

AGENDA
PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
June 8, 2009

7:30 P.M. - Board Room

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

I. Roll Call

II. Approval of Minutes - April 27, 2009 (*Special Meeting*)
 May 4, 2009 (*Special Meeting*)
 May 11, 2009

NEW BUSINESS

1. Request by DeSchouw for approval of a Tax Increment Financing (TIF) Inducement Resolution for site and improvements at the Barrington Square Mall.
2. Request acceptance of Department of Development Services monthly report for Planning Division.
3. 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

**VILLAGE OF HOFFMAN ESTATES
SPECIAL PLANNING, BUILDING & ZONING COMMITTEE**

April 27, 2009

I. Roll Call

DRAFT

Members in Attendance:

Trustee Gary Pilafas, Chair
Trustee Karen Mills, Vice Chair
Trustee Raymond Kincaid, Member

**Other Corporate Authorities
in Attendance:**

Trustee Cary Collins
Trustee Jacquelyn Green
Trustee Anna Newell
Village President William D. McLeod

Bev Romanoff, Village Clerk

**Management Team
in Attendance:**

James H. Norris, Village Manager
Arthur L. Janura Jr., Corporation Counsel
Dan O'Malley, Deputy Village Manager
Mark Koplun, Asst. Village Manager – Development Services
Michael DuCharme, Director of Finance
Rachel Musiala, Asst. Director of Finance
Algean Garner, Director of Health & Human Services
Robert Gorvett, Fire Chief
Kenneth Hari, Director of Public Works
Clint Herdegen, Chief of Police
Molly Norton, Assistant to the Village Manager
Peter Gugliotta, Director of Planning
Gary Salavitch, Director of Engineering
Dave Christensen, Emergency Management Coordinator
Gordon Eaken, Director of IS
Bruce Anderson, Cable TV Coordinator

Others in Attendance:

News Reporters from Daily Herald and Chicago Tribune

The Special Planning, Building and Zoning Committee meeting was called to order at 8:45 p.m.

NEW BUSINESS

- 1. Request by Shoe Factory Road, L.L.C. for direction to proceed with the negotiation of amendments to the Laufenberger Annexation and Development Agreement regarding land use and road construction timing.**

A Committee Agenda Item summary sheet from Peter Gugliotta, Director of Planning, was presented to the Committee.

Mr. Wayne Rodgers and Mr. Dennis Cortesi representing Shoe Factory Road, L.L.C. and Mr. Tom Liantios, Idea Development Plum Creek Community, appeared before the committee.

Mr. Norris provided an overview of the request and noted that in order to proceed with development of the Phase 2 property in the manner requested by the owner, there were four key

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

**April 27, 2009
Page 2 of 2**

policy decisions needed. He requested a formal vote on four items to provide definitive direction to the property owners/developers and staff.

Mr. Liantios provided presentation boards and answered questions from the Board.

A discussion followed in which the Board members reviewed and considered the information provided.

Mr. Rodgers and Mr. Cortesi noted that they had made an effort to address all of the Board's previous concerns and were prepared to proceed with development.

The Committee voted on the following four items:

Motion by President McLeod, seconded by Trustee Mills, for Village staff to negotiate a formal amendment to the Laufenberger Annexation Agreement to allow approximately the northern one-half of the Beacon Pointe Phase 2 commercial development to occur in advance of the Shoe Factory Road improvements. Voice vote taken. (Nay: Trustee Pilafas and Trustee Collins) Motion carried.

Motion by Trustee Collins, seconded by Trustee Green, for staff to negotiate a formal amendment to the Laufenberger Annexation Agreement to allow the Beacon Pointe Phase 2 residential development to occur in advance of the Shoe Factory Road improvements, but not in advance of the commercial development. Voice vote taken. All ayes. Motion carried.

Motion by President McLeod, seconded by Trustee Collins, for staff to negotiate a formal amendment to the Laufenberger Annexation Agreement to allow approximately one-half of the commercial zoned property to be changed to a zoning that would permit independent and assisted senior housing. Roll call vote taken. (Trustee Pilafas – Nay; Trustee Mills – Aye; Trustee Kincaid – Aye; Trustee Collins – Aye; Trustee Green – Aye; Trustee Newell – Nay; Mayor McLeod – Nay) Motion carried.

Motion by President McLeod, seconded by Trustee Pilafas, to drop the fourth item—"Should Village staff negotiate a formal amendment to the Laufenberger Annexation Agreement to allow the Beacon Pointe Phase 2 independent and assisted senior housing development to occur in advance of the Shoe Factory Road improvements?" Roll call vote taken. (Trustee Pilafas – Aye; Trustee Mills – Aye; Trustee Kincaid – Nay; Trustee Collins – Aye; Trustee Green – Aye; Trustee Newell – Aye; Mayor McLeod – Aye) Motion carried.

II. Adjournment

Motion by President McLeod, seconded by Trustee Collins, to adjourn the meeting at 9:30 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Vicki Richardson

Date

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

May 4, 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:**

**James Norris, Village Manager
Dan O'Malley, Deputy Village Manager
Arthur Janura, Corporation Counsel
Mark Koplin, Asst. Vlg. Mgr., Dev. Services
Clint Herdegen, Police Chief
Bob Gorvett, Fire Chief
Mike DuCharme, Finance Director
Algean Garner, Health & Human Services
Gordon Eaken, IS Director
Becky Suhajda, Administrative Intern
Bruce Anderson, CATV Coordinator
Bev Romanoff, Village Clerk**

The Special Planning, Building and Zoning Committee meeting was called to order at 7:69 p.m.

NEW BUSINESS

- 1. Request by Sears Holdings for approval to install wind turbines on top of the northeast parking deck at 3333 Beverly Road in Prairie Stone.**

An item summary sheet from Peter Gugliotta was presented to Committee.

Motion by Trustee Collins, seconded by Trustee Green, to approve request by Sears Holdings to install wind turbines on top of the northeast parking deck at 3333 Beverly Road in Prairie Stone. Voice vote taken. All ayes. Motion carried.

