

AGENDA
PLANNING, BUILDING AND ZONING COMMITTEE
Village of Hoffman Estates
August 4, 2008

Immediately Following the Transportation and Road Improvement Committee

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

I. Roll Call

II. Approval of Minutes - July 7, 2008
July 21, 2008 (*Special Meeting*)

NEW BUSINESS

1. Request approval by homeowner for release of a portion of open space easement at 1949 Alder Drive (paver brick patio).
2. Request approval by homeowner for release of a portion of open space easement at 1756 Westbury Drive (widening of existing driveway).
3. Discussion regarding a proposed amendment to the International Property Maintenance Code (IPMC) regarding scavenger vehicles.
4. Request acceptance of Department of Development Services monthly report for Planning Division.
5. Request acceptance of Department of Development Services monthly report for Code Enforcement Division.

III. President's Report

IV. Other

V. Items in Review

1. Prairie Creek Amphitheater noise monitoring plan. (November)

VI. Adjournment

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

July 7, 2008

I. Roll Call

Members in Attendance:

Trustee Karen Mills, Vice-Chair
Trustee Ray Kincaid, Trustee Member

**Other Corporate Authorities
in Attendance:**

Trustee Cary Collins
Trustee Jacquelyn Green
Trustee Anna Newell
President William McLeod

Clerk Bev Romanoff

**Management Team
in Attendance:**

James Norris, Village Manager
Arthur Janura, Jr., Corporation Counsel
Dan O'Malley, Deputy Village Manager
Mark Koplin, Asst. Village Manager-Development Svcs.
Robert Gorvett, Fire Chief
Clint Herdegen, Police Chief
Kenneth Hari, Director of Public Works
Michael Hankey, Director of Transportation
Don Plass, Director of Code Enforcement
Peter Gugliotta, Director of Planning
Monica Saavedra, Asst. Director of Health & Human Svcs.
Rachel Musiala, Asst. Finance Director
Molly Norton, Asst. to the Village Manager
Bruce Anderson, Cable TV Coordinator
Dave Christensen, Emergency Management Coordinator

Others in Attendance:

News Reporters from the Daily Herald and Pioneer Press

The Planning, Building & Zoning Committee meeting was called to order at 7:50 p.m.

It was noted that Trustee Pilafas was at an Autism Conference in Texas and would not be able to attend tonight's meetings.

II. Approval of Minutes

Motion by Trustee Collins, seconded by Trustee Newell, to approve the Planning, Building & Zoning Committee minutes of May 12, 2008. Voice vote taken. All ayes. Motion carried.
(Abstain: Trustee Mills)

Motion by Trustee Collins, seconded by Trustee Newell, to approve the Planning, Building & Zoning Committee minutes of June 9, 2008. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Discussion regarding an amendment to the International Property Maintenance Code (IPMC) regarding inoperable and unlicensed motor vehicles.**

A Committee Agenda Item summary sheet from Don Plass, Director of Code Enforcement, was presented to the Committee.

An amendment to Section 302.8 of the property maintenance portion of the Hoffman Estates Municipal Code was proposed for the Board's consideration, including the addition of a definition for inoperable and unlicensed motor vehicles to clarify intent.

A conversation followed in which the Board considered the information provided.

Motion by President McLeod, seconded by Trustee Collins, to direct staff to proceed in bringing this item to final ordinance form and place on first review at a future Board meeting. Voice vote taken. All ayes. Motion carried.

2. Request by Hoffman Estates Holdings, LLC for approval to mass grade Parcel 16 in Prairie Stone.

A Committee Agenda Item summary sheet from Mark Koplín, Assistant Village Manager-Development Services, was presented to the Committee.

Scott Triphahn of W-T Engineering appeared on behalf of Hoffman Estates Holdings, LLC. Mr. Triphahn acknowledged his understanding that mass grading does not guarantee approval and is at the owner's risk.

Motion by Trustee Collins, seconded by Trustee Green, to grant approval of request by Hoffman Estates Holdings, LLC to mass grade Parcel 16 in Prairie Stone, not including the setback areas or conservation buffer area. Voice vote taken. All ayes. Motion carried.

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

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

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

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

The Department of Development Service monthly report for Code Enforcement Division was presented to the Committee.

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

III. President's Report – None

IV. Other – None

V. Items in Review

1. Prairie Creek Amphitheater noise monitoring plan. (November)

VI. Adjournment

Motion by Trustee Collins, seconded by President McLeod, to adjourn the meeting at 8:00 p.m.
Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Vicki Richardson, Legislative Assistant

Date

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

July 21, 2008

I. Roll Call

Members in Attendance:

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

**Other Corporate Authorities
in Attendance:**

**Trustee Cary Collins
Trustee Jackie Green
Trustee Anna Newell
Village President William McLeod**

**Management Team Members
in Attendance:**

**James Norris, Village Manager
Arthur Janura, Corporation Counsel
Molly Norton, Asst. to the Village Manager
Mark Koplin, Asst. Vlg. Mgr., Dev. Services
Ken Hari, Director of Public Works
Gary Salavitch, Director of Engineering
Michael DuCharme, Director of Finance
Patrick Seger, Director of Human Resources
Gordon Eaken, Dir. of Information Systems
Algean Garner, Asst. Director of HHS
Steve Casstevens, Assistant Police Chief
Bob Gorvett, Fire Chief
Doug Schultz, Community Relations Coord.
Dave Christensen, Emergency Svcs. Coord.
Amy Okanski, Administrative Intern**

Others in Attendance

Reporters from Daily Herald, Pioneer Press

The Planning, Building and Zoning Committee meeting was called to order at 9:40 p.m.

NEW BUSINESS

- 1. Request approval of Intergovernmental Agreements with the Hoffman Estates Park District to:**
 - A. Allow the Village to install a community electronic message sign in Charlemagne Park.**
 - B. Allow the Park District to lease a portion of Chino Park to develop as a public park.**

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

Motion by Mayor McLeod, seconded by Trustee Mills, to approve an Intergovernmental Agreement with the Hoffman Estates Park District to allow the Village to install a community electronic message sign in Charlemagne Park. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Collins, seconded by Mayor McLeod, to allow the Park District to lease a portion of Chino Park to develop as a public park. Voice vote taken. All ayes. (Nay: Kincaid). Motion carried.

II. Adjournment

Motion by Trustee Mills, seconded by Trustee Collins, to adjourn the meeting at 9:45 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

NB1

SUBJECT: Request approval by homeowner for release of a portion of open space easement at 1949 Alder Drive (paver brick patio)

MEETING DATE: August 4, 2008

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta *PG*

REQUEST: Request approval by homeowner for release of a portion of open space easement at 1949 Alder Drive to construct a brick paver patio.

DISCUSSION: The homeowner requests release of a 20' wide open space easement and public utility easement parallel with the rear lot line. The homeowner requests the release to an existing brick paver patio that partially encroaches into the open space easement. The patio meets the required zoning setbacks. The Village Department of Public Works has determined that the Village storm sewer runs through the rear easement, but has no objection to the patio being located within the easement as long as the homeowner is responsible for any liabilities incurred if Public Works should need to repair the storm sewer.

