2008. Voice vote taken. All ayes. Trustee Kincaid abstained. Motion carried.

Motion by Trustee Pilafas, seconded by Trustee Green, to defer the minutes from September 8, 2008. Voice vote taken. All ayes. Motion carried.

**5. APPROVAL OF BILLS:**

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve the Bill List for September 8, 2008, in the amount of \$4,882,946.21.

Roll Call:

Aye: Kincaid, Green, Newell, Pilafas, Mills

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

**6. PRESIDENT'S REPORT:**

**Proclamation(s)**

Trustee Mills read the following proclamation:

Motion by Trustee Kincaid, seconded by Trustee Pilafas, to concur with the proclamation proclaiming Friday, September 26, 2008 as Sharon Lawson Day. Voice vote taken. All ayes. Motion carried.

Ms. Lawson accepted her proclamation and was congratulated by the Board.

Trustee Newell read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Green, to concur with the proclamation proclaiming Friday, October 3, 2008 as Richard Czopek Day. Voice vote taken. All ayes. Motion carried.

Mr. Nebel accepted the proclamation for Mr. Czopek.

Trustee Green read the following proclamation:

Motion by Trustee Kincaid, seconded by Trustee Mills, to concur with the proclamation proclaiming Friday, October 3, 2008 as James Logan Day. Voice vote taken. All ayes. Motion carried.

Chief Herdegen accepted the proclamation for Officer Logan.

Trustee Green read the following proclamation:

Motion by Trustee Kincaid, seconded by Trustee Mills, to concur with the proclamation proclaiming Friday, October 3, 2008 as Wesley Schulz Day. Voice vote taken. All ayes. Motion carried.

Sergeant Schulz accepted his proclamation and was congratulated by the Board.

Trustee Pilafas read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Kincaid, to concur with the proclamation proclaiming Wednesday, September 24, 2008 as Kurt Gerlach Day. Voice vote taken. All ayes. Motion carried.

Chief Herdegen accepted the proclamation for Sergeant Gerlach.

Trustee Pilafas read the following proclamation:

Motion by Trustee Kincaid, seconded by Trustee Mills, to concur with the proclamation proclaiming Wednesday, September 24, 2008 as Paul Hansen Day. Voice vote taken. All ayes. Motion carried.

Chief Herdegen accepted the proclamation for Officer Hansen.

Trustee Kincaid read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Green, to concur with the proclamation proclaiming Wednesday, September 24, 2008 as Lisa Koenen Day. Voice vote taken. All ayes. Motion carried.

Chief Herdegen accepted the proclamation for Officer Koenen.

Trustee Kincaid read the following proclamation:

Motion by Trustee Mills, seconded by Trustee Kincaid, to concur with the proclamation proclaiming Wednesday, September 24, 2008 as Gregory Poulos Day. Voice vote taken. All ayes. Motion carried.

Chief Herdegen accepted the proclamation for Sergeant Poulos.

Trustee Newell read the following proclamation:

Motion by Trustee Kincaid, seconded by Trustee Mills, to concur with the proclamation proclaiming the week of October 5-11, 2008 as Fire Prevention Week. Voice vote taken. All ayes. Motion carried.

Chief Gorvett accepted the proclamation.

Trustee Mills read the following proclamation:

Motion by Trustee Green, seconded by Trustee Pilafas, to concur with the proclamation proclaiming the week of October 6-10, 2008 as Drive Safely to Work Week. Voice vote taken. All ayes. Motion carried.

Mr. Seger accepted the proclamation.

Mayor McLeod spoke about the flooding over the weekend, he thanked the Village employees and CPA members who helped with sandbagging and ESDA who directed traffic. He requested that Jenny Burke be appointed to the Environmental Commission.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve the appointment of Jenny Burke to the Environmental Commission. Voice vote taken. All ayes. Motion carried.

The Mayor congratulated Gary Skoog for being selected to the International Board of Directors International Economic Development Council. The Mayor also read a letter from the Illinois Arts Alliance stating that the Village of Hoffman Estates was selected by the Illinois Arts Alliance and the IML to receive honorable mention for the Illinois Arts Friendly Award.

## 7. TRUSTEE COMMENTS:

Trustee Kincaid stated that he attended the ribbon cutting of Moe's Southwestern Grill, the Devonshire Local Heroes awards and the Mori Seki ground breaking.

Trustee Mills thanked Public Works, the Police and Fire Departments for their efforts over the weekend, congratulated Gary Skoog, stated that she attended the Mori Seki ground breaking, the Devonshire Local Heroes awards, the September 11<sup>th</sup> Remembrance and thanked the speakers from that program.

Trustee Pilafas congratulated Gary Skoog, stated that he attended the Mori Seki ground breaking, the September 11<sup>th</sup> Remembrance and thanked the HEHS choir, Moe's Southwestern Grill ribbon cutting, thanked PW, Police and Fire for their help over the weekend, reminded everyone that the Platzkonzert is Saturday, September 20<sup>th</sup> and extended congratulations for getting the Arts Friendly Award.

Trustee Newell stated that she attended the Community Pride program, congratulated Gary Skoog, welcomed Mori Seki, thanked PW, Police, Fire and the CPA who helped with the flooding over the weekend.

Trustee Green stated that she congratulated Gary Skoog and thanked Police and Fire for everything that they do.

**8. VILLAGE MANAGER'S REPORT:**

Mr. Norris spoke about the flooding over the weekend and thanked everyone that was involved.

**9. VILLAGE CLERK'S REPORT:**

The Clerk reported that her staff is back up to full force.

**10. TREASURER'S REPORT:**

Mr. DuCharme stated that cash disbursements and transfers-out exceeded cash receipts and transfers-in for the operating funds by \$1,477,529 leaving a balance of cash and investments for the operating funds at \$26.4 million. For all of the Village funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$4,308,408. Overall, the total for cash and investments for all funds decreased to \$179.9 million.

**11. COMMITTEE REPORTS:**

**Finance**

Trustee Green stated that they would be meeting to request authorization to purchase a photocopier for a price of \$\_\_\_\_\_ from \_\_\_\_\_, enter into a one-year photocopier maintenance agreement with \_\_\_\_\_ to be billed at \$\_\_\_\_\_ per copy beginning when the purchase is final, request acceptance of the Finance and Information Systems Monthly Reports.

**Public Works & Utilities**

Trustee Green stated that they would be meeting to have a discussion regarding upgrading appearance of Village street name signs, request approval of a request by Ryland Homes for a resolution to accept the public improvements within the Canterbury Fields Subdivision, discuss Arbor Day Park Tree Tags, request authorization to award contract for the upgrade of water and sewer telemetry systems to \_\_\_\_\_, request authorization to award contract for Lift Station Maintenance Program to \_\_\_\_\_, request authorization to waive formal bidding and award contract for purchase of radio meter reading equipment to Water Resources, Inc, Elgin, IL (sole supplier), in an amount not to exceed \$44,400, request acceptance of the

Department of Public Works and Department of Development Services for the Engineering Division  
Monthly Reports.

**Public Health & Safety**

Trustee Newell stated that they would be meeting to request approval of requests from Hoffman Estates and James B. Conant High Schools to have a Fire Department ambulance present at home football games, request approval of an ordinance amending Section 5-5-7, Sworn Personnel, of the Hoffman Estates Municipal Code to decrease the number of authorized sworn police personnel from 105 to 102, request authorization to award the remaining Station 24 construction sub-trade bids contained in Bid Package #2 in an amount not to exceed \$790,607.00, request acceptance of the Police Department, Fire Department, Health & Human Services and Emergency Management Coordinator Monthly Reports.

**12. RECOGNITION OF AUDIENCE:**

Ed Grochowski, 995 Rosedale Lane, asked who pays for the trees that are dying along Barrington and Jones Roads, thinks that the trees should be watered before the flowers at Village Hall, commented about a log lying in the road the day of the flooding and that no one from PW picked it up and asked about the yellow curb being repainted at Eisenhower Jr. High.

Mr. Norris replied that he believed that the State replaces the trees along Barrington and either us or Schaumburg would be responsible for the ones on Jones.

**13. COMMISSION REPORTS:**

**A. Zoning Board of Appeals (Chairman Weaver)**

13.A.1. Request by Kazimierz Zuba, 1715 Ida Road, for a four foot, four inch (4'4" ) side yard setback variation from Section 9-5-3-D-5 to permit the construction of a garage addition to be set back approximately five feet, eight inches (5'8 ") from the side (north) lot line instead of the minimum required ten feet (10'). The following conditions shall apply:

1. The portion of the driveway that does not lead to an approved parking structure shall be removed.

Motion by Trustee Mills, seconded by Trustee Pilafas, to concur with the Zoning Board of Appeals and approve the request with immediate authorization to apply for permits.

Roll Call:

- Aye: Green, Newell, Pilafas, Mills
- Nay: Kincaid
- Mayor McLeod voted aye.
- Trustee Collins was absent.

Motion carried.

13.A.2. Request by Alan Juern at 800 Harmon Boulevard, for a 1 foot rear yard setback variation from Section 9-5-6-D-6 to permit an addition to be 19 feet from the (west) rear property line instead of the minimum required 20 feet. The following condition shall apply:

1. No exterior lights, other than are required by Code, shall be installed on the north side of the sunroom.
2. No regrading shall occur with this project without prior approval by the Engineering Division.



Motion by Trustee Mills, seconded by Trustee Pilafas, to concur with the Zoning Board of Appeals and approve the request with immediate authorization to apply for permits.

Roll Call:

Aye: Kincaid, Green, Newell, Pilafas, Mills

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

13.A.3. Request by the Village of Hoffman Estates at 411 W. Higgins Road, a special use under Section 9-3-8-L-8 to permit a double sided governmental community information sign measuring 14'4" by 14' (402 square feet) with a copy area of 60 square feet per side. The following condition shall apply:

1. Landscaping for this sign may be located within the public right-of-way if express written permission from IDOT is granted.

Motion by Trustee Mills, seconded by Trustee Pilafas, to concur with the Zoning Board of Appeals and approve the request with immediate authorization to apply for permits.

Roll Call:

Aye: Kincaid, Green, Newell, Pilafas, Mills

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

13.A.4. Request by the Village of Hoffman Estates for a special use under Section 9-3-8-L-8 to permit a double sided governmental community information sign to be located on the north side of Algonquin Road, east of Versailles Road measuring 14'4" by 14' (402 square feet) with a copy area of 60 square feet per side and to have a 0 foot setback, and a variation to permit the sign to be located on a property that does not contain a principal building, and a variation from Section 9-3-8-F-4 to allow the sign to be illuminated 24 hours when located within a direct distance of 300 feet from a residence.

Motion by Trustee Mills, seconded by Trustee Pilafas, to concur with the Zoning Board of Appeals and approve the request with immediate authorization to apply for permits.

### Discussion

Trustee Kincaid asked if there will be landscaping, if we could make it one of the conditions. Mr. Norris replied yes.

Mr. Koplín explained what trees would need to be removed and what trees would be planted.

Trustee Pilafas asked if there was another site option. Mr. Koplín replied that this is the best option.

Mr. Herzog, Windermere resident, stated that he presently owns two lots, one with his home and the other a vacant one. If he were to sell the vacant one the sign would be less than 300 feet from a home. Mr. Norris said that was true. Mr. Herzog then stated that there is no visibility. Mr. Norris said that a study was done and that the visibility was adequate. Mr. Herzog requested that there be a time limit on the sign and not have it on 24 hours.

Gini Kwasniewski, 1405 Michelline Ct, asked if another location could be looked at.

Michael and Jennifer Demski, 1420 Michelline Ct., showed pictures of how the area looks now and what will be removed if the sign is put up. They suggested Willow Rec Center or Winston and Algonquin Roads as options.

Mark Helbring, 1330 Picardy Lane, commented on how much work went into creating this area and wondered why we would want to put a sign there, that the turn is difficult and we would be disrupting wetlands.

Judy Gorr, 3825 Bordeaux, stressed the importance of protecting the lakes, trees and wildlife.

Mr. Norris explained that the well site, where the sign would be, is not included in those restrictions.

Robert Stone, 3815 Bordeaux, said he didn't know why we want to put a sign in a residential area.

Bruce Pearson, 3805 Bordeaux, stated his concerns about safety, the environment, cost of the sign, and the view-telephone poll in the way. He also presented a petition against the sign going up.

Trustee Kincaid said that he didn't think that 6 trees would be enough.

Mayor McLeod said that we need to get a landscaping plan in place.

Trustee Pilafas asked if we could replace the blue Hoffman Estates sign on Algonquin and Ela with this sign. Mr. Koplun replied that IDOT won't allow that.

Mayor McLeod said that putting the sign at Algonquin and Ela would have it right in people's backyards, the same is true for Lexington and Algonquin.

Trustee Mills asked if there was any Village property on Palatine Road that would work. Mr. Norris replied no.

Trustee Kincaid said that by putting plantings around the sign, they would hide the sign from the residents.

Thomas Kwasniewski, 1405 Michelline Court, thought that information could be put in the newsletter.

Mayor McLeod said that the message boards would get information out in a more timely fashion.

Trustee Mills withdrew her original motion.

Motion by Trustee Mills, seconded by Trustee Kincaid, to amend the original motion to include a landscape plan to go to the Planning, Building & Zoning Committee.

Roll Call:

Aye: Kincaid, Green, Newell, Mills

Nay: Pilafas

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Kincaid, to concur with the Zoning Board of Appeals and approve the request with the added amendment and with immediate authorization to apply for permits.

Roll Call:

Aye: Kincaid, Green, Newell, Mills

Nay: Pilafas

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

13.A.5. Request by the Village of Hoffman Estates for a special use under Section 9-3-8-L-8 to permit a double sided governmental community information sign to be located west of the Beverly Road right-of-way, north of Shoe Factory Road, measuring 14'4" by 14' (402 square feet) with a copy area of 60 square feet per side and a variation to permit the sign to be located on a property that does not contain a principal building, and a variation from Section 9-3-8-F-4 to allow the sign to be illuminated 24 hours when located within a direct distance of 300 feet from a residence.

### Discussion

Trustee Kincaid asked if it will need to be moved out of the right of way when Shoe Factory is widened. Mr. Norris said that yes it would be and that the site will be reserved.

Motion by Trustee Mills, seconded by Trustee Green, to concur with the Zoning Board of Appeals and approve the request with immediate authorization to apply for permits.

Roll Call:

Aye: Kincaid, Green, Newell, Pilafas, Mills

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

#### 14. CONSENT CALENDAR AND SECOND READING

##### Ordinance(s)

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Ordinance No. 4047-2008.

14.A. Ordinance No. 4047-2008 granting a variation to premises at 1065 Ash Road, Hoffman Estates.

Roll Call:

Aye: Kincaid, Green, Newell, Pilafas, Mills

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Ordinance No. 4048-2008.

14.B. Ordinance No. 4048-2008 rezoning certain properties in the Village of Hoffman Estates from B-1 to B-2 (Woodfield Nissan).

Roll Call:

Aye: Kincaid, Green, Newell, Pilafas, Mills

Nay:

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Ordinance No. 4049-2008.

14.C. Ordinance No. 4049-2008 granting variations to Woodfield Nissan, 700 and 790 W. Higgins Road, Hoffman Estates.

Roll Call:

Aye: Green, Newell, Pilafas, Mills

Nay: Kincaid

Mayor McLeod voted aye.

Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Ordinance No. 4050-2008.

**14.D.** Ordinance No. 4050-2008 granting a special use and height variation to Township High School District 211 (owner) and Black and Veatch, Agent for Denali Spectrum Operations, d/b/a Cricket Communications (lessee) – (Hoffman Estates High School).

Roll Call:

Aye: Kincaid, Green, Newell, Mills  
Nay: Pilafas  
Mayor McLeod voted aye.  
Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Ordinance No. 4051-2008.

**14.E.** Ordinance No. 4051-2008 granting a special use and height variation to Township High School District 211 (owner) and Black and Veatch, Agent for Denali Spectrum Operations, d/b/a Cricket Communications (lessee) – (Conant High School).

Roll Call:

Aye: Green, Newell, Mills  
Nay: Kincaid, Pilafas  
Mayor McLeod voted aye.  
Trustee Collins was absent.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Kincaid, to approve Ordinance No. 4052-2008.

**14.F.** Ordinance No. 4052-2008 authorizing the sale of personal property owned by the Village of Hoffman Estates (online auction).

Roll Call:

Aye: Kincaid, Green, Newell, Pilafas, Mills  
Nay:  
Mayor McLeod voted aye.  
Trustee Collins was absent.

Motion carried.

Motion by Trustee Kincaid, seconded by Trustee Mills, to approve Ordinance No. 4053-2008.

