

**AGENDA**  
**PLANNING, BUILDING AND ZONING COMMITTEE**  
**Village of Hoffman Estates**  
**February 16, 2009**

**Immediately Following the Transportation and Road Improvement Committee**

**Members:**    **Gary Pilafas, Chairperson**  
                  **Karen Mills, Vice Chairperson**  
                  **Ray Kincaid**

**I.     Roll Call**

**II.    Approval of Minutes -     January 12, 2009**

**NEW BUSINESS**

1.     Request by resident for an extension to the compliance date to remove an illegal driveway at 1490 Elizabeth Court.
2.     Request by Prairie Creek Properties, LLC for special use and zoning variation extensions for the Prairie Creek Amphitheater.
3.     Request by WaterPark H<sub>2</sub>Otels Prairie Stone LLC for special use and zoning variation extensions for a SplasH<sub>2</sub>O WaterPark.
4.     Discussion regarding Village consultant's verification of Prairie Stone native landscape (2008 inspection report).
5.     Request authorization for:
  - a.     Scope of services for the 2009 native landscape evaluations at Prairie Stone.
  - b.     A one year contract with Pat Armstrong, Prairie Sun Consultants, Naperville, IL, in an amount not to exceed \$13,819.
6.     Request acceptance of Department of Development Services monthly report for Planning Division.
7.     Request acceptance of Department of Development Services monthly report for Code Enforcement Division.

**III.   President's Report**

**IV.   Other**

**V.    Items in Review**

**VI.   Adjournment**

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

January 12, 2009

**I. Roll Call**

**Members in Attendance:**

**Gary Pilafas, Chairperson  
Karen Mills, Vice Chairperson  
Ray Kincaid, Trustee**

**Other Corporate Authorities  
in Attendance:**

**Trustee Cary Collins  
Trustee Jackie Green  
Trustee Anna Newell  
Mayor William McLeod**

**Management Team Members  
in Attendance: in Attendance:**

**James Norris, Village Manager  
Arthur Janura, Corporation Counsel  
Daniel O'Malley, Deputy Village Manager  
Mark Koplín, Asst. Vlg. Mgr., Dev. Services  
Peter Gugliotta, Director of Planning  
Don Plass, Director of Code Enforcement  
Michael Hankey, Director of Transportation  
Bruce Anderson, CATV Coordinator  
Doug Schultz, Community Relations Coord.  
Becky Suhajda, Administration Intern**

**Reporter from Daily Herald**

The Planning, Building and Zoning Committee meeting was called to order at 7:56 p.m.

**II. Approval of Minutes**

Motion by Mayor McLeod, seconded by Trustee Collins, to approve the Planning, Building & Zoning Committee meeting minutes of December 8, 2008. Voice vote taken. All ayes. Motion carried.

**NEW BUSINESS**

- 1. Request approval by USA Gymnastics for a rebate of the Entertainment Tax for the 2009 Tyson American Cup Gymnastics event at the Sears Centre Arena.**

An item summary sheet from Mark Koplín was submitted to the Committee.

Trustee Kincaid inquired why the parking fees at the Sears Centre are different prices for different events. He indicated that it seems unfair to people to charge higher prices when a parking space is a parking space no matter the event. Jim Norris responded that Trustee Kincaid should let Jeff Bowen, Director of the Sears Centre, know his concerns since Sears Centre sets the pricing and the not event itself.

Motion by Trustee Collins, seconded by Mayor McLeod, to approve request by USA Gymnastics for a rebate of the Entertainment Tax for the 2009 Tyson American Cup Gymnastics event at the Sears Centre Arena. Voice vote taken. All ayes. Motion carried.

**2. Request approval to distribute a Request for Proposals (RFP) for third party elevator inspections.**

An item summary sheet from Don Plass was submitted to the Committee.

Motion by Trustee Collins, seconded by Trustee Green, to distribute a Request for Proposals (RFP) for third party elevator inspections. Voice vote taken. All ayes. Motion carried.

**3. Request for Plan Commission to consider Subdivision Code amendments regarding commercial building design guidelines, cash in lieu of planting trees on commercial sites program, "green" site plan elements, and other miscellaneous items.**

An item summary sheet from Pete Gugliotta was submitted to the Committee.

Motion by Trustee Collins, seconded by Mayor McLeod, to for Plan Commission to consider Subdivision Code amendments. Voice vote taken. All ayes. Motion carried.

**4. Discussion regarding Barrington Square Mall redevelopment and Tax Increment Finance (TIF) proposal.**

An item summary sheet from Mark Koplin was submitted to the Committee.

Geoff Dickinson, S.B. Friedman & Company, addressed the Committee and provided some background regarding the history of the Mall. With Menard's departure now, it is causing great concern for the remaining tenants. The Mall also needs some improvements as well as attracting tenants. The owners' request for a TIF would help redevelop the Center, which the owners believe will cost approximately \$16-\$20 million. This TIF would be a "pay-as-you-go" TIF and ownership would not receive any incentive until TIF dollars are generated. The developer would be totally at risk and it may take many years to get the full incentive if development does not occur or is delayed.

There was significant discussion amongst the Committee about the types of improvements to be made to the Center as well as the type of retail the owners will be able to attract.

Steve Friedman, S.B. Friedman & Company, addressed the Committee and indicated that the Village's support of the Route 59 businesses have changed the Barrington Square Mall site and stated that there is no guarantee of attracting a specific type of retail to the site. The strategy is to make the center ready for development and to correct the stormwater and retaining wall problems. The types of retail they would like to attract would be a hardware or medium box use such as a housewares store or a office supply store, or health club.

Motion by Trustee Collins, seconded by Trustee Kincaid, to direct Corporation Counsel to draft ordinances/resolutions setting public hearings and direct staff to present a TIF report, a Redevelopment Agreement, TIF incremental revenue projections and a timetable at a future Planning, Building & Zoning Committee meeting. Voice vote taken. All ayes. Motion carried.

**5. Request acceptance of Department of Development Services monthly report for Planning Division.**

The Department of Development Services monthly report for the Planning Division was submitted to the Committee.

