

**AGENDA**  
**PLANNING, BUILDING AND ZONING COMMITTEE**  
**Village of Hoffman Estates**  
**August 31, 2010**

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

<b>Members:</b>	<b>Gary Pilafas, Chairperson</b>	<b>Karen Mills, Trustee</b>
	<b>Cary Collins, Vice Chairperson</b>	<b>Jacquelyn Green, Trustee</b>
	<b>Ray Kincaid, Trustee</b>	<b>Anna Newell, Trustee</b>
		<b>William McLeod, Mayor</b>

**I. Roll Call**

**II. Approval of Minutes -** July 26, 2010  
August 2, 2010 (*Special Meeting*)

**NEW BUSINESS**

1. Request approval by homeowner for release of a portion of open space easement at 4701 Sunflower Lane (widening of an existing driveway).
2. Request by Ryland Homes for a site plan amendment to allow the acceptance of Beacon Point subdivision prior to the acceptance of Beacon Point Drive extension.
3. Request by Clear Wireless LLC for approval to resubmit a variation and special use request for communications antennas to be located on an existing light pole at Conant High School (700 Cougar Trail) based on new evidence and changed conditions.
4.
  - a. Consider an ordinance declaring old Fire Station #24 at 2601 Pratum Avenue surplus and direct Corporation Counsel and Village Manager to finalize real estate contract with Delta Mobile.
  - b. Request by Delta Mobile Software Inc. for a Class 6B classification for property tax assessment purposes for property located at 2601 Pratum Avenue.
5. Discussion regarding options for the continuation of the Ad Hoc Sears Centre Advisory Committee.
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.
8. Request acceptance of Department of Development Services monthly report for Economic Development and Tourism.

**III. President's Report**

**IV. Other**

**V. Items in Review**

1. Discussion regarding notification process for residential nonconforming driveways. (September 2010)
2. Request approval to expand the number of members on the Economic Development Commission. (November 2010)
3. Discussion regarding combining the functions of the Plan Commission and Zoning Board of Appeals.

**VI. Adjournment**

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

July 26, 2010

**I. Roll Call**

**Members in Attendance:**

Cary Collins, Vice Chairperson  
Ray Kincaid, Trustee  
Karen Mills, Trustee  
Jacquelyn Green, Trustee  
Anna Newell, Trustee  
William McLeod, Mayor

**Management Team Members  
in Attendance:**

Dan O'Malley, Deputy Village Manager  
Arthur Janura, Corporation Counsel  
Don Plass, Director of Code  
Mike Hankey, Director of Transportation  
Gary Salavitch, Director of Engineering  
Peter Gugliotta, Director of Planning  
Bev Romanoff, Village Clerk  
Robert Gorvett, Fire Chief  
Clint Herdegen, Police Chief  
Algean Garner, Dir., Health & Human Services  
Ken Hari, Director of Public Works  
Michael DuCharme, Director of Finance  
Rachel Musiala, Asst. Dir. of Finance  
Bruce Anderson, CATV Coordinator  
Dave Christensen, Emergency Management  
Sarah Kuechler, Administrative Intern

**Others in Attendance**

Reporter from Daily Herald

The Planning, Building and Zoning Committee meeting was called to order at 7:17 p.m.

**II. Approval of Minutes**

Motion by Trustee Mills, seconded by Trustee Newell, to approve the Special Planning, Building & Zoning Committee meeting minutes of June 7, 2010. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Green, seconded by Trustee Newell, to approve the Planning, Building & Zoning Committee meeting minutes of June 14, 2010. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve the Special Planning, Building & Zoning Committee meeting minutes of July 6, 2010. Voice vote taken. All ayes. Motion carried.

**NEW BUSINESS**

1. Request approval of the Community Development Block Grant (CDBG) Annual Action Plan for 2010, for Program Year 5 of the Consolidated Plan 2006-2010.

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

Motion by Trustee Green, seconded by Trustee Newell, to approve Community Development Block Grant (CDBG) Annual Action Plan for 2010, for Program Year 5 of the Consolidated Plan 2006-2010. Voice vote taken. All ayes. Motion carried.

- 2. Request approval of North West Housing Partnership as subrecipient to administer the Community Development Block Grant (CDBG) Single-Family Rehabilitation Project and to approve execution of the proposed Subrecipient Agreement.**

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

Motion by Trustee Green, seconded by Trustee Newell, to approve North West Housing Partnership as subrecipient to administer the Community Development Block Grant (CDBG) Single-Family Rehabilitation Project and to approve execution of the proposed Subrecipient Agreement. Voice vote taken. All ayes. Motion carried.

- 3. Request approval of an extension to the interim agreement with Levy Food Service, Chicago, IL, to provide food and beverage service at the Sears Centre Arena through September 2010.**

An item summary sheet from Art Janura was presented to Committee.

Motion by Trustee Mills, seconded by Trustee Green, to approve an extension to the interim agreement with Levy Food Service, Chicago, IL, to provide food and beverage service at the Sears Centre Arena through September 2010. Voice vote taken. All ayes. Motion carried.

- 4. Request approval of Clear Wireless LLC for communications lease agreement amendments for three (3) separate sites (4690 Olmstead, 95 Aster, 3990 Huntington) to allow the addition of ancillary microwave dish antennas on existing Sprint/Nextel antenna equipment.**

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

Motion by Mayor McLeod, seconded by Trustee Mills, to approve Clear Wireless LLC communications lease agreement amendments for 4690 Olmstead and 95 Aster, to allow the addition of ancillary microwave dish antennas on existing Sprint/Nextel antenna equipment. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Mayor McLeod, to approve Clear Wireless LLC communications lease agreement amendments for 3990 Huntington, to allow the addition of ancillary microwave dish antennas on existing Sprint/Nextel antenna equipment. Voice vote taken. Nay: Collins. 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 presented to the Committee.

Motion by Trustee Mills, seconded by Mayor McLeod, 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 Development Services monthly report for the Code Enforcement Division was presented to Committee.

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

**7. Request acceptance of Development of Development Services monthly report for Economic Development and Tourism.**

The Department of Development Services monthly report for Economic Development and Tourism was presented to Committee.

Motion by Trustee Mills, seconded by Mayor McLeod, to accept the Department of Development Services monthly report for Economic Development and Tourism. Voice vote taken. All ayes. Motion carried.

### **III. President's Report**

Mayor McLeod reported that Trustee Kincaid and he attended the ceremony at Schaumburg Township for families of local heroes this evening and requested that the Youth Commission membership be expanded to nine (9) members. He reported that he attended the following events:

July 7- Ice cream social for employees provided by local resident;

July 10 – Block party on Concord and Eagle Scout ceremony at St. Hubert;

July 13 – Starline task force meeting;

July 17 – Silesia 100<sup>th</sup> anniversary; block party on Tamarack and Mohave; Coffee with Board; grand opening of Thumka Bar & Grill;

July 22 – 4<sup>th</sup> of July meeting;

July 24 – Fitness for America; Cornhole Classic at Sears Centre; Streamwood parade; block party on Haverford;

July 25 – Blackhawk Stanley Cup at Park District;

July 26 – Chamber Board meeting and the Schaumburg Township ceremony for local heroes.

**IV. Other**

**V. Items in Review**

1. Discussion regarding options for the continuation of the Ad Hoc Sears Centre Advisory Committee (August 2010).
2. Request approval to expand the number of members on the Economic Development Commission (November 2010).
3. Discussion regarding notification process for residential nonconforming driveways.
4. Discussion regarding combining the functions of the Plan Commission and Zoning Board of Appeals.

**VI. Adjournment**

Motion by Mayor McLeod, seconded by Trustee Newell, to adjourn the meeting at 7:32 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

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

August 2, 2010

**I. Roll Call**

**Members in Attendance:**

**Gary Pilafas, Chairperson  
Cary Collins, Vice Chairperson  
Ray Kincaid, Trustee  
Karen Mills, Trustee  
Jacquelyn Green, Trustee  
Anna Newell, Trustee  
William McLeod, Mayor**

**Management Team Members  
in Attendance:**

**Dan O'Malley, Deputy Village Manager  
Arthur Janura, Corporation Counsel  
Peter Gugliotta, Director of Planning  
Bev Romanoff, Village Clerk  
Patrick Seger, Director of Human Resources  
Robert Gorvett, Fire Chief  
Clint Herdegen, Police Chief  
Michael DuCharme, Director of Finance  
Dave Christensen, Emergency Management  
Sarah Kuechler, Administrative Intern**

**Others in Attendance:**

**Reporter from *Daily Herald, Tribune***

The Special Planning, Building and Zoning Committee meeting was called to order at 6:49 p.m.

**NEW BUSINESS**

- 1. Request approval of:**
  - a. an ordinance to declare the former Police Station site at 1200 Gannon Drive as surplus.**
  - b. a resolution to authorize the Village President to execute a Purchase and Sale Agreement for the sale of the former Police Station site at 1200 Gannon Drive to Hall Racing LLC.**
  - c. a resolution to approve a Cost Recovery Agreement with Hall Enterprises, Inc. for a proposed Audi car dealership at 1200 Gannon Drive.**

Item summary sheets from Arthur Janura and James Norris were presented to Committee.

Motion by Mayor McLeod, seconded by Trustee Green, to approve an ordinance to declare the former Police Station at 1200 Gannon Drive as surplus. Voice vote taken. All ayes. Motion carried.

Trustee Kincaid inquired about the default section in the Purchase and Sale Agreement. Mr. Janura explained that if the seller defaults, the purchaser will get its earnest money returned and the purchaser is entitled to actual expenses not to exceed \$10,000. If the seller defaults, the purchaser would get the earnest money back and be able to get damages against the Village up to \$10,000.

Motion by Trustee Kincaid, seconded by Trustee Mills, to recess this meeting at 7:12 p.m. in order for attorneys to discuss the default provisions. Voice vote taken. All ayes. Motion carried.

Meeting was called to order again at 8:09 p.m.

Trustee Pilafas reported that after Mr. Janura meeting with the attorneys involved, there will be an addition to the Letter Agreement that states, “. . . and fifty percent of the cost of demolition of the old police station in an amount not to exceed \$10,000”. Mr. Janura stated that if the construction does not proceed on the property within 18 months, the Village has the option to purchase back the property at the price of \$2,650,000, minus any encumbrances on the property and minus 50% of the cost of demolition with a cap of \$100,000.

Motion by Trustee Green, seconded by Mayor McLeod, to approve a resolution to authorize the Village President to execute a Purchase and Sale Agreement for the sale of the former Police Station site at 1200 Gannon Drive to Hall Racing LLC. Voice vote taken. Nay: Collins. Motion carried.

Motion by Trustee Mills, seconded by Mayor McLeod, to approve a resolution to approve a Cost Recovery Agreement with Hall Enterprises, Inc. for a proposed Audi car dealership at 1200 Gannon Drive. Voice vote taken. Nay: Collins. Motion carried.

**2. Request Board approval of a professional services contract with The Overture Group, Schaumburg, IL, on an hourly basis, in an amount not to exceed \$20,000 for recruitment of a Sears Centre Arena Owner's Representative.**

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

Mr. Wright and Mr. Lindeman addressed the Committee and provided an overview of their proposed services to the Village.

Motion by Mayor McLeod, seconded by Trustee Green, to approve a professional services contract with The Overture Group, Schaumburg, IL, on an hourly basis, in an amount not to exceed \$20,000 for recruitment of a Sears Centre Arena Owner's Representative. Voice vote taken. Nays: Kincaid, Mills. Motion carried.

## **II. Adjournment**

Motion by Mayor McLeod, seconded by Trustee Newell, to adjourn the meeting at 8:34 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

NB1

**SUBJECT:** Request approval by homeowner for release of portion of open space easement at 4701 Sunflower Lane (widening of an existing driveway)

**MEETING DATE:** August 31, 2010

**COMMITTEE:** Planning, Building and Zoning

**FROM:** Peter Gugliotta PG

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**REQUEST:** Request approval by homeowner for release of portion of open space easement at 4701 Sunflower Lane to widen an existing driveway.

**DISCUSSION:** The homeowner requests release of a portion of an open space easement to widen an 18 foot wide driveway by 9 feet to 27 feet at its widest point, which is less than the maximum permitted 30 foot width. Based on field measurements, the existing edge of the driveway is approximately 11 feet from the side property line. A 9 foot wide expansion of the driveway would leave at least 1 foot of setback from the side property line, which is acceptable and recommended for drainage. The open space easement is 15 feet deep and is parallel to the front lot line. The proposed area to be released is 153 square feet (17 feet by 9 feet). The driveway would remain 18 feet wide at the front property line and would be widened at an angle to a width of 27 feet.

The existing driveway is concrete and the proposed expanded portions of the driveway would be constructed of concrete. The driveway apron would not be changed. There is a 10 foot public utility easement overlapping with the open space easement along the front lot line. The paving does not require authorization from applicable utilities.

A recent open space release request was denied in the same neighborhood at 4603 Mumford Drive to widen a driveway to add a third car width. As part of the review and a subsequent reconsideration of that request, staff reviewed the driveways that exist in the neighborhood around the subject property. Several widened driveways exist in neighborhoods to the south, closer to Westbury Drive, however, no widened driveways were located in the immediate neighborhood. No open space releases have been granted for driveway expansions along Sunflower Lane.

**RECOMMENDATION:** Approval of the request by homeowner for release of portion of open space easement at 4701 Sunflower Lane to widen an existing driveway.