**14.G.** Ordinance No. 4053-2008 authorizing the sale of personal property owned by the Village of Hoffman Estates (NWMC vehicle auction).

Roll Call:

Aye: Kincaid, Green, Newell, Pilafas, Mills  
Nay:  
Mayor McLeod voted aye.  
Trustee Collins was absent.

Motion carried.

## 15. ADJOURNMENT

Motion by Trustee Green, seconded by Trustee Mills, to adjourn the meeting. Voice vote taken. All ayes.  
Motion carried. Time 9:56 p.m.

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Bev Romanoff  
Village Clerk

Date Approved

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

**AGENDA**  
**PUBLIC WORKS & UTILITIES COMMITTEE**  
**Village of Hoffman Estates**  
**October 27, 2008**

**7:30 p.m. – Board Room**

Members: Jacquelyn Green, Chairperson  
 Anna Newell, Vice Chairperson  
 Cary Collins, Trustee

- I. Roll Call**  
**II. Approval of Minutes – September 22, 2008**

**NEW BUSINESS**

1. Discussion regarding 2008-2009 Snow/Ice Control Policy and Procedure Manual.
2. Request a resolution to increase the membership of the Stormwater Management Committee with a representative from the Hoffman Estates Park District.
3. Request approval of Ordinance naming Director and Alternate Directors to the Solid Waste Agency of Northern Cook County.
4. Request approval to participate in the Northeastern Illinois Mutual Aid Network (NEIMAN) emergency and non-emergency intergovernmental service agreement.
5. Request authorization for Change Order #2 to the Village Hall interior remodeling contract for additional construction services for remodeling of the Council Chambers to CMM Group, Inc., Alsip, IL, in an amount not to exceed \$508,033.
6. Request authorization to award contract for Utility Line Protection Program (Proposals due October 15<sup>th</sup>).
7. Request authorization to award contract for upgrade of water and sewer telemetry systems to Automatic Control Services, Naperville, IL, in an amount not to exceed \$118,983.54.
8. Request authorization to award contract for the evaluation and cathodic protection of 16" water transmission mains on Ela Road and Huntington Boulevard to Cathodic Protection Management, Elburn, IL, in an amount not to exceed \$117,400.
9. Request authorization to award contract for Lift Station Inspection and Maintenance Program to Hydroaire Service, Chicago, IL, in an amount not to exceed \$30,224.
10. Request authorization to award contract for purchase of Portable Televising Inspection Equipment (Bid opening to be held October 15<sup>th</sup>).
11. Request acceptance of the Department of Public Works Monthly Report.
12. Request acceptance of the Department of Development Services Monthly Report for the Engineering Division.

- III. President's Report**  
**IV. Other**  
**V. Items in Review**  
**VI. Adjournment**

**AGENDA**  
**PUBLIC HEALTH AND SAFETY COMMITTEE**  
**Village of Hoffman Estates**  
**October 27, 2008**

**Immediately following Public Works & Utilities**

**Members: Anna Newell, Chairperson**  
**Cary Collins, Vice Chairperson**  
**Jacquelyn Green**

**I. Roll Call**

**II. Approval of Minutes – September 22, 2008 Committee Meeting**  
**October 6, 2008 Special Committee Meeting**

**NEW BUSINESS**

1. Request approval of an amendment to Section 5-6-9, Personnel, Hoffman Estates Fire Department, of the Hoffman Estates Municipal Code.
2. Request approval to follow the Northwest Municipal Conference coast containment recommendation and award the contract for the replacement of Reserve Ambulance 24 to Foster Coach Sales, Inc., Sterling, IL (representing MedTec Ambulance) in an amount not to exceed \$185,070.00.
3. Request acceptance of Police Department Monthly Report.
4. Request acceptance of Fire Department Monthly Report.
5. Request acceptance of Health & Human Services Monthly Report.
6. Request acceptance of Emergency Management Coordinator Monthly Report.

**III. President's Report**

**IV. Other**

**V. Items in Review**

**VI. Adjournment**

*The Village of Hoffman Estates complies with the Americans With Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.*

*Please forward Agenda Item Summary Sheets and backup documentation to Nell Kramer, Health & Human Services Department.*

**AGENDA  
FINANCE COMMITTEE  
Village of Hoffman Estates  
October 27, 2008**

**Immediately following Public Health and Safety**

**Members:** Cary Collins, Chairperson  
Jacquelyn Green, Vice Chairperson  
Anna Newell, Trustee

**I. Roll Call**

**II. Approval of Minutes – September 22, 2008**

**NEW BUSINESS**

1. Review of 2008 Capital Improvement Projects Quarterly Update – 3rd Quarter.
2. Request approval of an ordinance creating an Identity Theft Prevention Policy in compliance with the Identity Theft Rules of the Federal Trade Commission.
3. Request acceptance of Finance Department Monthly Report.
4. Request acceptance of Information Systems Department Monthly Report.

**III. President's Report**

**IV. Other**

**V. Items in Review**

**VI. Adjournment**



# VILLAGE OF HOFFMAN ESTATES

## MEMO

**TO:** Village President and Board of Trustees

**FROM:** Gary Stanton, Plan Commission Chairman

**RE:** **REQUEST BY MCSHANE CORPORATION (OWNER) AND BIG KAISER PRECISION TOOLING (CONTRACT PURCHASER) FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR A FLEX-TECH OFFICE/WAREHOUSE BUILDING LOCATED NEAR THE NORTHWEST CORNER OF HUNTINGTON BOULEVARD AND CENTRAL ROAD IN THE HUNTINGTON WOODS CORPORATE CENTER – FINDING OF FACT**

**DATE:** October 17, 2008

Plan Commission Hearing Date: October 15, 2008  
File #2008022

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### REQUEST

Request by McShane Corporation (owner) and Big Kaiser Precision Tooling Inc. (contract purchaser) for preliminary and final site plan approval for a flex-tech office/warehouse building located near the northwest corner of Huntington Boulevard and Central Road in the Huntington Woods Corporate Center.

### BACKGROUND

The property is located directly north of the recently approved Mori Seiki building and near the northwest corner of Huntington Boulevard and Central Road. The petitioner is requesting preliminary and final site plan approval for a flex-tech office/warehouse facility situated on approximately 3 acres which will be home to Big Kaiser. The petitioner is proposing an approximately 32,000 square foot 2-story building that will designate areas for offices, warehouse/storage and a showroom. A future expansion of approximately 10,000 square feet is proposed to extend to the west at a future date.

Big Kaiser Precision Tooling Inc. is the market leader in the development, manufacturing and distribution of high precision boring tools, modular tooling systems, tool measuring and presetting systems, modular workholding and clamping systems, solid carbide and high speed steel precision drills and quality machine tool accessories. Big Kaiser's tooling solutions are designed to produce the highest levels of precision, productivity and efficiency.

The property is located within the recently subdivided Huntington Woods Corporate Center. This development is part of the first phase of the overall development of the corporate center. As stated previously, Mori Seiki will be located directly south of the property. The AT&T facility is located to the north of the property with vacant land immediately to the west. The Cook County Forest Preserve is located to the east, across Huntington Boulevard.

An overall subdivision plat has been previously approved, along with the final site plan for the Mori Seiki building. With the approvals for Mori Seiki, a final plat of subdivision was approved for the access ring road and the mass grading. Big Kaiser will be the second site plan for the overall development.

## **PETITIONER PROPOSAL**

### *Site Access*

There will be two access points for the site. The first access will be located off of the north access road, approximately 100 feet west of Huntington Boulevard, and will be mainly used for employees and guests of the building. No truck traffic will be used at this access point. The second access point will be located at the southwest corner of the property and will mainly be used for truck access; however, some employees may use this access. This access point will align with the access road that will run along the westerly side of the Mori Seiki facility and ultimately tie the lots to the west into the ring road system. There is an existing blanket easement over the entire development that covers cross access and ingress and egress from the properties. There will be an option for a shared access point at this location with the property to the west. It is envisioned that another flex-tech type use will be located on this lot and at such time as they develop, a shared access would be granted. This shared connection may be used for truck access to the western property. A condition of approval has been added regarding this. Maintenance for the ring roads will be part of an overall master property owners association.

### *Parking*

The site proposes a total of 76 parking spaces. The office portion of the building is expected to be 11,000 square feet and is parked at a 4/1000 ratio. The remaining 20,650 square feet is designated as light industrial and is parked at a 2.7/1000 ratio. Additional parking could be accommodated along the Huntington Boulevard parking lot and would extend north should future growth or changes in building use dictate the need. Based upon the information provided by the petitioner, they believe the parking supply proposed will be adequate based on the review of the existing Big Kaiser facility and the future growth of the company.

### *Landscaping*

There are several existing trees located on the site. These trees will be removed during the construction of the site and reinstalled after construction has been completed. A majority of the existing trees will be located along Huntington Boulevard, similar to the Mori Seiki site. The remaining trees will be replanted along the northern portion of the property. If any trees are damaged or destroyed during this process, the petitioner will be required to replace said trees at 1-inch per 1-inch equivalent. A condition of approval has been added for this requirement.

New landscaping will be planted throughout the site. Street trees along Huntington Boulevard and the north access road will be required as part of the development. As part of the Mori Seiki development and the approval of the ring road, the developer, or others, is required to install street trees along the north access road. These trees did not count towards the requirements of the Big Kaiser site and therefore Big Kaiser will be required to plant their requirements for the

street trees along the north access road elsewhere on the property, which they have accommodated. Evergreens and canopy trees will be located along the northern property line and will be integrated with the transplanted existing trees. Foundation plantings will wrap around the north, south and east sides of the building. Eight foot high evergreen trees will be planted along the retaining wall for the loading dock and will provide ample screening from the road.

Along the entire frontage of Huntington Boulevard is a 30-foot landscape easement that was incorporated with the overall subdivision of the development. A 25-foot landscape easement runs along the northern property line and was also part of said subdivision. A 10-foot landscape and public utility easement runs along the length of the north access road.

### ***Western Property Line***

A 10-foot landscape setback that was established as part of the overall subdivision runs along the western property line. According to Section 9-7-3 D of the Zoning Code, the property meets all of the building setback requirements for the site. Section 10-4-4-B.2.a of the Subdivision Code states that the minimum site perimeter width of 10 feet can be reduced to 7 feet if the adjacent lot is located within the same subdivision and is part of the same development and the total width is at a uniform grade for the planting area. The petitioner is requesting a waiver to encroach into this setback for a portion of the western property line where the truck pavement extends north to allow them to back into the loading docks. This location is approximately 140 feet north of the access point and is 100 feet in length. The portion leading up to the encroachment will be planted with screening material and will meet the requirements of the perimeter landscaping.

### ***Building Design***

The building will be constructed of a precast concrete panel system and a large amount of glass on the east and south sides. The approximately 32' tall building will feature gray and blue as the dominant colors. The rooftop mechanicals will be screened by a 3.5' parapet wall that will wrap the entire building.

### ***Engineering***

An 8" watermain is proposed to service the building and fire hydrants. There is an existing 12" watermain on Huntington Boulevard and one of the proposed 8" watermains will extend into the parking island for a fire hydrant. The developers of Mori Seiki will be installing a 12" watermain along the north access road and the second proposed 8" watermain will service the building. An 8" sanitary sewer line will connect at the south end of the building and will extend to the southwest corner of the property and tie into an existing 8" line. Public utility easements will be required for all watermains extending on the property to the fire hydrants. The petitioner will be required to provide a plat of easement for these watermains at a future date. A condition has been added for this requirement.

The stormwater management facility for the entire development is in place and designed to hold all of the runoff from this site. The stormwater runoff for the site will run from the northeast corner to the southwest corner, with some of the runoff entering the existing ditch along Huntington Boulevard. Storm sewer lines will be placed on the north side of the building and

the parking lot to move the runoff to the stormwater management facility. These lines will tie into an existing 27" storm sewer line that will discharge into the existing pond.

There are two proposed retaining walls for the site. They are located at the loading docks and will need to be reviewed prior to the issuance of building permits.

### ***Lighting***

The minimum and maximum lighting levels will be met on the property. A flat lens light will be implemented throughout the parking lot and will minimize glare and any spillover of light to adjacent sites and roadways. Lighting on the building will be required to shine directly down and not spill into the surrounding properties.

### ***Fire Department***

Emergency vehicle access around the site has been reviewed and approved by the Fire Department. They also reviewed the locations of the fire hydrants and verified that all apparatus will reach each building.

### ***Signage***

The developer of the corporate center will be proposing a master sign plan for this development in the near future. It will need to incorporate the same attributes as the surrounding developments. The signage on the buildings will not be approved with this site plan approval and will be part of the overall signage package that will be submitted at a later date.

## **PLAN COMMISSION DISCUSSION**

McShane Corporation and Big Kaiser Precision Tooling Inc. came before the Plan Commission on October 15, 2008, to request a preliminary and final site plan approval for a flex-tech office/warehouse building located in the Huntington Woods Corporate Center.

The petitioner proposed a flex-tech warehouse and office building that will be located to the north of the Mori Seiki facility. The access for the site will be located off of the north access road and the parking will accommodate the current needs of the building and for the future expansion. Landscaping was implemented throughout the site and meets the current code. The existing trees that were on the site were relocated and will be transplanted onto the site when appropriate. If any of these trees die during the transplant, the petitioner will be required to replace the trees at a 1-inch to 1-inch equivalent. The building will be constructed of similar material as Mori Seiki and all rooftop mechanicals will be screened by a parapet wall. One waiver for the landscape setback along a portion of the western property line will be granted as part of the development.

The Plan Commission voiced several concerns including parking, setbacks and snow removal. With respect to the number of parking spaces provided, the petitioner provided information on the operation of their business and the number of parking stalls proposed will be sufficient for the company's current as well as future needs. The landscape setback along the western property line was explained in further detail and is outlined in condition 3 below. The snow removal for

the site was explained and further details will be placed on the civil drawings and the landscape plan.

The motion to approve the project was passed on a vote of 6-0.

### **AUDIENCE PARTICIPATION**

None.

**MOTION - Vice Chairman Thoren moved, seconded by Commissioner Krettler, that the Plan Commission recommend approval of a request by McShane Corporation (owner) and Big Kaiser Precision Tooling (contract purchaser) for preliminary and final site plan approval for a flex-tech office/warehouse building located near the northwest corner of Huntington Boulevard and Central Road in the Huntington Woods Corporate Center, subject to the conditions in Staff Memo #1 dated October 10, 2008:**

1. A retaining wall is proposed on the north and south sides of the loading docks. The retaining wall will have railings on the top for security purposes. The retaining wall and railings will be designed by the contractors' structural engineer and will need to be reviewed by the Village for compliance. No permit will be issued for the retaining walls until approval has taken place.
2. There are several existing trees located on the site. These trees will be removed during the construction of the site and installed after construction has been completed. Any trees that die during the relocation and storage process shall be replaced on an inch by inch basis with the same or similar species.
3. It is envisioned that another flex-tech type use will be located to the property to the west. This subdivision and site plan has been designed to coordinate access to this property. At the time this property develops, Big Kaiser, or current owner, shall permit cross access connections to be installed along the west property line in accordance with the easement on the recorded plat. The specific design of the connection shall be determined by the Village as part of the site plan process for the parcel to the west and it may include truck access.
4. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program and the Annexation and Development Agreement. This fee will be due prior to any certificate of occupancy for the Big Kaiser building. Any future additions to the building will be required to pay said fee at time of certificate of occupancy for the addition.
5. A waiver to Section 10-4-4-B.2.a of the Subdivision Code is hereby granted pertaining to the landscape setback requirement along a 100' portion of the west interior property line. The setback will be reduced from 7 feet to 0.83 feet on a portion of the western property line, subject to cross access being permitted for the property to the west.

6. The original plat of subdivision for the Huntington Woods Corporate Center must be recorded prior to issuance of a building permit.
7. A Plat of Easement must be presented to the Village and approved for the watermains onsite prior to a Certificate of Occupancy.
8. No signs are approved with this site plan approval. The petitioner is working with the developer in preparing the sign package. It will be reviewed at a later date and will need to be presented to the Village prior to implementation.

Roll Call Vote:

6 Ayes: Commissioners Vanderbergh, Boxenbaum, Danowski, Krettler, Vice Chairman Thoren, Chairman Stanton

5 Absent: Commissioners Afeef, Combs, Porzak, Zahrebelski, Henderson

Motion carried.

cc: J. Norris; M. Hankey; M. Koplin; P. Gugliotta; D. Plass; G. Salavitch; S. Neil; Petitioner

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARING: October 7, 2008

DATE OF PRESENTATION TO VILLAGE BOARD: October 20, 2008

PETITION: Hearing held at the request of Emily Malakismail to consider variations from the Zoning Code to permit the construction of an addition on the property located at 600 Geronimo Street.