Motion by Mayor McLeod, seconded by Trustee Collins, to accept the Department of Development Services monthly report for Planning Division. Voice vote taken. All ayes. Motion carried.

**6. Request acceptance of Department of Development Services monthly report for Code Enforcement Division.**

The Department of Community Development monthly report for Code Enforcement Division was submitted to the Committee.

Motion by Trustee Collins, seconded by Trustee Green, to accept the Department of Development Services monthly report for Code Enforcement Division. Voice vote taken. All ayes. Motion carried.

**III. President's Report**

**IV. Other**

**V. Items in Review**

Trustee Collins asked that the item regarding the Prairie Creek Amphitheater noise monitoring plan be removed from the agenda.

**VI. Adjournment**

Motion by Trustee Collins, seconded by Mayor McLeod, to adjourn the meeting at 8:55 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

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Debbie Schoop, Executive Assistant

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Date

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

NB1

**SUBJECT:** Request by resident for an extension to the compliance date to remove an illegal driveway at 1490 Elizabeth Court

**MEETING DATE:** February 16, 2009

**COMMITTEE:** Planning, Building and Zoning

**FROM:** Peter Gugliotta 

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**REQUEST:** Request by resident for an extension to the compliance date to remove an illegal driveway at 1490 Elizabeth Court.

**BACKGROUND:** The petitioner recently obtained a building permit and constructed a new detached garage and driveway in the rear of the property, which required that an existing nonconforming driveway be removed in accordance with current code requirements. The Zoning Code requires that a driveway lead only to an approved parking structure, which the old driveway does not. With construction of the new driveway, the old driveway became illegal and must be removed.

As part of the permit issuance, a standard compliance date for the driveway removal was set to coincide with the completion of the new construction. The petitioner requested a variation to retain the old driveway, due mainly to financial concerns, however, the variation was denied by the Village Board on January 19, 2009. At the end of the meeting, there was discussion about allowing the resident additional time to remove the driveway.

**DISCUSSION:** The petitioner submitted a letter requesting a time extension to remove the driveway later in the 2009 construction season, which will help him to obtain the financing to complete the project (and allow time to possibly obtain a lower bid from contractors). A new deadline of September 30, 2009, is requested.

**RECOMMENDATION:** Establishment of a compliance date for the owner of 1490 Elizabeth Court to remove the illegal driveway no later than September 30, 2009.

Attachment

cc: William Weaver (Zoning Board of Appeals Chairman)  
Christopher Plewa (1490 Elizabeth Court)

**Christopher Plewa  
1490 Elizabeth  
Hoffman Estates, IL 60195**

**To Whom It May Concern:**

**Re: Permit # 06080083**

06080083

**With this notice please accept my request for a time extension to finish up my project. (I had asked for a variation which was denied.) Due to the fact that the economy is not at its best, my financial situation has changed as well. I am asking for an extension for a couple of months so I can gather the necessary amount to finish up the above mentioned project.**

**If you should have any questions, please give me a call.**

**Sincerely,**

**Christopher Plewa  
(847) 401-8206**

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

NB2

**SUBJECT:** Request by Prairie Creek Properties, LLC for special use and zoning variation extensions for the Prairie Creek Amphitheater

**MEETING DATE:** February 16, 2009

**COMMITTEE:** Planning, Building and Zoning

**FROM:** Peter Gugliotta 

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**REQUEST:** Request by Prairie Creek Properties, LLC for special use and zoning variation extensions for the Prairie Creek Amphitheater.

**BACKGROUND:** On February 25, 2008, the Village Board approved a site plan for the construction of the Prairie Creek Amphitheater in Prairie Stone. In addition to the site plan approval, the petitioner was granted a special use, a fence height variation, and a mobile home and offices variation under Ordinance 4006-2008. The special use and zoning variations are valid for one year and will expire on February 25, 2009, if a building permit is not obtained. The petitioner is requesting a two year extension of these approvals to February 25, 2011.

According to the petitioner, this project has been delayed due to increased construction costs and due to the current state of the economy. The petitioner is requesting this extension to preserve the opportunity for the project to move forward in the future.

**RECOMMENDATION:** Request by Prairie Creek Properties, LLC for special use and zoning variation extensions for the Prairie Creek Amphitheater to obtain a building permit by February 25, 2011.

Attachment

cc: Jerry Mickelson (Jam Productions)  
Mark Gershon (DLA Piper LLP)



**DLA Piper LLP (US)**  
203 North LaSalle Street, Suite 1900  
Chicago, Illinois 60601-1293  
www.dlapiper.com

Mark A. Gershon  
mark.gershon@dlapiper.com  
T 312.368.2127  
F 312.630.5338

January 27, 2009

William McLeod and The Board of Trustees  
Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, Illinois 60169

Re: Prairie Creek Amphitheatre

Dear Mayor McLeod and Members of the Village Board:

On February 25, 2008 the Village approved Ordinance No. 4006-2008, being an Ordinance Granting a Special Use, a Fence Variation, and a Mobile Homes and Offices Variation to Prairie Creek Properties, LLC (the "Owner") for the Prairie Creek Amphitheatre. While the Owner remains excited about the potential for development and operation of the amphitheatre, the project was delayed based in part on the increased construction costs and the more recent financial and economic crisis. The Village staff has confirmed that the special use and variations are currently scheduled to expire on February 25, 2009. On behalf of the Owner, we hereby request extension of the special uses, variations and all other approvals granted in connection with the Prairie Creek Amphitheatre for a period of two years from such date of expiration in order to preserve the opportunity for the project to move forward.

If you have any questions with respect to the foregoing, please let me know.

Very truly yours,

**DLA Piper LLP (US)**

  
Mark A. Gershon

MAG/dm



**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

NB3

**SUBJECT:** Request by WaterPark H<sub>2</sub>Otels Prairie Stone LLC for special use and zoning variation extensions for a SplasH<sub>2</sub>O WaterPark

**MEETING DATE:** February 16, 2009

**COMMITTEE:** Planning, Building and Zoning

**FROM:** Peter Gugliotta *PG*

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**REQUEST:** Request by WaterPark H<sub>2</sub>Otels Prairie Stone LLC for special use and zoning variation extensions for a SplasH<sub>2</sub>O WaterPark.

