

AGENDA
SPECIAL TRANSPORTATION AND ROAD IMPROVEMENT COMMITTEE
Village of Hoffman Estates
December 4, 2017

Immediately Following Village Board

Members: **Karen Mills, Chairman**
 Gary Stanton, Vice Chairman
 Karen Arnet, Trustee

Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William McLeod, Mayor

I. Roll Call

NEW BUSINESS

1. Discussion of Alcoa Lane parking conditions.

II. Adjournment

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

SUBJECT: Discussion of parking conditions on Alcoa Lane

MEETING DATE: December 4, 2017

COMMITTEE: Special Transportation and Road Improvement

FROM: Michael Hankey

PURPOSE: Discussion of parking conditions on Alcoa Lane in response to resident requests.

BACKGROUND: In 2006, a permit parking program was implemented on Alcoa Lane from Washington Street to Spring Mill Drive and on intersecting streets. On-street parking within the designated zone is allowed only for vehicles displaying a valid hang tag between 2:00 a.m. and 5:00 a.m. Residents within the area bounded by Alcoa Lane, Spring Mill Drive, Washington Boulevard, and Berkley Lane are eligible for these hang tags (area shown on attached map). The permit program was approved to address overnight parking concerns due to vehicles from the Spring Mill Townhomes parking on-street west of Spring Mill Drive. While the permit program restricts the overnight availability of general parking spaces, other changes were made to provide closer and more convenient parking for the townhomes. To increase the supply during the times when the permit restrictions are in effect, a change was made to allow overnight parking (8:00 p.m. to 7:00 a.m.) on the west side of Spring Mill Drive. Recent observations found a range from one or two vehicles up to six or eight vehicles parked overnight on Spring Mill Drive. Onsite changes were also made on the Spring Mill Townhome property to add some spaces in areas where parking had been more limited.

DISCUSSION: Several residents of Alcoa Lane near the intersection of Washington Boulevard contacted Village staff with concerns about on-street parked vehicles from the adjacent Steeple Hill and Highland Crossing developments. All these residents were notified of this meeting. A copy of a recent letter from some of these residents requesting an extension of the existing parking permit program is attached. They cite the number of vehicles parked on-street, noise, littering, and nuisance issues associated with parking in this area. The residents believe these vehicles are from or are associated with the adjacent Steeple Hill and Highland Crossing condominium properties.

DISCUSSION: (Continued)

The existing overnight parking permit area is east of Washington Boulevard. A total of 56 homes are within this permit zone. According to Village records, about half of the eligible addresses have hang tags. These permits do not expire and are provided at no cost to residents in the designated permit parking area.

Parking Counts

To assess the level of evening on-street parking use, the Police Department counted the numbers of vehicles parked on-street in June and September / October 2017. The counts were done on Alcoa Lane and Washington Boulevard outside the limits of the current permit area. Both Alcoa Lane and Washington Boulevard are public streets with parking permitted on one side. Parking is allowed on the south side of Alcoa Lane and the west side of Washington Boulevard. License plate numbers of parked vehicles were noted which allowed Police to identify the registered addresses. A summary of the counts is listed below.

Date	Day	Total Parked On-street	Vehicle registered to Alcoa / Washington	Vehicle registered to Steeple Hill	Vehicle registered Elsewhere
6/5/2017	Monday	11	3	4	4
6/6/2017	Tuesday	7	2	3	2
6/7/2017	Wednesday	10	1	6	3
6/8/2017	Thursday	4	0	3	1
6/9/2017	Friday	6	3	1	2
6/10/2017	Saturday	8	2	2	4
6/11/2017	Sunday	8	4	2	2
9/25/2017	Monday	7	0	5	2
10/5/2017	Thursday	9	0	5	4
10/10/2017	Tuesday	11	1	4	6
10/11/2017	Wednesday	11	0	5	6
10/12/2017	Thursday	11	1	4	6
10/13/2017	Friday	8	1	3	4
Overall Average		8.5	1.4	3.6	3.5
Spring Average		7.7	2.1	3.0	2.6
Fall Average		9.5	0.5	4.3	4.7

Based on this data, approximately three to four parked vehicles on average during the counts were registered to Steeple Hill addresses. About an equal number were registered to addresses not in the immediate area. It is unknown with certainty what these parkers' specific destinations were; some could be guests, or vehicles from condo residents that are not registered with the association, work vehicles of residents registered in other cities, along with a number of other possibilities. The vehicles noted as having an address elsewhere included locations in Hoffman Estates, Streamwood,

DISCUSSION: (Continued)

and other suburbs, as well as Chicago and from out of state. The remainder, generally one to three vehicles, were registered to Alcoa Lane. The fall 2017 counts found slightly more total vehicles parked on-street including more vehicles not registered to Alcoa Lane. The more recent count data also exhibits less variation in the categories shown; however, some caution is needed when evaluating this data as the numbers of observations in the sample are relatively small.