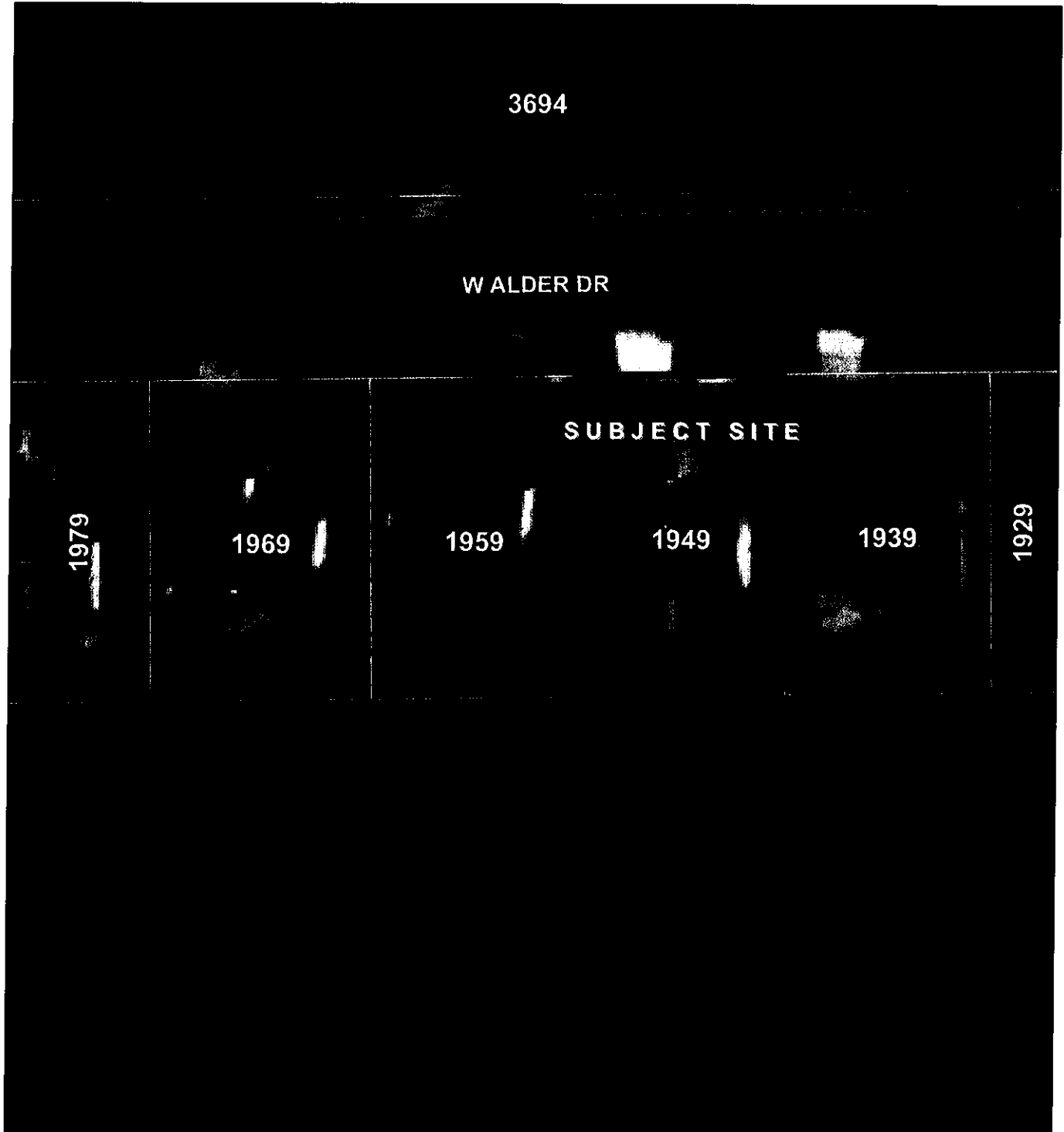
RECOMMENDATION: Approval of the request to release a 5' wide portion of the 20' wide open space easement leaving a 15' wide open space easement adjacent and parallel to the rear lot line.

Attachments

cc: Mary Ann & Douglas Miller



1949 Alder Drive



1 inch equals 50 feet

Village of Hoffman Estates
August 2008

VILLAGE OF HOFFMAN ESTATES
REQUEST FOR RELEASE OF OPEN SPACE

FOR VILLAGE USE ONLY

Hearing Fee \$ 25.00 Date Paid 7/2/08 Received By Brian P.
Hearing Date: _____ Time: _____ Zoning District R-5
Receipt Number 30617 Check No. 3104 Variations Required? No

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) MARY ANN & DOUGLAS MILLER
Owner's Address 1949 W. ALDER DRIVE Phone 847-502-1949
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) _____

5. Plat Original Document Number _____

6. Purpose of Request 5 FT OVER INTO EASEMENT WITH
PAVER BRICK PATIO - APPROVED BY UTILITIES & PUBLIC

7. Signature Mary Ann Miller Applicant Mary Ann Miller Owner (HOFFMAN ESTATES)

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

Name MARY ANN MILLER
 Address 1949 W. ALDER DRIVE
HOFFMAN ESTATES ILL 60192

1. Required Easement and Present/Proposed Encroachment

	Present	Required	Proposed
Side Yard	—	—	—
Rear Yard	5' encroachment existing deck	20'	5' encroachment
Front Yard	—	—	—

2. Estimated Cost of Proposal

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

\$7,000

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

ADDITION TO HOME TO ENHANCE KITCHEN,
PATIO OF PAVER BRICK OUT THE BACK
OF HOME - REQUESTING TO ENCROACH
UPON EASEMENT BY 5 FOOT. - EASEMENT

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

→ AREA IS 20 FT TO A SIX FOOT FENCE
BACKING UP TO A LANDFILL AREA. NO
NEIGHBORS BEHIND ME. A UNILOCK
PROFESSIONALLY INSTALLED PAVER PATIO
THAT IS OF EARTH MUTED COLORS + BLENDS
WITH HOME PERFECTLY. NEED ALSO TO
FULFILL 3 FOOT DROP (STOOP) OUT
PATIO DOORS.

5. Who will construct the proposed use?

UNILOCK - CONTRACTOR

LAND + BRICK CUSTOM DESIGNS, INC.

20370 N. RAND ROAD SUITE #204

PALATINE - ILLINOIS - 60074

6. 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)

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

NO - NONE @ ALL -

UTILITIES ALL APPROVE

8. Is the applicant the original owner? YES How long has the applicant resided at this address? 8.5 YRS 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

Attach the following:

1. A sketch of the proposed use for which a release of open space is sought.
2. Location of the proposed use sketch on a copy of the Plat of Survey, showing distances and dimensions of the proposed use.
3. Authorization from applicable utilities.
4. Legal description of property.
5. \$25.00 Application Fee.