**BACKGROUND:** On March 5, 2007, the Village Board approved a preliminary concept plan and special use (Ordinance 3905-2007) for construction of a hotel/waterpark in Prairie Stone. The proposed hotel/waterpark received final site plan approval and game number variation approval (Ordinance 4044-2008) on September 8, 2008. The petitioner is requesting an extension of the special use and game number variations to March 5, 2010. The site plan approval for the project is valid for a period of five years (expiring September 9, 2013) according to the Sears Annexation and Development Agreement.

According to the petitioner, this project has been delayed due to the current state of the economy. The petitioner believes that a one year extension will be a sufficient amount of time to begin construction and allow them to open in better economic conditions.

**RECOMMENDATION:** Request by WaterPark H<sub>2</sub>Otels Prairie Stone LLC for special use and zoning variation extensions (Ordinances 3905-2007 and 4044-2008) to obtain a building permit by March 5, 2010.

Attachment

cc: Joe Buralli (WaterPark H<sub>2</sub>Otels Prairie Stone LLC)  
Brian Colby (Trapani Construction)



**WATERPARK H<sub>2</sub>OTELS PRAIRIE STONE LLC**  
3222 CUHLMAN ROAD, LAKEMOOR, IL 60081

**815-245-2222**

February 3, 2009

Mayor McLeod and Board of Trustees  
Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60169

Dear Mayor McLeod and Board of Trustees,

Due to the economic times upon us, we are unable to proceed with construction of the SplasH<sub>2</sub>O WaterPark at this time, therefore, we are requesting permission to extend our special use approved for the property on March 5<sup>th</sup>, 2007 (Ordinance # 3905-2007) and our variation from Section 9-2-1 of the Zoning Code approved September 8, 2008 (Ordinance #4044-2008). We believe an extension of one year will allow sufficient time to begin the construction phase of our development and allow us to open the facilities in more promising economic conditions.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Buralli".

Joseph Buralli  
WaterPark H<sub>2</sub>Otel's Prairie Stone LLC

cc: Mark Koplín, Peter Gugliotta – VHE  
Brian Colby – TCC

NB4

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Discussion regarding Village consultant's verification of  
Prairie Stone native landscape (2008 inspection report)

**MEETING DATE:** February 16, 2009

**COMMITTEE:** Planning, Building and Zoning

**FROM:**  Mark Koplin

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**PURPOSE:** Discussion regarding Village consultant's verification of Prairie  
Stone native landscape (2008 inspection report).

**BACKGROUND:** In 1991, when the original native landscape concept was approved  
for Prairie Stone in general, and the initial phase of development in  
particular, the Village Board imposed a condition requiring each  
site/project using native landscaping to pay for the Village's  
independent monitoring of the native landscape. Over the past 17  
years, numerous projects were inspected and accepted by the  
Village, including the Sears 200 acre site, Trillium Boulevard,  
Prairie Stone Parkway, Pratum Avenue, Sedge Boulevard, Beverly  
Road, Rexroth, Quest, Honda, Renishaw, Park District, One and  
Two Park Center, and the majority of Hoffman Boulevard. As  
new projects are approved with the condition of approval, they are  
added into the annual inspection until they meet criteria and are  
accepted.

Pat Armstrong of Prairie Sun Consultants was retained by the  
Village to perform native landscape inspections at the Sears site  
and within Prairie Stone from 1993 through 2008. At its  
January 21, 2008. meeting, the Village Board awarded a contract  
to Ms. Armstrong for the 2008 inspection program. The scope of  
services included inspections of prairies planted along public  
roads, including Forbs Avenue, Hoffman Boulevard, and private  
development sites, including the Sears Centre, Mary Kay,  
Leopardo, Silesia, Cabela's and W-T Engineering. A copy of the  
summary report with the results of the 2008 inspections was placed  
on the Trustee's table on January 13, 2009.

**DISCUSSION:** The report from Ms. Armstrong includes an executive summary, a  
qualitative analysis, and a technical analysis (including data) for  
the inspections of the native landscape installations within Prairie  
Stone. The executive summary provides an overview of the  
consultant's approach and findings. The balance of the report  
provides additional detail regarding the evaluation. Ms. Armstrong  
believes the various prairie areas are progressing, although slowly  
in many cases and are in need of intense weeding. Three of the  
prairies qualified for acceptance this year. With continued and  
specified maintenance (particularly weed control along with  
overseeding), additional prairies will meet the acceptable criteria in  
the near future.

**DISCUSSION:** (Continued)

The intent of the inspection program is to verify that after three years of growth, the native landscape materials installed meet the criteria in the conditions of the site plan approval and the Annexation Agreement.

In the areas seeded with a mixture of prairie grasses and forbs, at least 50% of the species must be present and at least 95% of the ground covered after three years. In 2000, upon the advice of Ms. Armstrong, the condition of approval was revised to require less than 5% bare soil, less than 7% weed cover, 65% of native species present, and also assign an average quality rating for the plants observed.

The **first year** inspection includes an informal visual observation of species present (both native and non-native), the amount of coverage by plants, and any problem areas (such as noxious weeds). The **second year** inspection includes a more detailed visual analysis to count the species present, their numbers relative to non-natives, and the soil coverage. The intent of the first and second year inspections is to measure progress towards meeting the acceptance criteria. In the **third year**, transects (inspection of random plots along a line through the prairie areas) are done to provide both a quantitative and qualitative analysis of the native landscape and an assessment of whether or not the criteria are met. **Fourth and fifth (and subsequent) year** inspections are the same as the third year inspections.

The analysis focused on larger prairie meadow areas that were seeded with native forbs and grasses. To that end, Ms. Armstrong has undertaken a detailed observation and analysis of the areas planted with native landscape materials. Random sampling of the plots within seeded areas has provided the data that was analyzed to meet the requirements regarding coverage (minimizing the bare ground) and the presence of desirable native species (reduction or elimination of weeds and undesirable non-natives). Areas with native forbs (flowers) and grasses were observed to assess coverage and vitality. The results of the 2008 inspections follow.