Attachments  
cc: Wayne Boeckelman

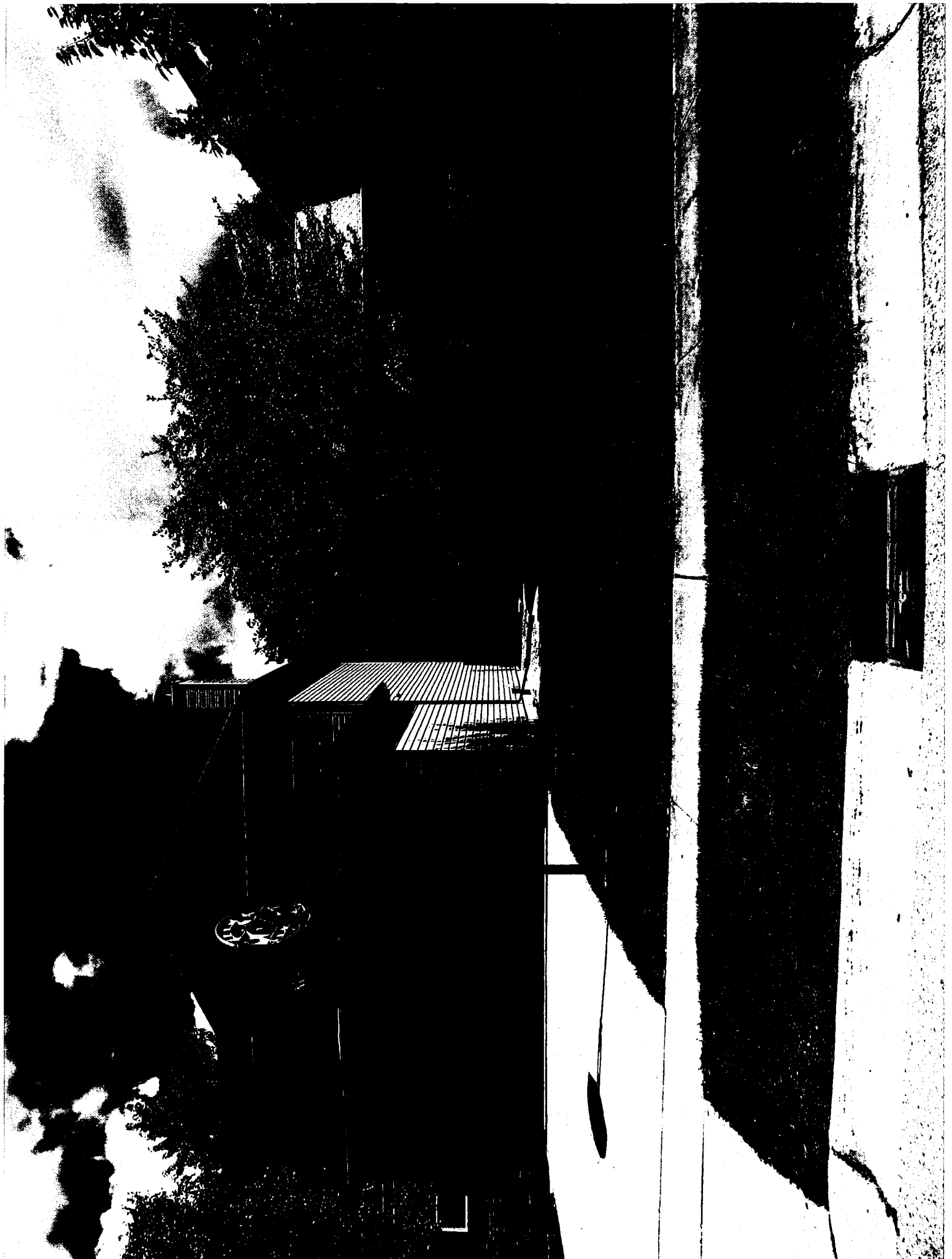


# 4701 Sunflower Lane



1 inch = 50 feet

Planning Division  
Village of Hoffman Estates  
August 2010



## RELEASE OF PORTION OF OPEN SPACE EASEMENT

WHEREAS, an open space easement has been recorded on September 24, 1986 by Document Number 86 435 380; and

WHEREAS, the Village of Hoffman Estates shall have the sole right to release portions of said open space; and

WHEREAS, it appears that an encroachment will occur or has occurred in the expansion of a driveway; and

WHEREAS, the Village of Hoffman Estates is desirous of releasing that open space easement wherein encroachment appears:

NOW, THEREFORE, let it be known that the Village of Hoffman Estates hereby releases an approximately 153 square foot portion of the 15 foot wide open space easement along the southwest front lot line to allow the expansion of a driveway to 27 feet in width at its widest point; with the condition that the driveway shall be set back a minimum one foot from the side property line.

The legal description of said lot is:

P.I.N. – 02-19-221-040-0000

Lot 8 in Block 4 in Meadow Walk, being a resubdivision of parts of blocks 1, 2, 3, 6, 7, 8, 9 & 10 and vacated streets in Howie in the Hills Unit One. A Subdivision in Section 19, Township 42 north, Range 10, east of the Third Principal Meridian, according to plat of said resubdivision recorded on September 24, 1986 per document no. 86 435 380, in Cook County, Illinois.

4701 Sunflower Lane, Hoffman Estates, IL

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Date

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Village President  
Village of Hoffman Estates

ATTEST:

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Village Clerk

**VILLAGE OF HOFFMAN ESTATES  
REQUEST FOR RELEASE OF OPEN SPACE**

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**FOR VILLAGE USE ONLY**

Hearing Fee \$ \_\_\_\_\_ Date Paid \_\_\_\_\_ Received By \_\_\_\_\_

Hearing Date: \_\_\_\_\_ Time: \_\_\_\_\_ Zoning District \_\_\_\_\_

Receipt Number \_\_\_\_\_ Check No. \_\_\_\_\_ Variations Required? \_\_\_\_\_

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**INSTRUCTIONS:** All requests for a release of open space before the Planning, Building and Zoning Committee must be accompanied by the items required according to the nature of the request. All fees must be paid before the Planning, Building and Zoning Committee can hear any case.

**PLEASE PRINT OR TYPE**

1. Name of Owner(s) Wayne Boeckelman  
Owner's Address 4701 Sunflower Lane Phone cell: 847-989-1146  
847-359-9124  
City Hoffman Estates State IL Zip 60192

2. Person applying if other than owner:  
Name \_\_\_\_\_ Company \_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

3. Location of Property if different than #1 above: \_\_\_\_\_

4. Property Index Number (PIN) 02-19-221-040-0000

5. Plat Original Document Number \_\_\_\_\_

6. Purpose of Request installation of driveway extension

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7. Required Easement and Present/Proposed Encroachment

	Present	Required	Proposed
Side Yard			
Rear Yard			
Front Yard			17' x 9'

8. Estimated Cost of Proposal

\$ _____	Building
\$ _____	Driveway
\$650.00	Other
\$650.00	Total

9. Why is the release of open space being requested? This statement should include sufficient detail to justify this request.

To leave room to put a small fishing boat and when there is snow in the winter to have room for a car so the plow can clean the street.

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

Cement that matches the driveway

11. Who will construct the proposed use?

Krueger's Concrete & Excavation, Inc.

12. Describe all alternatives considered in locating the proposed construction and describe why they were not selected (i.e. construction of detached garage instead of an attached garage because of steep grades).

None

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

No

14. Is the applicant the original owner? Yes How long has the applicant resided at this address? 23 years Did the condition that instituted this request for a release of open space exist at the time the applicant purchased this property? If yes, please describe.

No

### 15. ACKNOWLEDGMENT

Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Plan Commission member or Chair, or any Zoning Board of Appeals member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village.

Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable or otherwise.

7. Signature

Wayne Barber  
Applicant

Date

8/23/10



# PLAT OF SURVEY

- BY -

CARL RITZEL SURVEY SERVICE, INC.  
REGISTERED LAND SURVEYORS

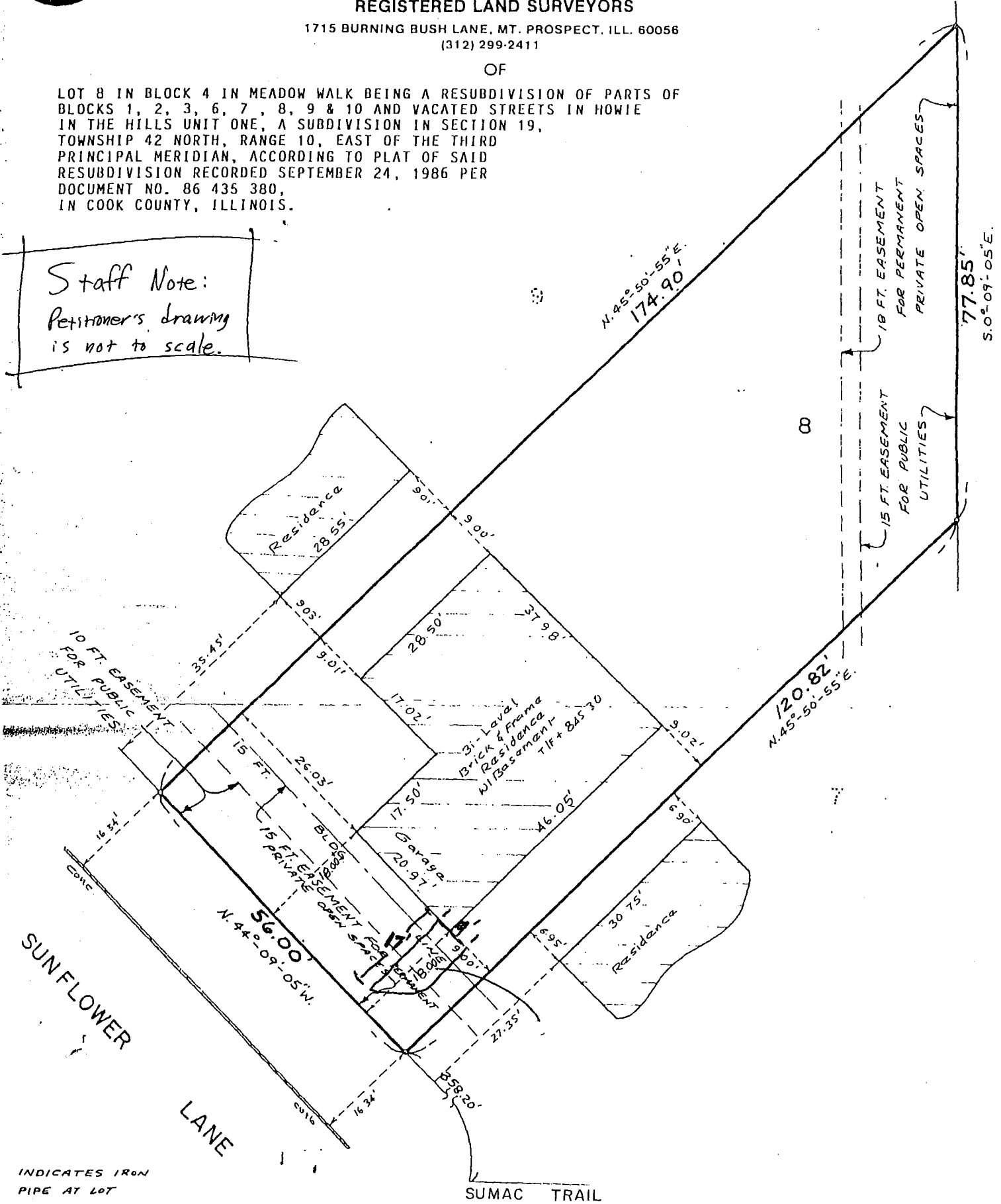
1715 BURNING BUSH LANE, MT. PROSPECT, ILL. 60056  
(312) 299-2411

OF

LOT 8 IN BLOCK 4 IN MEADOW WALK BEING A RESUBDIVISION OF PARTS OF  
BLOCKS 1, 2, 3, 6, 7, 8, 9 & 10 AND VACATED STREETS IN HOWIE  
IN THE HILLS UNIT ONE, A SUBDIVISION IN SECTION 19,  
TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID  
RESUBDIVISION RECORDED SEPTEMBER 24, 1986 PER  
DOCUMENT NO. 86 435 380,  
IN COOK COUNTY, ILLINOIS.

FOR \_\_\_\_\_  
ORDERED BY KRSS DEVELOPMEI  
ORDER NO. 86-12-176

Staff Note:  
Petitioner's drawing  
is not to scale.



INDICATES IRON  
PIPE AT LOT  
CORNER

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Request by Ryland Homes for a site plan amendment to allow the acceptance of Beacon Pointe subdivision prior to the acceptance of Beacon Pointe Drive extension

**MEETING DATE:** August 31, 2010

**COMMITTEE:** Planning, Building and Zoning

**FROM:** Peter Gugliotta *PG*

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**REQUEST:** Request by Ryland Homes for a site plan amendment to allow the acceptance of Beacon Pointe subdivision prior to the acceptance of Beacon Pointe Drive extension.

**BACKGROUND:** The subject property is part of the Laufenberger/University Place concept plan that was approved as part of an Annexation and Development Agreement by the Village in 2005. This concept plan identified single-family homes, future lots for Northern Illinois University and the carpenters union, commercial property, and future fire station and water tower lots. As part of this concept plan, two entities (Shoe Factory Road LLC and Ryland Homes) were involved in developing the overall property together, with Ryland developing the single-family home portions.

On May 8, 2006, the Village Board approved the final plat and site plan for Beacon Pointe Phase 1 Subdivision. The approval allowed Ryland Homes to construct homes on 109 lots and Kirk Corporation to construct homes on 84 lots in the Phase One residential area. In addition to being responsible for the individual residential lots, Ryland had sole development and financial responsibility for all residential subdivision improvements and common areas. Shoe Factory Road LLC was identified as being responsible for all off-site infrastructure in Phase One, which included Beacon Point Drive extension and the signalization of the Beacon Pointe Drive and Beverly Road intersection.

One of the conditions of approval for the Beacon Pointe Phase One project included "Acceptance of the residential subdivision will occur as one single unit and shall not occur until after or concurrent with acceptance of Beacon Pointe Drive".

**DISCUSSION:** The Beacon Pointe Phase One subdivision is nearing completion and Ryland is looking to sell the final three homes. The Village has completed all the inspections as part of final acceptance and presented Ryland with the required punchlist items.



**DISCUSSION:** (Continued)

Ryland has begun work on some of the items and received proposals on the balance of the work, but they do not believe that Shoe Factory Road LLC will be completing their obligations for the Beacon Pointe Drive work prior to or concurrent with Ryland's timeframe. As such, they are requesting that the condition requiring the Beacon Pointe Phase One subdivision be accepted after or concurrently with Beacon Point Drive being amended to allow them to seek acceptance of the subdivision independent of the Shoe Factory Road LLC obligations.

When the project was approved, it made sense that the condition requiring Beacon Pointe Drive be accepted prior to or concurrent with the subdivision, as the subdivision was reliant on the road for alternative access and because the two entities were working jointly to develop the property. Since the approvals were given for the road and the subdivision, Ryland and Shoe Factory Road LLC have completed their final land transactions with each other on the overall site and are no longer co-developers on the site.

Beacon Pointe Drive is built and functional and has a separate financial guarantee provided by Shoe Factory Road LLC in place to cover the final punchlist items for it. Given that the subdivision is nearly completed and the final punchlist improvements should be completed as soon as possible for the benefit of the existing residents, separating the two projects makes sense at this time.