II. Adjournment

Motion by Trustee Collins, seconded by Trustee Mills, to adjourn the meeting at 8:04 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date

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

May 11, 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:**

**Jim Norris, Village Manager
Dan O'Malley, Deputy Village Manager
Arthur Janura, Corporation Counsel
Molly Norton, Asst. to Village Manager
Mark Koplun, Asst. Vlg. Mgr., Dev. Services
Don Plass, Director of Code Enforcement
Mike Hankey, Director of Transportation
Patrick Seger, Director of HRM
Algean Garner, Director of HHS
Clint Herdegen, Police Chief
Bob Gorvett, Fire Chief
Ken Hari, Director of Public Works
Rachel Musiala, Asst. Director of Finance
Bev Romanoff, Village Clerk
Becky Suhajda, Administrative Intern
Bruce Anderson, CATV Coordinator**

Others in Attendance

Reporters from Daily Herald, Chicago Tribune

The Planning, Building and Zoning Committee meeting was called to order at 7:10 p.m.

II. Approval of Minutes

Motion by Trustee Mills, seconded by Trustee Collins, to approve the Planning, Building & Zoning Committee meeting minutes of April 13, 2009. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Collins, to defer the Special Planning, Building & Zoning Committee meeting minutes of April 27, 2009. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Collins, to defer the Special Planning, Building & Zoning Committee meeting minutes of May 4, 2009. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request approval by homeowner for release of a portion of open space easement at 4455 Capstan Drive (install storage shed).**

An item summary sheet from Peter Gugliotta was presented to Committee.

Motion by Trustee Collins, seconded by Trustee Mills, to approve release of a portion of open space easement at 4455 Capstan Drive. Voice vote taken. All ayes. Motion carried.

2. Request approval to distribute a Request for Proposals (RFP) to parties interested in purchasing or leasing the old Fire Station 24.

An item summary sheet from Arthur Janura and Mark Koplín was presented to Committee.

Trustee Collins inquired if this is a good time and asked if the Village should wait in order to get a better price. Mark Koplín responded that a price will not be set, and that the RFP will just see if there is any interest.

Motion by Trustee Mills, seconded by Trustee Green, to distribute a Request for Proposals (RFP) to parties interested in purchasing or leasing the old Fire Station 24. Voice vote taken. All ayes. Motion carried.

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

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

Trustee Pilafas inquired about the status of 950 Freeman Road. Mark Koplín replied that the citations are on the docket at the administrative adjudication meeting and the Village will continue to cite the owner.

Motion by Trustee Collins, seconded by Trustee Mills, 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

VI. Adjournment

Motion by Trustee Collins, seconded by Trustee Mills, to adjourn the meeting at 7:16 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

NB1

SUBJECT: Request by DeSchouw for approval of a Tax Increment Financing (TIF) Inducement Resolution for site and improvements at the Barrington Square Mall

MEETING DATE: June 8, 2009

COMMITTEE: Planning, Building and Zoning

FROM:  Mark Koplin

PURPOSE: To discuss approval of adopting an Inducement Resolution pursuant to Tax Increment Financing (TIF) law authorizing up to \$7 million of potential TIF expenditures to be reimbursed only if the Village Board adopts a TIF District for the Barrington Square Mall in the future.

BACKGROUND: In 2008, DeSchouw initiated discussions with the Village as owners of the Barrington Square Mall began regarding desired improvements to the mall upon Menards leaving, and a request for financial incentives from the Village. Menards left Barrington Square Mall late last year and DeSchouw recently submitted a plan for demolition of the vacant Menards building that also included rebuilding the massive retaining wall behind Menards, changes to the access drive around the Menards building, necessary utility replacement on-site, some improvements to the parking lot, and work on the facade. The owner has identified these improvements as a so-called interim phase of redevelopment that is necessary to make the Barrington Square Mall receptive to future tenants, whether in existing vacant space or new space to be built.

A range of potential incentives was discussed and the owner elected to proceed with investigation of the potential for adopting a TIF for the Barrington Square Mall. Concurrent with these discussions, the national economy declined and the real estate market became stagnant. As there are virtually no retail or office development deals happening currently, speculation as to potential revenues from a TIF are quite uncertain.

As an alternative to adopting a TIF in these uncertain economic times, the owner's consultant, S.B. Friedman, suggested a possible compromise. TIF law in Illinois provides for the possibility of a municipality adopting an Inducement Resolution. The Inducement Resolution does not commit the municipality to adopting a TIF, but merely states that should a TIF be adopted in the future, certain costs incurred by the owner to redevelop the property would be considered by the municipality as being eligible for TIF reimbursement. The actual amount to be reimbursed would be determined if and when a TIF is established. A draft resolution, authored by DeSchouw's consultant and reviewed by Corporation Counsel is attached.

BACKGROUND: (Continued)

The Inducement Resolution, as drafted, provides the following:

- ◆ Cites the TIF Act and acknowledges that a redevelopment plan and project need to be approved by the Village.
- ◆ States that a TIF eligibility study needs to be undertaken and the TIF criteria met before a TIF can be even considered.
- ◆ Mentions that the type of TIF under consideration would be a Conservation TIF as opposed to a Blighted TIF and incorporates an exhibit which indicates the boundaries of the proposed TIF.
- ◆ States that the Village and the owner will expend funds to determine eligibility, and further, would spend funds prior to potential adoption of a TIF which are not to exceed \$7 million and are listed in an exhibit.
- ◆ States that the Village will consider only issuing notes for eligible project costs and will not issue debt to reimburse the owner for eligible costs.
- ◆ This resolution is offered as an inducement for the owner to make improvements at the Barrington Square Mall, but there is no obligation on the part of the Village to adopt a TIF, but only to consider it.
- ◆ Acknowledgement that reinvestment in Barrington Square Mall is good for the Barrington Square Mall, as well as the Village as a whole.
- ◆ While no specific time limit is incorporated into the resolution, municipal practice, as well as case law, suggests that the Inducement Resolution is valid for 18 months and could be extended by the Village for several additional months. If a TIF is not adopted by the municipality after 2 to 2-1/2 years, then it would no longer be valid.