***First Year Visual Inspections***

Six sites had first year inspections conducted in 2008. They included Cabela's, Prairie Stone Corporate Center, Forbs Avenue East, Liberty Mutual, Prairie Pointe Medical, and Serta. The meadows at Serta were best in overall coverage and number of species present. Forbs Avenue East and Liberty Mutual had the lowest coverage and number of species present. All first year prairies need mowing and raking or burning in 2009. Herbiciding and hand removal of some weeds may also be required.

***Second Year Visual Inspections***

Four sites had second year inspections in 2008. They included Forbs Avenue West, Mary Kay, Sears Centre Arena and Pond, and W-T Engineering. Forbs Avenue West and Mary Kay had the good cover and good species diversity, but spotty weed problems. The Sears Centre meadows are overwhelmed with weeds and many of the areas should be killed off and replanted. W-T prairies have an abundance of non-native annuals and needs to be overseeded with native prairie grasses and forbs. In general, the sites need reseeding and multiple herbicide treatments should be done in 2009.

**DISCUSSION:** (Continued)***Third Year Transect Studies***

The only third year inspection was the wet prairie plantings around the pond at the Sears Centre. The quality and diversity is very good, but there are many aggressive weeds that require herbiciding and likely replanting once the weed are gone.

***Fifth and Tenth Year Transect Studies***

There were five fifth year meadows - Leopardo (#LEO2 and #LEO4) and Silesia (#SIL1, #SIL3, and #SIL6) and five tenth year meadows - Leopardo (#LEO1 and #LEO3) and Silesia (#SIL2, #SIL4, and #SIL5). #LEO2, #SIL1, and #SIL6 have achieved the acceptance criteria and will be accepted this year.

#LEO4, #SIL2, and #SIL5 are close to acceptance, but continue to have weed issues. The remaining prairies need extensive work, as outlined in the report. #LEO3 and #SIL4 will no longer be required to be treated as a prairie due to the heavy shade and wet conditions in the area. Both should have the undesirable weeds removed and converted into sitting or lawn areas while maintaining the native look.

***Conclusion***

#LEO2, #SIL1, and #SIL6 have achieved the acceptance criteria and will be accepted this year. Others are close to acceptance and many newer prairies have good starts. As always, Ms. Armstrong recommends aggressive maintenance procedures throughout 2009. This includes some combination of mowing, herbiciding, weed removal, overseeding, and most importantly, burning annually whenever possible.

At the recent annual meeting with the Prairie Stone Property Owners Association and their landscape contractors, the importance of getting the older meadows accepted was stressed. The older meadows need to get accepted, as many new projects will need to be monitored. As part of the 2009 contract, Ms. Armstrong would make herself available to meet with landscape contractors or property owners on an as needed basis to provide direct input into the annual maintenance program.

**RECOMMENDATION:**

No action necessary. For information purposes only.

cc: Pat Armstrong (Prairie Sun Consultants)

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

NB5

**SUBJECT:** Request authorization for:

- a. Scope of services for the 2009 native landscape evaluations at Prairie Stone
- b. A one year contract with Pat Armstrong, Prairie Sun Consultants, Naperville, IL, in an amount not to exceed \$13,819

**MEETING DATE:** February 16, 2009

**COMMITTEE:** Planning, Building and Zoning

**FROM:** *M.K.* Mark Koplin

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**PURPOSE:** Request authorization for:

- a. Scope of services for the 2009 native landscape evaluations at Prairie Stone.
- b. A one year contract with Pat Armstrong, Prairie Sun Consultants, Naperville, IL, in an amount not to exceed \$13,819.

**BACKGROUND:** In March 1992, the Village Board approved the use of landscape materials at the Sears complex site with the condition that Sears fund a Village consultant to inspect and evaluate these installations to ensure that the native landscape meets certain performance criteria. Subsequent approvals in Prairie Stone included the same condition. The Village Board approved contracts with Pat Armstrong of Prairie Sun Consultants to perform these inspection services in 1993 through 2008. The 2009 budget includes \$14,000 for native landscape inspection services this year. It is noted that these costs will be reimbursed by Sears and other property owners in Prairie Stone.

Additionally, it should be noted that since the inspection program commenced, numerous prairies have been accepted, including Honda, Renishaw, Marriott, Two Park Center, GE Commercial Distribution Finance, and most of the public roadways.

**DISCUSSION:** Since the 2008 native landscape assessment has been completed, it is appropriate to consider an extension to the consultant contract in order to provide for inspection services in 2009.

**DISCUSSION:** (Continued)

Pat Armstrong was awarded previous contracts based on her credentials, professional expertise, and competitive low cost for these services. Prior to the 2003 inspections, qualifications from consultants were solicited. Pat Armstrong was again selected based on her expertise, credentials, and cost. Particularly important is her familiarity with Prairie Stone and the history of native plantings. During the course of the 2008 inspections, Ms. Armstrong continued to demonstrate her abilities and knowledge in the field of native plant identification and native plant ecology.

Ms. Armstrong performed her duties under the contract in a professional manner and the Village was well represented with her knowledge, expertise, and background from inspections in previous years. The quality of Ms. Armstrong's previous performance, plus her experience with the Prairie Stone project, merit consideration of awarding the 2009 contract to provide continuity and consistency in regard to native landscape inspections and evaluations.

The areas to be inspected in 2009 are summarized in Ms. Armstrong's proposal. The proposal includes second year visual inspections of new prairie meadows and third year and older quantitative analysis of prairie meadows that have not reached acceptance levels as of yet.

The **qualitative** analysis for the second year inspections will consist of a visual inspection during a random walk through prairie areas to note the species present and the percentage of ground coverage. The **quantitative** analysis for the third year and older inspections consists of a detailed analysis of the species present in random plots along a specific line (a transect). Similar to the previous contracts, **ongoing consultation** on an as-needed basis to assist staff review and native landscape monitoring is once again included with an amount not to exceed \$1,500. This includes the monthly meetings with the landscape maintenance contractors that were discussed at the meeting with the Prairie Stone Property Owners Association members in January.

The proposed fee for the 2009 inspections is \$13,819.