Separately, the Village is working toward having Beacon Pointe Drive completed, either by the developer or by the use of performance guarantees posted for the project.

**RECOMMENDATION:**

Approval of a site plan amendment (modification of condition #5 of the May 8, 2006, site plan approval) to allow the acceptance of Beacon Pointe subdivision prior to the acceptance of Beacon Pointe Drive extension.

## Attachments

cc: Matthew J. Pagoria (The Ryland Group, Inc.)  
Dennis Cortesi (Terrestris Development Company)

JANE ADDAMS MEMORIAL TOLLWAY

Hanover Township

Beacon Pointe Drive  
(Shoe Factory Road LLC)



ComEd Sub-Station

Beacon Pointe Subdivision  
(Ryland Homes)



13

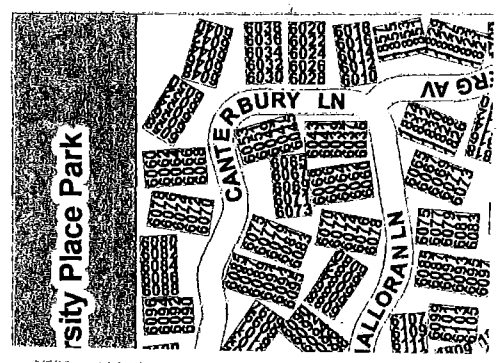
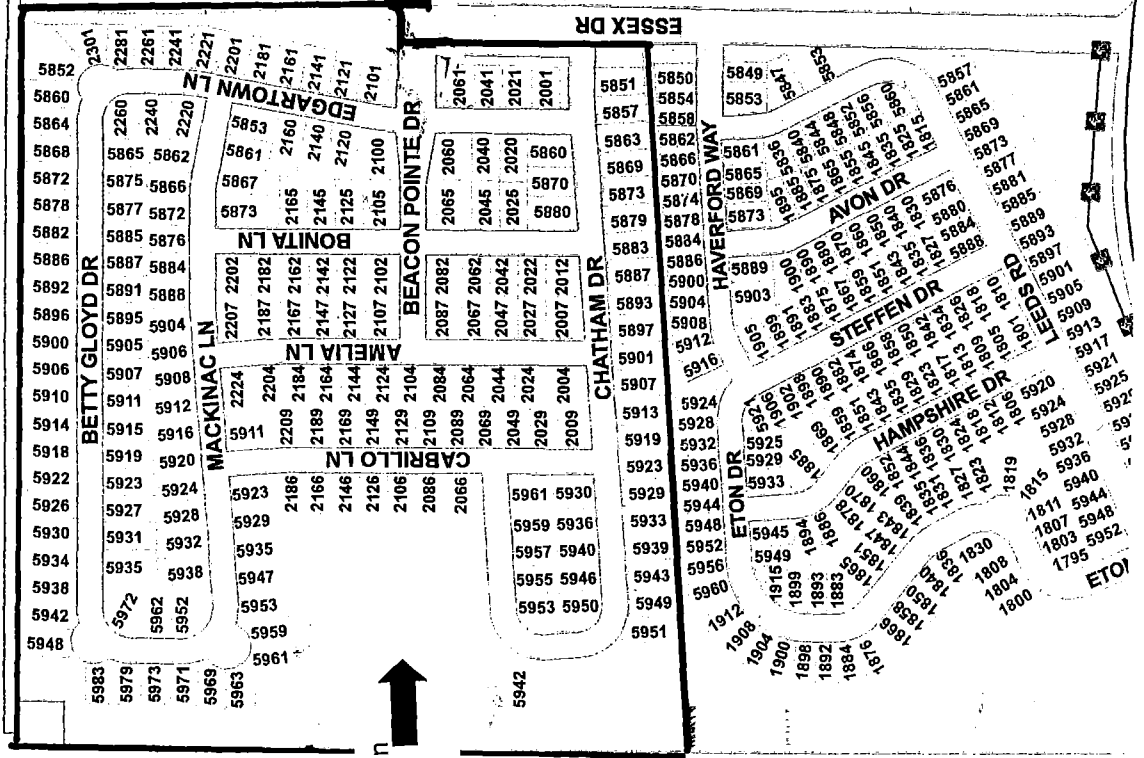
Beverly Road

30 W

1700

31 W 085

5765



# RYLAND HOMES

The Ryland Group, Inc.  
Chicago Division

1141 East Main Street  
Suite 108  
East Dundee, IL 60118

224-293-3114 Tel  
224-293-3101 Fax  
847-878-9439 Cell  
[mpagoria@ryland.com](mailto:mpagoria@ryland.com)

August 16, 2010

Peter Gugliotta  
Director of Planning  
Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60195  
(847) 781-2665 phone  
[peter.gugliotta@hoffmanestates.org](mailto:peter.gugliotta@hoffmanestates.org)

Re: Beacon Pointe Phase One Final Acceptance

Dear Peter,

The Beacon Pointe Phase One Subdivision is nearing completion, and Ryland is currently working on selling the last 3 homes. Ryland has received the final acceptance punch-lists from the Village and are diligently working towards the completion of all necessary repairs. Ryland has completed the repairs to the underground utilities, received proposals for the curb and street repairs, and are awaiting proposals for the landscaping and lot grading repairs.

On May 5, 2006 the Village Board approved the Final Plan and Plat for the Beacon Pointe Phase One Subdivision. Condition number five of the approval states that Ryland has sole development and financial responsibility for all residential subdivision improvements and the beneficiary of the Oak Brook Trust, Shoe Factory Road LLC, has all development and financial responsibility for Beacon Pointe Drive. The conditional approval further states the "acceptance of the residential subdivision will occur as one single unit and shall not occur until after, or concurrent with acceptance of Beacon Pointe Drive." Based on the conditional approval Ryland was required to post surety for the residential improvements and Shoe Factory Road LLC posted surety with the Village for Beacon Pointe Drive.

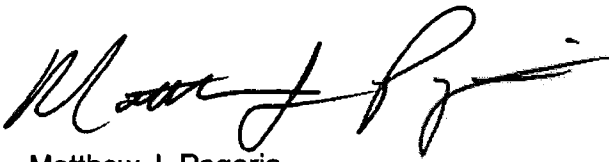
Ryland is interested in completing the required repairs and final surface course for the residential subdivision, however we do not believe that Shoe Factory Road LLC will be completing it's obligation to Beacon Pointe Drive prior to or concurrent with Ryland's scheduled improvements. Ryland is reluctant to continue with the scheduled repairs

Village of Hoffman Estates  
8/16/10

which will require a substantial monetary investment without the ability to receive acceptance from the Village of the public improvements. Therefore we are formally requesting that the Village process an amendment to the conditional approval allowing Ryland to complete the residential subdivision independent of the completion of Beacon Pointe Drive.

I would greatly appreciate your assistance in processing this request. Please let me know if you have any questions, I can be reached at 847-878-9439.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew J. Pagoria". The signature is fluid and cursive, with a long horizontal stroke at the end.

Matthew J. Pagoria  
Vice President, Land Acquisition and Entitlements

CC: John Carroll, Ryland Homes  
Jim Donahue, Village of Hoffman Estates

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

NB3

**SUBJECT:** Request by Clear Wireless LLC for approval to resubmit a variation and special use request for communications antennas to be located on an existing light pole at Conant High School (700 Cougar Trail) based on new evidence and changed conditions

**MEETING DATE:** August 31, 2010

**COMMITTEE:** Planning, Building and Zoning

**FROM:** Peter Gugliotta *PG*

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**REQUEST:** Request by Clear Wireless LLC for approval to resubmit a variation and special use request for communications antennas to be located on an existing light pole at Conant High School (700 Cougar Trail), based on new evidence and changed conditions.

**BACKGROUND:** In December 2009, the Village Board denied the special use and variation ordinance for Clear Wireless LLC (a subsidiary of Sprint) to install three microwave dish style antennas onto an existing light pole at Conant High School that includes 12 existing Sprint cellular antennas.

The agent representing Sprint/Clear Wireless at that time, Everest Group, was not present at the meeting when the ordinance denial occurred. Subsequently, the Everest Group was informed of the denial and the possibility that the request could be reconsidered. However, the agent again failed to appear at the subsequent Village Board meeting and the denial stood. The applicant provided a detailed structural report, but did not have structural expert testimony at the public hearing nor at the Village Board meeting when questions arose.

In January 2010, Village staff was informed that the Everest Group had been removed from the contracts representing Sprint/Clear Wireless on all seven remaining sites in the Village, which were at various stages of the review and approval processes. Staff was also informed that the Everest Group was removed from many other Sprint/Clear Wireless contracts nationally due to deficiencies in their performance.

Clear Wireless has retained new consultants for all of its requests in the Village. FMHC Corporation is now representing the Conant High School site. FMHC has submitted a revised application for this location with fewer antennas and the intention of presenting more comprehensive structural testimony as part of the public review process.

**BACKGROUND:** (Continued)

Sections 9-1-15-I and 9-1-18-K of the Zoning Code state:

*Effect of Denial of Variation.* No application for a Variation/Special Use which has been denied by the Village Board shall be submitted for a period of two years from the date of said order of denial except on the grounds of new evidence or proof of changed conditions found to be valid by the Village Board.

The petitioner is seeking approval to proceed with a new application through the Zoning Board of Appeals review process for the special use and variation. Because this request is within two years of the previous denial, the Village Board must first find that the request has changed and/or that new evidence is presented before a Zoning Board of Appeals hearing can be scheduled.

**DISCUSSION:**

The new application includes fewer total antennas than the request that was denied. A new representative has also been hired with the intention of providing more complete testimony and information for the public hearing process.

The following comparison shows the reduced scope of the proposal and summarizes the additional evidence that will be provided in the form of more complete expert structural testimony at the public meetings. Attached is an excerpt from the plan submittal to show the new request - complete information and plans will be distributed as part of the formal zoning hearing process.

*Previous Request (denied)*

- Keep 12 existing Sprint panel antennas.
- Add three 26" dish antennas.
- Structural report and plans provided with application.
- No structural engineer was present at public meetings to answer questions or testify.

*New Request (reduced in scope)*

- Replace 2 of 12 existing Sprint panel antennas with 1 new panel antenna, for a total of 11 panel antennas.
- Add one 15.3" dish antenna.
- Updated structural report and plans provided with application.
- A new agent has been hired to present more detailed structural information, including having an engineer present at the public meetings to answer questions.

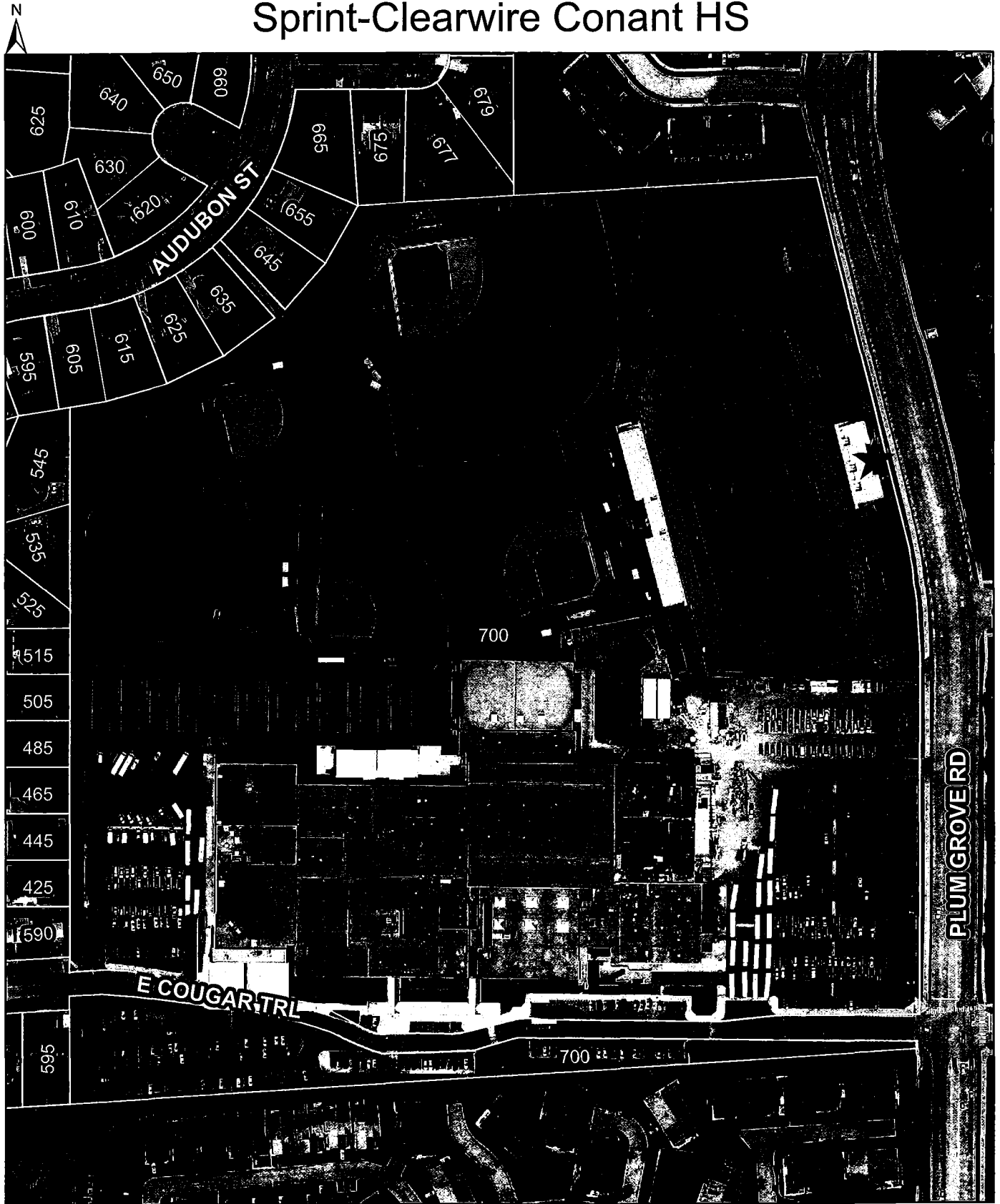
**RECOMMENDATION:**

Approval of a request by Clear Wireless LLC for approval to resubmit a variation and special use request for communications antennas to be located on an existing light pole at Conant High School (700 Cougar Trail), based on new evidence and changed conditions.