As a practical matter, the owner wishes to begin immediately with the interim phase of redevelopment. They believe it is very important to remove the Menards structure before it becomes a detriment to the mall and the community. Other work included in the initial phase is also important to retaining tenants and making the mall attractive for new tenants at such time as the economy turns around. Their redevelopment scenario timeline includes site plan approval in spring 2009, work to proceed in 2009 and 2010, with the economy rebounding in 2010 and hopefully new tenants towards the end of 2010 and into 2011. They believe the economy may improve and leasing activity will improve in 2010 that would prompt the Village to strongly consider TIF adoption at that time.

FINANCIAL IMPACT:

The Village is under no obligation to adopt a TIF, so there is no financial obligation. Should the Village decide to adopt a TIF, any amounts authorized by the Village as TIF eligible would be reimbursed from incremental property taxes paid by the owner and/or tenants. Thus, in any case, there would be no impact to the Village's General Fund.

RECOMMENDATION:

Recommend approval of an Inducement Resolution for the initial states of redevelopment of Barrington Square Mall prior to consideration of adoption of a TIF redevelopment area and project.

Attachment

cc: Joseph Caruso (Caruso Development Corporation)
Geoffrey Dickinson (S.B. Friedman & Company)

5/8/09

RESOLUTION NO. _____-2009

VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION PROVIDING FOR AN ELIGIBILITY STUDY ON THE
DESIGNATION OF A PORTION OF THE VILLAGE OF HOFFMAN ESTATES,
ILLINOIS AS A REDEVELOPMENT PROJECT AREA AND TO INDUCE
DEVELOPMENT INTEREST WITHIN SUCH AREA
(Barrington Square Mall Area)**

WHEREAS, the Village of Hoffman Estates, Illinois (the "Village"), is authorized under the Tax Increment Allocation Redevelopment Act, *65 ILCS 11-74.4-1, et seq.* (the "TIF Act") as supplemented and amended by the Local Government Debt Reform Act, as amended, and the other Omnibus Bond Acts, as amended, and as further supplemented and, where necessary, superseded, by the provisions of Section 6 of Article VII of the 1970 Constitution of the State of Illinois (collectively, the "Act" or "Acts"), to finance eligible and qualified redevelopment project costs in connection with redevelopment project areas designated in accordance with the conditions and requirements set forth in the TIF Act; and

WHEREAS, the Village hereby finds and determines that the assistance and financing requested herein will serve the public purposes of the Village; and

WHEREAS, pursuant to the TIF Act, to implement tax increment financing, it is necessary for the Village to approve a redevelopment plan and redevelopment project, designate a redevelopment project area by finding, *inter alia*, that the area qualifies pursuant to statutory requirements and that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan and project (the "Redevelopment Plan" and "Project"), and adopt tax increment allocation financing for said redevelopment project area; and

WHEREAS, the Village desires to undertake an eligibility study to determine whether an area of the Village (herein referred to as the "Barrington Square Mall Redevelopment Project Area" or "BSM Redevelopment Area") may qualify as a blighted area, pursuant to the provisions of the TIF Act as a "conservation area" as specifically defined in Section 11.-74.4-3(b) of the TIF Act ("Conservation Area"), and to undertake additional research necessary to document a lack of growth and development through private enterprise, so that all or a portion of the BSM Redevelopment Area may be designated as a redevelopment project area; and

WHEREAS, the exact extent and boundaries of the BSM Redevelopment Area are generally delineated on Exhibit A attached hereto, and that the actual redevelopment project area to be established may contain more or less land than that shown on Exhibit A or may be amended or added to in the future; and

WHEREAS, the Village reasonably anticipates the property owners and/or developers (“Owners/Developers”) will expend certain funds to determine eligibility of the proposed BSM Redevelopment Area and to prepare the required eligibility study and Redevelopment Plan, in the event the Village Corporate Authorities determine by formal action to implement tax increment financing for all or a portion of the proposed BSM Redevelopment Area; and

WHEREAS, the Village reasonably anticipates the Owners/Developers will expend other funds in furtherance of the objectives of the anticipated Redevelopment Plan; and

WHEREAS, it is the intent of the Village to reimburse itself and the Owners/Developers for such expenditures from incremental property taxes derived from the proposed BSM Redevelopment Area, if the BSM Redevelopment Area is designated under the TIF Act; and

WHEREAS, the Village wishes to encourage the Owners/Developers of the BSM Redevelopment Area to pursue plans for redevelopment, land preparation or building renovations and make such expenditures as are eligible and reasonably necessary in that regard (the “Expenditures”) with confidence that said Expenditures as estimated and detailed on Exhibit B attached hereto and made a part hereof may be allowable redevelopment project costs under the Redevelopment Plan that may be approved in one or more redevelopment agreements between the Village and the Owners/Developers; and

WHEREAS, the Owners/Developers of real property located within the BSM Redevelopment Area now contemplate that (i) they will use funds from sources, other than incremental property taxes, which are or will be available to them on a short-term basis, in order to pay such Expenditures, (ii) some or all of such Expenditures will constitute eligible “redevelopment project costs” (as defined in the TIF Act) prior to the designation of the redevelopment project area and execution of any redevelopment agreements with the Village and (iii) the Village may reimburse some or all of said Expenditures which constitute eligible redevelopment project costs with incremental property taxes to be derived from the redevelopment project area, in the event that the BSM Redevelopment Area is designated pursuant to the Act and secured by such incremental property taxes; and

WHEREAS, certain eligible redevelopment project costs, including such Expenditures and additional costs for the Project, may be incurred by the Owners/Developers and/or the Village on or after the passage of this Resolution but prior to the designation of the redevelopment project area and/or issuance by the Village of any obligations to pay or reimburse said costs; and

WHEREAS, the purpose of any proposed Redevelopment Plan and Project will be to generate private investment in the BSM Redevelopment Area, thereby eliminating conditions that may lead to blight and providing for the long-term sound growth of the Village:

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 recitals set forth above are material to this Resolution and are hereby incorporated as Section 1 of this Resolution as if fully set forth herein.