The scope of services and proposal have been reviewed and approved by ConopCo on behalf of Sears. Sears agrees to reimburse the Village for the majority of these services per the previous agreement. Businesses, including Serta, Silesia, Leopardo, Sears Centre, and Mary Kay, will pay for the inspection services related to their sites, as stipulated in their site plan approvals. Escrow accounts have been set up and deposits provided for most properties. Others will be billed directly for the inspections.

**RECOMMENDATION:**

Recommend approval of:

- a. The scope of services for the 2009 native landscape evaluations at Prairie Stone.
- b. A one year contract with Pat Armstrong, Prairie Sun Consultants, Naperville, IL, in an amount not to exceed \$13,819.

Attachment

cc: Pat Armstrong (Prairie Sun Consultants)

Patricia K. Armstrong  
Prairie Sun Consultants  
612 Staunton Road  
Naperville, IL 60565

10 January 2009

Village of Hoffman Estates  
Attn: Mark Koplin & James Donahue  
1900 Hassell Road  
Hoffman Estates, IL 60169-6308

**2009 NATURAL LANDSCAPE INSPECTIONS**

First Year Inspections  
None

Second Year Inspections (16)  
Cabela's (3), Prairie Stone Corporate Center (4),  
Forbs Avenue East (2), Liberty Mutual (3),  
Prairie Pointe Medical (0), Serta (4) .....\$3,500.00

Third Year Transects (19)  
Forbs Avenue West (2), Mary Kay (5)  
Sears Centre Arena (10), W-T Engineering (2)  
Fourth, Sixth and Eleventh Year Transects (5)  
Sears Centre Arena Pond, Leopardo #LEO4,  
Silesia #SIL2, #SIL3 and #SIL5 .....\$ 6,300.00

On going consulting not to exceed 25 hours/year .....\$ 1,500.00

3 transect data notebooks .....\$ 100.00

8 Final Reports .....\$ 240.00

Insurance .....\$ 800.00

Travel estimates (17 trips @ \$35) .....\$ 595.00

3 meetings @ \$250 .....\$ 750.00

Photographic supplies .....\$ 34.00

**TOTAL .....\$13,819.00**





VILLAGE OF HOFFMAN ESTATES  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION MONTHLY REPORT

SUBMITTED TO PLANNING, BUILDING & ZONING COMMITTEE  
FEBRUARY 2009

(NOTE: Items in *italicized text* indicate projects with a high level of activity during the most recent monthly period.)

PLAN COMMISSION

**JANUARY 21, 2009 - MEETING SUMMARY**

APPLICANT ADDRESS	REQUEST	RESULT
Meeting canceled		

**FEBRUARY 4, 2009 - MEETING SUMMARY**

APPLICANT ADDRESS	REQUEST	RESULT
Meeting canceled		

**Upcoming Meeting: February 18, 2009**

Meeting canceled

**Upcoming Meeting: March 4, 2009**

No petitioners scheduled yet.

**Upcoming Petitioners and Related Activities**

*Prairie Stone, Parcel 18 – JCL Bioassay - Site plan for new office building*  
*Prairie Stone Parcel 24 - Plat of subdivision*  
*Southeast corner of Hassell & Barrington - Site plan for retail buildings*  
*Huntington Plaza, Algonquin Road, - Site plan amendment for inline bank and detached drive-thru structure*  
*625-675 Golf Road (TigerDirect.com) - Site plan amendment for site improvements*  
*Prairie Stone, Parcel 12 (SE corner of Prairie Stone Pkwy and Pratum Ave), United Growth - Site plan for restaurants*  
*Barrington Square Mall – Site Plan for site*  
*Beacon Point Phase II – Annexation Agreement Amendment & Site Plan for residential/commercial development.*  
*Park District Park Improvements - Site Plan for Canterbury Fields Park and Cottonwood Park.*  
*Police Department – Rezoning, Plat of Consolidation, and final approval of landscape plan and generator*  
*Comfort Inn (Baymont Suites) – Plat of Resubdivision*  
*Shree Jalaram Mandir Expansion-425 Illinois Blvd- Site Plan for parking and building expansion.*  
*Alliance Church - 665 Grand Canyon Pkwy –Site Plan for Parking Lot expansion*  
*High School District 211, Berner Road - Subdivision plats for single-family homes*  
*ADP Parking Lot Expansion - Site plan amendment for parking lot expansion*  
*Poplar Creek Crossing Shopping Center - Plat of subdivision*  
*Dartmoor Homes, Yorkshire Woods II, McDonough Road - Final subdivision for new homes*  
*Prairie Pointe (Prairie Stone Parcel 23) - Site plan for retail building*  
*Church, southwest corner of Berner and Shoe Factory Roads - Annexation and site plan for new church*  
*Church, west side of Rohrssen Road, south of Shoe Factory Road - Annexation*  
*Prairie Stone, Sears parcel (next to helipad) - Site plan for small office on outparcel*  
*Bright Hope, Northwest Corner Hassell & Stonington - Site plan amendment for site improvements*  
*Prairie Stone, Parcel 8 - Site plan for a new office/warehouse building(s)*

**ZONING BOARD OF APPEALS**

**JANUARY 20, 2009 - MEETING SUMMARY**

APPLICANT ADDRESS	REQUEST	RESULT
Meeting canceled		

**FEBRUARY 3, 2009 - MEETING SUMMARY**

APPLICANT ADDRESS	REQUEST	RESULT
Meeting canceled		

**Upcoming Meeting: February 17, 2009**

Meeting canceled

**Upcoming Meeting: March 3, 2009**

Resident, 131 Bradley Lane, Garage size variation  
Berkshires at Hoffman Estates Apartments, 875 Pacific Ave., Sign variations  
Review of 2009 Zoning Map

**Upcoming Petitioners:**

Prairie Stone Corporate Center - Master Sign Plan  
T-Mobile/Village of Hoffman Estates, 2550 Beverly Road - Special use for cell antennas  
T-Mobile/Village of Hoffman Estates, 4690 Olmstead Drive - Special use for cell antennas  
EDA Text Amendments-Signs (ZBA tabled on 2/19/08)  
Water Park H<sub>2</sub>Otel's Prairie Stone LLC, 5555 Prairie Stone Parkway - Master sign plan  
Prairie Pointe (Prairie Stone Parcel 23) - Master Sign Plan  
Huntington Woods Corporate Center - Master Sign Plan  
America's Bar, Barrington Square Mall – Sign Variation  
Princeton HOA – variation for residential subdivision identification sign

**GENERAL ACTIVITIES**

*Commercial Property Maintenance Inspections.* Staff performed sign code compliance inspections and identified a total of 34 businesses with violations, including more than 20 with excessive or flashing illuminated window signs. Violation letters have been sent to these businesses and staff is meeting with owners when requested to explain the code requirements and clarify what steps must be taken to correct the violations. Staff will continue to work with business owners on corrective measures during February, with a goal of having all issues resolved in March.