## Attachments

cc: Josh Metzger (FMHC Corporation)

# Sprint-Clearwire Conant HS



1 inch = 200 feet

Planning Division  
Village of Hoffman Estates  
August 2009



FMHC Corporation  
8600 W. Bryn Mawr Ave.  
Suite 600N  
Chicago, IL 60631

www.fmhc.com  
phone 773 380 3800  
fax 773 693 0850

August 13, 2010

Village of Hoffman Estates – Planning, Building & Zoning Committee  
1900 Hassell Road  
Hoffman Estates, IL 60169

RE: Request for reconsideration of proposed antenna installation (700 E Cougar Trail)

To Whom It May Concern:

My name is Josh Metzger of FMHC (agent for Clear Wireless, LLC). Please accept this letter as our formal request for reconsideration of the Clear Wireless proposal to install wireless antennas on an existing light pole at the Conant High School athletic field. Our proposal will require a Special Use and Height Variation. More specifically, we are proposing the collocation of a 15.3-inch microwave antenna on the existing light pole, as well as the removal of two (2) antennas to be replaced by one (1) antenna the purpose of the proposed antennas is to support the communication functionality of the existing antennas. The total number of antennas will remain at twelve (12).

We have completed a structural analysis for the proposed installation. Also, FMHC has taken over this project from the Everest Group and we have the intention of being more responsive and attentive to the zoning and permitting process.

Thank you for your time and consideration of our request. Please contact me if you have any question.

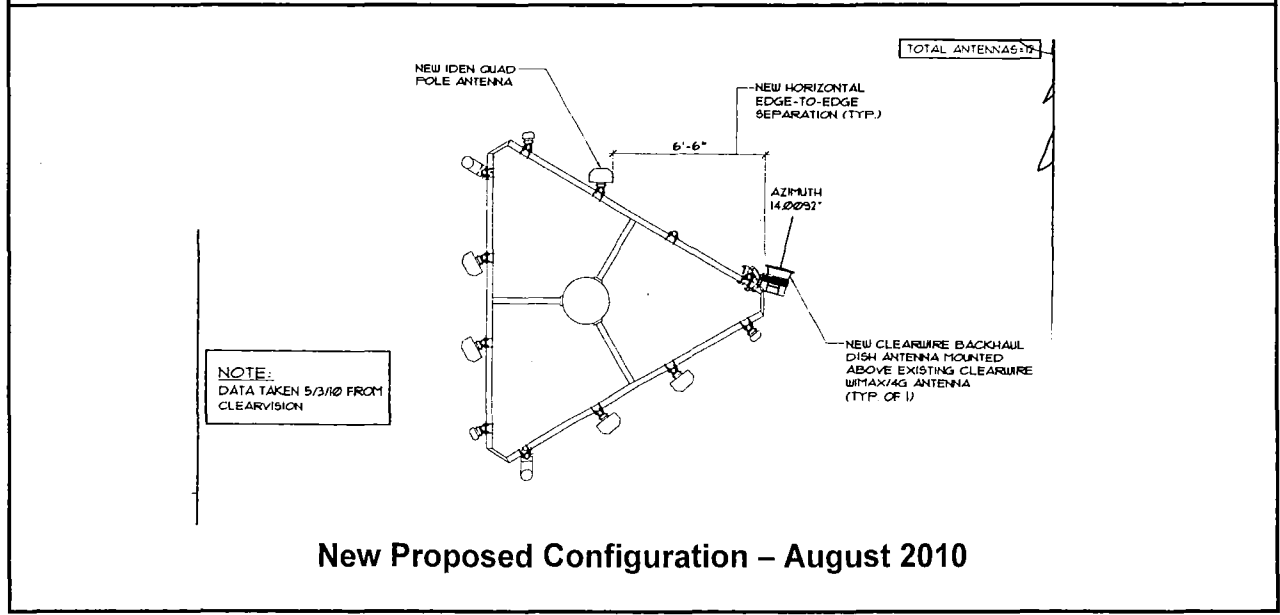
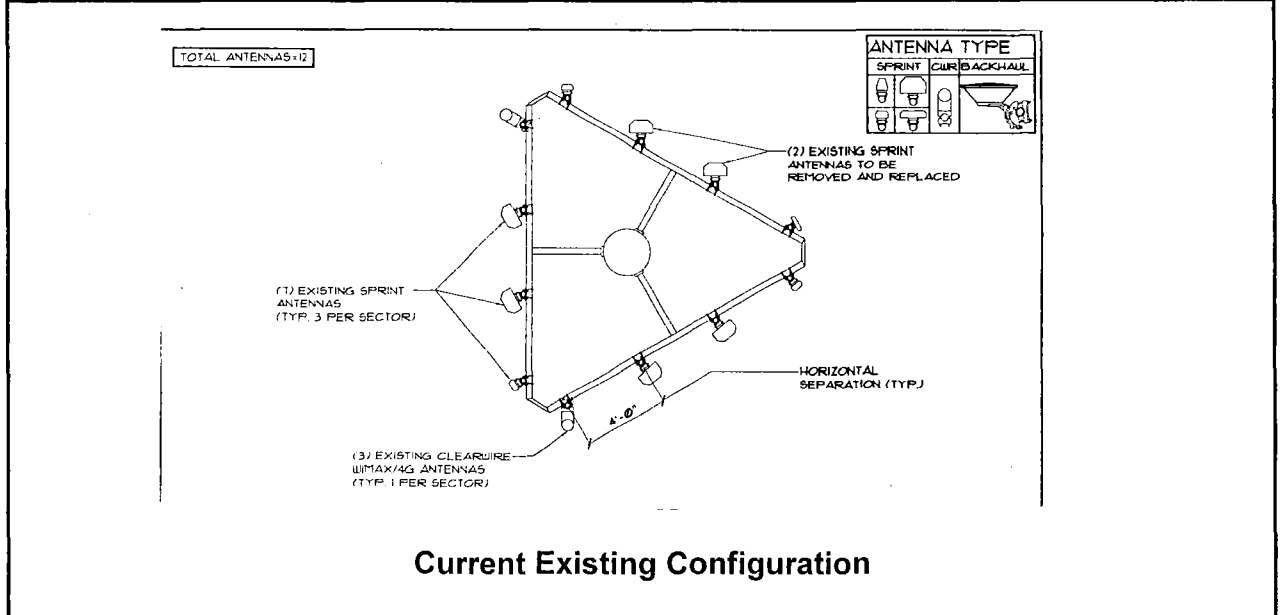
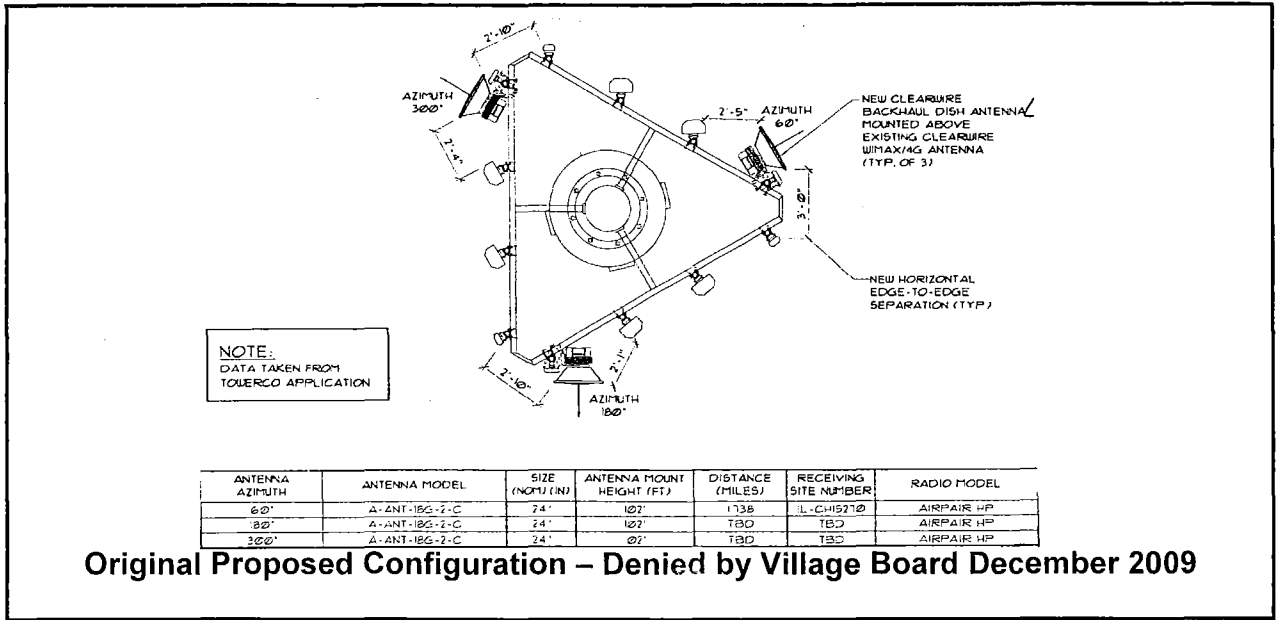
Respectfully,

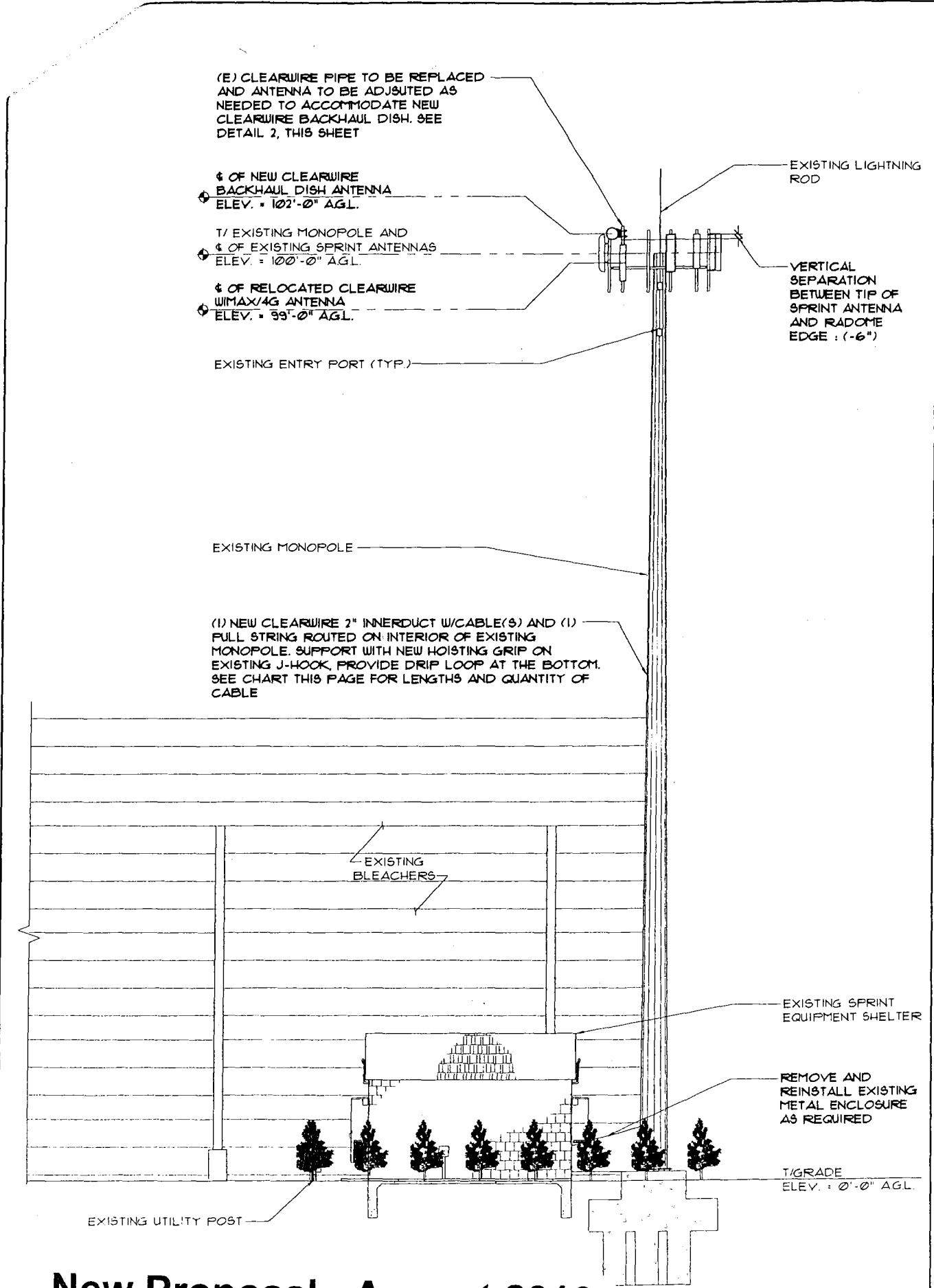
Josh Metzger  
FMHC Corporation  
8600 W Bryn Mawr Avenue  
Suite 600N  
Chicago, IL 60631  
773-380-3824  
773-693-0850 (fax)  
[jmetzer@fmhc.com](mailto:jmetzer@fmhc.com)



# Clear Wireless LLC – Conant High School Light Pole

## Excerpt from Antenna Plan Submittals





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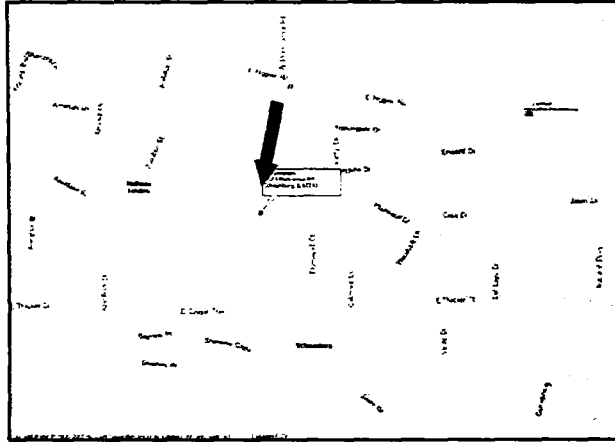
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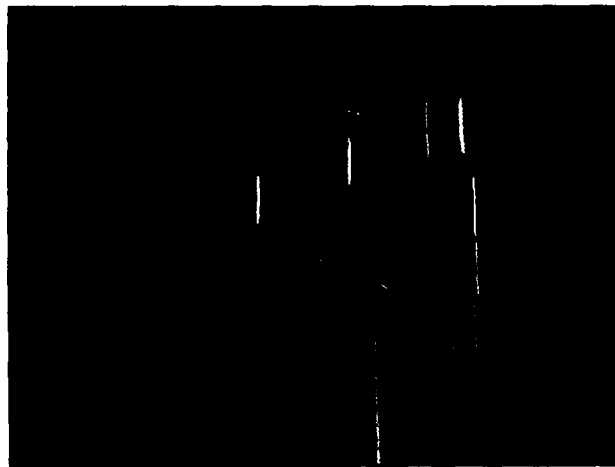
# New Proposal - August 2010