Plat of Survey



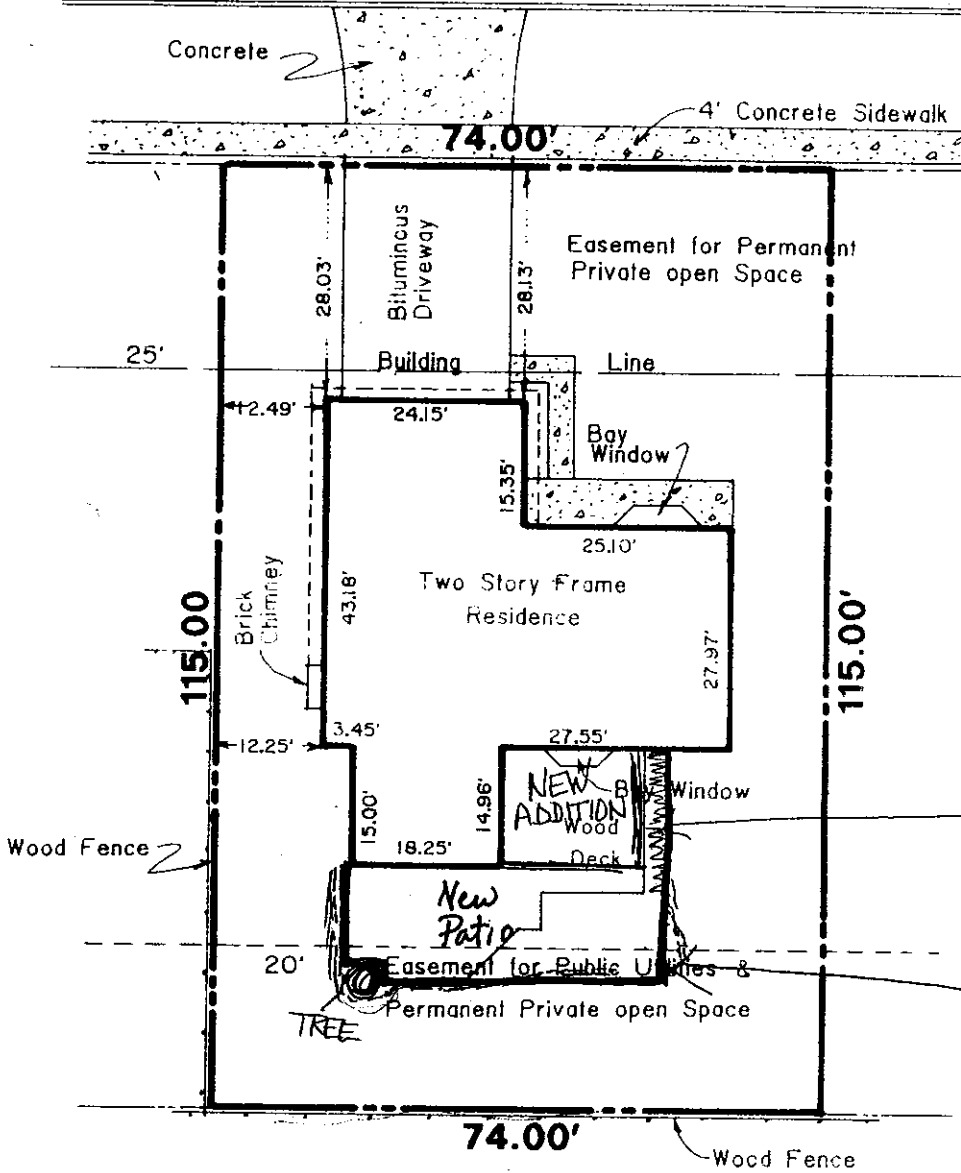
66' R.O.W.

ALDER

DRIVE

26' Bituminous Road

Scale: 1" = 20'



*Revised
Patio
Location*

*tiny paver brick
walkway to the
utility meters*

5 foot encroachment

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, ABSTRACT, CONTRACT AND LAND DEVELOPMENT ORDINANCES.
2. MORTGAGE, REAL ESTATE, SURVEY OR OTHER RECORDS FOR CONSTRUCTION DEFENSE.
3. SCALING FROM REPRODUCTION IS NOT RECOMMENDED.
4. THE FIELD OF EXPERTS HAS REVIEWED THIS PLAT AND FINDS IT TO BE CORRECT.

4 IN BLOCK 6 IN POPLAR HILLS UNIT 2-D, BEING A DIVISION IN THE NORTHEAST QUARTER OF SECTION 25, T14N, R14E, S42N, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY,

Ordered by Ben Carnahan
Job no. 232-14

STATE OF ILLINOIS

RELEASE OF PORTION OF OPEN SPACE EASEMENT
1949 ALDER DRIVE, HOFFMAN ESTATES, IL

WHEREAS, an open space easement has been recorded by Document Number 23995893; and

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

WHEREAS, an encroachment has occurred in the construction of a patio; 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 that portion of open space easement upon the rear portion of the property of approximately 5 foot wide of the 20 foot wide open space, leaving a 15 foot wide open space easement adjacent and parallel to the rear lot line to allow a brick paver patio.

The legal description of said lot is:

P.I.N. – 01-24-201-047-0000

Lot 44 in Block 6 in Poplar Hills Unit 2-D, being a subdivision in the northeast quarter of Section 25, Township 42 North, Range 9, East of the Third Principal Meridian according to the plat thereof recorded in the Recorder's Office of Cook County, July 1, 1977 as Document No. 239995893 hereinafter referred to as the premises, all in Cook County, Illinois.

1949 Alder Drive, Hoffman Estates, IL

Date

Village President
Village of Hoffman Estates

ATTEST:

Village Clerk

**COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES**

NB2

SUBJECT: Request approval by homeowner for release of a portion of open space easement at 1756 Westbury Drive (widening of existing driveway)

MEETING DATE: August 4, 2008

COMMITTEE: Planning, Building and Zoning

FROM: Peter Gugliotta *PG*

REQUEST: Request approval by homeowner for release of a portion of open space easement at 1756 Westbury Drive to widen an existing driveway.

DISCUSSION: The homeowner requests release of an open space easement to widen an existing concrete driveway into the side yard. The subject area is directly adjacent to another residential lot.

The purpose of the driveway is for the parking of an additional vehicle. Currently, the driveway measures 10'1 $\frac{3}{4}$ " wide and 23'8" long. Upon completion, the expanded driveway would measure 20'1/4" wide, with no change to the overall driveway length.

Currently, a 10' wide open space and public utility easement exists in the front and side yards of the lot.

The proposed improvements will meet all zoning requirements and the existing concrete driveway would be removed and replaced with new concrete to match the proposed widened driveway.

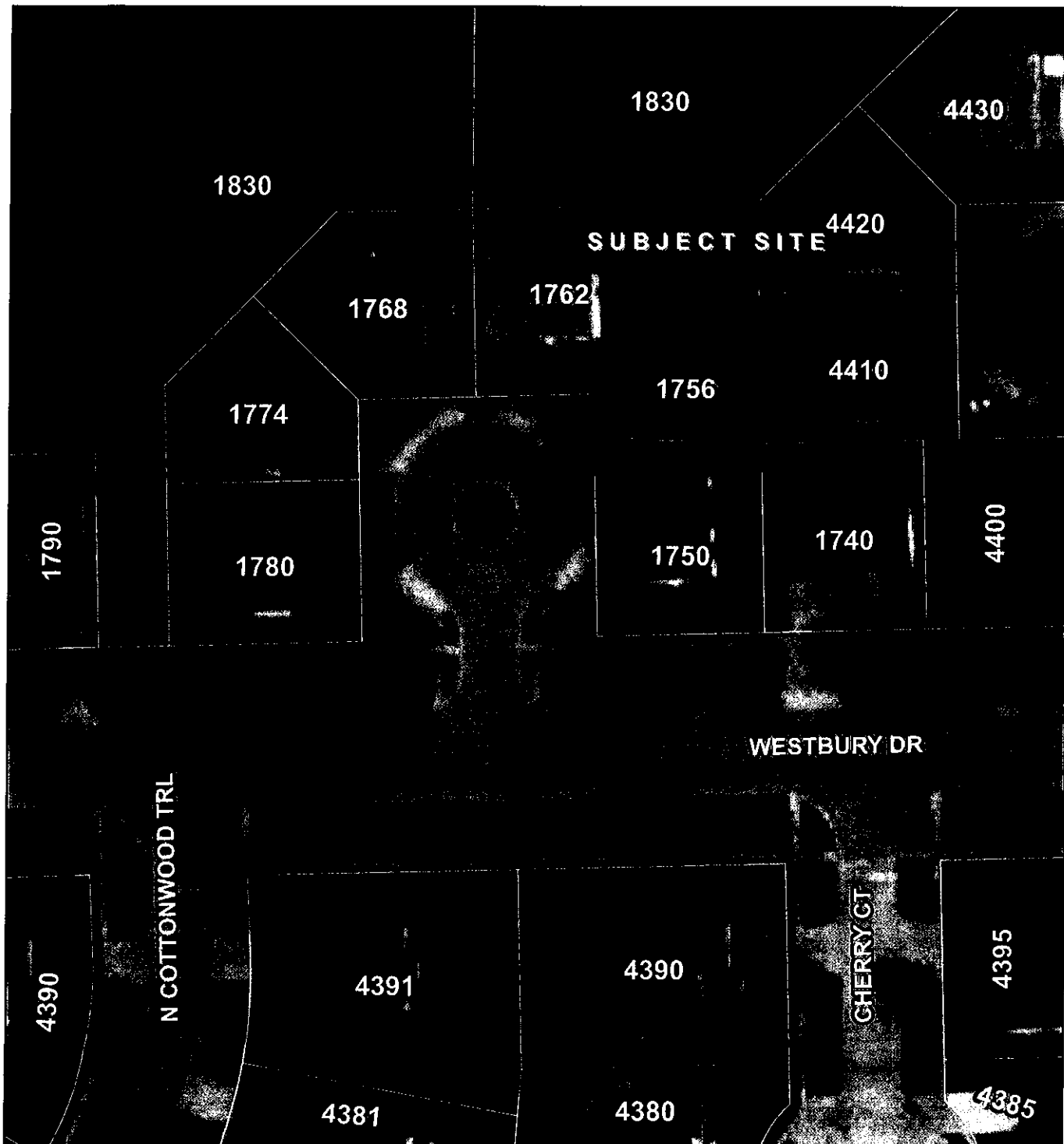
RECOMMENDATION: Approval of the request to release a 9'6" wide portion of the 10' wide open space easement leaving a 6" wide open space easement adjacent and parallel to the south side lot line.