Issues of deteriorating pavement have been noted on several properties and staff is working with the owners to have potholes filled as soon as possible, and to discuss long-term solutions for more complete repairs. Specifically, staff is coordinating with the two owners of the Crossroads Commons shopping center, including the TigerDirect.com building, to have the severe pavement issues addressed.

*General Planning Efforts.* Staff has held several meetings to discuss various sites that may be the subject of future development or redevelopment, including several in Prairie Stone and the Roselle Business Improvement District. Staff has also continued to stay in contact with recently approved projects that have not yet started construction to determine if any assistance can be provided to facilitate the projects moving forward. Generally, given the winter conditions, most projects will now wait for spring to start construction.

*Prairie Stone Entertainment District.* Staff is coordinating the Prairie Stone Entertainment District streetscape and signage project. Staff is working with the consultant to have plans developed for the first phase of improvements with a goal of installation in 2009. Coordination is also being done with businesses, including Cabela's, regarding their signage needs and how they will fit with the Village efforts.

*Training.* Two staff members attended a seminar entitled, "Rethinking Retail in an Economic Downturn: Trends, Tools and Techniques for Municipal Governments" at the Chaddick Institute for Metropolitan Development at DePaul University in Chicago.

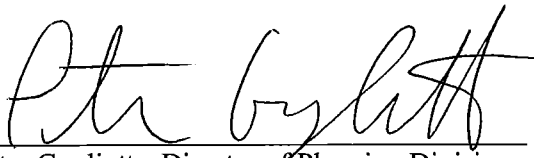
**COMMUNITY DEVELOPMENT BLOCK GRANT**

*Consolidated Annual Performance and Evaluation Report (CAPER).* The 2007 CAPER has been submitted to HUD and accepted.

*Neighborhood Infrastructure Improvements.* The contractor has started work on Phase 1 of the Barrington Square neighborhood street light installation. The project is expected to be completed in approximately two months.

*Single-Family Housing Rehabilitation.* North West Housing Partnership (NWHP) is working on the current 2008 program year. There are currently several Hoffman Estates homeowners in the process of having .

*Miscellaneous.* Staff is working on regular report items that are periodically due to HUD. With recent staffing changes in the Division, meetings have also begun with an experienced CDBG consultant who is assisting with program management and with training of additional staff members.



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Peter Gugliotta, Director of Planning Division



## **CODE ENFORCEMENT**

**MONTHLY REPORT  
SUBMITTED TO PLANNING, BUILDING & ZONING COMMITTEE**

**February, 2009**

Attached is the monthly report for Code Enforcement for the period ending January 31, 2009.

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Don Plass, Director of Code Enforcement

## **ACTIVITIES**

On January 15, 2009, John Cumpek and Harry Gunderson attended the Roofing Trade Show in Oakbrook.

On January 16, 2009, Tim Meyer, Jeff Mattes, and Ray Norton attended the Roofing Trade Show in Oakbrook.

On January 21, 2009, Sue Wenderski and Kathy Cohen attended the Association of Building Coordinators of Illinois (ABCI) meeting in Buffalo Grove. The speaker was from Simplifile, a software company that files recorded documents online.

## **EMERGENCY CALL OUTS**

On Friday, January 16, 2009 John Cumpek was called out to a fire at 1919 W. Alder. The property was posted uninhabitable.

On Friday, January 16, 2009, John Cumpek was called out to a fire at 811 Lakeside Plaza. The property was posted uninhabitable.

## **DEMOLITION PERMITS**

No demolition permits issued.

## **CONSTRUCTION INSPECTIONS**

Inspections performed:

- |              |    |              |    |
|--------------|----|--------------|----|
| • Structural | 93 | • Mechanical | 24 |
| • Electrical | 35 | • Other      | 78 |
| • Plumbing   | 46 |              |    |

## **CITATIONS**

Andy Kinsch  
4413 Mumford Dr.  
Failure to obtain a final inspection

Alvin Abarro  
6091 Frank Dr.  
Failure to obtain a final inspection

CODE ENFORCEMENT MONTHLY REPORT

FEBRUARY, 2009

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Brian Murray  
1779 Highland Blvd.  
Failure to obtain a final inspection

Tadeusz Razniak  
280 Illinois Blvd.  
Failure to obtain a final inspection

Tom Alex  
475 Westview  
Inoperable vehicle stored in driveway (4)

Debra Baize  
1150 Hassell  
Inoperable vehicle stored in driveway (3)

Kim Barwick  
1290 Newcastle  
Debris accumulation

Dennis Brooks  
2030 Carling  
Failure to maintain exterior surfaces and items stored on side of house

Gary Catton  
1685 Bedford  
Driveway in disrepair

Electronic Exchange  
1280 W. Higgins  
Failure to remove snow from sidewalk (2)

Paul Horejs  
385 Hawthorn  
Trailer stored on grass

Edward Kallhoff  
735 Maple  
Failure to maintain exterior surfaces (2)

CODE ENFORCEMENT MONTHLY REPORT

FEBRUARY, 2009

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Eric Kittner  
1925 Williamsburg  
Vehicle parked on front lawn

Cynthia Maheras  
750 Maywood  
Trailer stored on grass (2) and items stored in front (2)

Marathon  
1300 W. Higgins  
Failure to remove snow from sidewalk

Medical Specialists  
1260 W. Higgins  
Failure to remove snow from sidewalk (3)