ELEVATION

SCALE: N.T.S. | DI

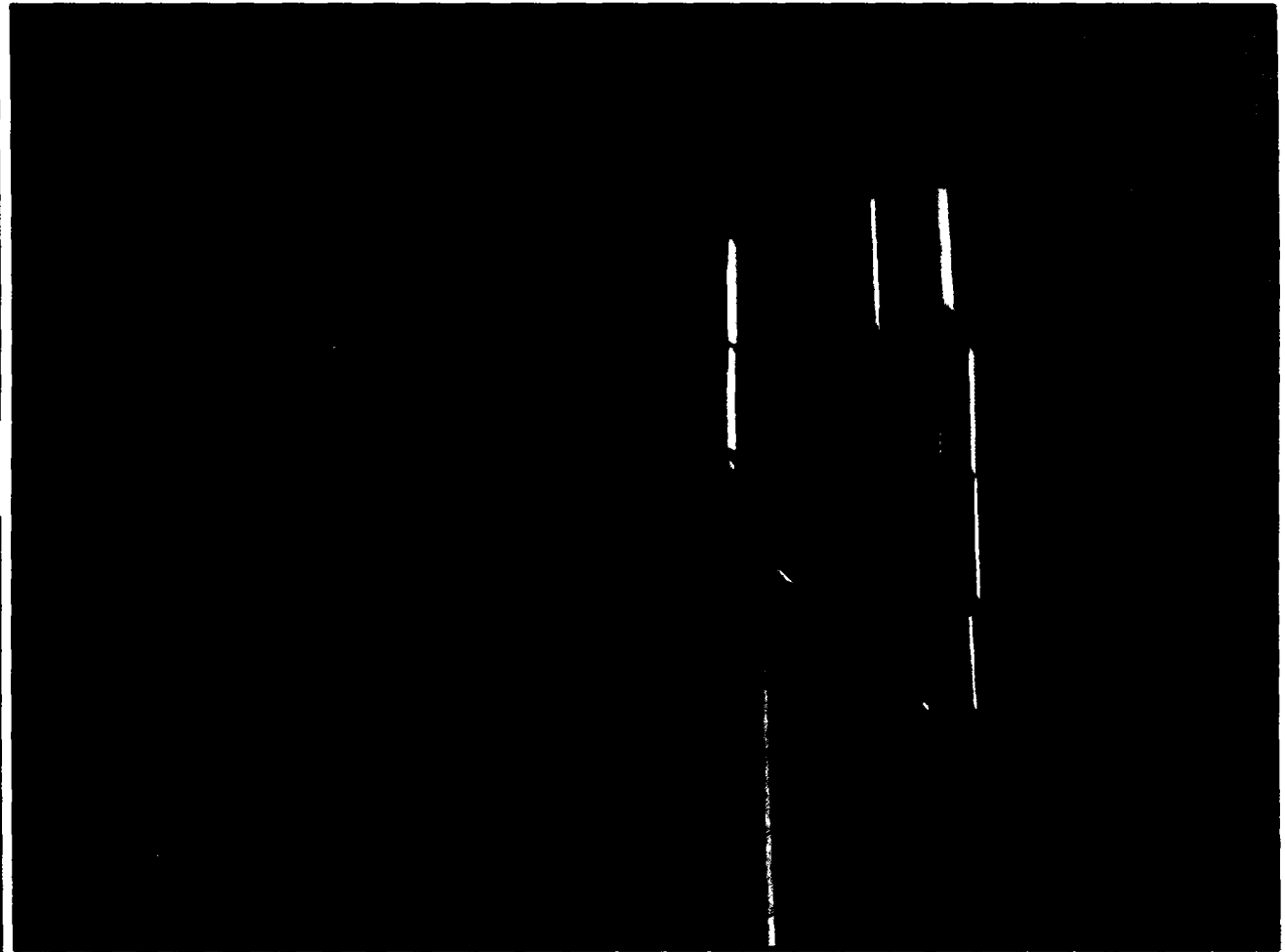


**Map of Area**



**Before**

Looking South



**After**

**IL-CHI5452**  
**Conant HS**  
**452 North Plum Grove Rd.**  
**Hoffman Estates, IL 60194**

# COMMITTEE AGENDA ITEM VILLAGE OF HOFFMAN ESTATES

**SUBJECT:** Request approval to declare property at 2601 Pratum Avenue as surplus

**MEETING DATE:** August 31, 2010

**COMMITTEE:** Planning, Building & Zoning

**FROM:** James H. Norris, Village Manager  
Arthur L. Janura, Jr., Corporation Counsel

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**PURPOSE:** To declare as surplus Old Fire Station 24 at 2601 Pratum.

**BACKGROUND:** A new Fire Station 24 was constructed on Beacon Pointe Drive and placed into service in May 2009. Since that time, the Village has marketed the old Fire Station 24 property for sale on the Village's website and has fielded various inquiries.

**DISCUSSION:** The Village Board, at a Standing Committee, reviewed a request from a theater group to purchase the property in the July 2009. In December 2009, the Village received an appraisal of the property which established the market value at \$850,000. Under state statute, the Village may sell municipal property for a price of no less than 80% of the appraised value which, in this case, would be \$680,000.

Delta Mobile Systems, currently located in Schaumburg, has submitted a letter of intent to purchase the property from the Village for \$760,000 if the buyer is able to achieve a Cook County 6B tax classification or, in the alternative, a purchase price of \$720,000 if a Cook County 6B tax classification is not achieved.

**Delta Mobile Systems is a wireless communication design firm that designs products such as smart phones, Bluetooth headsets, GPS tracking devices, industrial remote monitoring systems, etc. They are on a fast track to purchase the property and express desire to close on the property in less than 30 days. If the property is declared surplus through this action, the Board would formally approve the real estate contract at its meeting on September 20<sup>th</sup>, with closing sometime later that week or the next.**

**FINANCIAL IMPACT:** Sale of the property provides a benefit to the Village's revenues and will eliminate the cost of maintenance of building and grounds at the old Fire Station 24.

**RECOMMENDATION:** Staff recommends approval to declare the property at 2601 Pratum as surplus.

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE TO DECLARE PROPERTY AT  
2601 PRATUM AVENUE, HOFFMAN ESTATES, IL, AS SURPLUS

WHEREAS, the Village of Hoffman Estates (the "Village") is the owner of a certain real estate located at 2601 Pratum Avenue; and

WHEREAS, said real estates is legally described as attached hereto as Exhibit "A"; and

WHEREAS, said real estate has previously been used as a Village Fire Station; and

WHEREAS, the Village is constructing a new Police Station at a different location and will no longer use the old Police Station at 1200 Gannon Drive; and

WHEREAS, the Village is a Home Rule Municipality as defined in the Illinois Constitution and hereby exercises the powers granted therein.

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

Section 1: The Corporate Authorities find that the statements in the foregoing preamble are correct and the same are incorporated herein as if fully set forth.

Section 2: The Corporate Authorities find said real estate is no longer necessary, appropriate, required for the use of, profitable to, or for the best interest of the Village.

Section 3: The Corporate Authorities by majority vote hereby declare said real estate to be surplus.

Section 4: That the Corporation Counsel and Village Manager are directed to finalize a contract with Delta Mobile selling the property for \$760,000 if a Cook County Class 6B tax classification is received and for \$720,000 if a Cook County Class 6B is not received.

Section 5: The Village Clerk is hereby authorized to publish this ordinance in pamphlet form.

Section 6: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2010

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010

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

ATTEST:

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

Published in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

EXHIBIT "A"

LEGAL DESCRIPTION

That part of Lot 4 in the Sears Business Park Subdivision, being a subdivision of part of the east ½ of Section 31, and that part of Section 32, and that part of the west ½ of Section 33, all in Township 42 North, Range 9, east of the Third Principal Meridian, and also that part of fractional Section 3, and Fractional Section 4, both in Township 41 North, Range 9, east of the Third Principal Meridian, according to the plat thereof recorded March 7, 1991 as Document No. 91103116, in Cook County, Illinois, more particularly described as follows:

Commencing at the northeast corner of said southwest ¼ of Section 32; thence south 0° 17' 32" west along the east line of the southwest ¼ of said Section 32, a distance of 1,131.88 feet to a point; thence north 89° 42' 28" west, a distance of 547.87 feet to a point of intersection with the proposed center line of Private Road "B" and proposed the center line of Private Road "D"; thence north 32° 22' 22" west along said proposed the center line of Private Road "D", a distance of 59.50 feet to a point, thence north 57° 37' 38" east, a distance of 50.00 feet to a point of intersection of proposed right-of-way lines of Private Roads "D" and "B", also being point of beginning; thence north 32° 22' 22" west along said easterly right of way line of Private Road "D", a distance of 350.00 feet to a point; thence north 58° 11' 40" east, a distance of 300.00 feet to a point; thence south 32° 22' 22" east, a distance of 350.00 feet to a point of intersection with the northerly right of way line of proposed Private Road "B"; thence south 58° 11' 40" west along said proposed northerly right of way line, a distance of 300.00 feet to the point of beginning; containing 104,994.5 square feet or 2.410 acres, more or less, all in Cook County, Illinois.

Known as "Firestation Parcel", S.B.P. Subdivision Hoffman Estates, Illinois.


4.b.

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Request by Delta Mobile Software Inc. for a Class 6B classification for property tax assessment purposes for property located at 2601 Pratum Avenue

**MEETING DATE:** August 31, 2010

**COMMITTEE:** Planning, Building & Zoning

**FROM:** Gary Skoog 

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**REQUEST:** Request by Delta Mobile Software Inc. for a Class 6B classification for property tax assessment purposes for property located at 2601 Pratum Avenue.

**BACKGROUND:** Staff met with representatives from Delta Mobile regarding a possible relocation of operations from Schaumburg to Hoffman Estates. This boutique wireless communications design and build company would redevelop the former Fire Station 24 at the northeast corner of Pratum Avenue and Prairie Stone Parkway. Delta Mobile creates, develops, manufactures, and sells advanced wireless technologies, including wireless hardware, software, and embedded electronic systems.

**DISCUSSION:** Delta Mobile intends to build its headquarters in the location. The former fire station site has limited reuse due to the unique design and construction of a facility housing fire equipment and personnel on a 24/7 basis. Fortunately, Delta Mobile needs lab space with high ceilings and the bay area of the fire station accommodates that need.

Delta Mobile has already explored the remodeling of the fire station with a design team, as well as up to a 5,000 square foot addition.

The attached letter lists some of the benefits the Village will derive should the facility be purchased and remodeled.

Delta Mobile is currently reviewing a purchase agreement with the Village. The Cook County 6B incentive would be contingent upon the company finalizing a purchase of the property.

**RECOMMENDATION:** Recommend approval of a request by Delta Mobile Software Inc. for a Class 6B classification for property tax assessment purposes for property located at 2601 Pratum Avenue.

Attachment

cc: Boon Meksavan (Delta Mobile Software, Inc.)



THE LAW OFFICES OF  
**LISTON & TSANTILIS**  
A PROFESSIONAL CORPORATION



33 NORTH LASALLE STREET, 25TH FLOOR CHICAGO, ILLINOIS 60602  
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

August 26, 2010

Gary Skoog  
Village of Hoffman Estates  
1900 Hassell Road  
Hoffman Estates, IL 60169

**RE: Delta Mobile Software Inc.  
Class 6b Tax Incentive  
2601 Pratum Ave.  
Hoffman Estates, Illinois  
PIN: 01-32-302-005-0000**

Dear Gary,

As we discussed on the phone, Delta Mobile Software, Inc., or a related entity to be named later ("Delta Mobile"), is seeking a Class 6b Incentive based on new construction and occupation of abandoned property for less than twenty-four continuous months vacancy with a purchase for value, special circumstances and substantial rehabilitation for the above-referenced property. Delta Mobile is in the process of purchasing the subject property and plans to add new construction and significantly rehabilitate the same for its own use and operations. Currently, Delta Mobile is leasing space in Schaumburg but hopes to move its entire operation to the subject property in Hoffman Estates which will serve as its new headquarters for many years to come.

As of now, the property consists of a vacant and unused building that is approximately 11,365 square feet located on an approximately 104,980 square foot (2.41 acres) site. The building has been vacant and unused since June, 2009 and is a roughly 17 year old facility that was built as a firehouse and used by the Village of Hoffman Estates Fire Department. This is a unique facility that will require significant improvements and rehabilitation for any potential occupant to use the site for any use other than a firehouse.

Therefore, in order to prepare the site for its own use, Delta Mobile will have to reconfigure the entire facility and spend approximately \$600,000 to \$1,000,000 to do so. The improvements to the site will be made with regard to, but not limited to, the bathrooms, kitchen, office, doors, floors, roof, electrical, landscaping and parking lot. In addition, Delta Mobile will be adding HVAC to the warehouse area, must even out the floors and fill in a few of the existing garage doors previously used by the fire trucks.

Delta Mobile will also be adding a 2,000 square foot addition to the site located on the northeast side of the building to serve as a lobby and conference room. Delta Mobile is currently in need of expansion and should its business continue to grow, in the next three to four years it plans on building an approximately 5,000 to 10,000 square foot addition to the existing facility on the northeast side of the building for additional lab space and office at a cost of roughly \$1,000,000.

Page 2  
Gary Skoog  
August 26, 2010

Delta Mobile has been in business since 2000. It helps companies design and manufacture innovative communication products. Delta Mobile creates, develops, manufactures and sells advanced wireless technologies, including wireless hardware, software and embedded electronic systems. Delta Mobile will be using the site to create, manufacture, warehouse and distribute its products. For additional information on Delta Mobile, please visit its website: <http://www.deltamobile.com>. Delta Mobile currently employs approximately 22 employees and plans on hiring an additional 3 to 5 employees upon moving to the subject property and hopes to have approximately 45 total employees at this site over the life of the Incentive. Delta Mobile will look to hire all qualified Hoffman Estates residents for future hires.