Section 2: The Village Corporate Authorities have reviewed the proposed BSM Redevelopment Area and its condition and circumstances and, at this time, concludes that it is reasonable to anticipate that a redevelopment plan may be approved for the BSM Redevelopment Area as a Conservation Area and that preliminary and other expenditures in furtherance of the redevelopment plan and project will be eligible “redevelopment project costs” under the TIF Act and in the redevelopment plan as approved, provided that this Resolution shall not be deemed to be a guarantee that any such Redevelopment Plan will be approved.

Section 3: This resolution is adopted for purposes of inducing the Owners/Developers of real property located in the BSM Redevelopment Area to proceed with the Project and to pay or incur Expenditures as estimated on Exhibit B, pending approval of a Redevelopment Plan, designation of a redevelopment project area, adoption of tax increment financing and execution of one or more redevelopment agreements.

Section 4: The Village reasonably anticipates to reimburse Project costs from incremental property tax revenues payable pursuant to a note properly approved by the Village and properly issued by the Village to the Owners/Developers (“Note”) only in the event that a Redevelopment Plan is approved, and the maximum amount of the costs associated with the First Phase of the Project is Seven Million Dollars (\$7,000,000). This declaration of official intent is made pursuant to Treasury Regulations Section 1.150-2.

Section 5: This resolution or any adoption of an eligibility study, Redevelopment Plan or redevelopment project area shall not obligate the Village to reimburse any third party (including, without limitation, the Owners/Developers of real property located within the BSM Redevelopment Area) for any Expenditures or any eligible redevelopment project costs and shall not obligate the Village to finance eligible redevelopment project costs via a bond issuance or other debt financing, further provided, that the Owners/Developers acknowledge and agree that the Village shall not issue any bonds or other form of debt financing in connection with the Project and eligible expenditures incurred for the First Phase of the Project and any and all reimbursements to Owners/Developers shall be solely from incremental property tax revenues derived from the BSM Redevelopment Area and payable to the Owners/Developers pursuant to a properly authorized and issued Note from the Village..

Section 6: Additional information regarding the proposed redevelopment project area can be obtained from:

James H. Norris, Village Manager,
1900 Hassell Road, Hoffman Estates, IL 60169
Telephone 847-781-2661

Any comments or suggestions regarding the Redevelopment Area should also be directed to the Village Manager.

Section 7: This Resolution shall be in full force and effect immediately from and after its passage and approval.

Passed this ____ day of _____, 2009.

Approved this ____ day of _____, 2009.

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

Approved:

Mayor



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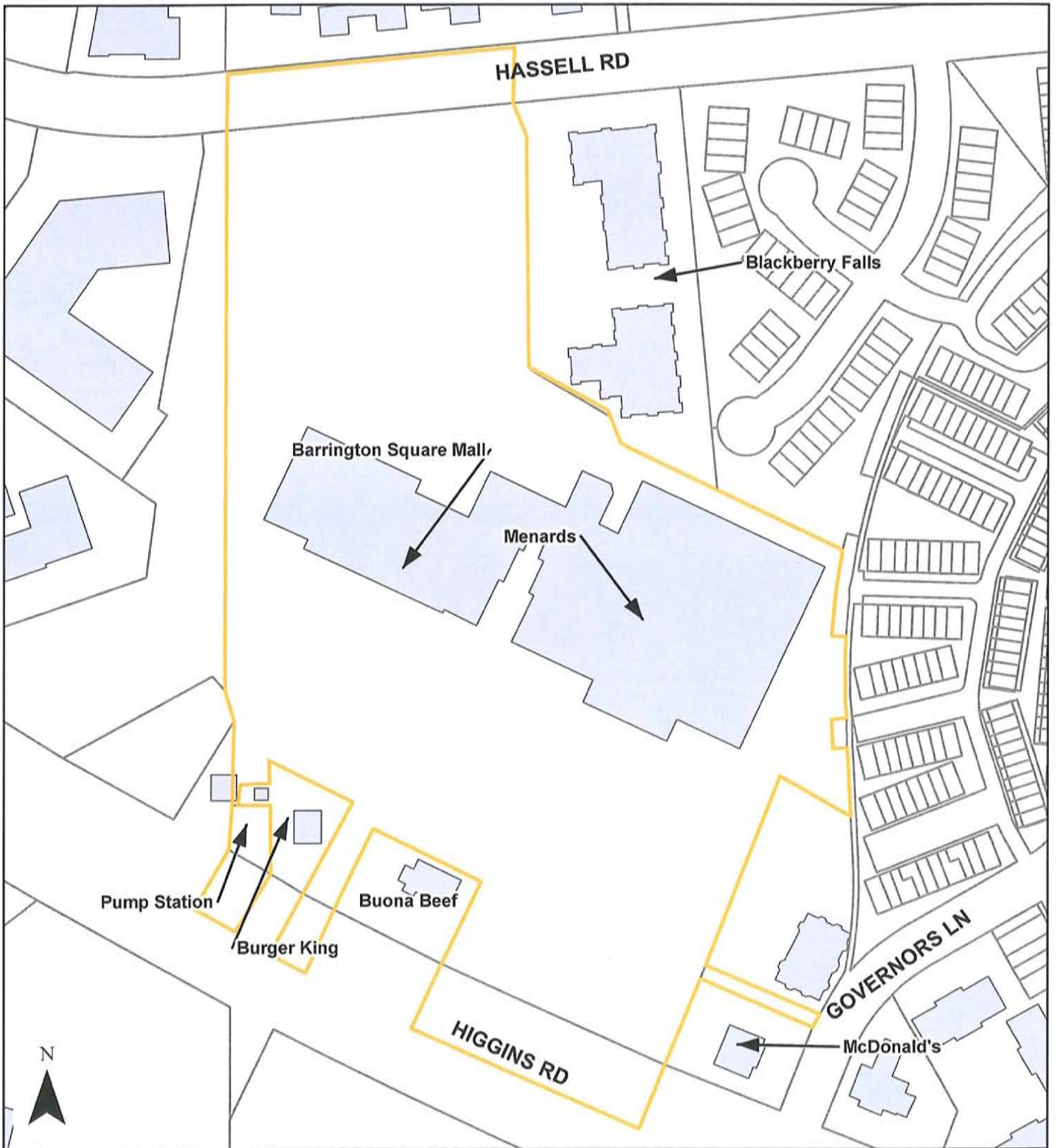
Attest:

Village Clerk

Exhibit A: Proposed Higgins/Hassel TIF Boundary

DRAFT
June 2009

 TIF Boundary  2007 Parcels



0 125 250 500 Feet

Barrington Square Mall Façade Renovation, Menards Demo, and New Construction**Exhibit B: Cost Estimates***Draft/Confidential*

	Estimated Cost	Contingency	Total
Project Design, TIF Designation, and TIF Application	\$ 700,000	\$ -	\$ 700,000
Building Facades / Plaza	\$ 3,150,500	\$ 277,800	\$ 3,428,300
North Parking Lot / Landscaping	\$ 1,109,300	\$ 95,500	\$ 1,204,800
Detention Vault	\$ 859,600	\$ 74,000	\$ 933,600
Menard's Demo	\$ 384,000	\$ 34,000	\$ 418,000
Retaining Walls	\$ 290,300	\$ 25,000	\$ 315,300
TOTAL	\$ 6,493,700	\$ 506,300	\$ 7,000,000

Note: Although this budget utilizes the most currently available cost estimates, amounts may be shifted between line items within the total budget

Sources: Caruso Development and *S. B. Friedman & Company*



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

SUBMITTED TO PLANNING, BUILDING & ZONING COMMITTEE
JUNE 2009

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

PLAN COMMISSION

MAY 20, 2009 - MEETING SUMMARY

APPLICANT ADDRESS	REQUEST	RESULT
Barrington Square Mall	Site plan for site improvements, including demolition of former Menards	Approved
Comfort Inn, 2075 Barrington Road (former Baymont Suites)	Plat of resubdivision	Approved

JUNE 3, 2009 - MEETING SUMMARY

APPLICANT ADDRESS	REQUEST	RESULT
Meeting canceled		

Upcoming Meeting: June 17, 2009
Meeting canceled

Upcoming Meeting: July 1, 2009
No petitioners scheduled yet.

Upcoming Petitioners and Related Activities

Prairie Stone Parcel 12 - Final site plan approval for Saddle Room restaurant/OTB
Southeast corner of Hassell & Barrington - Site plan for gas station/ retail buildings
Beacon Point Phase II - Annexation Agreement Amendment and site plan for residential/commercial development.
Prairie Stone Parcel 24 - Plat of resubdivision and site plan amendment
Police Department - Rezoning, plat of consolidation, and final approval of landscape plan and generator
Prairie Pointe (Prairie Stone Parcel 23) - Site plan for gas station/retail building
Shree Jalaram Mandir Expansion, 425 Illinois Boulevard - Site plan for parking and building expansion.
Alliance Church, 665 Grand Canyon Parkway - Site plan for parking lot expansion
Poplar Creek Crossing Shopping Center - Plat of resubdivision
 High School District 211, Berner Road - Subdivision plats for single-family homes
 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 and site plan for new church
 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

MAY 19, 2009 - MEETING SUMMARY

APPLICANT ADDRESS	REQUEST	RESULT
America's Bar & Grill, 2308 West Higgins Road	Variation for sign	Approved
Canterbury Fields Condo Association, Shoe Factory Road and Delaney Drive	Variation for sign	Approved
Advance Preschool, 2320 West Higgins Road	Special use amendment for preschool expansion	Approved

JUNE 2, 2009 - MEETING SUMMARY

APPLICANT ADDRESS	REQUEST	RESULT
Resident, 3720 Lexington Drive	Variation for shed size	Approved

Upcoming Meeting: June 16, 2009
Meeting canceled

Upcoming Meeting: July 7, 2009
No petitioners currently scheduled

Upcoming Petitioners:
 Canterbury Fields Condo Association, Shoe Factory Road - Variation for sign (remanded from VB 6/1/09)
 Comfort Inn, 2075 Barrington Road - Variation for ground sign
 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 H₂Otel's Prairie Stone LLC, 5555 Prairie Stone Parkway - Master Sign Plan
 Prairie Pointe (Prairie Stone Parcel 23) - Master Sign Plan
 Princeton HOA - Variation for residential subdivision identification sign
 Deer Crossing Estates - Variation for illumination of residential subdivision ID sign

GENERAL ACTIVITIES

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. 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. Planning staff has also been assisting the Economic Development Division with the creation of materials that were used at the ICSC conference and documents that can be added to the Village's website to market individual properties within the Village.

Prairie Stone Entertainment District. Staff is coordinating the Prairie Stone Entertainment District streetscape and signage project. Staff continues to work with the consultant to have plans developed for the first phase of improvements. As part of the Saddle Room/OTB final plans, staff is working to have the owner incorporate some streetscape elements into their project that will coincide with the Village's goals along Prairie Stone Parkway and Pratum Avenue. Coordination is also being done with businesses, including Cabela's, regarding their signage needs and how they will fit with the Village efforts. A significant public/private signage opportunity is being explored for Tollway signage with Cabela's playing a major role in this effort. Staff continues to pursue opportunities to leverage private funding for improvements in the business district, as well as to coordinate efforts between different property owners.

Training. A training seminar regarding the environmental review process was attended by Peter Gugliotta and Ashley Monroe at the HUD offices in Chicago.

COMMUNITY DEVELOPMENT BLOCK GRANT

General. 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.

Barrington Square Street Light Project. The contractor continues work on Phase 1 of the Barrington Square neighborhood infrastructure street light installation. The project is expected to be completed in the near future.

Single-Family Housing Rehabilitation. North West Housing Partnership (NWHP) is working on the current 2008 program year. There are several residents currently proceeding through the application process.

Spring Mill Drive. Staff is completing the Action Plan amendments necessary to reallocate CDBG funds toward the reconstruction of a portion of Spring Mill Drive, which is an eligible neighborhood infrastructure project. Work is scheduled to begin on Spring Mill Drive in the next couple of weeks after the school year has ended.