During the parking counts, no parking violations were observed. Only a few citations have been issued for expired license plates. The Police Department continues to patrol this area. From a traffic engineering and traffic enforcement perspective, the vehicles parked on-street did so legally and did not affect traffic operations.

Steeple Hill and Highland Crossing Condominiums

Management representatives from each condominium association were contacted to gain some additional information about these developments. Both have a combination of owner occupied and rental units. The management companies shared that some of their rental requirements have become stricter over the last few years including various background and credit checks, driver's license, vehicle insurance, and proof of residency or rental agreement to obtain the association's parking permit. While the extent of the impact is unknown, it is possible that this process may contribute to some residents or guests of the condo developments not seeking parking permits on these sites. The following summarizes some of the key findings from the discussions with the management associations and other data from Village records.

Association	Number of Units	Number of Parking Spaces (approx.)	Number of Registered Rental Units	Permits per Unit	Additional Permit Fee	Guest Parking Spaces
Highland Crossing	374	574	137	1 reserved 1 unassigned	\$400 +/-	yes
Steeple Hill	416	700	257	1 reserved 1 unassigned	\$400 +/-	yes

The management representatives noted these developments were built a number of years ago. Today's household demographics differ from the past with generally a higher demand for parking. They have investigated options for increasing the number of parking spaces onsite but impacts to open space, detention, playground areas, cost, etc. are significant issues. It would be difficult for the associations to increase the amount of on-site parking.

Highland Crossing management noted they were aware that some residents may have an informal arrangement with the India House Shopping Center for using parking spaces on that property, although the management company is not a party to it. There is also evidence from the Church of the Cross that some Steeple Hill residents have been parking in the church lot without permission. At one point there may have been 25 or more vehicles using the Church lot. The Church has requested that some vehicles identified as abandoned be towed through the Village program.

DISCUSSION: (Continued)*Summary*

As noted, from a technical traffic operations and enforcement perspective, the vehicles parked near Alcoa and Washington are not violating any laws. These are public streets and the vehicles registered to Steeple Hill belong to Village residents. Even those from outside the immediate area, including some other Hoffman Estates addresses, were parked legally. Recognizing this, the request from Alcoa Lane residents is to extend the overnight permit parking to some point west of Washington Boulevard.

If the permit program is expanded, there are several factors that will need to be considered.

1. If there are further discussions of expanding the permit area, who should be included?
2. How will the limits of the expansion be determined?
 - a. How far west on Alcoa Lane?
 - b. How far south on Washington Boulevard?
 - c. Should Baxter Lane be included too?
3. Will the hours of restriction be the same?
4. Counts have demonstrated that vehicles not registered to Alcoa Lane are parked on that street and at least some of these are from Steeple Hill. Where will these people park their vehicles?
5. Will the Church of the Cross, Police Department, India House Shopping Center, Aldi / First American Bank, or other areas become off-site parking sites?

RECOMMENDATION:

For discussion.

Attachments



Existing Parking Permit Zone
Resident Only 2 AM to 5AM

Dear Jim,

We are writing regarding the extension of permit parking on our street, Alcoa Lane west of Washington Blvd. We were calling and notifying the police department also about the cars parking on the street. The people are very noisy, especially in the evening and during the night. They are throwing trash in the street and on our lawns, changing clothes behind the cars, even urinating on the street between the cars. They are parking on our street, Alcoa Lane, and walking through the gate to Steeple Hill Condo Associates. We feel uncomfortable and unsafe in our driveways where our young children are playing when there are so many cars turning around and then parking on our street.

We want to change that for our and kids safety.

Benelli Zup
Kryzto Zup.

Barbara Natunews

Gary A. Visconti
Christine Visconti