DISTRICT IN WHICH PROPERTY IS LOCATED: R-3, One Family Residential District

ZONING CODE SECTION(S) FOR VARIATION(S): 9-5-3-D-5

FINDING-OF-FACT: The Zoning Board of Appeals (ZBA) found that the Standards for a Variation (9-1-15-C) were met.

MOTION: Request to grant Emily Malakismail of 600 Geronimo Street, *a 13 foot side yard setback variation, where the side yard adjoins a street, from Section 9-5-3-D-5 to permit an addition to be 17 feet from the (southeast) side property line adjoining a street instead of the minimum required 30 feet.*

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends approval of this request.

The petitioner has requested a variation to construct an addition on the property. Ms. Emily Malakismail has three teenage children and needs more room in her house.

The addition will consist of a master bedroom, bathroom and family room and expansion of the existing kitchen and dining room. The exterior of the house will be replaced with brick and stone and a front porch will be added. The house will remain single story.

AUDIENCE COMMENTS

None.

**\*\* SEE ATTACHED MINORITY REPORT**

VOTE:

5 Ayes

1 Nay (Ciffone)

1 Absent (Gaeta)

ZONING BOARD OF APPEALS

Chairman William Weaver

Vice-Chairman Ronald Jehlik

Denise Wilson

Michael Ciffone

Masoom Ali

Donna Boomgarden

Michael Gaeta

**\* IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED \***

**THIS VARIATION WILL EXPIRE UNLESS ACTED UPON WITHIN  
ONE (1) YEAR OF VILLAGE BOARD APPROVAL**

FINDING OF FACT WRITTEN BY MASOOM ALI



**MINORITY REPORT  
FOR  
600 GERONIMO STREET**

My reason for voting no for the 600 Geronimo variation was due to the required setbacks. I have no problem with the addition; as a matter of fact it looks very nice from the drawing that was presented to us. I would feel more comfortable if the variation was on the west side of the house, because the setback variation being requested would not affect or have a negative impact on the character of the neighborhood. The request that is being asked is for a variation on the east side of the house. The east side of the house, which is the petitioner's side yard is actually the front yards for the rest of the houses on the street. Therefore this variation would appear to be a front yard variation and not a side yard. I don't believe we have ever approved a 13 foot front yard variation, as this request would appear. It is in my opinion this variation would greatly affect the character and streetscape of the surrounding homes on Geronimo Street.

Submitted by Michael Ciffone

# VILLAGE OF HOFFMAN ESTATES

## Memo

TO: William Weaver, Zoning Board of Appeals Chairman  
FROM: Josh Edwards, Assistant Planner JAE  
RE: 600 GERONIMO STREET - CORNER SIDE YARD SETBACK  
VARIATION FOR AN ADDITION  
DATE: October 2, 2008  
HEARING DATE: October 7, 2008

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1. REQUEST SUMMARY

Request by Emily Malakismail for a corner side yard setback variation to permit the construction of an addition.

2. PETITIONER PROPOSAL

The petitioner is requesting a corner side yard setback variation to permit the construction of a 13 foot by 34 foot addition on the side of the house. The existing one-story house is set back 30 feet 9 inches from the corner side property line and the addition would extend the house to 17 feet 9 inches from the corner side property line. A variation of 13 feet is requested for the house to be set back 17 feet from the corner side property line (toward Des Plaines Lane). The house addition conforms to the other required setbacks. An existing detached garage and driveway are both conforming. A mature tree in the area of the addition would be removed.

The remodeling would add a fourth bedroom and a family room. The exterior of the house would be remodeled with new windows and portions of the house would be refaced with stone and brick. A front porch would be constructed. The roof line of the house addition would be designed to match the opposite side of the house for a nearly symmetrical appearance.

3. SITE CONDITIONS

- a) The subject property is zoned R-3, One-Family Residential District and is located in Parcel C.
- b) The surrounding properties are also zoned R-3.

4. APPLICABLE REQUIREMENTS

Section 9-5-3-D-5 (p. CD9:71) states that the minimum corner side yard setback shall be 30 feet or equal to the existing setback of the principal structure, whichever is less (30 feet is the lesser).

5. ADJACENT OWNERS COMMENTS

- a) Standard notification letters have been mailed with no written comments received at the time of this writing.
- b) Statements of Awareness from neighboring properties were received from 170 Des Plaines Lane (adjacent to the rear yard) and 605 Geronimo Street (across Geronimo Street).

6. VARIATION HISTORY

*Subject property*

There is no variation history.

*Similar variations in the Village*

- a) Ordinance No. 3829-2006 – 10 Westview Street – A 26 foot 9 inch variation was granted to permit a detached garage to be 3 feet 3 inches from the corner side lot line instead of the minimum required 30 feet. This property is zoned R-3, One-Family Residential District.
- b) Ordinance No. 3522-2003 – 605 Geronimo Street – A 9 foot variation was granted to permit a room addition to be 21 feet from the corner side lot line instead of the minimum required 30 feet. This property is zoned R-3, One-Family Residential District.
- c) Ordinance No. 3198-2000 – 5 E. Bradley Lane – A 20 foot variation was granted to permit a detached garage to be 10 feet from the corner side lot line instead of the minimum required 30 feet. This property is zoned R-3, One-Family Residential District.

7. ENGINEERING COMMENTS

The Engineering Division has reviewed the petitioner's proposal and has no comments.

8. IMMEDIATE AUTHORIZATION TO APPLY FOR PERMIT

The petitioner requests immediate authorization to apply for permits.

9. DEVELOPMENT SERVICES COMMENTS

The existing house is aligned with the houses to the west along Des Plaines Lane; therefore the proposed addition would alter the streetscape of Des Plaines Lane. However, the house mirroring the subject house across Geronimo Street (605 Geronimo Street) was granted a variation to encroach 9 feet into the corner side yard setback toward Des Plaines Lane, which similarly interrupted the streetscape.

If the variation is denied, the petitioner could not expand the house toward the corner side yard. There is limited space toward the rear of the property for an addition without encroaching on the rear yard setback.

10. MOTION

Should the Zoning Board find that the Standards for a Variation are met the following motion is provided:

A 13 foot side yard setback variation, where the side yard adjoins a street, from Section 9-5-3-D-5 to permit an addition to be 17 feet from the (southeast) side property line adjoining a street instead of the minimum required 30 feet.

cc: Corporation Counsel, D. O'Malley, D. Plass, R. Norton, Petitioner

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

REQUEST FOR RESIDENTIAL VARIATION HEARING

FOR VILLAGE USE ONLY

Hearing Fee \$ 150.00 Date Paid 8/29/08 Received By J. EDWARDS  
Hearing Date: 10/7/08 Time: 7:30 pm Legal Published 9/22/08  
Receipt Number 289536 Check No. 524 Zoning District R-3

PLEASE PRINT OR TYPE

Use additional sheets as necessary

1. Property Owner(s) Name\* Emily Malakisman

E-Mail Address hope.malak@comcast.net Fax \_\_\_\_\_

Owner's Address 600 Germania St. Phone 847 606-2269

City Hoffman Estate State IL Zip 60169

Subject Property's Address (if different):  
\_\_\_\_\_

2. Person applying if other than owner\*:

Name \_\_\_\_\_ Company \_\_\_\_\_

E-Mail Address \_\_\_\_\_ Fax \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

3. Property Index Number (PIN) 07-15-312-024

4. Zoning District R3

5. Briefly describe the improvement that needs a variation.

Addition of the fourth bedroom and family room

\* If "owner" is an entity other than an individual(s), then an Economic Disclosure Statement must also be filed.

6. Other options that would not require a variation?

N/A

7. Is the applicant the original owner? NO How long has the applicant resided at this address? 14 Yr Did the condition that instituted this request for a variation exist at the time the applicant purchased this property? If yes, please describe.

8. Describe existing materials and proposed construction materials indicating if proposed construction will match or blend with the existing structure.

EXISTING BRICK & SIDING AND PROPOSED  
BRICK & STONE

9. Estimated total project cost \$ 100,000.00

10. Removal/ relocation of trees, driveway approaches, utilities required? Will the proposed construction require removal/ relocation of trees, driveway apron, utilities, other? If yes, please describe.

Removal of a tree

11. An Immediate Authorization to Apply for Permits allows the Code Enforcement Division to begin the building permit review process prior to the adoption of the Ordinance by the Village Board. The Immediate Authorization makes it possible for you to expedite the plan review process by approximately two weeks. Contact the Code Enforcement Division at 847/781-2631 to discuss the building permit application and review process.

Please check one of the following



Yes, I request Immediate Authorization to Apply for Permits upon approval of my application by the Village Board, allowing me to begin the building permit review process prior to adoption of the Ordinance approving my variation.

Or



No, I do not request Immediate Authorization to Apply for Permits.

12. Existing Conditions

Front, Side, Rear Yard Setback, Height, or Variation	Present Condition	Required	Proposed
<del>FRONT</del> SIDE YARD	30.75 FT.	30 FT	17 FT.

13. I, the undersigned, certify the information and submissions provided accurately represent the current conditions and proposed improvement(s) requiring a variation.

Owner's Signature Emily Malakissian

Name (Please Print) EMILY MALAKISSIAN

Applicant's Signature \_\_\_\_\_

Name (Please Print) \_\_\_\_\_

# Standards for Variation

Emily Malak-ismail

1a. The Value of the property will increase due to the addition.

1b. My three children are growing teenagers and they each need their own rooms for more privacy.

1c. The addition will not completely change the outside of the property. The neighbors have done a similar addition as well.

2a. We need room for my growing children.

2b. There is not enough area to add a bedroom and family room.

2c. N/A

2d. N/A

2e. We hired a professional to inspect the job.