Attachments

cc: Lawrence & Deborah Szmurlo



1756 Westbury Drive



1 inch equals 60 feet

Village of Hoffman Estates
August 2008

VILLAGE OF HOFFMAN ESTATES
REQUEST FOR RELEASE OF OPEN SPACE

FOR VILLAGE USE ONLY

Hearing Fee \$ 25.00 Date Paid 7/10/08 Received By Bruce Patz
Hearing Date: August 11 Time: 1 Zoning District R-7
Receipt Number 30621 Check No. 1739 Variations Required? No

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

- LAWRENCE M SZMURLO
1. Name of Owner(s) DEBORAH V SZMURLO
Owner's Address 1756 WESTBURY DRIVE Phone (H) 847-358-8462
(C) 630-913-6033*
City HOFFMAN ESTATES State IL Zip 60192-1042
2. Person applying if other than owner:
Name N/A Company _____
Address _____ Phone _____
City _____ State _____ Zip _____
3. Location of Property if different than #1 above: N/A
4. Property Index Number (PIN) 01-24-206-078-000
5. Plat Original Document Number _____
6. Purpose of Request TO EXPAND EXISTING DRIVEWAY ALLOWING
FOR AN ADDITIONAL FAMILY CAR PARKING SPACE.
(OFF-STREET)

7. Signature _____
Applicant

Lawrence M Szmurlo
Owner

VILLAGE OF HOFFMAN ESTATES
REQUEST FOR RELEASE OF OPEN SPACE

Name LAWRENCE M & DEBORAH V SZMURLO

Address 1756 WESTBURY DRIVE

HOFFMAN ESTATES IL 60192-1042

1. Required Easement and Present/Proposed Encroachment

	Present	Required	Proposed
Side Yard			
Rear Yard			
Front Yard			

2. Estimated Cost of Proposal

\$	_____	Building
\$	<u>3200</u>	Driveway
\$	_____	Other
\$	<u>3200</u>	Total

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

TO EXPAND EXISTING DRIVEWAY TO ALLOW ONE
ADDITIONAL FAMILY VEHICLE PARKING, THIS INCREASES
VEHICLE PARKING TO (4) ... ONE IN GARAGE, THREE ON DRIVEWAY

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

EXISTING MATERIAL CONSISTS OF CONCRETE. EXISTING
DRIVEWAY WILL BE REMOVED AND REPLACED WITH NEW
CONCRETE AND WILL MATCH PROPOSED EXPANSION OF DRIVEWAY

5. Who will construct the proposed use?

AN APPROVED CONTRACTOR ^(TBD) REGISTERED WITH THE
VILLAGE OF HOFFMAN ESTATES

6. 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).

EXPANSION OF DRIVEWAY INTO EASEMENT IS ONLY
ALTERNATIVE AVAILABLE

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

NO

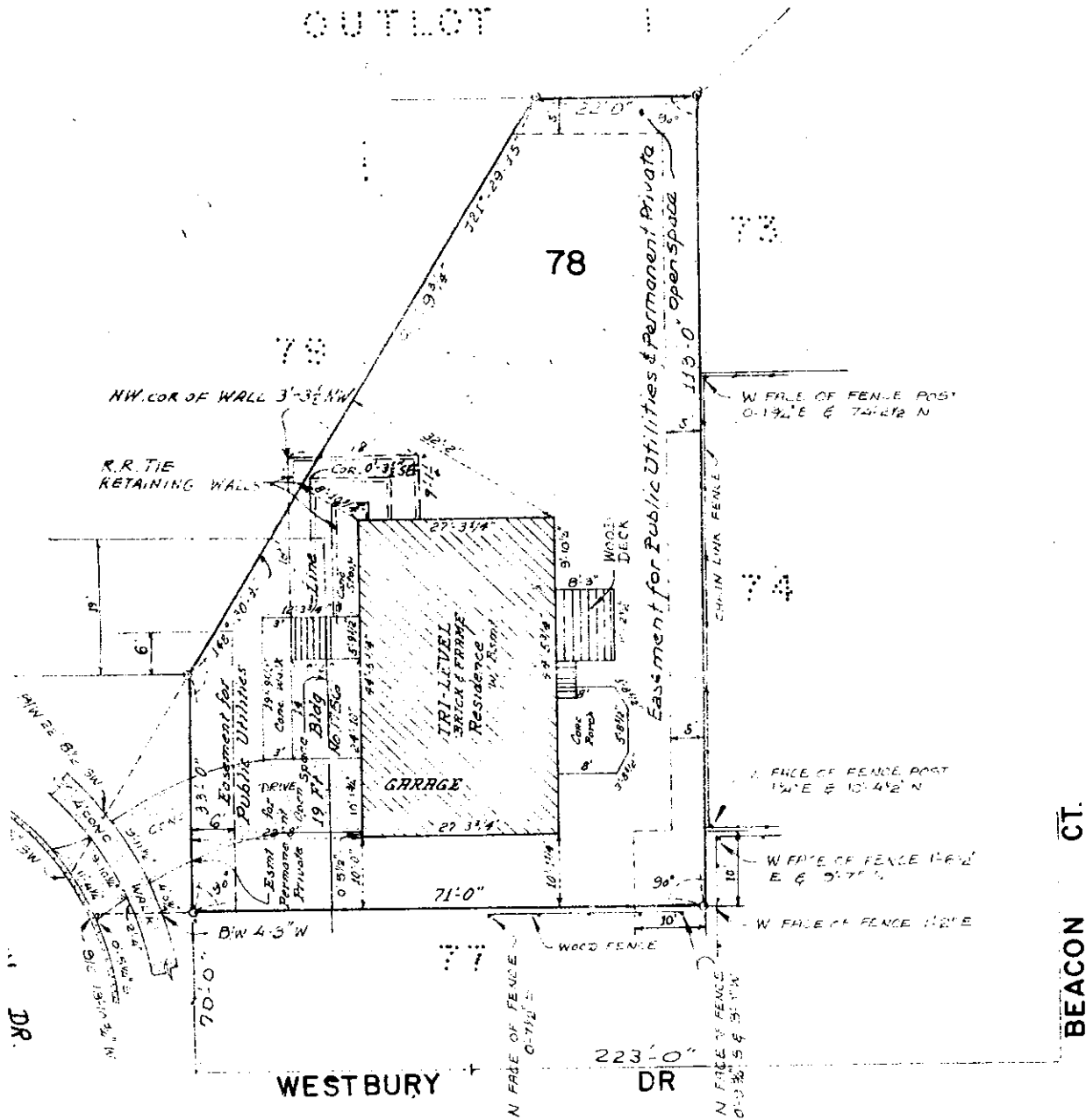
8. Is the applicant the original owner? YES How long has the applicant resided at this address? 27 YEARS Did the condition that instituted this request for a release of open space exist at the time the applicant purchased this property? If yes, please describe.