In addition to creating construction jobs related to the development of the facility and the long term employment noted above, it is anticipated that the presence of Delta Mobile within Hoffman Estates would also contribute to the local economy by bringing in frequent day and overnight visitors who would patronize local area businesses such as restaurants and hotels. Delta Mobile's customers both locally and from out of state visit Delta Mobile's facility a number of times a year for sales meetings, training and to review a project. Delta Mobile estimates that the new facility has the potential to bring approximately 170 room nights annually to Hoffman Estates.

However, in light of the costs associated with commencing a project of this type and scope and the long-term carrying costs associated with such a project, a Class 6b Incentive on the subject property will be necessary to make the project financially viable. Without a Class 6b Incentive, Delta Mobile will not be able to successfully operate at this site and compete with the lower taxes immediately across the county line or with other properties in Cook County that either already have a Class 6b Incentive or will be able to obtain a new Class 6b Incentive.

Delta Mobile is eager to work with the Village of Hoffman Estates and create a long lasting relationship. Therefore, please review this letter and place Delta Mobile on the agenda for the next committee meeting on August 31, 2010. Should you have any other questions or concerns, do not hesitate to contact me at (312) 580-1593.

Regards,



Zachary A. Kafitz

Encls.

VILLAGE OF HOFFMAN ESTATES

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

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

WHEREAS, Delta Mobile Systems proposes to develop, own, and operate a premier custom industrial facility for its own use on the former Fire Station #24 site at 2610 Pratum Boulevard, in the Prairie Stone Business Park in the Village of Hoffman Estates; and

WHEREAS, the development ("Project"), will include an 11,500 (±) square foot industrial building for use by Delta Mobile Systems; and

WHEREAS, Delta Mobile Systems' proposed commitment, in terms of Project size, cost, and related operations represents an extraordinary increase in their Illinois presence and financial commitment; and

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

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

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

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

Section 1: That the Village of Hoffman Estates supports and consents to the filing of a Class 6B application on said real estate located at 2610 Pratum Boulevard (P.I.N. #01-32-302-005) and finds Class 6B classification under the Cook County Real Estate Classification System necessary for development to occur on the subject property.

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2010

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010

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

ATTEST:

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

**COMMITTEE AGENDA ITEM  
VILLAGE OF HOFFMAN ESTATES**

**SUBJECT:** Discussion regarding options for the continuation of the Ad Hoc Sears Centre Advisory Committee

**MEETING DATE:** August 31, 2010

**COMMITTEE:** Planning, Building and Zoning

**FROM:** Arthur L. Janura/Mark Koplin *M.K.*

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**REQUEST:** Discussion regarding options for the continuation of the Ad Hoc Sears Centre Advisory Committee.

**BACKGROUND:** On August 3, 2009, the Village Board approved Resolution 1424-2009 (attached) that created an Ad Hoc Sears Centre Advisory Committee. The specific charge of the Committee was "to review and make recommendations regarding the short term and long term Village strategy and operating policy for the transition of the Sears Centre". The Committee was composed of five members, Trustees Kincaid and Pilafas as Co-Chairs, and three citizen members (Joel Koenig, Georgeanna Mehr, and Gary Stanton).

The Ad Hoc Committee has met 14 times from August 2009 through August 2010 (the next meeting is scheduled for September 13). This is an average of slightly more than once per month, with three meetings in October when the interviews of Global Spectrum and SMG were conducted, but otherwise an average of once per month.

*Current activities the Ad Hoc Committee has assumed over the past nine months:*

- Interviewed arena managers who submitted proposals.
- Review of major contracts (Global Spectrum, Levy).
- Hear summaries of booking activities.
- Receive recaps of events, including financial summaries.
- Receive summary of quarterly financials for the Sears Centre Arena (June 28, meeting).
- Sounding board for other related topics.

**DISCUSSION:**

At the direction of the Co-Chairs, the future of the Ad Hoc Committee was discussed at their June 28, 2010, meeting. The Ad Hoc unanimously approved a motion to recommend to the Village Board that the Ad Hoc Committee convert to a regular (ongoing) Advisory Committee. Independent discussions with the Co-Chairs have also occurred. There is a wide range and variety of alternatives available for the future of the Ad Hoc Committee. The discussion points below provide a framework for the Village Board to decide if the Ad Hoc Committee should be continued, and if so, under what parameters. The discussion is presented to provide a basis for the Village Board to decide on how to proceed, and to provide clear direction to staff and Corporation Counsel.

*Sunsetting Now vs. Continuation vs. and/or Changes to the Ad Hoc Committee as it Currently Exists*

Regarding the Committee itself, several alternatives are identified below. With further discussion we may be able to add to this list:

Alternative 1. Continue the Ad Hoc Committee through the end of 2010, which would coincide with the conclusion of the first full year of operations by Global Spectrum. This would include review of the major service contracts to be put in place before 2011 (cleaning, security, parking), as well as review of several iterations of quarterly reports, as well as summaries of the full range of events that will occur in the third and fourth quarters of 2010.

Alternative 2. This Committee could transition from an Ad Hoc (temporary) role to a full advisory Commission (long term role). Their duties could remain as is (outlined above) or be expanded, as listed below:

- Review service contracts (cleaning, parking, security, etc.).
- Become more hands-on by attending events, identifying customer service issues, and review overall operations of the arena.
- Monthly financial reports.
- Quarterly reports (after the 3rd, 6th, 9th, and 12th fiscal months).
- Year-to-date budget review.
- Rolling financial forecast.
- Event financials.
- Review of events (attendance, operations, any issues).
- Booking updates.
- Customer service items/issues.
- Status of service contracts.
- Any other items deemed relevant.

Alternative 3. The Village Board could disband the Committee immediately or as soon as the Levy contract is approved (September 2010). This action would essentially complete the original goal of the Committee to participate through the transition period.

**DISCUSSION:** (Continued)

Under the above scenarios, the Planning, Building and Zoning Committee should consider a more formal reporting structure, similar to the monthly Village department reports that appear on the standing Committee agendas. A monthly SCA report could be added to the Planning, Building and Zoning Committee agenda.

The Ad Hoc Committee summary report could be attached as a report on the Planning, Building and Zoning Committee agenda. The report could include a financial summary (similar to that presented at the May 3, 2010, Ad Hoc Committee meeting), a summary of events held (also similar to that presented at the May 3, 2010, meeting), and a General Manager's report (booking, staffing, information, etc.).

Once the Committee decides the future of the Ad Hoc Committee and if the Committee continues or a new Commission is in place, additional discussion will need to occur regarding:

- Meeting frequency (monthly, quarterly, annually).
- Committee members (remain the same, add members).
- Trustee representation (retain current, rotate all Trustees).
- Liaison (staff liaison or Owner's Representative).

**Who Does the Committee Report to?**

As most of the agenda items related to the Sears Centre Arena have gone to the Planning, Building and Zoning Committee, it seems to make sense for the Ad Hoc Committee to report to the Planning, Building and Zoning Committee if the Committee becomes a long term Advisory Committee.

Should the Committee desire to formalize the current Ad Hoc to a more permanent status, Corporation Counsel drafted a resolution for discussion purposes. With the input of the Committee, the resolution could be revised to incorporate specifics desired by Committee and finalized for action by the Village Board.

**RECOMMENDATION:**

For discussion purposes and direct Corporation Counsel and staff to draft language if the Village Board desires the Ad Hoc Committee to become a long term Advisory Committee.

Attachments

VILLAGE OF HOFFMAN ESTATES

A RESOLUTION CREATING AN  
AD HOC SEARS CENTRE ADVISORY COMMITTEE  
OF THE VILLAGE OF HOFFMAN ESTATES

WHEREAS, the Village holds the mortgage on the Sears Centre; and  
 WHEREAS, the Village has entered into a Redevelopment Financing Agreement with MadKatStep Entertainment LLC regarding the Sears Centre; and  
 WHEREAS, there is a possibility that the Village may become the owner of the Sears Centre; and  
 WHEREAS, the Village Board believes it to be beneficial to establish an advisory committee to assist the Board in the formulation and implementation of a transitional strategy and action plan.

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

Section 1: The Village hereby establishes an Ad Hoc Sears Centre Advisory Committee to review and make recommendations regarding the short term and long term Village strategy and operating policy for the transition of the Sears Centre.

Section 2: The Committee shall be composed of five (5) members.

Section 3: The members of the Committee shall include:

- Raymond Kincaid, Village Trustee
- Gary Pilafas, Village Trustee
- Gary Stanton, Chairman, Plan Commission
- Joel Koenig
- Georgeanna Mehr

Section 4: Village staff shall assist and cooperate with this Ad Hoc Sears Centre Advisory Committee in all respects.

Section 5: Vacancies on said Committee shall be appointed by the Village President with the advice and consent of the corporate authorities voting jointly.

Section 6: This Resolution shall be in full force and effect immediately from and after its passage and approval.

PASSED THIS 3rd day of August, 2009

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

APPROVED THIS 3rd DAY OF August, 2009

*William D. McLeod*  
Village President

ATTEST:

*Lee J. Roman*  
Village Clerk



VILLAGE OF HOFFMAN ESTATES

**A RESOLUTION CREATING THE  
SEARS CENTRE ADVISORY COMMISSION  
OF THE VILLAGE OF HOFFMAN ESTATES**

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

Section 1: That the Sears Centre Advisory Commission of the Village of Hoffman Estates be and the same is hereby created to read as follows:

A. SEARS CENTRE ADVISORY COMMISSION

There is hereby created the Sears Centre Advisory Commission of the Village of Hoffman Estates.

B. MEMBERSHIP

The Sears Centre Advisory Commission shall consist of seven (7) members whom shall be residents of the Village, three (3) of whom shall be Village trustees.

C. HOW APPOINTED

The members of said Commission shall be appointed by the President with the consent of the Board of Trustees.

D. TERMS OF OFFICE

Four (4) members of the Commission shall be appointed for a term of two (2) years expiring upon an even year and three (3) members of the Commission shall be appointed for a term of two (2) years expiring upon an odd year.

E. DUTIES OF THE SEARS CENTRE ADVISORY COMMISSION

1. The Sears Centre Advisory Commission shall review and give opinion on any matters regarding the Sears Centre which have been referred to it by the Corporate Authority.

2. Such other duties as shall be determined as the President and Board of Trustees deem appropriate.

F. COMPENSATION OF MEMBERS

The members of the Sears Centre Advisory Commission shall receive such compensation as deemed appropriate by the President and Board of Trustees from time to time and as provided by Resolution of the President and Board of Trustees.



G. BUDGET

The budget shall be determined as the President and Board of Trustees deem appropriate.

H. REPORTS

The Sears Centre Advisory Commission shall submit to the President and Board of Trustees, an annual written report of the activities of said Commission by January 1 of each year. The Commission shall keep a written record of all official meetings.

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

PASSED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2010

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

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010

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

ATTEST:

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

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

**SUBMITTED TO PLANNING, BUILDING & ZONING COMMITTEE  
AUGUST 2010**

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

**PLAN COMMISSION**

**AUGUST 4, 2010 - MEETING SUMMARY**

APPLICANT ADDRESS	REQUEST	RESULT
Meeting canceled		

**AUGUST 18, 2010 - MEETING SUMMARY**

APPLICANT ADDRESS	REQUEST	RESULT
NSK (Huntington 90 property at Central and Huntington)	Preliminary and final site plan	Approved

**Upcoming Meeting: September 1, 2010**  
Meeting canceled

**Upcoming Meeting: September 15, 2010**  
No petitioners scheduled yet.

**Upcoming Petitioners and Related Activities**

*St. Alexius Medical Center Campus, 1555 North Barrington Road - Plat of resubdivision, permanent parking deck and building addition on east side*  
*Beverly Properties, southwest corner of Beverly and Higgins Road - Site plan for apartments*  
*Shree Jalaram Mandir Expansion, 425 Illinois Boulevard - Site plan for parking and building expansion.*  
*Alliance Church, 665 Grand Canyon Parkway - Site plan for building and parking lot expansion*  
 Bright Hope, northwest Corner Hassell and Stonington - Site plan amendment for site improvements  
 Beacon Point Phase II - Annexation Agreement amendment and site plan for residential/commercial development  
 Maranatha Church, southwest corner of Berner and Shoe Factory Roads - Annexation and site plan for new church  
 Knanaya Catholic Church - West side of Rohrssen Road, south of Shoe Factory Road- Annexation & site plan for church  
 Prairie Stone Parcel 16 - Site plan for hotel and restaurant  
 Police Department - Rezoning, plat of consolidation

**ZONING BOARD OF APPEALS**

**AUGUST 3, 2010 - MEETING SUMMARY**

APPLICANT ADDRESS	REQUEST	RESULT
Meeting canceled		

**August 17, 2010 - MEETING SUMMARY**

APPLICANT ADDRESS	REQUEST	RESULT
Fanuc, 1800 Lakewood Blvd., Sign variations		Meeting canceled

**Upcoming Meeting: September 21, 2010**

Heidner Property, 2081-95 N. Barrington Rd - Master sign plan (con't from 7/20/10)

Fanuc, 1800 Lakewood Blvd. - Sign variations (con't from 8/17/10)

**Upcoming Petitioners:**

Pratum Partners, LLC-Text amendment for EDA wall signs

T-Mobile & Hoffman Estates Park District, 1675 Nicholson - Special use and variation for cellular antenna tower

Shree Jalaram Temple, 425 Illinois Boulevard - Special use for church building and parking expansion

T-Mobile & Hoffman Estates Park District, 3600 Lexington - Special use and variation for cellular antenna tower

St. Alexius Medical Center - Special use for hospital building and parking expansion

**GENERAL ACTIVITIES**

**General Planning Efforts** – Inquiries and discussions regarding new developments have generally increased during the past several weeks. Staff continues to meet with developers to discuss various sites that may be the subject of development or redevelopment. Planning staff continues to work with other departments on compiling final punch list inspections for subdivision acceptance of Beacon Pointe, Devonshire Woods, Yorkshire Woods and Beacon Pointe Drive. Planning staff began work on the development of performance measurement objectives.

**Websites** – Planning staff continues to regularly update the Planning, CDBG, Census, Green, Grants, and Economic Development portions of the Village website. Most current updates and improvements have focused on the Economic Development area, which can be viewed at [www.hoffmanestates.org/led](http://www.hoffmanestates.org/led). Most recent information includes new graphics and maps for the 59/90 District.