BUTTE CREEK CT. 86 10 6855

GRAND CANYON PKWY

Community Park

EVANSTON ST

Valley PLAN CO

W BERKLEY LN

GRISSEOM LN

LINDEN CIR

GRAND CANYON ST

Fire Sta. 21

St Hubert's Church & School

Chino Park

Children's Advocacy Center

Alliance Church

Hoffman Park

ALE LN

EVANSTON ST

FOREST PARK LN

Summitview Christian Church

DOUGLAS ST

GERONIMO ST

DES PLAINES LN

DECATUR ST

ILLINOIS BLV

LINCOLN DR

MARICOPA LN

W THACKER ST

W THACKER ST

ROSELLERD

CUMBERLAND ST

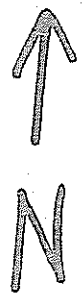
COCHISE ST

CHANDLER LN

BRADLEY LN

BUCKEYE DR

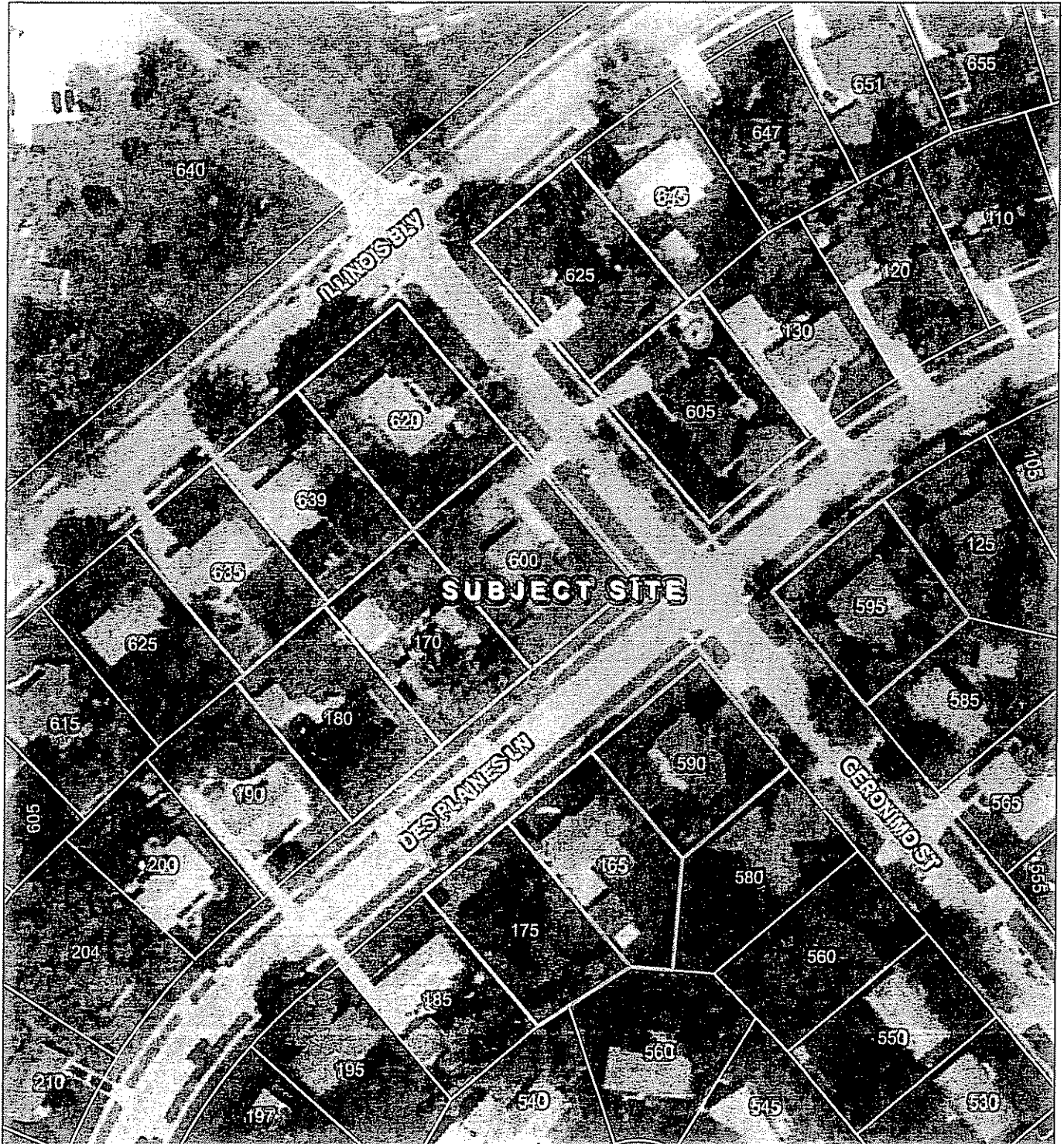
SUBJECT SITE



innocents 380  
scopal 370



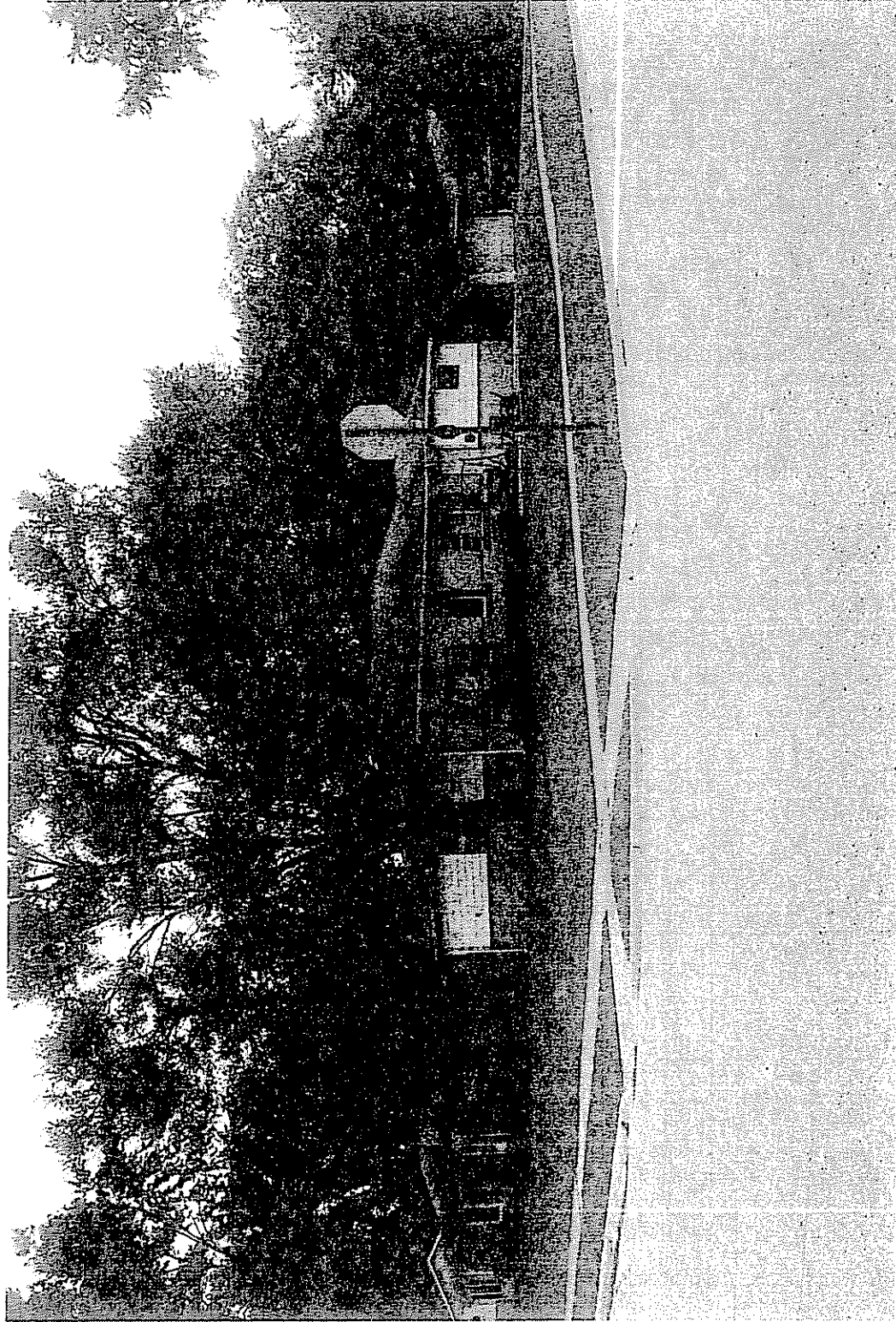
# 600 Geronimo Street Notice



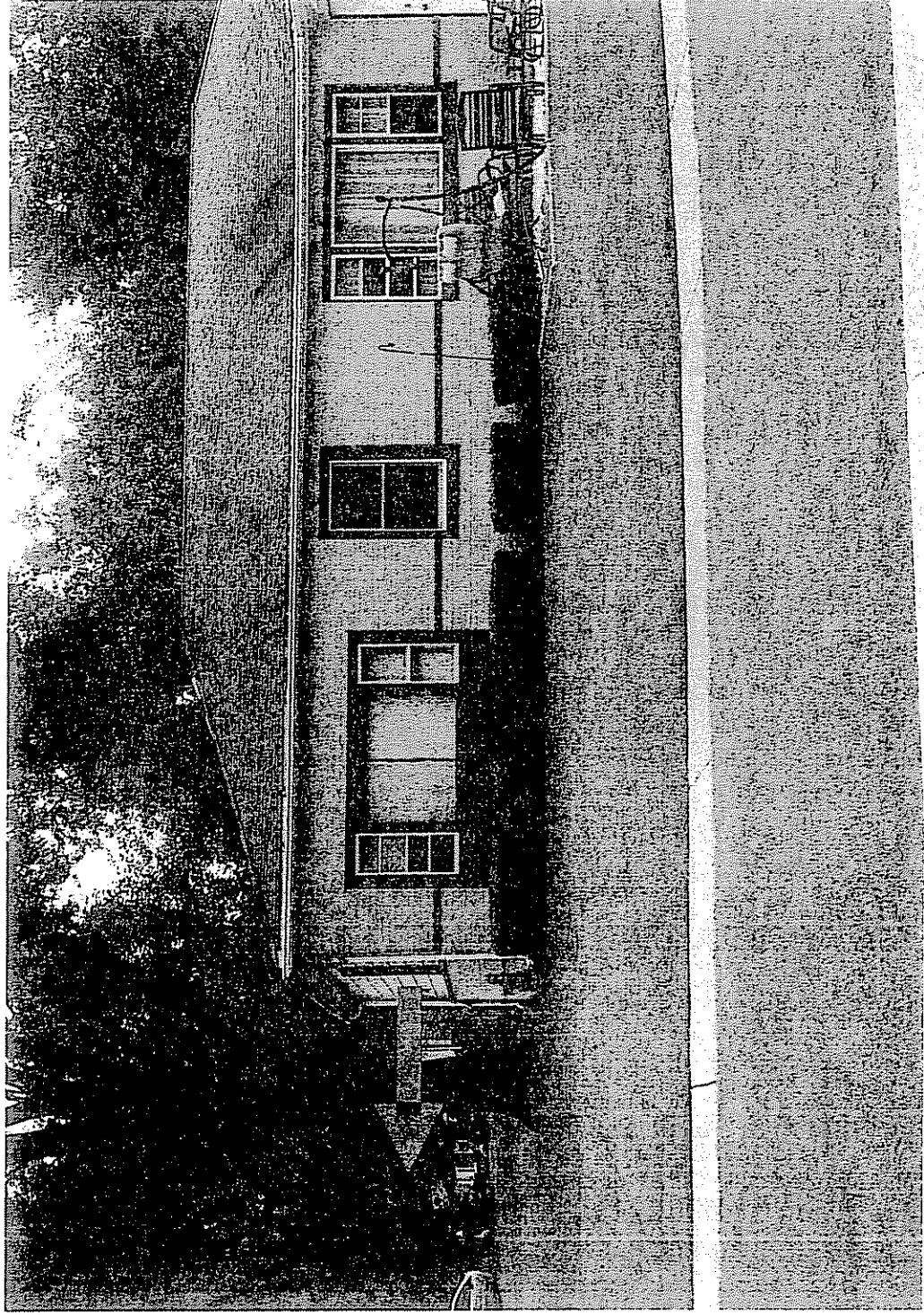
1 inch = 100 feet

Zoning Board of Appeals  
Village of Hoffman Estates  
September 2008

# 600 Geronimo Street



# 600 Geronimo Street



North

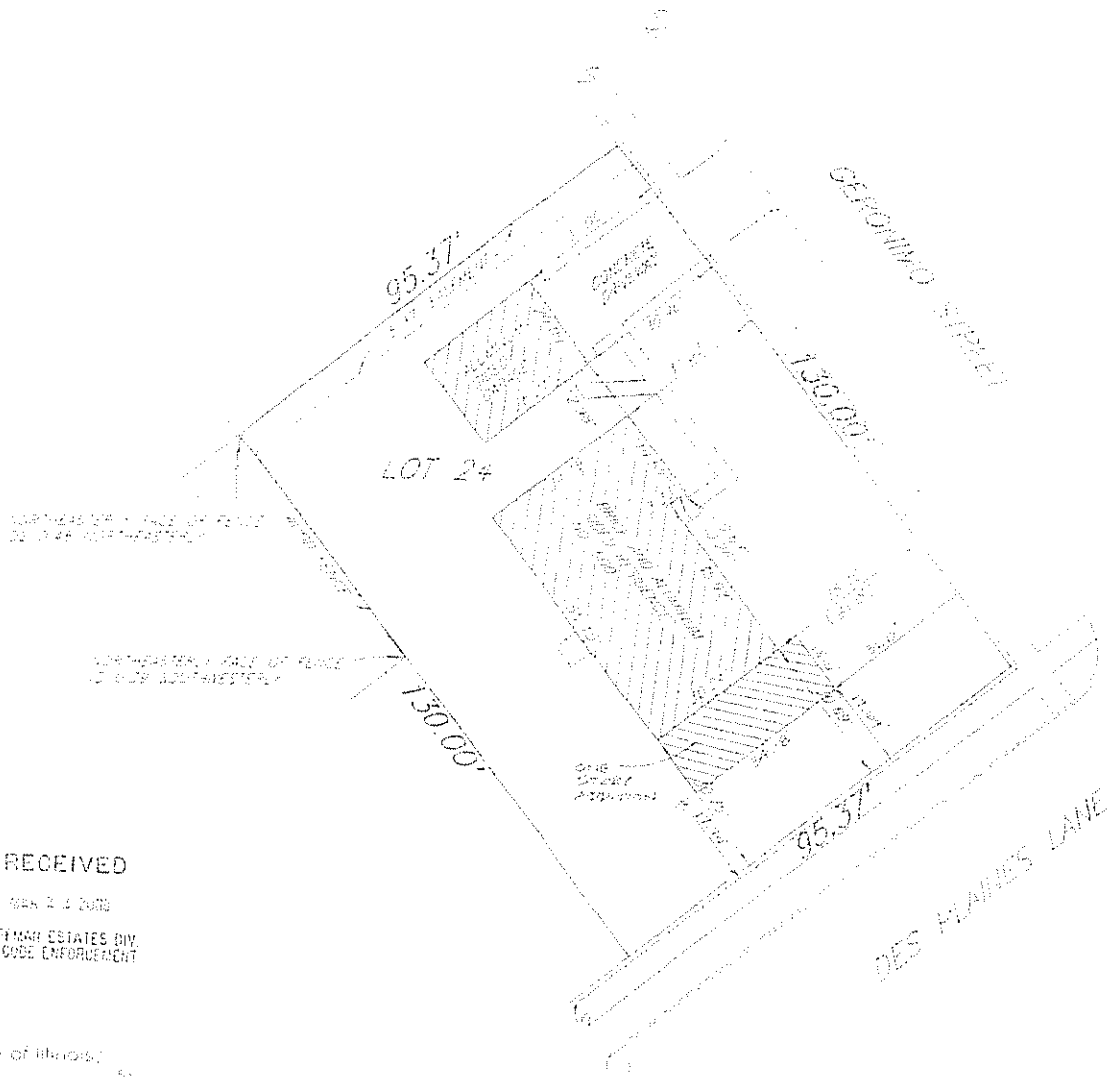
# Plat of Survey

W — E

Property located at \_\_\_\_\_  
Legally described as \_\_\_\_\_

S

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN THE PUBLIC RECORDS OF THE STATE OF ILLINOIS, COUNTY OF COOK, ON \_\_\_\_\_ 2007. ANY CHANGES TO THIS SURVEY SHALL BE MADE BY A LICENSED SURVEYOR AND SHALL BE FILED IN THE PUBLIC RECORDS OF THE STATE OF ILLINOIS, COUNTY OF COOK.



RECEIVED

MAR 24 2008

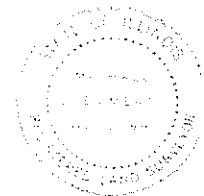
HOFFMAN ESTATES DIV  
OF CODE ENFORCEMENT

State of Illinois:

County of Cook

I, Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat herein shown. The legal description shown herein is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted herein shall not be assumed by scaling or otherwise. This office shall not be responsible for future construction unless all property corners are established by this office.

Prepared this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_



Michael J. Emmert Surveys, Inc.

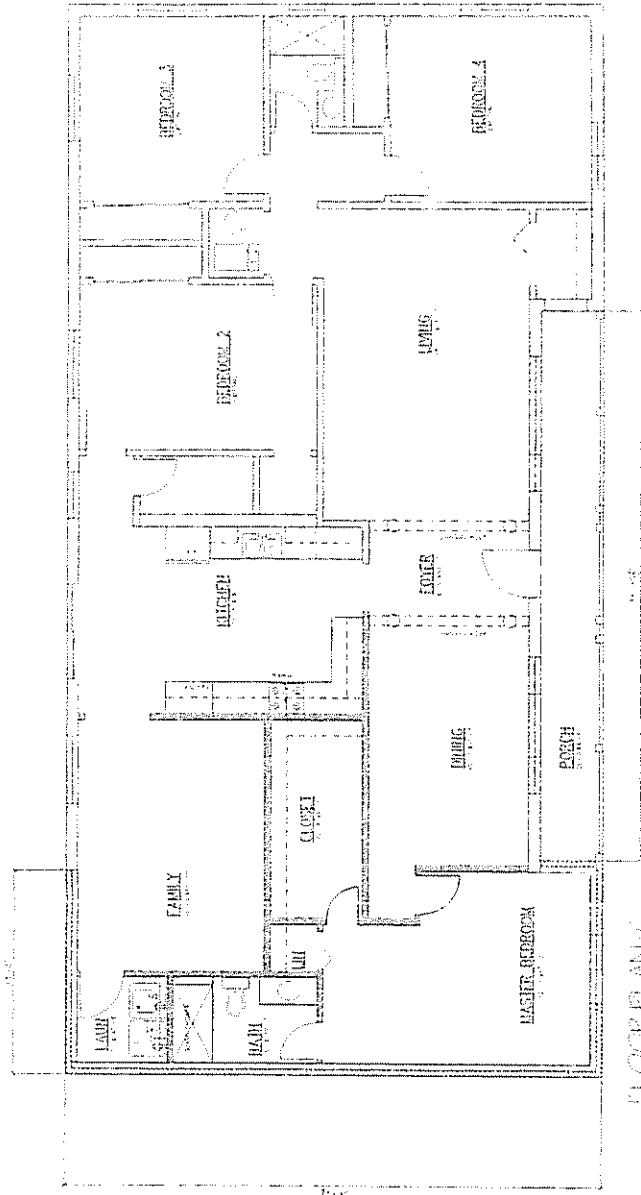
115 West Fullerton Road

Palmer, Illinois 60067-5105

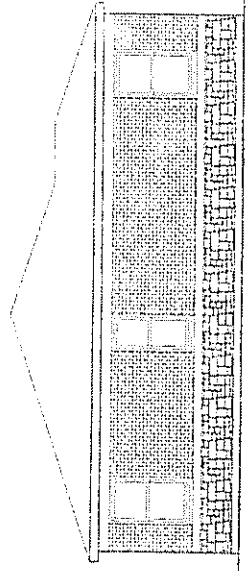
PH: 708-414-0091 FAX: 708-414-0898

President

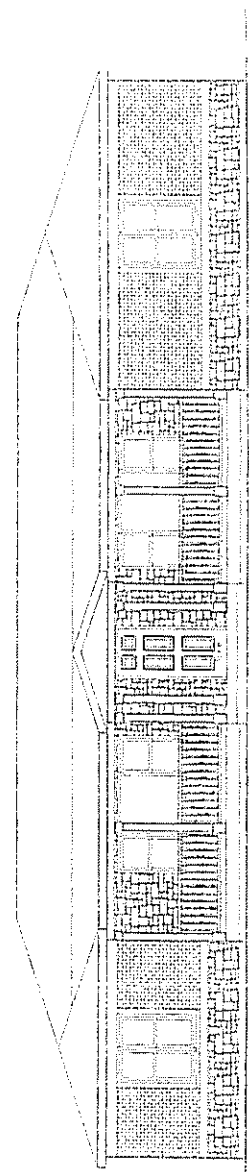
Registered Professional Surveyor No. 0409



FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

FINDING OF FACT

DATE OF PUBLIC HEARING: October 7, 2008

DATE OF PRESENTATION TO VILLAGE BOARD: October 20, 2008

PETITION: Hearing held at the request of Terry and Carla Madej to consider variations from the Zoning Code to permit the construction of an addition on the property located at 4095 N. New Britton Drive.

DISTRICT IN WHICH PROPERTY IS LOCATED: R-3, One Family Residential District

ZONING CODE SECTION(S) FOR VARIATION(S): 9-5-9-D

FINDING-OF-FACT: The Zoning Board of Appeals (ZBA) found that the Standards for a Variation (9-1-15-C) were met.

MOTION: Request to grant Terry and Carla Madej of 4095 N. New Britton Drive, *a 10 foot rear yard setback variation from Section 9-5-9-D of the Zoning Code to permit the construction of a room addition to be set back 10 feet from the rear (east) lot line instead of the minimum required 20 feet.* The following conditions shall apply:

1. The foundation measurements shall be confirmed to be at least 15 feet from the building at 1295 Freeman Road prior to the foundation being poured.
2. The top row of timbers on the retaining wall must be removed to allow for drainage from the backyard.
3. No lighting, other than required by Code shall be installed on the sides of the addition structure and all installed lighting shall not create glare on adjacent properties.
4. The tires currently being stored outside must be removed.
5. Ordinance No. 2094-1989 shall no longer be valid.

**The petitioner was agreeable to the above listed conditions.**

RECOMMENDATION: The Zoning Board of Appeals (ZBA) recommends approval of this request.

Carla Madej and her contractor, David Berryhill, were present. Mr. Berryhill stated that a 10 foot variation is being requested from the required 20 foot rear yard setback. This home is set back deeper on the lot than the adjacent homes leaving space in the front yard for an addition but adding a 12 foot by 20 foot sunroom to the front of the house is not what the petitioner would like to do.

It was stated that there was a gazebo and a deck located at the rear of the house but they have been removed. These structures were closer to the neighbor's home than what is being requested now. It was determined that the three season room will not be heated and it will be constructed on piers.