Luis Munoz  
190 Maricopa  
Roof in disrepair

William O'Conner  
425 Newark  
Items stored on side of house (2) and driveway in disrepair (2)

B. Bello Osagie  
1435 Oakmont  
Inoperable vehicle in driveway and roof in disrepair

Divyesh Patel  
1245 Fairmont  
Inoperable vehicle stored in driveway (2)

Residential Funding Co. LLC of Minneapolis, Mn.  
Re: 205 Batavia  
Vacant property in disrepair

C. Schwartz  
995 Basswood  
Motorized construction equipment stored in the side yard

CODE ENFORCEMENT MONTHLY REPORT

FEBRUARY, 2009

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Hope Shiba

75 Kingman

Failure to maintain exterior surfaces and failure to maintain accessory structures

Suburban Tire

1200 W. Higgins

Failure to remove snow from sidewalk (2)

Michael Walker

2163 Hassell

Inoperable vehicle stored in front (4)

Nancy Walker

2163 Hassell

Inoperable vehicle stored in front (3)

Ronald Wulf

660 Mohave

Trailer stored on grass

Scott Gherardini

1194 W. Sturbridge

Roof in disrepair

Jack Miller

2221 Harwinton

Failure to obtain permit for hot water tank (4)

Jack Miller

2221 Harwinton

Failure to obtain permit for electric (4)

Jack Miller

2221 Harwinton

Failure to obtain permit for insulation/drywall (4)

Jack Miller

2221 Harwinton

Failure to obtain permit for plumbing (4)



CODE ENFORCEMENT MONTHLY REPORT

FEBRUARY, 2009

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Jack Miller  
2221 Harwinton  
Failure to maintain sound condition of windows (4)

Jack Miller  
2221 Harwinton  
Open junction box (4)

Jack Miller  
2221 Harwinton  
Improper maintenance of smoke detectors (4)

Jack Miller  
2221 Harwinton  
Failure to obtain permit for furnace (4)

Tina Tuntas  
808 Lakeside Plaza W.  
Accessory Structure (2)

Tara Tuntas  
808 Lakeside Plaza W.  
Accessory Structure (2)

Donald Wojnicki  
1898 Driftwood  
Failure to remove dead tree

Carol Roth  
1819 Williamsburg Dr.  
Outside Storage

Carol Roth  
1819 Williamsburg Dr.  
Grounding feeding Animals

## **RESIDENTIAL INSPECTION REPORT**

The Residential Inspection Program will be focusing on all single family homes located north of Golf Rd. and south of I 90. Informational postcards will be sent to all households in the inspection area. Inspections will begin in May.

## **MULTI-FAMILY LICENSING REPORT**

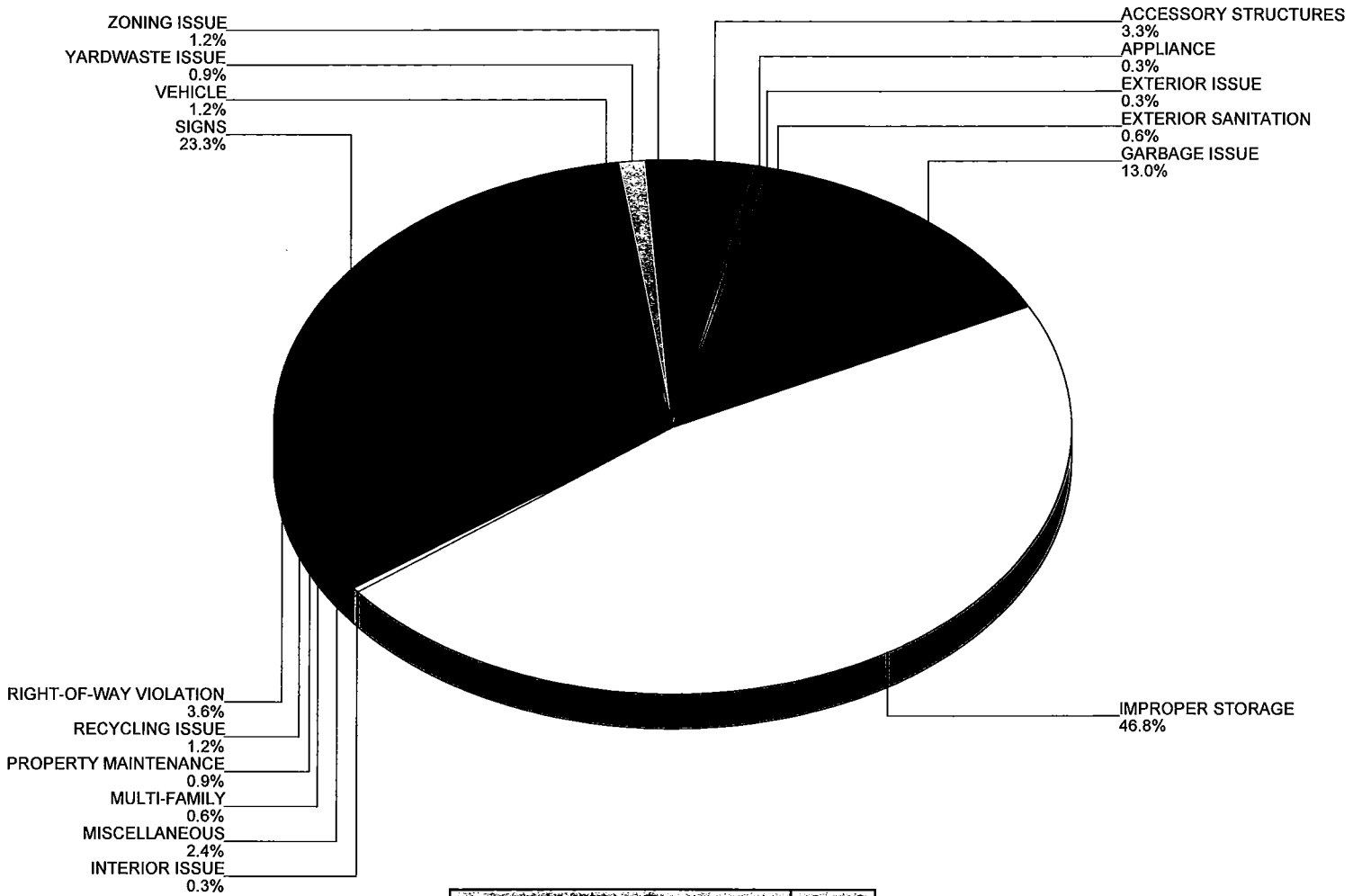
Multi family winter inspections are on-going.