Planning staff has been performing regular updates to the Village's [www.visithoffman.com](http://www.visithoffman.com) website, where detailed information can be found on dining, lodging, entertainment, and shopping opportunities. Planning has expanded the information available regarding the Poplar Creek at 59/90 Entertainment District on the site, and other enhancements continue to be made.

**Training** – Peter Gugliotta and Brian Portz attended a seminar in Naperville by APA-CMS on *Creating Better Codes*.

**Poplar Creek at 59/90 Entertainment District** - Planning staff completed a 59/90 article and accompanying graphics for the September edition of the *Citizen* newsletter. Staff continues to work with the Economic Development Division on marketing and branding for the Prairie Stone Entertainment District, including promoting the use of the 59/90 logo by businesses within the District. Coordination is being done with businesses, including Cabela's and McShane, regarding signage needs and how they will fit with the Village efforts. Staff is continues to work on locations and designs for Entertainment District signs at the three primary entrances to the District and talking to businesses who may be interested in funding/partnering on these signs. Staff is also working with the marketing staff at the Sears Centre Arena to coordinate efforts.

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

*The Planning Division maintains up to date CDBG Program information, including access to copies of all past documents, public meeting notices, RFP notices, and current status information for ongoing CDBG activities on the Village's website at [www.hoffmanestates.org/cdbg](http://www.hoffmanestates.org/cdbg).*

**General** - Staff submitted the 2010-2011 Annual Action Plan for HUD approval. Typically, HUD reviews the Action Plan and in the past, has sent a letter confirming funds for the next year in early October. Currently, staff is coordinating the development of the next five-year Consolidated Plan, which will be due in August 2011.

**Single-Family Housing Rehabilitation** - North West Housing Partnership (NWHP), acting as the Village's subrecipient, is currently working with several homeowners on the loan and construction application process for single family home rehabilitation projects. Eight homes have been completed in Program Year 4 and several homes are proceeding through the application and construction process. NWHP has notified staff that after the processing of these individuals, all rehabilitation funds from the 2009 program year will be depleted and new projects will be on hold until the new program year funding is available in October.

**GRANTS**

*The Planning Division maintains up to date information, including a summary of current grant efforts and transparency reporting information, on the Village's website at [www.hoffmanestates.org/grants](http://www.hoffmanestates.org/grants).*

The Village received notice that \$325,000 is ready to be paid to the Village through the DCEO State-funded grant for Police Building Construction. Three additional grants totaling \$1,000,000 for the Police building construction are also being processed by DCEO. This funding will pay for portions of the construction, dated as far back as October 2009, at 411 W. Higgins Road. Staff continues to pursue additional rebates for current EECBG lighting projects and continues to search for and investigate new grant opportunities through a variety of sources.

All Federal reporting requirements were approved for the April – June 2010 quarter.

Non- ARRA Grant	Amount Allocated/ Received	Amount Reimbursed / Expended	Project	Status
Illinois Department of Commerce and Economic Opportunity (DCEO) Energy Efficiency Incentives	\$29,211.50 <i>(as of 4/8/10)</i>	\$4,211	Supplemental funding for multiple lighting projects funded by the Energy Efficiency and Conservation Block Grant (EECBG).	Several projects are underway; one project has received rebate upon completion.
Firefighters Assistance Grant from FEMA	\$312,000	N/A	Purchase 13 Cardiac Monitors and Defibrillators.	Staff has been meeting to determine best equipment to purchase. Planning to make purchase in January 2011.
Emergency Operations Center – Technology Grant	\$70,000	N/A	Federal funding for technology at the new EOC, including communications and video equipment.	Award just announced; final step in the process is underway.
Illinois Department of Commerce and Economic Opportunity (DCEO) Construction Grants	\$325,000 anticipating \$ 1,325,000	N/A	Reimbursement funding for construction costs at Police & EOC Building, 411 W. Higgins Rd	One grant has finished processing, waiting on State to finalize other three.

ARRA Grant	Amount Received	Amount Expended	Project	Status
Energy Efficiency and Conservation Block Grant (EECBG)	\$515,100	\$41,504	Fund eight initiatives for public facilities and residents.	The Energy Audit program has been initiated and more than ten homes have had an assessment completed. Initial procurement stages for lighting and Village Hall roof projects underway. Most recycling containers purchased. Some funds drawn for staff time.

Local Energy Assurance Planning (LEAP) Grant	\$98,556	N/A	Create emergency energy plans; assessment of Village facilities; educate local businesses in energy efficiency and preparedness.	Project Management Plan complete. Task Force of outside organizations and staff to be assembled by end of July 2010.
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**GREEN INITIATIVES**

*The Planning Division maintains up to date information on current green programs under the Village's Growing to Greenness initiative on the Village's website at [www.hoffmanestates.org/green](http://www.hoffmanestates.org/green).*

***Green Programs***

Staff continues to work on directives from the Green Initiatives Commission, such as investigating programs on green power, development of a green business recognition program, and additional grant funding for efficiency projects.

Ashley Monroe has managed the internal Village Recycling Improvement Program, one of the eight EECBG projects. She has identified recycling needs of each department and building, and has purchased recycling containers for employee spaces at multiple Village buildings. Containers in public areas of the Village Hall will be brought to Committee for discussion prior to purchase. Staff has also assembled a recycling education program to be rolled out with the new containers.

***Awards and Events***

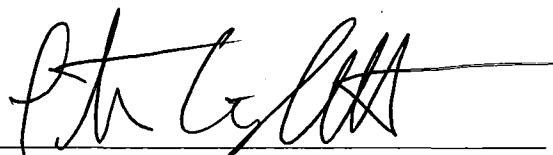
The Village was notified that it was not selected as a finalist for a 2010 National League of Cities Award. The Village's application concentrated on the work completed on the Comprehensive Bicycle Plan.

**2010 CENSUS**

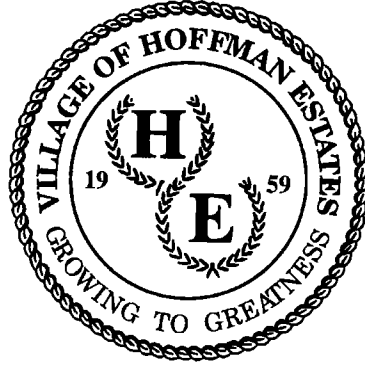
*The Planning Division maintains up to date census information, including information on the 2010 Census and links to current census data, on the Village's website at [www.hoffmanestates.org/census](http://www.hoffmanestates.org/census).*

The mail participation time period for the census has passed. The Village ended up with a 79% participation rate overall, which is higher than both the national (72%) and state (75%) participation rates. The Census Bureau has completed field visits to houses that did not return the census forms.

***Field Verification (Aug 6-Sep 3, 2010): Census workers will be verifying the existence of households where completed forms do not match an address in the Census Master Address File.*** Staff will continue to work with the U. S. Census Bureau to assist in any way possible to ensure Village counts are as complete as possible. The Census data is used to determine the distribution of certain federal funds and affects the distribution of congressional seats.



Peter Gugliotta, Director of Planning Division



**CODE ENFORCEMENT**  
**MONTHLY REPORT**  
**SUBMITTED TO PLANNING, BUILDING & ZONING COMMITTEE**  
**AUGUST, 2010**

Attached is the monthly report for Code Enforcement for the period ending July 31, 2010

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Don Plass, Director of Code Enforcement

CODE ENFORCEMENT MONTHLY REPORT

AUGUST, 2010

PAGE 2

**ACTIVITIES**

On July 1<sup>st</sup> – July 4<sup>th</sup> 2010, Betty Melligan conducted the Village's 4<sup>th</sup> of July Festival Health Inspection.

On July 7, 2010, Betty Melligan, David Banaszynski and Bill Chlebig attended the Illinois Association of Code Enforcements quarterly meeting at Elgin Community College.

**EMERGENCY CALL OUTS**

On July 6, 2010 Don Plass was called out to a fire at 4979 Chambers.

On July 18, 2010, Don Plass was called out to 215 Illinois. A car went thru the house.

On July 24, 2010, Don Plass was called out to a fire at Brown's Chicken.

**DEMOLITION PERMITS**

No demolition permits issued.

**CONSTRUCTION INSPECTIONS**

Inspections performed:

Structural	166	Fences	6
Electrical	33	Roofing/Siding	152
Plumbing	28	Patios/Driveways	125
Mechanical	31	Decks	0
Other	8	Sheds	4

**ENERGY AUDIT TESTING**

10 Energy Audits were performed

**BACKFLOW TESTING**

10 Backflow devices were tested



**CITATIONS**

Marek Hanusiak  
565 Washington  
Exterior sanitation (2), improper storage  
(2) and tall grass/weeds

Miguel Luna  
375 Newark  
Tall grass/weeds

Venu Middela  
560 Kingman  
Tall grass/weeds

Tom Kondraros  
5100 Kingston  
Early trash set out

Ranna Patel  
675 Randi  
Improper outside storage

Jay Bucsa  
1290 Hassell Rd.  
Improper outside storage

Paula Brockhouse  
2000 Brookside Ln.  
Working w/o a permit – siding & roof

Anthony Kozlowski  
715 Mohave  
Inoperable/unlicensed vehicles (2),  
failure to maintain exterior surfaces,  
failure to maintain garage and tall  
grass/weeds

Edward Kallhoff  
735 Maple  
Failure to maintain exterior surfaces and  
improper storage

Luis Munoz  
190 Maricopa  
Failure to maintain vacant property

Baljit Singh Dhillon  
180 Bode  
Failure to maintain exterior surfaces

Larry Gray  
1695 Kingsdale  
Obstruction of the right of way

Raymond Brooks  
720 Woodlawn  
Failure to maintain vacant property

Robert Blaisdell  
1645 Kingsdale  
Improper storage

American Home Mortgage Services  
520 Hawthorne  
Vacant property in disrepair

Hema Trivedi  
5560 Brentwood  
Working w/o a permit – driveway  
extension and front porch

CODE ENFORCEMENT MONTHLY REPORT  
AUGUST, 2010  
PAGE 4

Bac Home Loan Services  
599 Milton  
Tall grass/weeds & Stagnant Water (2)

Sara Markus  
2066 Danbury  
Removal of Placard

Jesus Lopez  
305 Washington  
Exterior property unsafe

HUD  
665 Edgemont  
Tall grass/weeds

Kurt Merkendorfer  
460 Alcoa  
Tall grass/weeds

Cynthia PaSaye  
1121 Hermitage Cir.  
Prohibited animals – Chickens

Cynthia PaSaye  
1121 Hermitage  
Failure to obtain dog license

Prahladbhai Panchal  
255 W. Berkley  
Tall Weeds

Country Wide Field Services  
620 Northview  
Tall grass/weeds

McCarthy Concrete  
845 Charleston  
Substandard workmanship

Citi Mortgage  
1245 Nottingham  
Tall grass/weeds

Tiffany Parker  
1780 Dogwood  
Tall grass/weeds

Julie Pasha  
1120 Gannon  
Tall grass/weeds

Anil Gabriel  
305 Hillcrest  
Temporary lighting

Kris Kim  
961 Freeman  
Tall weeds

Kris Kim  
961 Freeman  
Pool & deck in disrepair

Kris Kim  
961 Freeman  
Accumulation of stagnant water

Joel Eichenlaub  
695 Edgemont  
Tall grass/weeds

Sung Youn  
1011 Warwick Cir. N.  
Tall grass/weeds

CODE ENFORCEMENT MONTHLY REPORT  
AUGUST, 2010  
PAGE 5

Wells Fargo  
1445 Michelline  
Tall grass/weeds

Constantina De La Torre  
3864 Moulin  
Tall grass/weeds

**RESIDENTIAL INSPECTION REPORT**

The re-inspections are continuing on the single family homes north of I 90.

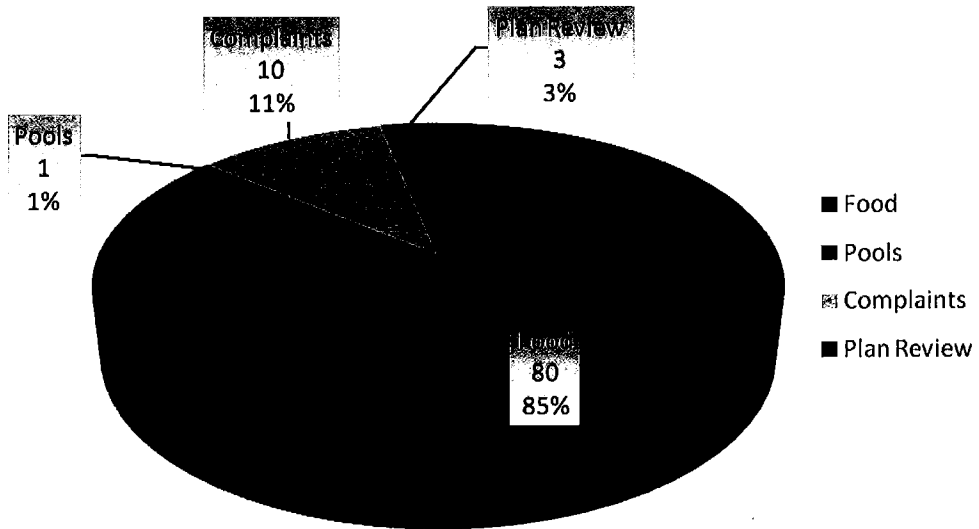
**MULTI-FAMILY LICENSING REPORT**

Exterior inspections of the Multi-Family complexes are on-going.