It was determined that the room is going to be stick built and if the calculations from the architect are in error, the room size could be adjusted to get the required 15 feet between structures.

The petitioner agreed to the five conditions.

AUDIENCE COMMENTS

None.

VOTE:

6 Ayes

0 Nays

1 Absent (Gaeta)

ZONING BOARD OF APPEALS

Chairman William Weaver

Vice-Chairman Ronald Jehlik

Denise Wilson

Michael Ciffone

Masoom Ali

Donna Boomgarden

Michael Gaeta

**\* IMMEDIATE AUTHORIZATION TO APPLY FOR PERMITS IS REQUESTED \***

**THIS VARIATION WILL EXPIRE UNLESS ACTED UPON WITHIN  
ONE (1) YEAR OF VILLAGE BOARD APPROVAL**

FINDING OF FACT WRITTEN BY VICE-CHAIRMAN RON JEHLIK



# VILLAGE OF HOFFMAN ESTATES

## Memo

TO: William Weaver, Zoning Board of Appeals Chairman  
FROM: Ashley Monroe, Assistant Planner *AM*  
RE: 4095 NEW BRITTON ROAD - REAR YARD SETBACK  
VARIATION TO PERMIT AN ADDITION  
DATE: September 30, 2008  
HEARING DATE: October 7, 2008

---

### 1. REQUEST SUMMARY

A request by Terry and Carla Madej to consider a rear yard setback variation to permit an addition.

### 2. PETITIONER PROPOSAL

The petitioner is requesting variation approval to allow the construction of a sunroom addition measuring approximately 12' by 20' (approximately 240 square feet) in the rear (east) yard.

The required rear yard setback is 20'. If constructed, the addition would encroach on the rear yard by 10'. The proposed setback would be 10' from the rear lot line. The sunroom would be three season and unheated however a sunroom is considered part of the principal structure. The sunroom structure would match the existing home's siding and trim.

If the addition is constructed, the distance from the proposed addition to the neighbor's principal structure to the north would be approximately 15'6". The required space between buildings in the R-9A district is 15'. The neighbor's west (side) property line meets the petitioner's east (rear) property line, creating a side yard-rear yard configuration.

The petitioner expressed that the home is positioned in a way that the view of the South Ridge Lake & Park is limited. The petitioner believes that with the addition of a three

season sunroom, they may be able to better take advantage of their property and their surroundings.

### 3. SITE CONDITIONS

- a) The subject property is at 4095 New Britton Road. It is zoned R-9A Planned Development District. The property is a corner lot with a one-story house constructed in 1977. A deck and gazebo were permitted and built in 1989. The deck and gazebo have recently been removed.
- b) Single-family homes zoned R-9 Zone A, are directly adjacent to the property to the east, west, and south. South Ridge Lake Park is north of the property across Freeman Road.

### 4. APPLICABLE REQUIREMENTS

Section 9-5-9-D (p. 9:87) requires that the setback for a Sub-zone A residential rear yard shall be 20 feet.

### 5. ADJACENT OWNER COMMENTS

- a) Statements of Awareness have been obtained from the properties at 4085 New Britton Road (directly to the west), 1295 Freeman Road (directly to the north).
- b) Standard notification letters have been mailed; however, no comments have been received as of this writing.

### 6. RELEVANT VARIATION HISTORY

Ordinance No. 2094-1089 – The Village Board approved a 10’ variation to permit a gazebo located less than 15’ between structures and approved a 2’9” variation to permit a gazebo located less than 15’ from a structure on the property at 1295 Freeman Road.

#### Similar Variation:

Ordinance No. 3372-2002 - The Village Board approved a 7’ rear yard variation to permit a room addition at 1141 Woodhollow Court, zoned R-9 Subzone A.

### 7. ENGINEERING/TRANSPORTATION COMMENTS

The Engineering Division has reviewed the petitioner’s proposal and has the following comment that has been included as a Condition of Approval:

The petitioner shall remove the top row of timbers on the existing retaining wall to allow for better drainage from the backyard.

8. IMMEDIATE AUTHORIZATION TO APPLY FOR PERMIT

The petitioner has requested an immediate authorization to apply for a permit.

9. DEVELOPMENT SERVICES COMMENTS

The setback regulation was developed as a means of limiting the buildable area on residential lots, preserving open space, and establishing a consistent pattern and appearance of development throughout all the residential property in the village.

An addition to the home in the proposed rear yard location would be visible from the street because the property is a corner lot however it would not dramatically change the streetscape.

The home on this property is set back further than the homes of both adjacent properties. An addition could be located on the front of the house, where the addition would not encroach on the required yard setbacks. Locating the proposed addition in the rear yard and away from the street side would limit the affects on the front and side streetscape.

The home is surrounded by a solid fence on the rear (east) and south sides of the property, and an open design fence on the north and west side of the property.

The home had a gazebo and deck in the rear yard, however the petitioner recently chose to remove these structures. An ordinance was approved in 1989 to allow the accessory gazebo structure to sit 5' from the principal structure at 4095 New Britton Road, and 12'3" from the structure at 1295 Freeman Road. At that time, Village Code required at least 15 feet from a principal structure to an accessory structure. This section has since been removed from Village Code and no longer applies. The petitioner's proposal allows for at least 15 feet between the addition and the building at 1295 Freeman Road. The proposed addition would leave a greater distance between buildings than previously existed between the gazebo and neighboring home.

The purpose of the variation request is not solely to improve the value of the property but to allow the property owner to increase their indoor views of nearby open space. The R-9 Zoning District has many oddly shaped and smaller lots which have to abide by unique zoning code requirements. On this property, the hardship has not been created by the property owner because the principal structure was initially placed toward the rear of the lot and the home must also adhere to corner lot side yard requirements, leaving little space on the street side of the home for the proposed addition.

10. REQUIRED ACTION(S)

A 10' rear yard setback variation from Section 9-5-9-D of the Zoning Code to permit the construction of a room addition to be set back 10' from the rear (east) lot line instead of the minimum required 20 feet.

The following conditions are recommended:

1. The foundation measurements shall be confirmed to be at least 15 feet from the building at 1295 Freeman Road prior to the foundation being poured.
2. The top row of timbers on the retaining wall must be removed to allow for drainage from the backyard.
3. No lighting, other than required by Code shall be installed on the sides of the addition structure and all installed lighting shall not create glare on adjacent properties.
4. The tires currently being stored outside must be removed.
5. Ordinance No. 2094-1989 shall no longer be valid.

cc: Corporation Counsel, D. O'Malley, D. Plass, R. Norton, Petitioner

VILLAGE OF HOFFMAN ESTATES  
ZONING BOARD OF APPEALS

REQUEST FOR RESIDENTIAL VARIATION HEARING

FOR VILLAGE USE ONLY

Hearing Fee \$ 150.00 Date Paid 9/3/08 Received By A. Monroe  
Hearing Date: 10/2/08 Time: 7:35pm Legal Published 9/22/08  
Receipt Number 289923 Check No. 7151 Zoning District R-9A

PLEASE PRINT OR TYPE

Use additional sheets as necessary

1. Property Owner(s) Name\* Terry & Carla Madej  
E-Mail Address biglido@comcast.net Fax \_\_\_\_\_  
Owner's Address 4095 N. NEW BRITAIN DR. Phone 847-991-6693  
City Hoffman Estates State IL Zip 60192

Subject Property's Address (if different):  
\_\_\_\_\_

2. Person applying if other than owner\*:

Name David Berryhill Company Archadeck of Northern  
E-Mail Address DBerryhill@Archadeck.net Fax 847-359-8143 <sup>Chicago land</sup>  
Address 740 Carriage way Ct. Phone 847-530-1330  
City Palatine State IL Zip 60067

3. Property Index Number (PIN) 02-19-427-001

4. Zoning District R-9A

5. Briefly describe the improvement that needs a variation.

Sunroom (3 season - NO heat) / REPLACING  
existing 6 x 2030 with approved variance (see attach.

\* If "owner" is an entity other than an individual(s), then an Economic Disclosure Statement must also be filed.

Pin # 02 - 19 - 427 - 001 - 0000

6. Other options that would not require a variation?

NONE

7. Is the applicant the original owner? NO How long has the applicant resided at this address? 21 YEARS Did the condition that instituted this request for a variation exist at the time the applicant purchased this property? If yes, please describe.

LEASE

8. Describe existing materials and proposed construction materials indicating if proposed construction will match or blend with the existing structure.

Existing house is a single story with siding exterior. The sun room will be the same. see included "Project Proposal" drawing & elevations.

9. Estimated total project cost \$ 64,000

10. Removal/ relocation of trees, driveway approaches, utilities required? Will the proposed construction require removal/ relocation of trees, driveway apron, utilities, other? If yes, please describe.

NO

11. An Immediate Authorization to Apply for Permits allows the Code Enforcement Division to begin the building permit review process prior to the adoption of the Ordinance by the Village Board. The Immediate Authorization makes it possible for you to expedite the plan review process by approximately two weeks. Contact the Code Enforcement Division at 847781-2631 to discuss the building permit application and review process.

Please check one of the following

Yes, I request Immediate Authorization to Apply for Permits upon approval of my application by the Village Board, allowing me to begin the building permit review process prior to adoption of the Ordinance approving my variation.

Or

No, I do not request Immediate Authorization to Apply for Permits.

12. Existing Conditions

Front, Side, Rear Yard Setback, Height, or Variation	Present Condition	Required	Proposed
Rear Setback	CURB GAZEBO	15' From Neighbor	sunroom
		20' setback	to
	7'3" - From	Property Line	10'
	12'3" - From	Neighbor	15'

DA3  
9/18/08

13. I, the undersigned, certify the information and submissions provided accurately represent the current conditions and proposed improvement(s) requiring a variation.

Owner's Signature [Signature]

Name (Please Print) Carol Madley

Applicant's Signature [Signature]

Name (Please Print) David A. Barryhill

Meeting the Standards for Variation  
Madej Sunroom, property located at 4095 N. New Britton Drive

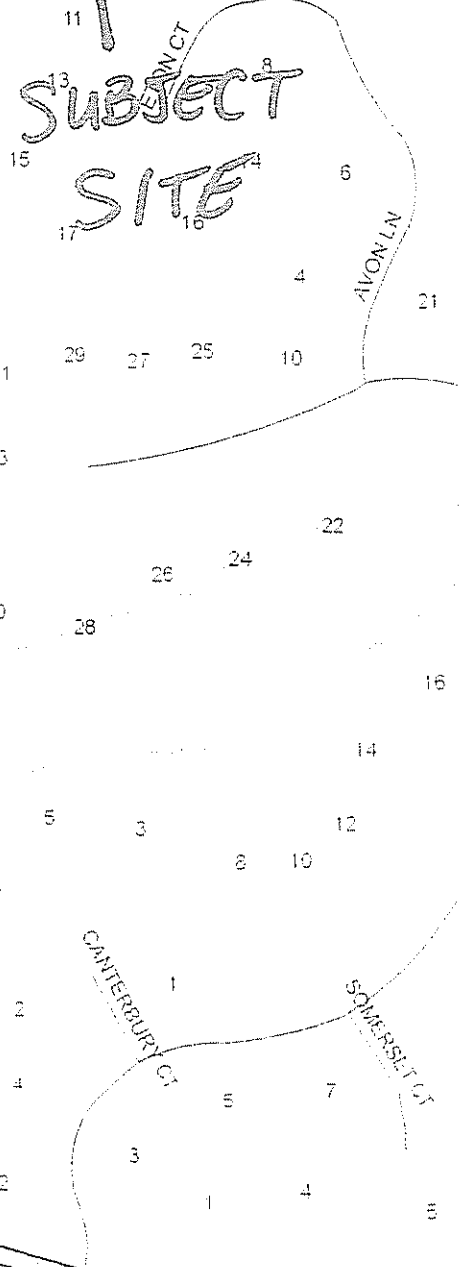
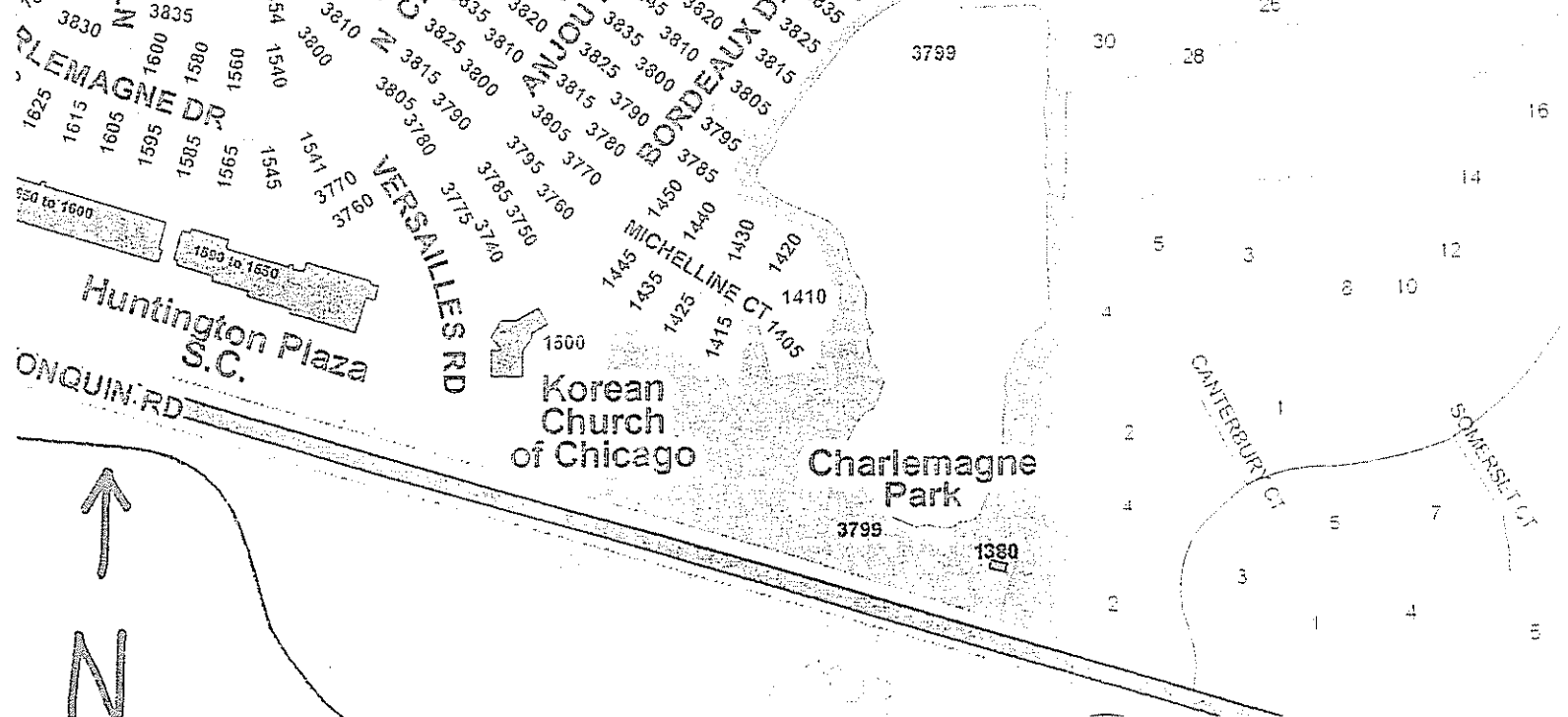
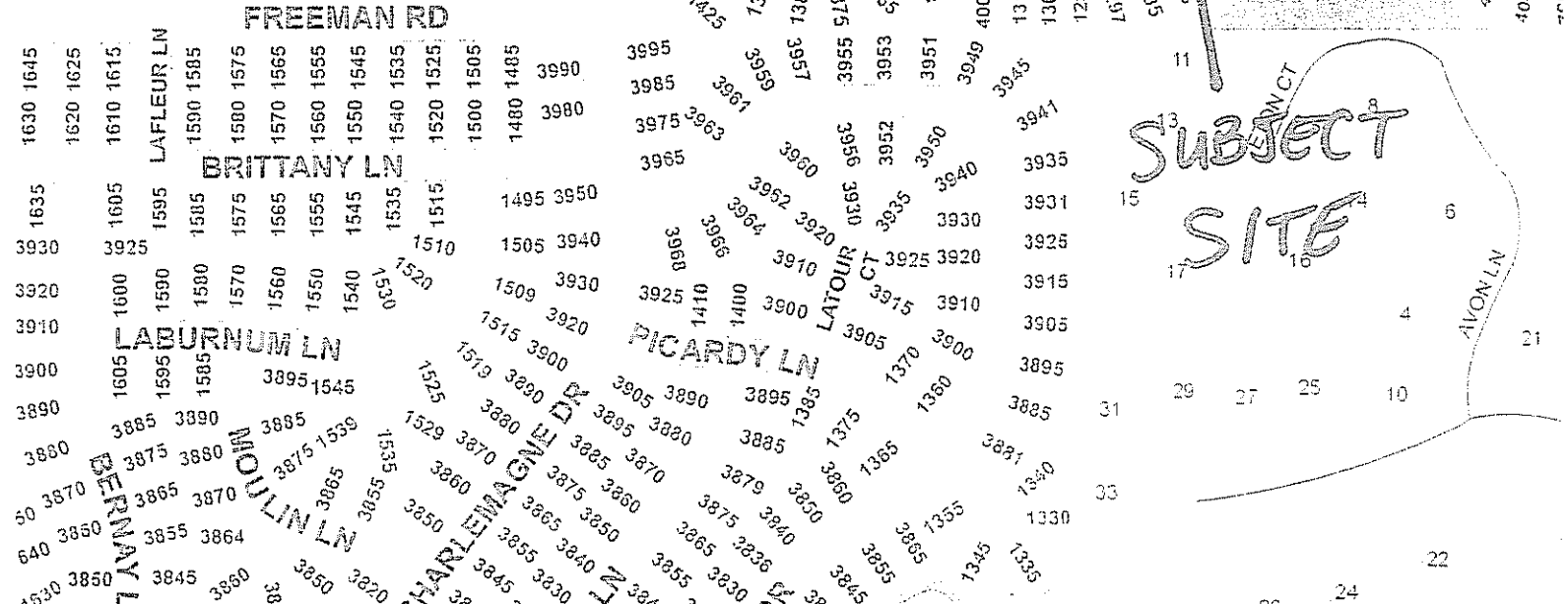
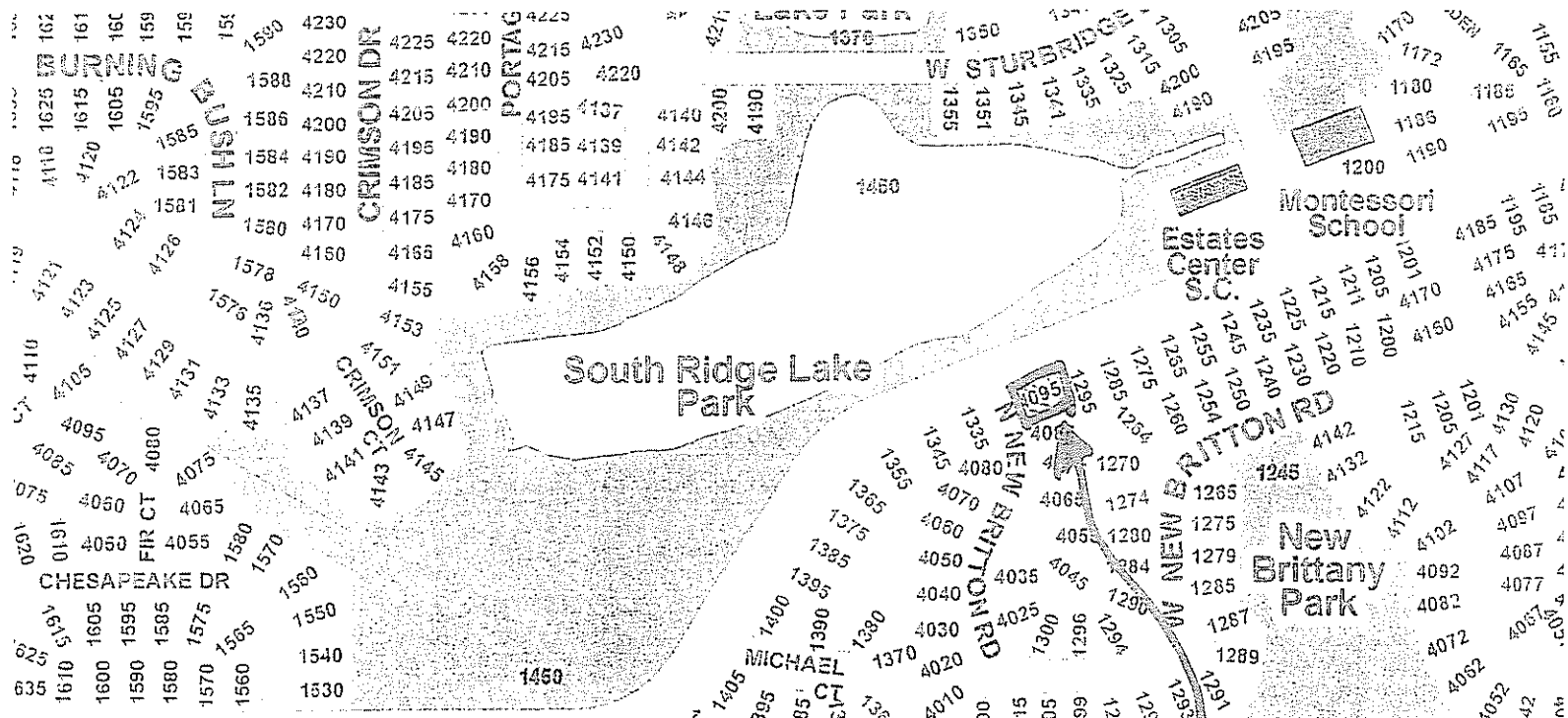
September 22, 2008