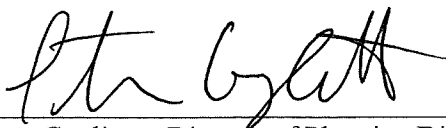
2009 Annual Action Plan. The Village CDBG allocation for the 2009 Program Year (beginning October 1, 2009) is \$302,500. The Village also has approximately \$118,000 of unused funds that will need to be re-allocated (left from the defunct resource center and taxi subsidy funding). Staff is completing the draft 2009 Annual Action Plan, which will establish the Village's budget for the use of CDBG funds for upcoming year. The required public hearing has been scheduled for June 25, 2009, and a 30 day public comment period has been established. The initial draft plan proposes the following allocation of funds:

<u>Previously Unused Funds</u>	
Infrastructure Improvements	\$118,000
<u>2009/2010 Allocation</u>	
Infrastructure Improvements	\$132,000
Private Property Rehabilitation	110,000
Planning & Administration (20%)	60,500

The draft plan will be presented to the Planning, Building and Zoning Committee at their July meeting for consideration and it will include specific projects proposed for funding and may include an adjustment in the allocation amounts based on actual cost estimates. There have also been several outside requests for funds and staff will summarize these for the Committee, however, the initial proposed allocations will follow the Village's adopted 2006-2010 Consolidated Plan, which includes the stated priority goals for use of the funds for infrastructure and housing rehabilitation. Ultimately the Action Plan will need to be submitted to HUD in August 2009.

Audit. The Village has received HUD's formal monitoring letter from their 3-day monitoring audit that took place the week of April 13. Planning staff is working with our consultant to provide the required formal response by July 1, 2009.

American Recovery and Reinvestment Act Allocation (CDBG-R). Planning staff has submitted the required Substantial Amendment to the 2008 Annual Action Plan to HUD in advance of the June 5, 2009, deadline. The \$81,078 grant is being made available to Hoffman Estates through HUD as part of the American Recovery and Reinvestment Act (ARRA). The funds will be used to complete a significant sidewalk reconstruction and accessible ramp upgrade project in the Barrington Square neighborhood, which contains the Village's highest concentration of CDBG eligible residents that are served by public streets.



Peter Gugliotta, Director of Planning Division



CODE ENFORCEMENT

MONTHLY REPORT SUBMITTED TO PLANNING, BUILDING & ZONING COMMITTEE

June, 2009

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

Don Plass, Director of Code Enforcement

ACTIVITIES

On May 1, 2009, David Banaszynski (NIMS 200) was certified by the Federal Emergency Management Agency in National Incident Management Systems.

On May 7, 2009, Don Plass, Jeff Mattes, Ray Norton and Tim Meyer attended the monthly meeting of the Northwest Building Officials and Code Administrators in Deer Park, Illinois. The topic was "Pervious Concrete A Stormwater Runoff Solution."

On May 17, 2009, Don Plass was accredited as a LEED, AP. The United States Green Building Council (USGBC) oversees the Leadership in Energy and Environmental Design (LEED) Professional Accreditation program LEED AP. This accreditation distinguishes building professionals with the knowledge and skills to successfully steward the LEED certification process. LEED AP's have demonstrated a thorough understanding of green building practices and principles and the LEED rating system.

On May 19, 2009, David Banaszynski attended a meeting in Oak Park sponsored by the Cook County Department of Public Health. The topic was "Chronic Disease in Suburban Cook County."

On May 20, 2009, Marquelle Cnota and Arja Kasper attended the monthly meeting of the Association of Building Coordinators of Illinois (ABCI) in Buffalo Grove, Illinois. The topic was "Contractor Fraud."

On May 28, 2009, David Banaszynski attended a meeting in Kankakee sponsored by the Illinois Environmental Protection Agency. The topic was "Source Water Assessment Database Training."

On May 28, 2009, Betty Melligan conducted the JC's Carnival Health Inspection in Barrington Square Mall.

EMERGENCY CALL OUTS

No call outs

DEMOLITION PERMITS

No demolition permits issued

CODE ENFORCEMENT MONTHLY REPORT

JUNE, 2009

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CONSTRUCTION INSPECTIONS

Inspections performed:

• Structural	110	• Mechanical	51
• Electrical	39	• Other	254
• Plumbing	56		

CITATIONS

Dino Alex
5 E. Golf
Failure to maintain driveway/parking lot

John Bart
3860 Anjou
Inoperable vehicle on driveway (2)

Ron Cigelnik
707-725 Golf Rd.
Failure to maintain exterior surfaces – damaged overhang

Comfort Inn
2075 Barrington Rd.
Tall grass/weeds

Crescent Mortgage
1323 W. Oakmont
Tall grass/weeds
GMAC Mortgage
330 Payson
Tall grass/weeds

Jason Hill
75 Kingman
Tall grass/weeds (2)

Lakewood & Barrington Rd. LLC
Fountain Crossing Shopping Center
Outside lighting and signage in disrepair

CODE ENFORCEMENT MONTHLY REPORT

JUNE, 2009

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Alice Lee
660 Randi
Tall grass/weeds

Dorothy Libonati
620 Orange
Fence in disrepair & accumulation of stagnant water

Marathon
1300 Higgins
Tall grass/weeds and debris accumulation

Oleg Podvalny
1486 Brookside
Inoperable vehicle on driveway

Valerie Popa
90 Bladley
Unapproved driveway extension

Hope Shiba
75 Kingman
Tall grass/weeds (2), failure to maintain exterior surfaces, debris accumulation and failure to maintain exterior surfaces

Mark Shuttleworth
90 Westview
Inoperable vehicle on driveway (2)

Edward Kallhoff
735 Maple
Failure to maintain exterior surfaces

Himansu Desai
509 Washington
Driveway in disrepair and failure to maintain exterior surfaces

Cynthia Maheras
750 Maywood
Trailer stored on grass and debris accumulation

CODE ENFORCEMENT MONTHLY REPORT

JUNE, 2009

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New Haven Development

950 Freeman

Vacant structure in disrepair, open electrical boxes, missing house numbers,
deck in disrepair, failure to maintain windows and exterior surfaces