NO

Attach the following:

1. A sketch of the proposed use for which a release of open space is sought.
2. Location of the proposed use sketch on a copy of the Plat of Survey, showing distances and dimensions of the proposed use.
3. Authorization from applicable utilities.
4. Legal description of property.
5. \$25.00 Application Fee.

LOT 78 IN BLOCK 3 IN CIPRI ADDITION TO WESTBURY, BEING A SUBDIVISION OF PART OF THE NE.1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



RESURVEY APRIL 18, 1986
 ORDERED BY LAWRENCE M SZMURLO
 BY CARL RITZEL SURVEY SERVICE, INC
 1715 BURNING BUSH LANE
 MT. PROSPECT, IL 60056
 TEL (312) 299-2411

Carl Ritzel
 ILLINOIS REGISTERED LAND SURVEYOR
 NO 1627

SCALE: 1 inch equals 20 feet.

RELEASE OF PORTION OF OPEN SPACE EASEMENT
1756 WESTBURY DRIVE, HOFFMAN ESTATES, IL

WHEREAS, an open space easement has been recorded by Document Number 24652318; and

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

WHEREAS, the property owner proposes to expand a driveway into said open space easement; and

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

NOW, THEREFORE, let it be known that the Village of Hoffman Estates hereby releases that portion of open space easement upon the south side portion of the property of approximately 9 feet, 6 inches wide of the 10 foot wide open space, leaving a 6 inch wide open space easement adjacent and parallel to the south lot line to allow a the widening of an existing driveway.

The legal description of said lot is:

P.I.N. – 01-24-206-078-0000

Lot 78 in Block 3 in Cipri Addition to Westbury, being a subdivision of part of the northeast ¼ of Section 24, Township 42 north, Range 9, east of the Third Principal Meridian, in Cook County, Illinois.

1756 Westbury Drive, Hoffman Estates, IL

Date

Village President
Village of Hoffman Estates

ATTEST:


Village Clerk

COMMITTEE AGENDA ITEM
VILLAGE OF HOFFMAN ESTATES

SUBJECT: Discussion regarding a proposed amendment to the International Property Maintenance Code (IPMC) regarding scavenger vehicles

MEETING DATE: August 4, 2008

COMMITTEE: Planning, Building and Zoning

FROM: Don Plass 

REQUEST: Discussion regarding a proposed amendment to the International Property Maintenance Code (IPMC) regarding scavenger vehicles.

BACKGROUND: Recent discussions amongst staff and conversations with Village Board members indicate a desire to discuss possible amendments to the Municipal Code. The Village receives a variety of complaints from residents and some could be addressed with code amendments. Staff presented a proposed code amendment for inoperable and unlicensed vehicles in July. We will continue to present additional items at subsequent Planning, Building and Zoning Committee meetings.

Recently, questions have been raised regarding scavengers who operate in the Village, particularly on the night or morning of trash pickup days. The scavengers pickup materials and appliances that are set at the curb for trash pickup. Groot, our waste hauler, has also raised concerns as they lose the opportunity to recycle what the scavengers pickup, which often are items that are more profitable to recycle. Groot then is left with the less profitable recycling materials.

DISCUSSION: There are two primary concerns associated with the scavengers. First, there is an issue with unlicensed trash collectors picking up materials throughout the Village and often creating a mess by picking through recycling bins set at the curb. Second, several of the scavengers park their trucks in Hoffman Estates at their residences. The trucks are often loaded with recycling materials, which is unsightly. Furthermore, the trucks, when fully loaded and traveling on residential streets, sometimes present a safety concern. At your request, we have looked into both of these issues.

During a thorough review of the Municipal Code, the Police Department identified Section 7-9-1-C-5(b) and (c) which indicates that it is unlawful for any other than authorized persons to disturb, collect, or in any matter interfere with refuse, yardwaste, recycling, white goods, or debris. Groot is the only authorized waste hauler and only they have the authority to pickup refuse, recyclables, etc. in the Village of Hoffman Estates. Therefore, the Police Department can issue citations and bring violators into the local administrative hearing process. The Police Department will begin citing any violators in the very near future. This addresses the first issue.

DISCUSSION: (Continued)

To address the second issue, Assistant Corporation Counsel drafted the attached ordinance to restrict parking of scavenging vehicles that are loaded with materials. The ordinance prohibits parking any vehicle transporting or loaded with “solid waste, white goods, yard waste, refuse, litter, garbage, recyclables, or recyclable materials ... or scavenged materials, scrap metal, any noxious or hazardous materials or waste ...” except when making a delivery or pick-up. As addressed above, pick-ups will only be allowed by authorized waste haulers. As proposed, a single empty scavenger truck could be parked in a residential driveway overnight, similar to other work vehicles that are allowed to park overnight.

RECOMMENDATION:

For discussion purposes.

Attachment

**AN ORDINANCE AMENDING
ARTICLE 7-8, PUBLIC NUISANCES, OF THE
HOFFMAN ESTATES MUNICIPAL CODE**

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

Section 1: That Article 7-8, PUBLIC NUISANCES, of the Hoffman Estates Municipal Code by and is hereby amended by adding a new Section 7-8-14, PARKING OF VEHICLES AND TRAILERS, to read as follows:

Section 7-8-14. PARKING OF VEHICLES AND TRAILERS

It shall be unlawful for any person to park any vehicle transporting or containing solid waste, white goods, yard waste, refuse, litter, garbage, recyclables, or recyclable materials, as defined in Article 9, Section 7-9-1 of the Hoffman Estates Municipal Code, or scavenged materials, scrap metal, any noxious or hazardous materials or waste as defined in Article 2, Section 18-2-1, of the Hoffman Estates Municipal Code, in any zoning area classified as a residential district at any time, except when making a delivery or pickup. Vehicles containing yardwaste may be parked at a location while landscaping services are actively being conducted at that location, however, overnight parking of said vehicles is prohibited.

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

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

PASSED THIS _____ day of _____, 2008.

VOTE	AYE	NAY	ABSENT
Trustee Mills	_____	_____	_____
Trustee Collins	_____	_____	_____
Trustee Kincaid	_____	_____	_____
Trustee Green	_____	_____	_____
Trustee Newell	_____	_____	_____
Trustee Pilafas	_____	_____	_____
Mayor McLeod	_____	_____	_____

APPROVED THIS _____ DAY OF _____, 2008

Village President

ATTEST:

Village Clerk

Published in pamphlet form this _____ day of _____, 2008.