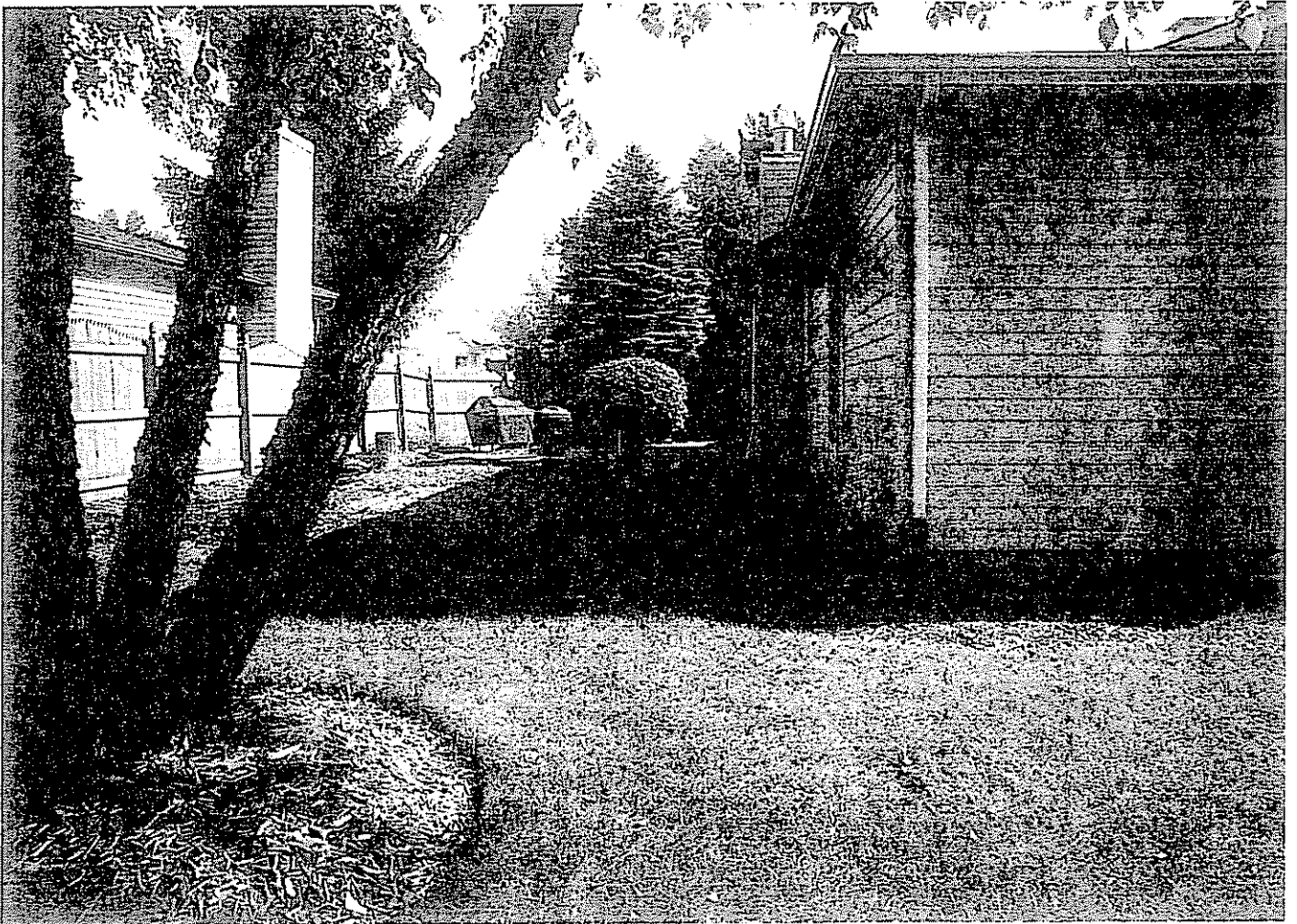
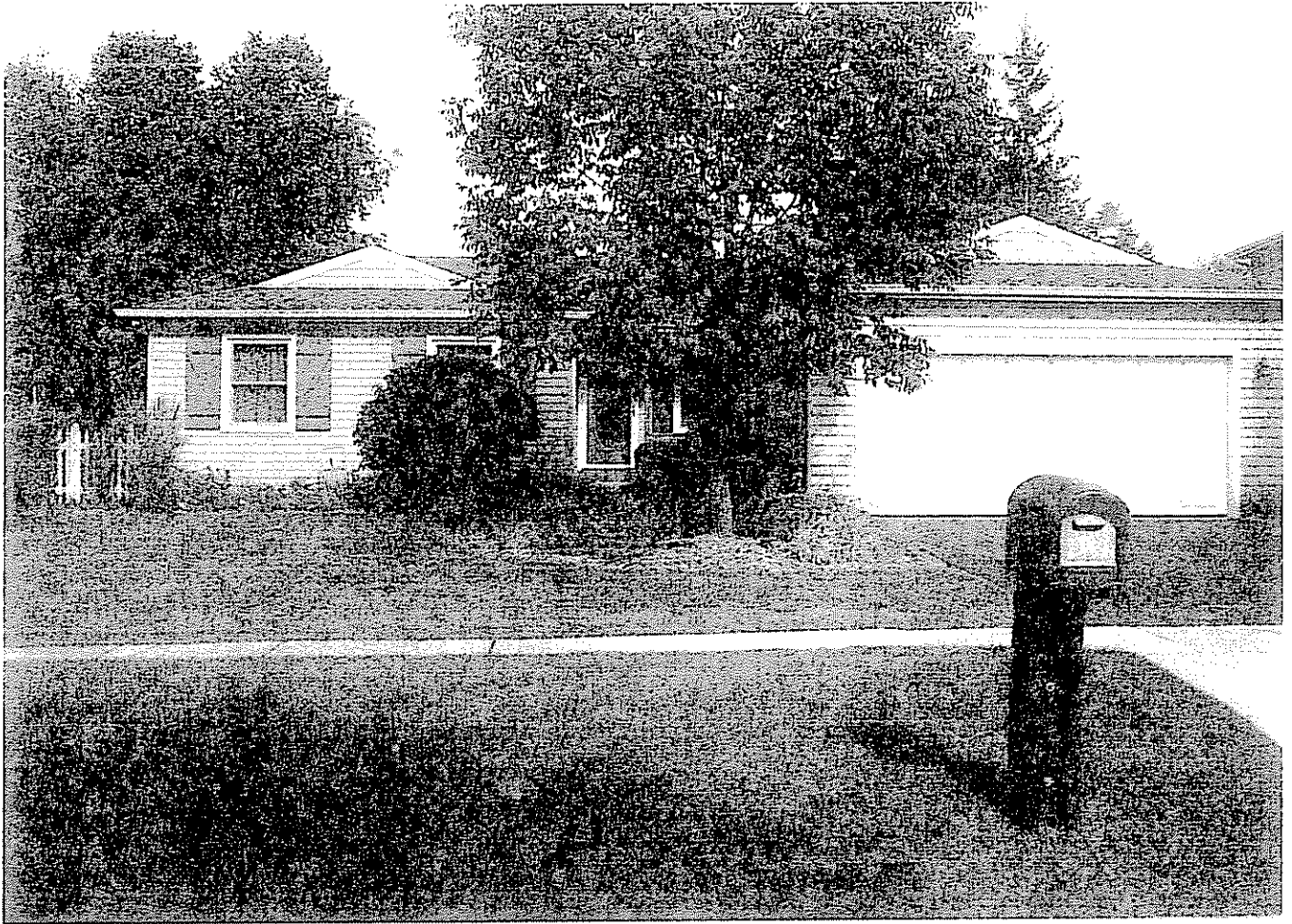
We are requesting a new variance replacing the existing variance, ordinance 2094-1989, granting a reduced distance between the properties located at 4095 N. New Britton Drive and the property located at 1295 Freeman Road. The new variance will actually decrease the distance of penetration into the setback by 2' over the current penetration by the Gazebo. As required in the current ordinance the new space will preserve the current drainage swale and no additional storage will exist around the three season room

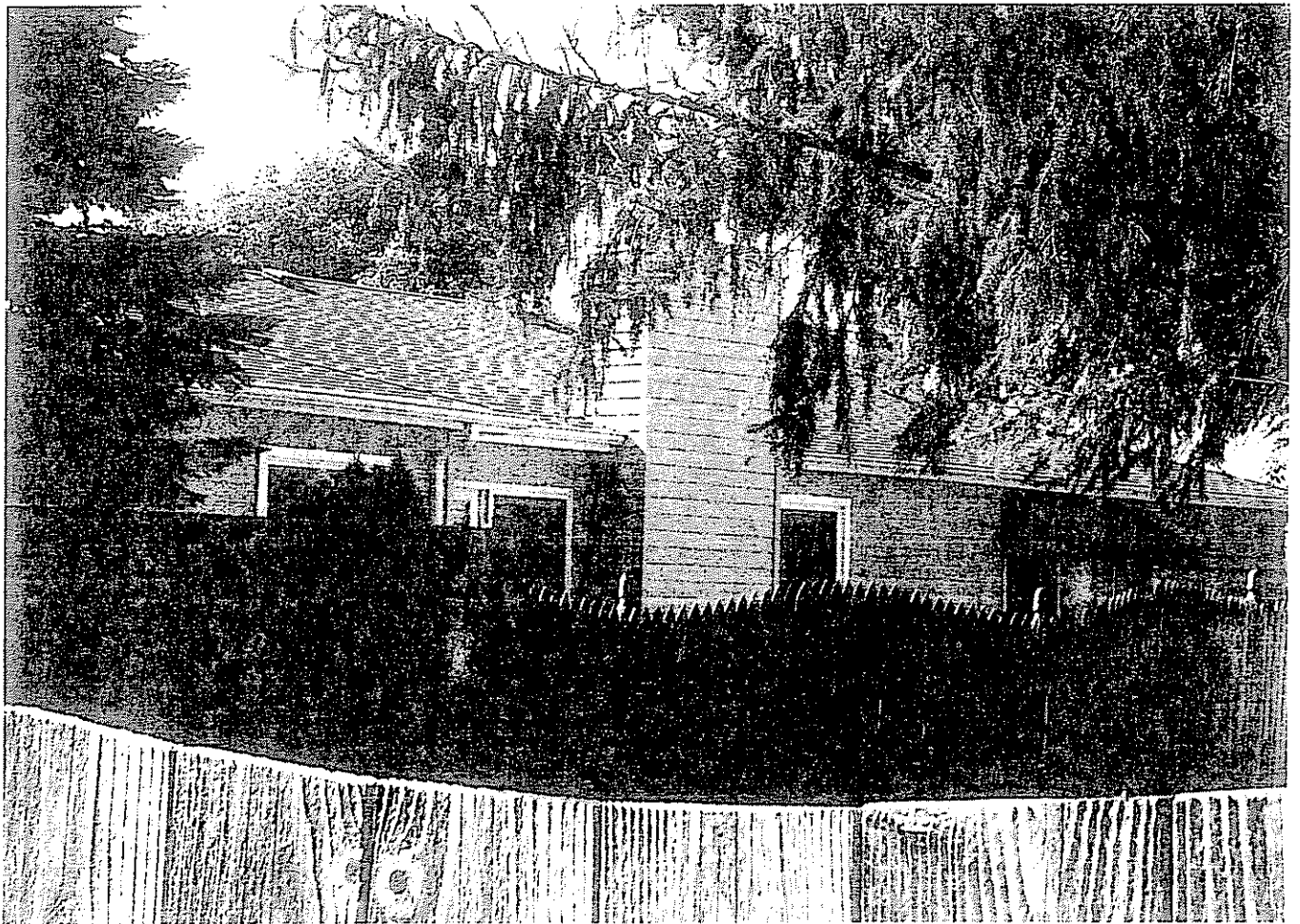
Issues addressing the standards for variation:

1. The property involved is located on the corner of Freeman and N. New Britton Drive. The lot is in a key position to view and enjoy South Ridge Lake and park. Unfortunately the home was built in a position that limits the lake view. Obviously the value of this property was enhanced by the proximity to the lake. However, in practicality because of the house positioning the benefit is significantly reduced. Adding a three season sunroom with a full view of South Ridge Lake and park will create a space where the Terry & Carla can participate in the natural location of this property.
  - 1a. The setback requirements uniquely impact this property in that this residence was built closer to the rear lot line than adjoining property's
  - 1b. The proposed three season sunroom will be a stick built custom structure and will closely match the existing residence and be in harmony with other property's in the vicinity. See included drawings and elevations.
2. Additional issues addressing the standards for variation:
  - a. This situation was created by the builder and / or the original owner of the property.
  - b. The conditions being unique to this property, as previously explained, and will not be applied to other properties in this vicinity.
  - c. Terry & Carla Madej's motivation is not to increase the property value but rather to participate and enjoy the property themselves.
  - d. *(Stated in c.)*
  - e. Granting the variance will have no negative impact on any other property or public spaces.
  - f. *(Stated in e.)*

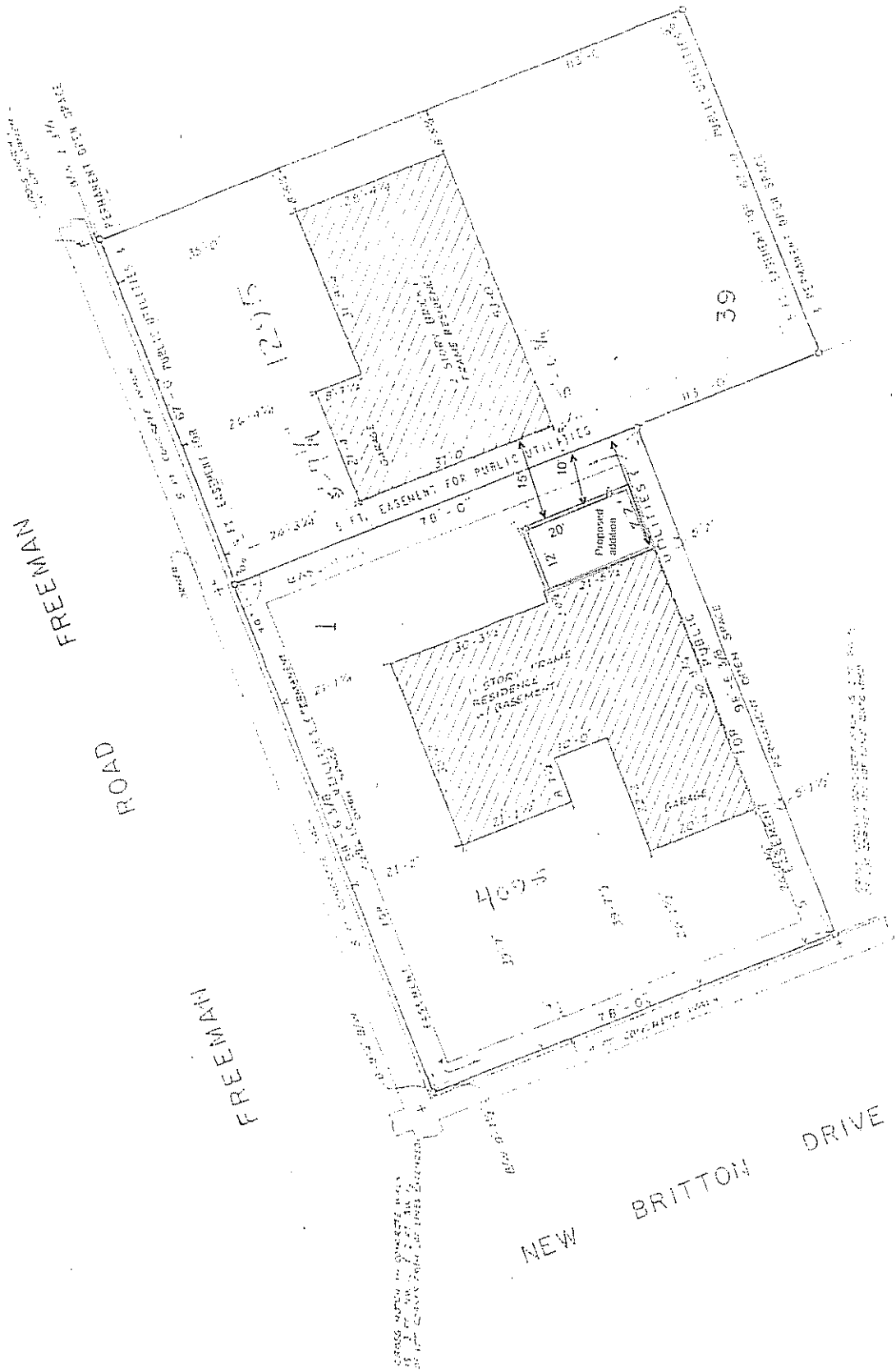








# 4095 New Britton Road & 1295 Freeman Road



**Architect**  
**of**  
**Northern Group**

PROJECT NUMBER

DATE

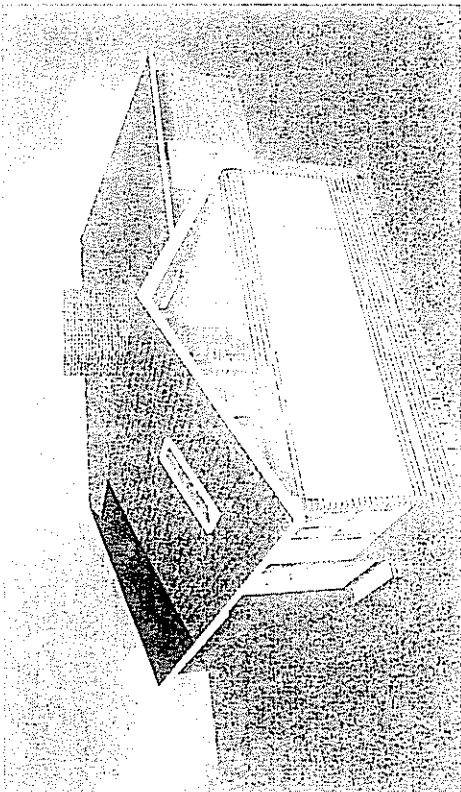
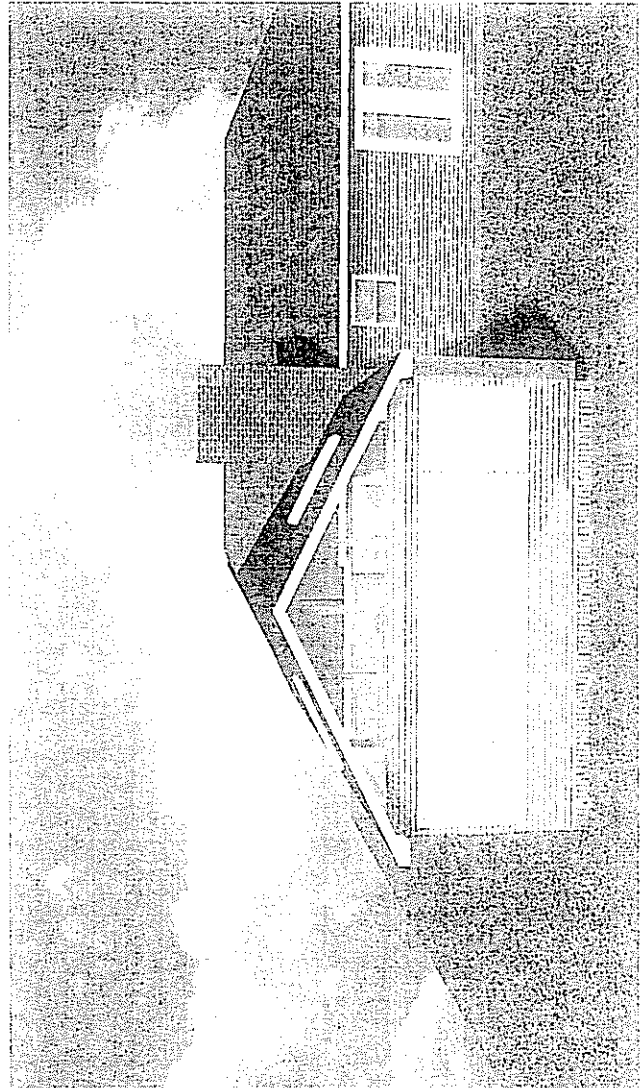
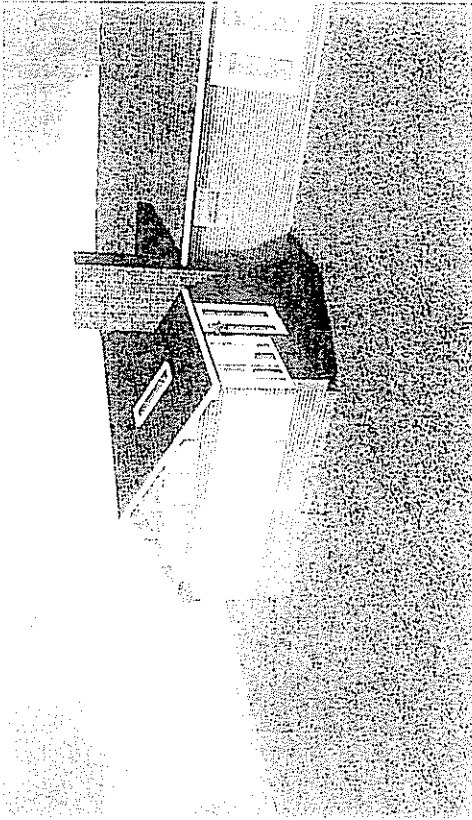
SCALE

Prepared by  
Checked by  
Reviewed by  
Approved by

Terry and Dana Madel  
4088 N. New Britain Drive  
Hoffman Estates, IL

10-11-02

8-10-02



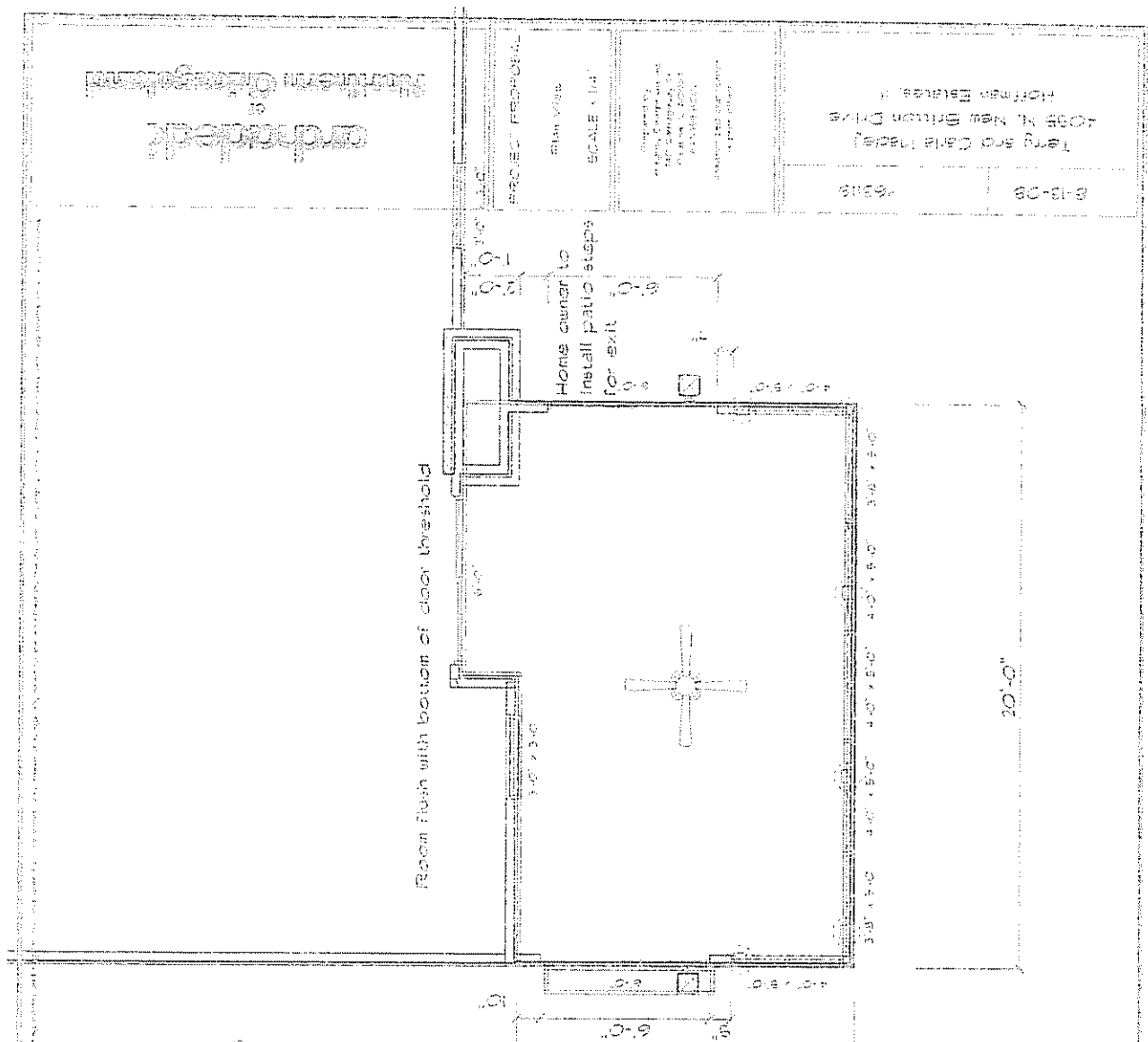
All dimensions are approximate. All dimensions of the structure are for the exterior. All dimensions of the structure are for the exterior. All dimensions of the structure are for the exterior.