Kim Barwick

1290 Newcastle

Improper storage, debris accumulation and tall grass/weeds

Anthony Kozlowski

715 Mohave

Failure to maintain exterior surfaces and accessory structure (garage)

Richard Meers

560 Frederick

Debris accumulation

B. Bello – Osagie (Owner)

1392 Oakmont

Debris accumulation

Lynn Mattefs (Tenant)

1392 Oakmont

Debris accumulation

Anthony Collins

397 Newton

Tall grass/weeds over 10 inches

Khazisyed Ahmedjeelani

4601 Mumford

Tall grass/weeds over 10 inches

Armando Gamba

2350 Hassell Rd.

West entry unsafe & has not met time frame to correct (3)

Metin Serbest

865 Woodlawn

Tall grass/weeds over 10 inches (3)

CODE ENFORCEMENT MONTHLY REPORT

JUNE, 2009

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Joel Berger
860 Woodlawn
Tall grass/weeds over 10 inches (2)

Joseph Capabianco
1498 Bedford
Tall grass/weeds over 10 inches

Doreen Ochal
540 Durham
Tall grass/weeds over 10 inches (3)

Doreen Ochal
540 Durham
Outside Storage (2)

Sherri Interrante
1085 Nottingham
Tall grass/weeds over 10 inches

Group Fox Property Management
2200 Hassell Rd.
Operating without a pool license (2)

Group Fox Property Management
2200 Hassell Rd.
Failure to remove banner

Theodosia Bohrn
550 Avondale
Tall grass/weeds over 10 inches

Piotr Greda
715 Alcoa
Tall grass/weeds over 10 inches

Hyun Hwang
860 Western
Tall grass/weeds over 10 inches

CODE ENFORCEMENT MONTHLY REPORT

JUNE, 2009

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Adam Stanley
200 Carthage
Tall grass/weeds over 10 inches

Nelson Torres
1770 Montincello
Tall grass/weeds over 10 inches

Beatrice Makinde
1400 Hassell Rd.
Tall grass/weeds over 10 inches

Wilford Tucker
1405 W. Stoneharbor
Tall grass/weeds over 10 inches

Khurram Bajwa
465 W. Berkley
Tall grass/weeds over 10 inches

Bill Nicolaou
995 Apple
Tall grass/weeds over 10 inches

Robert Scheid
1890 Ashley
Tall grass/weeds over 10 inches

James Adams
1789 Highland
Tall grass/weeds over 10 inches

Michael Oshea
720 Ash
Tall grass/weeds over 10 inches

Justyna Doleglo
445 Aster
Tall grass/weeds over 10 inches

CODE ENFORCEMENT MONTHLY REPORT

JUNE, 2009

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Indymac Bank
1430 Hassell Rd.
Tall grass/weeds over 10 inches

Robert Stetter
765 Washington Blvd.
Tall grass/weeds over 10 inches

Rande Jeme
4040 Huntington
Tall grass/weeds over 10 inches

Julia Kort
1460 Elizabeth Ct.
Tall grass/weeds over 10 inches

Michael Pawlusky
1640 Kent
Tall grass/weeds over 10 inches

Ewa Spitza
445 Aster
Failure to remove storage and debris

RESIDENTIAL INSPECTION REPORT

The residential inspections have begun north of Golf Rd. and south of I 90.

MULTI-FAMILY LICENSING REPORT

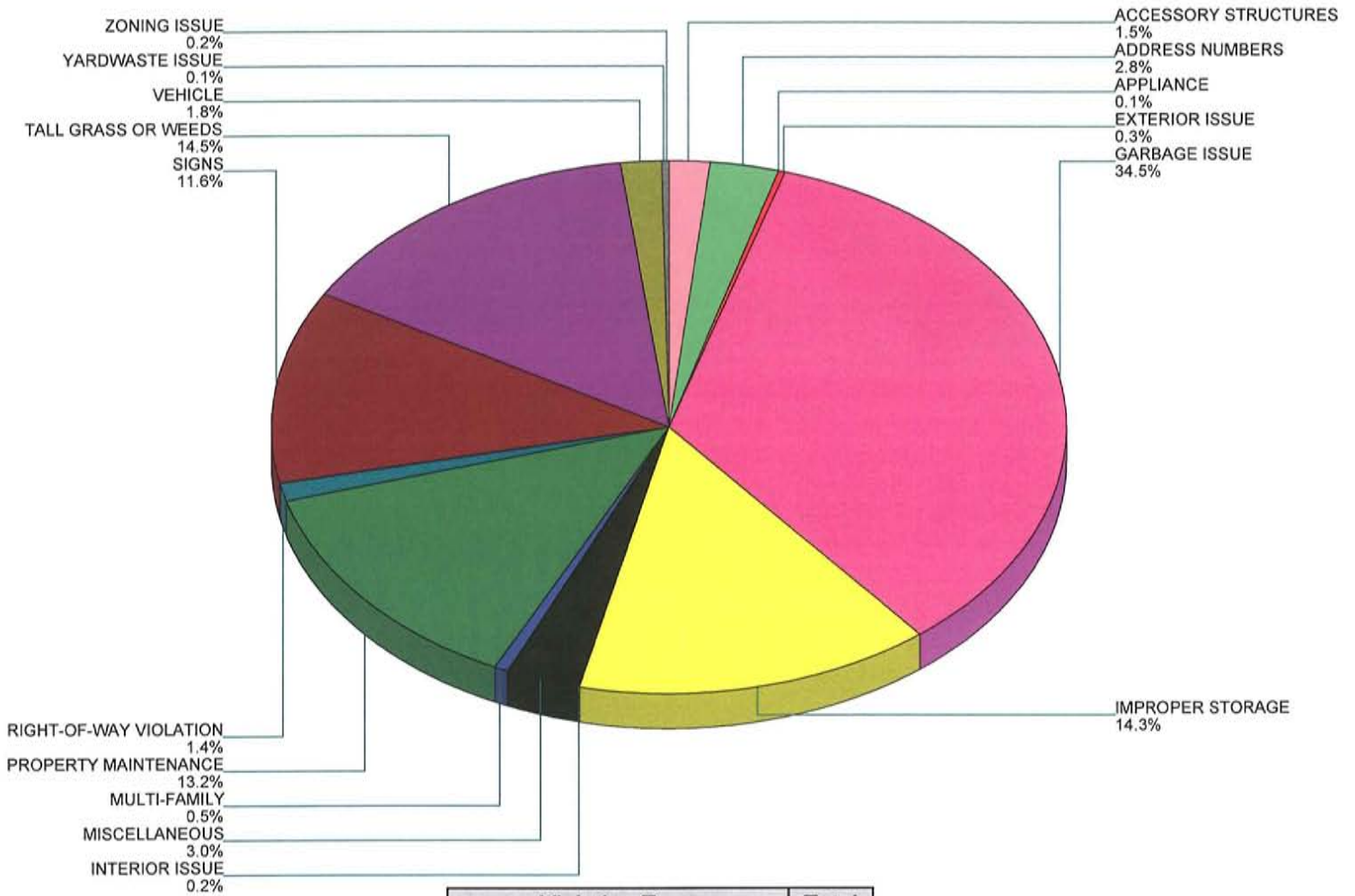
Multi – Family property inspections have started and are on-going.