**PLANNING DIVISION
DEPARTMENT OF DEVELOPMENT SERVICES
MONTHLY REPORT**

**SUBMITTED TO PLANNING, BUILDING & ZONING COMMITTEE
AUGUST 2008**

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

PLAN COMMISSION

JULY 16, 2008 - MEETING SUMMARY

APPLICANT ADDRESS	REQUEST	RESULT
Meeting canceled		

Upcoming Meeting: August 6, 2008

Splash H2Otel, Prairie Stone, Parcel 15, Water Park H₂otel USA, 5555 Prairie Stone Parkway - Preliminary and final site plan for a hotel/water park with conference center

Upcoming Meeting: August 20, 2008

McShane Corp., Mori Seiki, northwest corner of Central Road and Huntington Boulevard - Site plan amendment
Woodfield Nissan, 700 West Higgins Road - Rezoning and site plan for demolition of former Bakers Square and new parking lot
Dominick's, 2575 West Golf Road - Site plan amendment for outdoor display area

Upcoming Special Meeting: August 27, 2008

Sutton Crossing, southeast corner of Routes 72 and 59 - Concept plan, roadway, and grading approval
Jewel, 1485 Palatine Road - Site plan amendment for outdoor display area

Upcoming Meeting: September 3, 2008

Prairie Stone, Parcel 16 - Site plan for restaurants

Upcoming Petitioners and Related Activities

Dartmoor, Yorkshire Woods II, McDonough Road - Final subdivision for new homes
Prairie Pointe (Prairie Stone Parcel 23) - Site plan for retail building
Prairie Stone, Sears parcel (next to helipad) - Site plan for small office on outparcel
Prairie Stone, Parcel 18 - Site plan for new office building
Prairie Stone Crossing, Parcel 24 - Site plan amendment for new restaurant
The Avenues of Plum Farms, northwest corner of Route 72 and Old Sutton Road - Rezoning, subdivision, and site plan for mixed-use development
Prairie Stone, Parcel 24 - Site plan for new restaurant
Woodfield Acura, Higgins Road - Site plan amendment for building addition
Prairie Stone, Parcel 12 (southeast corner of Prairie Stone Parkway and Pratum Avenue), United Growth - Site plan for restaurants
Prairie Stone, Parcel 12 (Cabela's outlot) - Site plan for restaurant and hotel
DiMucci Companies, southeast corner Moon Lake Boulevard and Higgins Road - RPD plan amendment, plat of subdivision, site plan for proposed senior residential
Bradwell Road, 5 acre parcel - Annexation and subdivision plat/plans
Church, southwest corner of Berner and Shoe Factory Roads - Annexation and site plan for new church
Church, west side of Rohrssen Road, south of Shoe Factory Road - Annexation

ZONING BOARD OF APPEALS

JULY 8, 2008 - MEETING SUMMARY

APPLICANT ADDRESS	REQUEST	RESULT
Meeting canceled		

JULY 22, 2008 - MEETING SUMMARY

APPLICANT ADDRESS	REQUEST	RESULT
Hoffman Plaza Shopping Center, 1001-1175 Roselle Road	Master Sign Plan	Approved

Upcoming Meeting: August 5, 2008

Water Park H₂Otel's Prairie Stone LLC, 5555 Prairie Stone Parkway - Variation for additional amusement devices
 Cricket Communications, Conant High School, 700 Cougar Trail - Special use and variation for antennas on existing light pole
 Cricket Communications, Hoffman Estates High School, 1100 Higgins Road - Special use and variation for antennas on existing light pole
 Cricket Communications/Village of Hoffman Estates, 3990 Huntington - Special use for antennas

Upcoming Meeting: August 19, 2008

Resident, 1065 Ash - Variation for new house (a different variation was denied earlier in 2008)
 Woodfield Nissan, 700 West Higgins Road - Sign variations

Upcoming Petitioners:

EDA Text Amendments-Signs (*ZBA tabled on 2/19/08*)
 Water Park H₂Otel's Prairie Stone LLC, 5555 Prairie Stone Parkway - Master sign plan
 Prairie Pointe (Prairie Stone Parcel 23) - Master Sign Plan
 Huntington Woods Corporate Center - Master Sign Plan
 Life Changers International Church, 2500 Beverly Road - Variation for signs
 Cricket Communications/Village of Hoffman Estates, 4690 Olmstead Drive - Special use for antennas
 Deer Crossing Subdivision HOA, 5264 Landers Drive - Variation for sign illumination
 Prairie Creek Amphitheater, Prairie Stone Parkway - Master Sign Plan (*ZBA tabled on 1/22/08*)
 Myoda, 1070 North Roselle Road - Variation for sign
 Sears Centre Arena, 5333 Prairie Stone Parkway - Master Sign Plan amendment-hours for marquis sign

PROJECT ACTIVITIES

Site Inspections. Division members performed ongoing landscape site inspections at new residential projects under construction, including Devonshire Woods, Beacon Pointe, and White Oak, as well as proposed developments and projects seeking acceptance. Division members also visited vacant sites targeted for development, redevelopment, and new commercial sites under construction. Staff has been working with the consultant on the annual Prairie Stone native landscape inspections.

Commercial Property Maintenance Inspections. Annual property maintenance inspections are ongoing. Of 137 properties inspected, including all shopping center tenants and outbuildings, 51 remain with at least one violation. The majority of violations were due to illegal outside storage, deteriorated pavement, and missing or dead landscaping. Many property owners are either in the process of correcting violations or have scheduled the work to be completed. A few owners have not responded to multiple notices and staff is in the process of finding alternative means to contact them. Ultimately, owners choosing to not correct violations may receive citations. Staff members will be performing follow-up inspections in the next few weeks.

Meetings. Team members attended a variety of meetings, including those with petitioners currently preparing plans for submittal. Village administrative meetings were also attended, including site plan review team and Divisional status meetings.

Telephone Inquiries. Team members fielded phone calls, inquiries at the counter, and email requests, including questions regarding upcoming Village meetings, zoning classifications and requirements, appraiser inquiries, application requirements, development standards, to/from developers as project coordination progressed, and to/from project site managers as site and landscape improvements were planned.

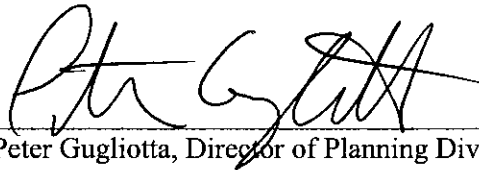
Special Projects. Staff is coordinating the Business District (Roselle Road) streetscape and the Prairie Stone Entertainment District projects.

COMMUNITY DEVELOPMENT BLOCK GRANT

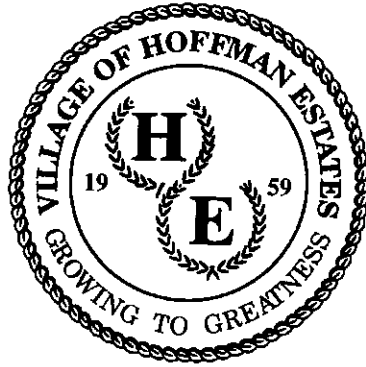
Annual Action Plan. The 2008 Annual Action Plan was approved by the Village Board in July and the final copy has been sent to HUD. Staff will follow up in a few weeks to ensure the plan is accepted.

Neighborhood Infrastructure Improvements. Frank Novotny and Associates is working on the lighting plan for the Barrington Square neighborhood. Staff is working with the consultant to develop a phasing plan with the goal of beginning installations later this year. A total of \$260,000 is currently available for this project from the 2006 and 2007 CDBG allocation, and an additional \$130,000 will be added with the 2008 allocation later this year.

Single-Family Housing Rehabilitation. North West Housing Partnership (NWHP) is working on the current 2007 program year. There are currently several Hoffman Estates homeowners on a waiting list, and, at this time, the list has been closed to new applicants until all applicants have been addressed. The 2008 allocation will increase the amount of funds available for this program.



Peter Gugliotta, Director of Planning Division



CODE ENFORCEMENT

MONTHLY REPORT

SUBMITTED TO PLANNING, BUILDING & ZONING COMMITTEE

August, 2008

Attached is the monthly report for Code Enforcement for the period ending July 31, 2008

Don Plass, Director of Code Enforcement

ACTIVITIES

On July 2-6, 2008, Betty Melligan conducted the 4th of July Festival Health Inspections.