**ENVIRONMENTAL HEALTH INSPECTION REPORT**

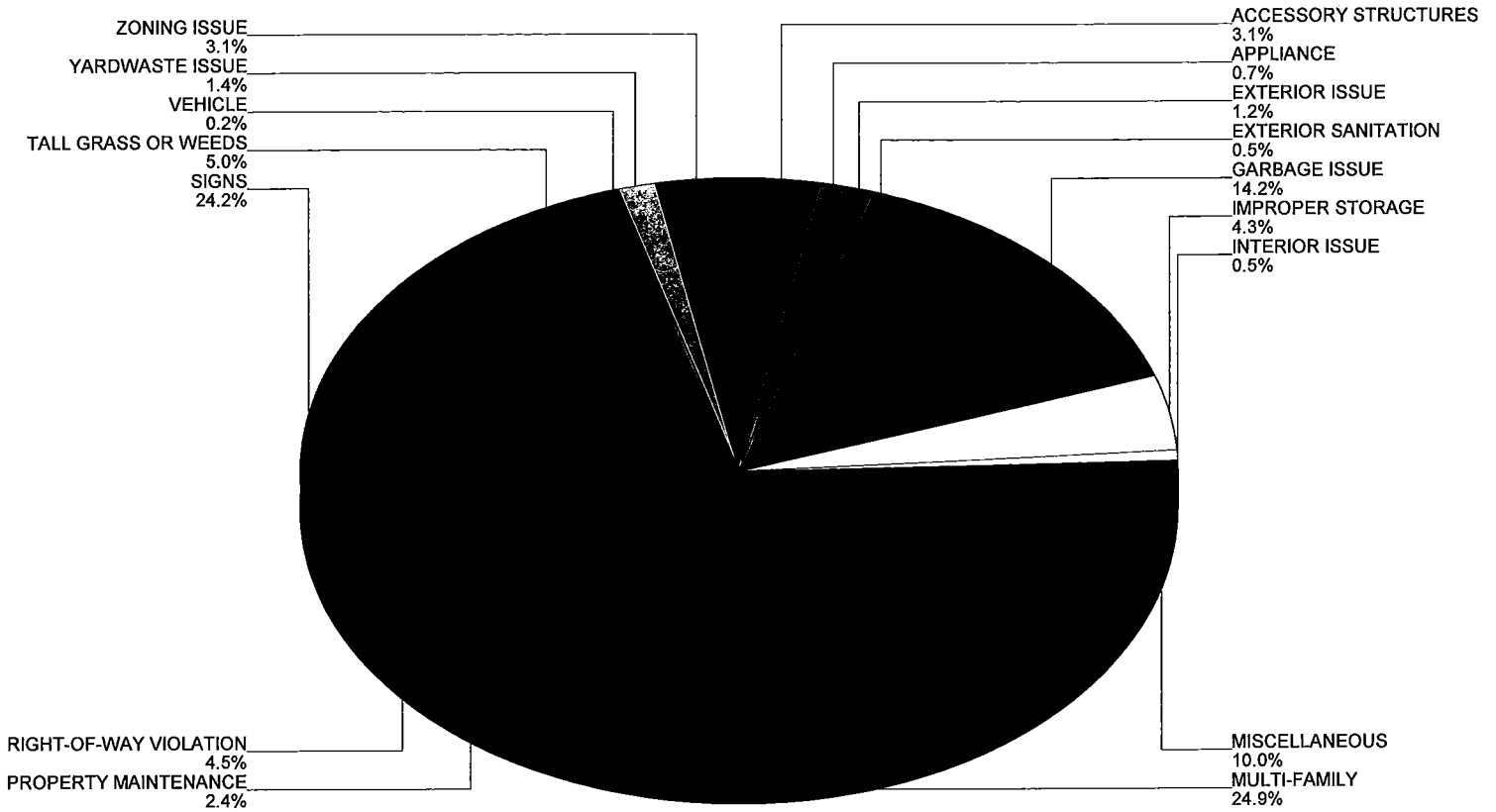
Inspections are performed mainly at food establishments; however the Health Officer also inspects day care centers, public pools, beauty salons etc. Food establishments are divided into the risk categories of high, moderate or low risk. A high risk establishment presents a high relative risk of causing 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.

**Health - 94**



Activity	This Month	Year to Date
High Risk Food	23	234
Med Risk Food	6	72
Low Risk Food	51	72
Swimming Pools	1	24
Plan Review	3	5
Complaint	10	11
<b>Totals:</b>	<b>94</b>	<b>418</b>

## Monthly Code Violation Summary Report 7/1/2010 - 7/31/2010



Violation Type	Total
ACCESSORY STRUCTURES	13
APPLIANCE	3
EXTERIOR ISSUE	5
EXTERIOR SANITATION	2
GARBAGE ISSUE	60
IMPROPER STORAGE	18
INTERIOR ISSUE	2
MISCELLANEOUS	42
MULTI-FAMILY	105
PROPERTY MAINTENANCE	10
RIGHT-OF-WAY VIOLATION	19
SIGNS	102
TALL GRASS OR WEEDS	21
VEHICLE	1
YARDWASTE ISSUE	6
ZONING ISSUE	13
<b>TOTAL</b>	<b>422</b>

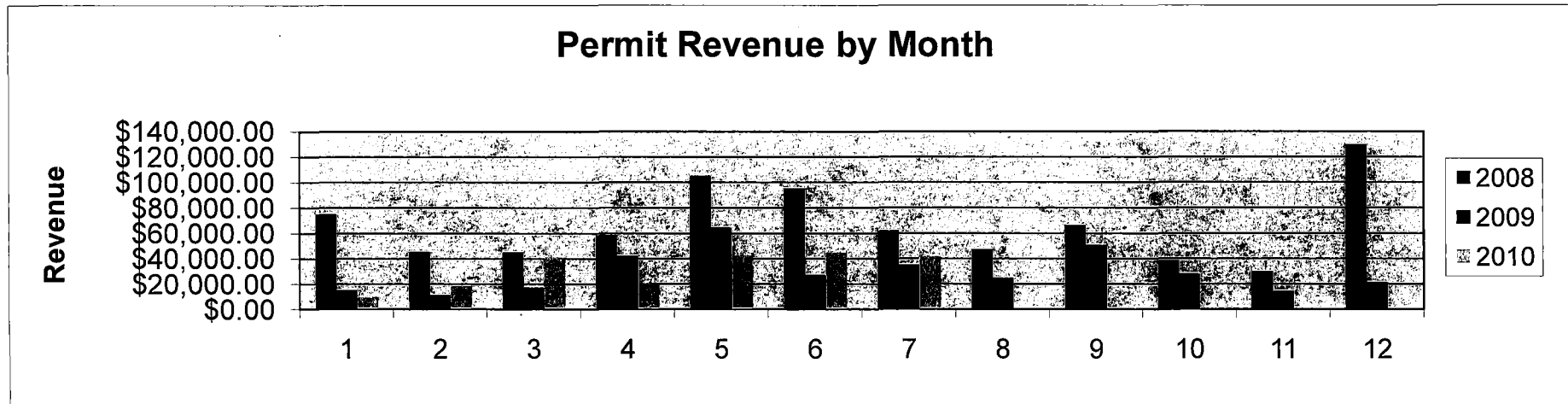
**PERMIT REPORT**

DESCRIPTION	2009 YEAR-TO-DATE # OF PERMITS (not including current month)	2009 JULY # OF PERMITS	2009 TOTAL YEAR-TO-DATE # OF PERMITS	2010 YEAR-TO-DATE # OF PERMITS (not including current month)	2010 JULY # OF PERMITS	2010 TOTAL YEAR-TO-DATE # OF PERMITS
Business Remodeling	31	9	40	42	5	47
Demolition	2	0	2	1	0	1
Driveways	95	34	129	97	38	135
Electrical	99	7	106	40	6	46
Fences	82	13	95	80	21	101
Mechanical	68	12	80	65	29	94
Miscellaneous Permits	57	12	69	85	26	111
Multi-Family Remodeling	1	0	1	2	0	2
New Business	3	0	3	0	0	0
Plumbing	111	15	126	106	13	119
Pools - Above Ground	8	3	11	9	2	11
Pools - In-Ground	0	0	0	1	0	1
Residential Decks	30	12	42	21	7	28
Residential Patios	60	20	80	63	22	85
Residential Garages	3	0	3	1	0	1
Residential Remodeling	48	14	62	49	7	56
Residential Sheds	18	5	23	26	3	29
Roofs/Siding	295	126	421	843	310	1153
Signs	58	14	72	48	10	58
Single Family Residences	5	4	9	8	1	9
Town Homes/Duplexes	0	0	0	0	0	0
<b>TOTALS</b>	1074	300	1374	1587	500	2087

### Permit Revenue Comparison

Year	2008	2009	2010
Jan.	\$75,235.48	\$14,988.31	\$9,880.67
Feb	\$45,474.16	\$11,279.07	\$19,712.60
Mar	\$44,994.58	\$17,251.32	\$41,163.02
Apr	\$58,869.25	\$41,817.20	\$20,664.39
May	\$105,165.22	\$64,316.18	\$42,397.85
Jun	\$95,125.07	\$26,933.37	\$44,626.83
Jul	\$62,087.77	\$34,829.98	\$41,530.49
Aug	\$46,856.30	\$24,545.20	
Sep	\$66,306.76	\$50,185.27	
Oct	\$38,290.37	\$27,638.81	
Nov	\$29,903.48	\$14,108.80	
Dec	\$129,259.48	\$21,103.98	
Revenue	\$797,567.92	\$348,997.49	\$219,975.85
Elevator Invoices	-\$27,610.00	\$0.00	\$0.00
<b>Total Revenue</b>	<b>\$769,957.92</b>	<b>\$348,997.49</b>	<b>\$219,975.85</b>

<b>2010 Budget</b>	<b>\$400,000.00</b>
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**Total Revenue** includes building permits, fire permits and Temporary Certificates of Occupancy.  
 As of 2009, elevator invoices no longer included in Total Revenue.

**ECONOMIC DEVELOPMENT/TOURISM MONTHLY REPORT  
AUGUST 2010**

**GENERAL**

- ◆ Daily and weekly assignments for the Economic Development summer intern, Paula Skrzypczak. Ms. Skrzypczak worked with the Chamber on marketing flyers/brochures, marketing slide shows, research, and attendance at numerous meetings. The Village thanks Ms. Skrzypczak for her volunteer services this summer.
- ◆ Working with Transportation Division staff to organize a storage room for old documents and marketing materials.
- ◆ Initial contact with Southern Illinois University, Purdue, and Wright State to set up advertising recruiting alumni to the Thanksgiving Chicago Invitational at the Sears Centre Arena and coordination with the tournament promoter on a special attendance program.
- ◆ Numerous contracts with Poplar Creek Crossing Shopping Center management, ownership, and attorneys to get a signed Trademark Agreement. This will allow the shopping center to install 59/90 banners at the center entrances (approximately 12-15 banners).
- ◆ Multiple meetings with McShane, Lakota Group, and Pressley Jacobs on the design and location of 59/90 signage, as well as site signage for Parcel 24 in Poplar Creek at 59/90. The 59/90 sign will be on the southwest corner of IL-59 and Hoffman Boulevard
- ◆ Economic Development and Tourism coordination with the 2011 budget.
- ◆ Ordering of Poplar Creek at 59/90 promotional window stickers to educate customers about a destination shopping, dining, and entertainment district.
- ◆ Work on an Economic Development Commission presentation.
- ◆ Gathered association structure information to explore association management options.
- ◆ Story for the Chamber Newsletter regarding the future construction of NSK America's new corporate headquarters.

**OFFICE/INDUSTRIAL**

- ◆ Initial contact and continued coordination with Delta Mobile regarding touring Fire Station 24 and providing blueprints and scheduling meetings.
- ◆ Continued coordination with regional high school Career Advisor to send approximately 80 students to the International Manufacturing and Technology Show (IMTS) on September 16, at McCormick Place in Chicago.



- ◆ Success in recruiting seven companies to raise \$900 for special events (such as IMTS) promoting manufacturing and toolmaker careers.
- ◆ Worked with NIU in hosting industrial and hotel meetings on their campus.
- ◆ Conversations with Jones Lang LaSalle representatives about Project Hampton (company headquarters in Prairie Stone).
- ◆ Working on a manufacturing/toolmaker careers open house with FANUC. Projected date is late October to early November. The Golden Corridor group would partner with local schools, manufacturers, WorkNet, and community colleges.
- ◆ Updating of Hoffman Estates office listings on the Economic Development website.
- ◆ Coordination for the Village for Parcel 16 issues in Poplar Creek at 59/90 regarding former construction site issues, mowing of weeds, and reseeding the lot. Set up meeting with landowner, staff, and POA representatives.
- ◆ Correspondence and research on TIF recapture payment for a municipality.
- ◆ Attendance at a networking event in Chicago, sponsored by BISNOW publication.
- ◆ Dialogue with two potential office prospects at the 59/90 and Prairie Stone areas.

### **RETAIL**

- ◆ Exploration calls and contacting potential vegetable/fruit vendors to complement the Sears Centre Arena open market (e.g. Goebbert's, Valli Produce).
- ◆ Coordination with broker trying to sell the Saturn site next to the new KIA dealership on Higgins Road.
- ◆ Multiple conversations with Myoda regarding existing and transition planning in the Golf Center Shopping Center.
- ◆ Further dialogue with RN Realty regarding continued interest in the LaStrada site should the Kole Digital use not receive financing.
- ◆ Updating of retail vacancy list on Economic Development website.
- ◆ Participation in numerous Chamber Business Expo meetings. Will attend and assist in setting up the Business Under the Big Top on August 28.
- ◆ Work with potential owner/developer of the Royal Steakhouse to occupy the former Harlem Furniture building.

- ◆ Planning for ICSC October event at the Hyatt Regency in Chicago.
- ◆ Numerous conversations with Cabela's regarding their presence on the 59/90 sign to be erected at IL-90 and Hoffman Boulevard.

### TOURISM

#### **Sears Centre Arena**

The Village will staff a booth at the Chamber Business Under the Big Top featuring the Sears Centre Arena, Chicago Slaughter, and new hockey team. Each was invited to provide printed materials, giveaways, schedules, players, and mascots/dance squad members to be a presence at the booth for this business to consumer expo taking place August 28, 2010. This office wants to solicit lodging needs as soon as a booking is completed at the Sears Centre Arena to ensure Village hotel packages with Sears Centre Arena events.

#### **Hotel Stakeholders**


The quarterly gathering of the Hoffman Estates Hospitality Managers group will take place at the NIU satellite location on September 23. Agenda includes creating a strategy for capturing Willow Creek travelers 2011-12 (exclusive booking agreement ends 2010), planning a familiarization tour for fourth quarter 2010 to bring in tour operators, Greater Woodfield changes in leadership and how that will impact our Tourism Office, Illinois Recreational Cheerleading Association events in November and State competition in December, work on bid packet for US Skating Council to host Nationals at the CCIA, advertising campaign for Tourism in 2011, and set action timeline of goals for 2011-12.

#### **Economic Development**

Most restaurants participating in "Taste of Hoffman Estates" have responded following our mailing to obtain permission to add the program to the Tourism website and will continue to contact others. Meetings are being organized with merchants of Forest View and Huntington Plaza to assist them in planning additional events at each location to complement the grand opening activities of PNC Bank on September 11.

#### **Sports Council**

Ongoing conversations with ownership of Grand Sports Arena to bring them into compliance prior to marketing their location for additional sporting events.



Gary Skoog, Director of Economic Development