ENVIRONMENTAL HEALTH INSPECTION REPORT

The following table presents a breakdown of the different types of inspections the Health Officer performs. Inspections are performed mainly at food establishments; however the Health Officer also inspects day care centers, public pools, beauty salons etc. 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 250 establishments that require inspections each year.

ACTIVITY	THIS MONTH	YEAR TO DATE
High Risk	34	107
Moderate Risk		76
Low Risk	1	14
Swimming Pools	15	17
Other Inspections	13	44
Totals:	63	245

Monthly Code Violation Summary Report 5/1/2009 - 5/31/2009



Violation Type	Total
ACCESSORY STRUCTURES	18
ADDRESS NUMBERS	33
APPLIANCE	1
EXTERIOR ISSUE	4
GARBAGE ISSUE	401
IMPROPER STORAGE	166
INTERIOR ISSUE	2
MISCELLANEOUS	35
MULTI-FAMILY	6
PROPERTY MAINTENANCE	153
RIGHT-OF-WAY VIOLATION	16
SIGNS	135
TALL GRASS OR WEEDS	169
VEHICLE	21
YARDWASTE ISSUE	1
ZONING ISSUE	2
TOTAL	1163

PERMIT REPORT

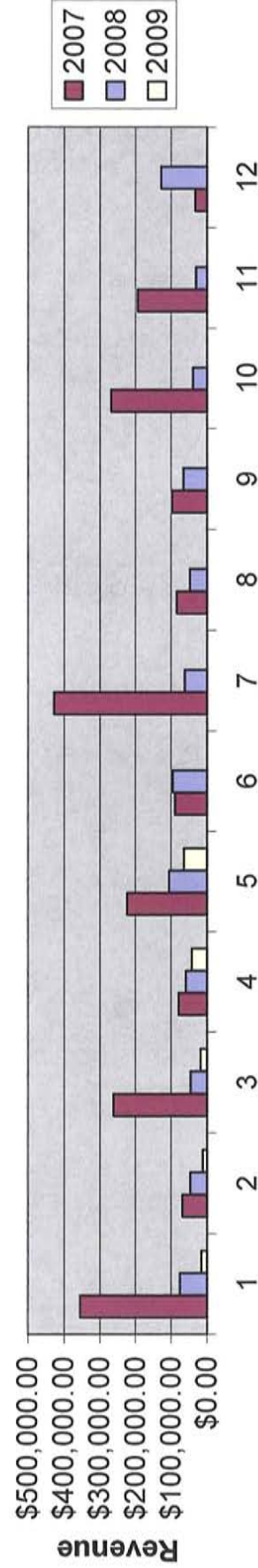
DESCRIPTION	2008 YEAR-TO-DATE # OF PERMITS (not including current month)	2008 MAY # OF PERMITS	2008 TOTAL YEAR-TO-DATE # OF PERMITS	2009 YEAR-TO-DATE # OF PERMITS (not including current month)	2009 MAY # OF PERMITS	2009 TOTAL YEAR-TO-DATE # OF PERMITS
Business Remodeling	18	8	26	26	3	29
Demolition	5	2	7	1	0	1
Driveways	27	34	61	22	39	61
Electrical	31	9	40	45	16	61
Fences	23	29	52	37	25	62
Mechanical	25	16	41	37	13	50
Miscellaneous Permits	41	17	58	30	14	44
Multi-Family Remodeling	0	1	1	1	0	1
New Business	1	0	1	1	1	2
Plumbing	92	23	115	70	19	89
Pools - Above Ground	0	6	6	1	1	2
Pools - In-Ground	1	0	1	0	0	0
Residential Decks	9	18	27	8	11	19
Residential Patios	16	20	36	23	16	39
Residential Garages	2	2	4	1	1	2
Residential Remodeling	29	11	40	23	16	39
Residential Sheds	9	9	18	9	4	13
Roofs/Siding	196	92	288	116	81	197
Signs	45	16	61	42	13	55
Single Family Residences	26	5	31	4	0	4
Town Homes/Duplexes	0	0	0	0	0	0
TOTALS	596	318	914	497	273	770

Permit Revenue Comparison

	2009 Budget	\$680,940.00
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Year	2007	2008	2009
Jan.	\$354,681.74	\$75,235.48	\$14,988.31
Feb	\$68,301.48	\$45,474.16	\$11,279.07
Mar	\$261,861.42	\$44,994.58	\$17,251.32
Apr	\$78,271.92	\$58,869.25	\$41,817.20
May	\$223,896.39	\$105,165.22	\$64,316.18
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	
Revenue	\$2,179,937.86	\$797,567.92	\$149,652.08
Elevator Invoices	-\$26,290.00	-\$27,610.00	
Total Revenue	\$2,153,647.86	\$769,957.92	\$149,652.08

Permit Revenue by Month



Total Revenue includes building permits, fire permits and Temporary Certificates of Occupancy.