## **ENVIRONMENTAL HEALTH INSPECTION REPORT**

The following table presents a breakdown of the different types of inspections the Health Officer performs. These inspections can be routine, license or complaint driven. Food establishments are divided into the risk categories of high, moderate or low/minimal risk. A high risk establishment presents a high relative risk of causing foodborne illness based on the large number of food handling operations typically implicated in foodborne outbreaks and/or the type of population served by the facility. Banquet facilities, nursing homes, and large operations such as Sears Holdings cafeteria are defined as high risk and are inspected more frequently than other risk categories. Fast food, grocery stores and day care facilities present a moderate risk to the public while the low risk category is reserved for convenience stores, coffee houses and similar facilities. There are over 180 food establishments that require inspections each year.

ACTIVITY	THIS MONTH	YEAR TO DATE
High Risk	36	36
Moderate Risk	1	1
Low Risk	2	2
Swimming Pools	1	1
Other Inspections	5	5
<b>Totals:</b>	<b>45</b>	<b>45</b>

## Monthly Code Violation Summary Report 1/1/2009 - 1/31/2009



Violation Type	Total
ACCESSORY STRUCTURES	11
APPLIANCE	1
EXTERIOR ISSUE	1
EXTERIOR SANITATION	2
GARBAGE ISSUE	43
IMPROPER STORAGE	155
INTERIOR ISSUE	1
MISCELLANEOUS	8
MULTI-FAMILY	2
PROPERTY MAINTENANCE	3
RECYCLING ISSUE	4
RIGHT-OF-WAY VIOLATION	12
SIGNS	77
VEHICLE	4
YARDWASTE ISSUE	3
ZONING ISSUE	4
<b>TOTAL</b>	<b>331</b>

**PERMIT REPORT**

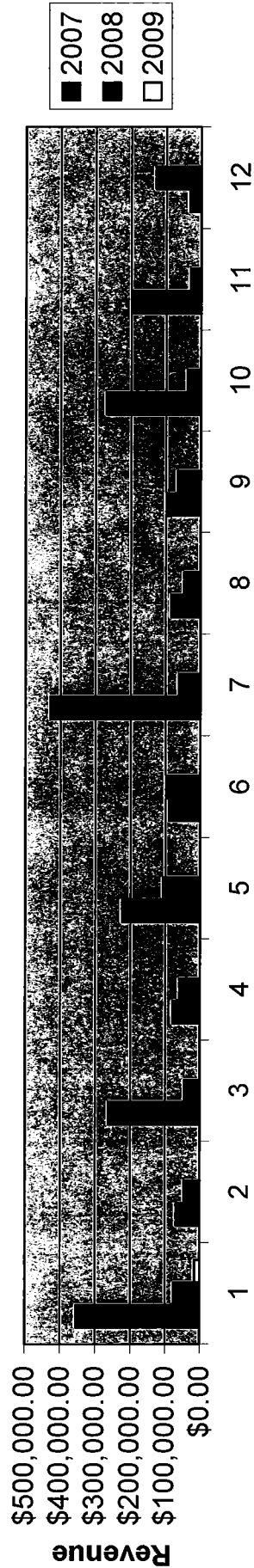
DESCRIPTION	2008 YEAR-TO-DATE # OF PERMITS (not including current month)	2008 JANUARY # OF PERMITS	2008 TOTAL YEAR-TO-DATE # OF PERMITS	2009 YEAR-TO-DATE # OF PERMITS (not including current month)	2009 JANUARY # OF PERMITS	2009 TOTAL YEAR-TO-DATE # OF PERMITS
Business Remodeling	0	5	5	0	2	2
Demolition	0	0	0	0	0	0
Driveways	0	1	1	0	0	0
Electrical	0	10	10	0	6	6
Fences	0	0	0	0	2	2
Mechanical	0	3	3	0	6	6
Miscellaneous Permits	0	2	2	0	3	3
Multi-Family Remodeling	0	0	0	0	1	1
New Business	0	1	1	0	0	0
Plumbing	0	24	24	0	13	13
Pools - Above Ground	0	0	0	0	0	0
Pools - In-Ground	0	0	0	0	0	0
Residential Decks	0	1	1	0	0	0
Residential Patios	0	0	0	0	0	0
Residential Garages	0	0	0	0	0	0
Residential Remodeling	0	6	6	0	3	3
Residential Sheds	0	0	0	0	0	0
Roofs/Siding	0	9	9	0	5	5
Signs	0	3	3	0	20	20
Single Family Residences	0	3	3	0	0	0
Town Homes/Duplexes	0	0	0	0	0	0
<b>TOTALS</b>	<b>0</b>	<b>68</b>	<b>68</b>	<b>0</b>	<b>61</b>	<b>61</b>

## Permit Revenue Comparison

2009 Budget **\$680,940.00**

Year	2007	2008	2009
Jan.	\$354,681.74	\$75,235.48	\$14,988.31
Feb	\$68,301.48	\$45,474.16	
Mar	\$261,861.42	\$44,994.58	
Apr	\$78,271.92	\$58,869.25	
May	\$223,896.39	\$105,165.22	
Jun	\$88,629.82	\$95,125.07	
Jul	\$427,576.72	\$62,087.77	
Aug	\$84,385.76	\$46,856.30	
Sep	\$97,806.54	\$66,306.76	
Oct	\$268,766.39	\$38,290.37	
Nov	\$193,315.04	\$29,903.48	
Dec	\$32,444.64	\$129,259.48	
<b>Total Revenue</b>	<b>\$2,179,937.86</b>	<b>\$797,567.92</b>	<b>\$14,988.31</b>

## Permit Revenue by Month



Permit revenue includes building permits, fire permits, and fees for elevator inspections and Temporary Certificates of Occupancy.