On July 9, 2008, David Banaszynski, Betty Melligan and Bill Chlebik attended the Illinois Association of Code Enforcement quarterly meeting.

On July 9, 2008, Jim Fasano attended the monthly meeting of the Illinois Association of Electrical Inspectors in Arlington Heights, Illinois. The agenda was "NEC 680 Swimming Pools."

On July 15-17, 2008, David Banaszynski attended an Emergency Preparedness Summit sponsored by the Illinois Department of Public Health in Oak Brook.

On July 16, 2008, Harry Gunderson attended the IPIA monthly meeting. The topic was "Backflow Prevention."

On July 17, 2008, Don Plass attended the SBOC monthly meeting. The topics were "Geothermal for Residential Construction" and a review of the International Energy Code changes submitted for the ICC Code Change Hearings in September.

On July 18, 2008, Tim Meyer and Ray Norton attended a free seminar sponsored by Weyerhaeuser Corporation. The topic was "How to Shear Brace & Tall Walls."

On July 18, 2008, David Banaszynski performed a health inspection at the Relay for Life event at Hoffman Estates High School.

On July 23, 2008, Don Plass, Tim Meyer and Ray Norton attended the NWBOCA monthly meeting. The topic was "Green Roofs."

On July 24, 2008, David Banaszynski volunteered at the Emergency Disaster Drill sponsored by the Kane County Health Department in South Elgin.

On July 27, 2008, David Banaszynski received notice that he had passed the Registered Environmental Health Specialist/Registered Sanitarian Exam. This professional designation is nationally recognized.

EMERGENCY CALL OUTS

On July 29, 2008, Don Plass was called out by the Fire Department to 1986 Hastings Drive for a water leak which caused a ceiling to collapse and water damage to two adjacent units.

DEMOLITION PERMITS

31W430 Rte. 58 – Demo of house
31W280 Rte. 58 - Demo of house, barn and shed

CONSTRUCTION INSPECTIONS

Inspections performed:

• Structural	177	• Mechanical	151
• Electrical	159	• Other	118
• Plumbing	133		

CITATIONS

T. Alex
475 Westview
Improper outside storage, trailer stored on grass, and shed in disrepair

Rudy Gandy
4154 Portage
Failure to maintain fence

Anthony Kozlowski
715 Mohave
Failure to maintain exterior surfaces

NTB
2475 W. Golf
Illegal display and no permit obtained

Bernard Ogurek
1160 Silver Pine
Failure to maintain exterior surfaces

CODE ENFORCEMENT MONTHLY REPORT

AUGUST, 2008

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Hope Shiba - owner and Jason Hill – tenant

75 Kingman

Debris accumulation, improper storage,
accessory structures in disrepair, and tall grass/weeds

Walter Strauss – owner and Sergio Ruiz Perez – tenant

211 Grissom

Unapproved home occupation/ scrap trucks

Paul Stray

Failure to obtain inspection – garage, failure to remove front driveway,
unapproved side driveway, exterior property in unsanitary condition, and
recreational vehicles on unapproved surface

Todd Oxley

520 Hawthorne

Parking semi tractor at a residence

Tom Lazar

5490 Fox Path

Stagnant Water

E. O'Donnell

450 Western

Tall grass/weeds over 10 inches

Mukund Shankar

1765 Nicholson

Temporary Holiday Lighting

Taylor Whitaker

730 Orange

Tall grass/weeds over 10 inches

Michael Pawulsky

1640 Kent

Tall grass/weeds over 10 inches

CODE ENFORCEMENT MONTHLY REPORT

AUGUST, 2008

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A. Kwiecinski
1710 Glen Lake
Accessory Structure

Jude & Rose Pestano
2070 Hilltop
Accessory Structure

Waheed Hussain
1525 Kingsdale
Accessory Structure

Elizabeth Martin
970 Ponderosa
Failure to maintain exterior surfaces

Richard Meers
560 Frederick
Failure to obtain permit – driveway

Juanu Crisostomo
186 Grissom
Improper storage - snowplow

RESIDENTIAL INSPECTION REPORT

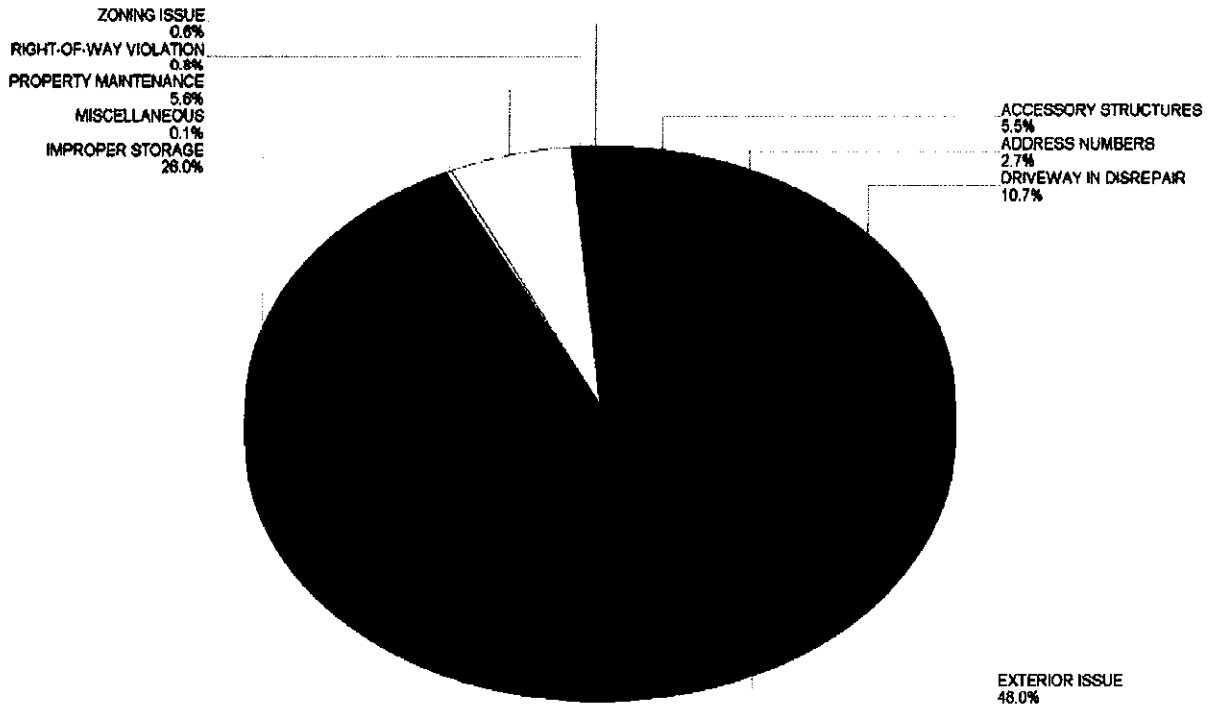
Residential Inspection Program inspections are ongoing. The initial inspections of all single family homes and duplexes south of Golf Rd. have been completed. Of the 3,310 residences inspected, 712 violations have been noted and the residents have been notified by mail and advised of the expected compliance dates. Code will then follow up to obtain compliance. Following is a breakdown of the various violations:

CODE ENFORCEMENT MONTHLY REPORT

AUGUST, 2008

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RIP Originated Violations Issued in 2008



Violation	Total	Percentage
ACCESSORY STRUCTURES	39	5.5%
ADDRESS NUMBERS	19	2.7%
DRIVEWAY IN DISREPAIR	76	10.7%
EXTERIOR ISSUE	342	48.0%
IMPROPER STORAGE	185	26.0%
MISCELLANEOUS	1	0.1%
PROPERTY MAINTENANCE	40	5.6%
RIGHT-OF-WAY VIOLATION	6	0.8%
ZONING ISSUE	4	0.6%
TOTAL	712	

MULTI-FAMILY LICENSING REPORT

Multi-Family Re-inspections are on going.