# Archadeck Specification Sheet

Sun room on pier foundation
Cathedral Ceiling with T&G Cedar (exposed <i>aka</i> cedar rafters, 30" o.c.)
6/12 pitch gable roof (King Truss @ house wall & as required)
Plywood sub floor (home owner to finish)
5' walls with Cambridge slider windows & knee wall
19" knee wall exterior Aluminum siding (close match) / Interior T&G Cedar
Low E Sliders from Artistic Enclosures (Cambridge)
2 6' sliders (Anderson) Satin hardware
Existing house wall & rear gable wall Cedar T&G
Architectural roofing to closely match existing
4x4 Cedar gable posts (cedar trim for glass)
Floor & knee wall insulated (RTP floor soffit)
12" overhang with wood soffits
2 Velux Skylights
Vertical solid board skirting

## Electrical Plan

Ceiling Fan (fixture by home owner) 2 way dimmer switched
2 Coach Lights (fixture by home owner) Switched
New outlets per requirement. (aprx 1)
Electrical channel next to doors
Sub for TV & Telephone
Homeowner will provide 2 feeds for electrical from existing panel
1 high @ bottom of gable beam to feed ceiling fan
1 low @ floor framing height to feed knee walls
Homeowner will also provide feeds for telephone & TV with low feed



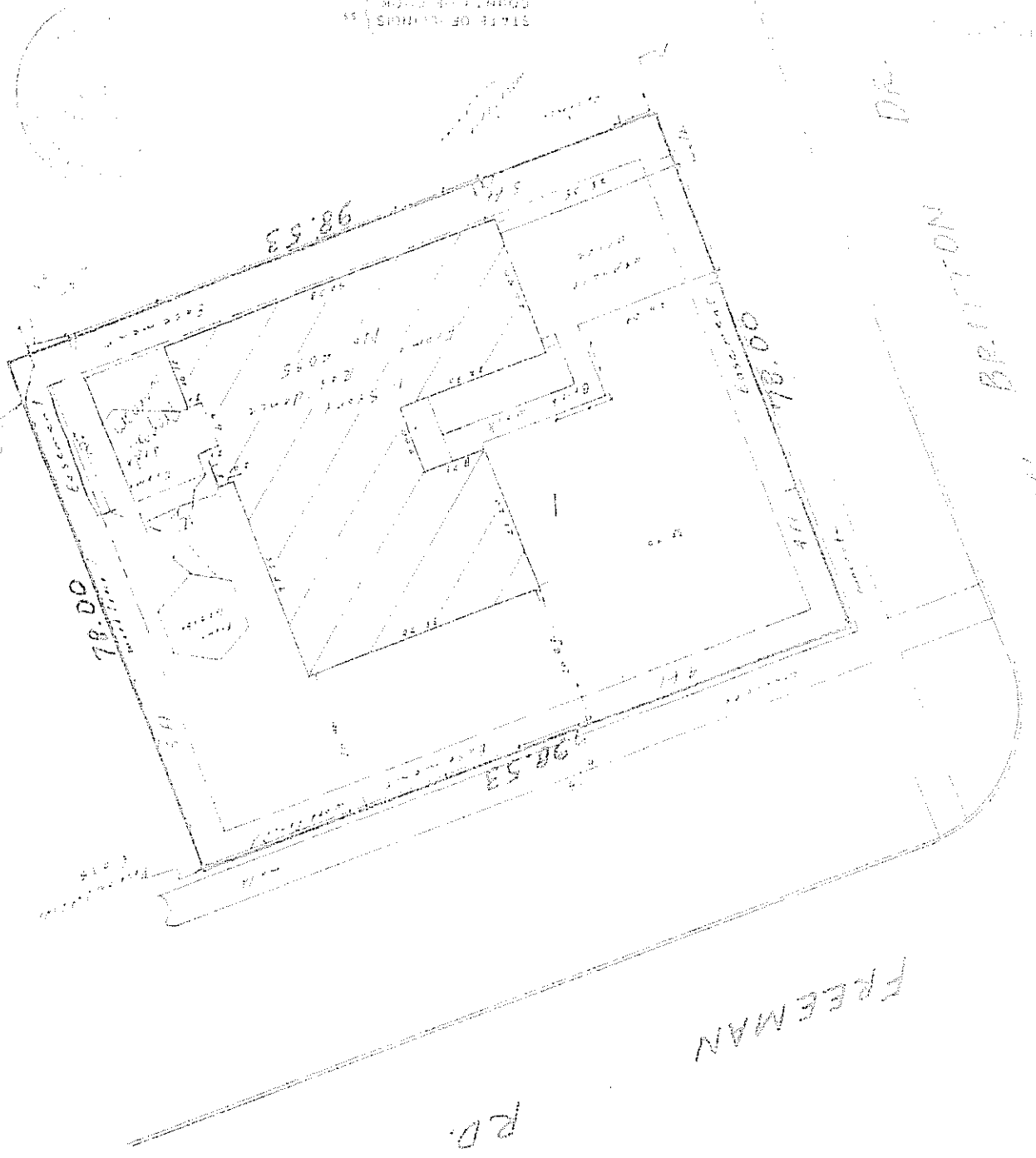
# PLAT OF SURVEY

-87-

## JAMES M. ELLMAN

OF

IN BLOCK 11 IN WESTBURY GOLF & BEING A RESUBDIVISION OF THAT PART OF MOORE IN THE HILLS, UNIT NO. SOUTH OF FREEMAN ROAD IN THE EAST 1/2 OF THE S.W. 1/4 AND WEST 1/2 OF THE S.E. 1/4 OF SECTION 18, T.12N. R.10E. S.12E. RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS LACATED PER DOCUMENT NO. 1171, RECORDED JUNE 29, 1976.



STATE OF ILLINOIS  
COUNTY OF COOK

JAMES M. ELLMAN, as hereby certified, that the above described plat has been prepared under his supervision and that the plat described herein is a correct representation of said survey.

THE DATED BY SAID AND AT OUR REPORT AND  
AS THE TWO OTHER SECTIONS WILL SHOW  
RECORD OF THE SURVEY AND RECORD DOCUMENT NO.

ORDINANCE/RESOLUTION  
(FIRST READING)



ORDINANCE NO. \_\_\_\_\_ - 2008

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING  
SECTION 6-2-1-HE-11-1201  
OF THE HOFFMAN ESTATES MUNICIPAL CODE

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That Section 6-2-1-HE-11-1201, STOP INTERSECTIONS, of the Hoffman Estates Municipal Code be amended by adding the following:

<u>A</u>	<u>B</u>
<u>STOP STREETS</u>	<u>LOCATION</u>
<u>HIGHLANDS SECTION</u>	
BRIARCLIFF LANE	AT GENTRY ROAD

Section 2: That any person, firm or corporation guilty of violating any of the provisions of this Ordinance shall be fined not less than Ten Dollars (\$10.00) nor more than Five Hundred Dollars (\$500.00).

Section 3: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 4: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Cary J. Collins	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING SECTION 7-10-3 AND  
SECTION 11-1-2 OF THE HOFFMAN ESTATES MUNICIPAL CODE

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That Chapter 11, BUILDING REQUIREMENTS, of the Hoffman Estates Municipal Code be amended by amending sub-sections D-6 and D-8 of Section 11-1-2, ADDITIONS, INSERTIONS AND DELETIONS, to read as follows:

6. SECTION 202-GENERAL DEFINITIONS

**INOPERABLE OR DERELICT MOTOR VEHICLE.** A motor vehicle as defined by 625 ILCS 5/1-146 that is unable to be operated legally on a public road or a vehicle that exhibits one or more of the following conditions: derelict, wrecked, partially or fully dismantled or substantially damaged to the extent that the vehicle cannot be operated under its own power, or unable to be safely operated, including but not limited to: vehicles on blocks or similar devices, with deflated tire or tires, or from which the engine, wheels or tires have been removed.

**DERELICT VEHICLE.** As defined in 625 ILCS 5/1-115.07.

**UNLICENSED MOTOR VEHICLE.** A motor vehicle which does not display license plates and/or registration stickers required to operate on a public way.

**WRECK.** Broken remains of something ruined or destroyed.

**VEHICLE SHELL.** As defined by 625 ILCS 5/1-218.1.

**SUBSTANTIALLY DAMAGED.** Damaged to more than 50 percent of replacement cost.

**DISREPAIR.** The state of being deteriorating, decaying or dilapidated.

8. SECTION 302 – EXTERIOR PROPERTY AREAS

**SECTION 302.8 Motor vehicles.** No inoperable or unlicensed motor vehicle shall be parked, kept or stored on any premise where it is visible from the street, and no vehicle shall be at anytime in a state of major disassembly, disrepair, or in the process of being stripped or dismantled except for being in an enclosed structure; i.e., a residential garage. Inoperable motor vehicles are also subject to the regulations of Section 7-10-3 of the Hoffman Estates Municipal Code. Painting of vehicles is prohibited unless conducted inside of an approved spray booth and in a location zoned for such purposes.

Section 2: That Chapter 7, OFFENSES AND PUNISHMENT, of the Hoffman Estates Municipal Code, be amended by amending Subsection B of Section 7-10-3, INOPERABLE VEHICLES, to read as follows:

B. Location or Presence of Abandoned Vehicles Within Village Deemed Public Nuisance; exceptions - The location or presence of any abandoned vehicle or abandoned vehicles on any lot, tract, parcel of land or portion thereof, occupied or unoccupied, improved or unimproved, within the Village shall be deemed a public nuisance and it shall be unlawful for any person or persons to

cause or maintain such public nuisance by wrecking, dismantling, rendering inoperable, abandoning or discarding his or their vehicle or vehicles on the property of another or to suffer, permit, or allow the same to be placed, located, maintained or exist upon his or their own real property; provided that this section shall not apply to (1) a vehicle or part thereof which is completely enclosed within a building in a lawful manner where it is not visible from the street or other public or private property; (2) a vehicle or part thereof which is stored or parked in a lawful manner on private property in connection with the business of a licensed vehicle dealer; or (3) unlicensed or inoperable vehicles stored on private property provided, however, that the vehicle and outdoor storage areas are maintained in such a manner that they do not constitute a health hazard and are screened from ordinary public and private view by means of a six foot (6') opaque fence.

Section 3: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 4: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Cary J. Collins	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

ORDINANCE NO. \_\_\_\_\_ - 2008

AN ORDINANCE AMENDING  
SECTIONS 9-2-1, 9-3-6 AND 11-7-1 OF THE  
HOFFMAN ESTATES MUNICIPAL CODE

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees  
of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That Section 9-2-1, Definitions, of the Hoffman Estates Municipal  
Code be amended by deleting the following definition to read as follows:

Residential Roll-Off Dumpster Receptacle: A large steel waste receptacle,  
designed to be off-loaded from delivery trucks, at construction, clean-out, and  
demolition sites.

Section 2: That Section 9-3-6, Accessory Buildings, Decks, Concrete Patios,  
Gazebos, Pools and Storage Sheds, of the Hoffman Estates Municipal Code be amended  
by deleting sub-section Q to read as follows:

Q. One residential roll-off dumpster receptacle for an owner's residential  
property shall be permitted for two (2) 14-day periods per calendar year. A permit  
shall be issued by Code Enforcement prior to the delivery of the residential roll-off  
dumpster receptacle. A refundable \$250.00 deposit is required in addition to the  
cost of the permit. The permit card shall be placed in a highly visible location in  
the front window of the residence. The residential roll-off dumpster receptacle  
shall be placed on asphalt, concrete or hard-paved surface. The receptacle shall  
not encroach on neighboring property or on Village right-of-way, including  
sidewalks, aprons and streets. The deposit may be refunded only after an  
approved inspection by the Code Enforcement Division. The contents of the  
receptacle shall be limited to the requirements of the container owner. Garbage  
shall not be included in filling the receptacle. Residential construction sites, which  
have approved building permits shall be exempt from this Ordinance for as long as  
the building permit is valid.

Section 3: That Section 11-7-1, FEES, be amended by deleting sub-section A-41  
to read as follows:

41. Residential roll-off dumpster receptacle: \$50.00  
((\$250.00 refundable deposit required at time of permit application)

Section 4: That the Village Clerk is hereby authorized to publish this ordinance in  
pamphlet form.

Section 5: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY
Trustee Mills	_____	_____
Trustee Collins	_____	_____
Trustee Kincaid	_____	_____
Trustee Green	_____	_____
Trustee Newell	_____	_____
Trustee Pilafas	_____	_____

APPROVED:

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

RESOLUTION NO. \_\_\_\_\_ - 2008

VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION APPROVING CERTAIN REAL ESTATE  
TO BE APPROPRIATE FOR THE CLASS 6B INCENTIVE PROGRAM**

WHEREAS, the Cook County Real Property Assessment Classification Ordinance requires the Village's support and consent for an application for a 6B real estate classification under Sec. 74-63 (7); and

WHEREAS, big Kaiser Precision Tooling, Inc. ("Big Kaiser") proposes to develop, own, and operate a premier custom industrial facility for its own use at the parcel on the northwest corner of the intersection of Huntington Boulevard and Central Road; and

WHEREAS, the development ("Project"), which will include an approximate 31,000 square foot industrial building for use by Big Kaiser, and

WHEREAS, Big Kaiser's proposed commitment, in terms of Project size, cost, and related operations represents an extraordinary increase in their Illinois presence and financial commitment; and

WHEREAS, Big Kaiser cannot make this financial commitment nor execute a land purchase contract for the property without a commitment of support from the Village for a Cook County 6B real estate classification; and

WHEREAS, the proposed development would result in significant economic and fiscal impacts for the Village of Hoffman Estates and Cook County; and

WHEREAS, it is in the best interests of the Village of Hoffman Estates and its residents to attract new and diverse businesses and support and consent to an application for a Cook County 6B real estate classification for the subject property.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That the Village of Hoffman Estates supports and consents to the filing of a Class 6B application on said real estate located at the northwest corner of Huntington Boulevard and Central Road (P.I.N. 01-36-402-007) and finds Class 6B classification under the Cook County Real Estate Classification System necessary for development to occur on the subject property.

Section 2: That this Resolution shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen Mills	_____	_____	_____	_____
Trustee Cary Collins	_____	_____	_____	_____
Trustee Raymond Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary Pilafas	_____	_____	_____	_____
Mayor William McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

RESOLUTION NO. \_\_\_\_\_ - 2008

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION ADOPTING A POLICY REGARDING  
COMMUNITY ELECTRONIC MESSAGE SIGNS

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: The Village of Hoffman Estates hereby adopts the following policy for content of messages which are allowed to be broadcast on Village-owned community electronic message signs installed at various locations throughout the Village:

- A. Messages concerning Village events and public information;
- B. Messages concerning emergencies, (i.e. amber alerts);
- C. Messages from government agencies with jurisdiction in Hoffman Estates (i.e. Park District, School District);
- D. Messages regarding any event that is co-sponsored by the Village of Hoffman Estates.

Section 2: This Resolution shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	_____	_____	_____	_____
Trustee Cary J. Collins	_____	_____	_____	_____
Trustee Raymond M. Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary J. Pilafas	_____	_____	_____	_____
Mayor William D. McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

CONSENT CALENDAR  
AND  
SECOND READING



ORDINANCE NO. \_\_\_\_\_ - 2008

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE AMENDING  
SECTION 5-5-7, SWORN PERSONNEL,  
HOFFMAN ESTATES POLICE DEPARTMENT,  
OF THE HOFFMAN ESTATES MUNICIPAL CODE

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That Section 5-5-7, SWORN PERSONNEL, of the Hoffman Estates Municipal Code be and the same is hereby amended to read as follows:

Section 5-5-7. SWORN PERSONNEL

The sworn personnel of the Police Department shall consist of one (1) Chief of Police; two (2) Assistant Chiefs of Police; six (6) Lieutenants; thirteen (13) Sergeants and eighty (80) Patrol Officers.

Section 2: That the Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 3: That this Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen Mills	_____	_____	_____	_____
Trustee Cary Collins	_____	_____	_____	_____
Trustee Raymond Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary Pilafas	_____	_____	_____	_____
Mayor William McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

RESOLUTION NO. \_\_\_\_\_ - 2008

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION ACCEPTING THE  
PUBLIC IMPROVEMENTS WITHIN THE  
CANTERBURY FIELDS SUBDIVISION FOR VILLAGE MAINTENANCE

WHEREAS, Ryland Homes has submitted a plat of subdivision for the Canterbury Fields subdivision, said plat designating certain public streets or thoroughfares dedicated as such, which streets are listed on Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the President and Board of Trustees of the Village of Hoffman Estates have approved said plat; and

WHEREAS, the Village Engineer has filed with the Village Clerk a certificate to the effect that all improvements required to be constructed or installed in or upon said streets or thoroughfares in connection with the approval of the plat of subdivision by the Village Board have been fully completed and the construction or installation thereof has been approved by him, a copy of which is attached hereto and incorporated herein as Exhibit "B".

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, as follows:

Section 1: That the public improvements located within the Canterbury Fields subdivision, more fully described on Exhibit "A" attached hereto, be and the same are hereby accepted for maintenance by the Village of Hoffman Estates.

Section 2: That this Resolution shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen Mills	_____	_____	_____	_____
Trustee Cary Collins	_____	_____	_____	_____
Trustee Raymond Kincaid	_____	_____	_____	_____
Trustee Jacquelyn Green	_____	_____	_____	_____
Trustee Anna Newell	_____	_____	_____	_____
Trustee Gary Pilafas	_____	_____	_____	_____
Mayor William McLeod	_____	_____	_____	_____

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

EXHIBIT "A"

DEDICATED STREETS

**EXHIBIT "B"**

Date:  
To: Bev Romanoff, Village Clerk  
From: Gary Salavitch, Director of Engineering  
Subject: Canterbury Fields Subdivision

Ryland Homes has completed the installation of all public facilities related to Canterbury Fields subdivision. Development Services and Public Works have inspected the public improvements and all work is acceptable.

The Transportation and Engineering Division has received the maintenance guarantee, Bill of Sale, and as-built engineering plans for this project.

The Transportation and Engineering Division is recommending that the Village Board pass a resolution accepting Canterbury Fields and the associated public improvements for maintenance and as called for per Section 10-7-5 of the Hoffman Estates Municipal Code and as listed in Exhibit "A".

NEW BUSINESS

BACKUP INFORMATION FOR NEW BUSINESS  
ITEMS HAS NOT BEEN RECOPIED.

IF YOU DESIRE COPIES OF ANY OF THE ITEMS  
ALREADY HANDLED BY COMMITTEE AND NOW  
BEING FORWARDED TO THE VILLAGE BOARD  
FOR APPROVAL, PLEASE CONTACT THE VILLAGE  
MANAGER'S OFFICE.

THANK YOU.