ENVIRONMENTAL HEALTH INSPECTION REPORT

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

ACTIVITY	THIS MONTH	YEAR TO DATE
High Risk	10	110
Moderate Risk	13	72
Low Risk	3	17
Swimming Pools	2	15
Other Inspections	9	34
Totals:	37	248

CLEAN SWEEP UPDATE

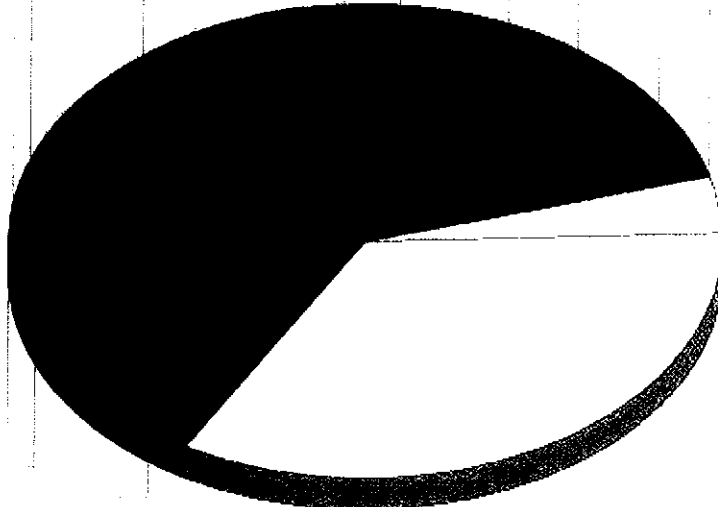
On May 16, 2008 the Clean Sweep Program was conducted. Beginning on May 19, 2008 cross checking of existing violations in process, and confirmation of violations were conducted. Notices were sent out during the second week of June. The following is a list of updated totals:

Total properties that were not in compliance:	781
Violations that are complied with or in progress before notices:	726
Open Violations:	55

**Clean Sweep Violations
 2008**

YARDWASTE ISSUE 2.1%
 TALL GRASS OR WEEDS 17.3%
 SIGNS 0.1%
 RIGHT-OF-WAY VIOLATION 5.6%

ACCESSORY STRUCTURES 3.0%
 ADDRESS NUMBERS 7.0%
 APPLIANCE 0.1%
 EXTERIOR ISSUE 10.3%
 EXTERIOR SANITATION 0.2%
 GARBAGE ISSUE 3.9%

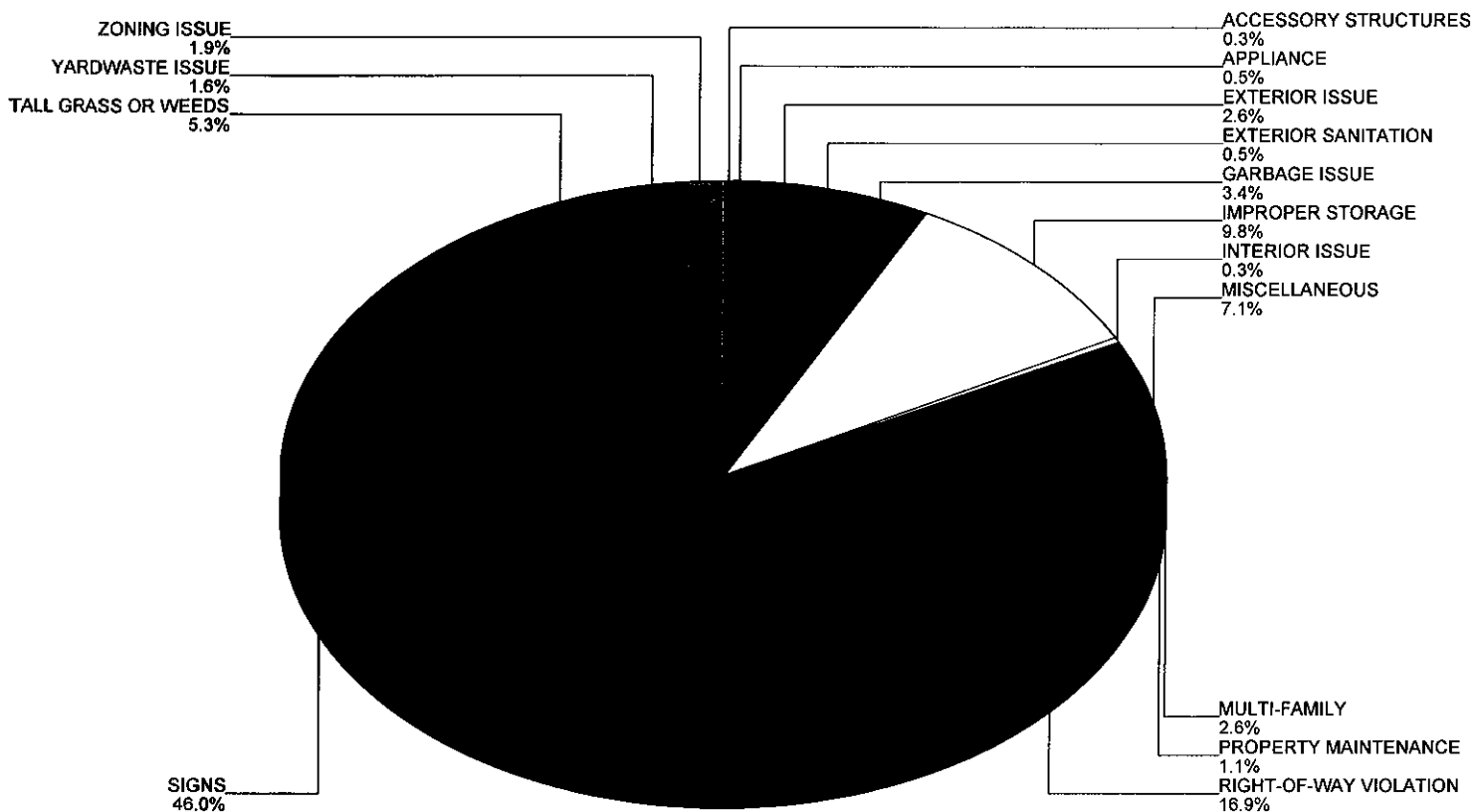


RECYCLING ISSUE 0.1%
 PROPERTY MAINTENANCE 12.4%
 MISCELLANEOUS 4.2%

IMPROPER STORAGE 33.7%

Violation Type	Total
ACCESSORY STRUCTURES	27
ADDRESS NUMBERS	63
APPLIANCE	1
EXTERIOR ISSUE	93
EXTERIOR SANITATION	2
GARBAGE ISSUE	35
IMPROPER STORAGE	304
MISCELLANEOUS	38
PROPERTY MAINTENANCE	112
RECYCLING ISSUE	1
RIGHT-OF-WAY VIOLATION	50
SIGNS	1
TALL GRASS OR WEEDS	156
YARDWASTE ISSUE	19
TOTAL	902

Monthly Code Violation Summary Report 7/1/2008 - 7/31/2008



Category	Total
ACCESSORY STRUCTURES	1
APPLIANCE	2
EXTERIOR ISSUE	10
EXTERIOR SANITATION	2
GARBAGE ISSUE	13
IMPROPER STORAGE	37
INTERIOR ISSUE	1
MISCELLANEOUS	27
MULTI-FAMILY	10
PROPERTY MAINTENANCE	4
RIGHT-OF-WAY VIOLATION	64
SIGNS	174
TALL GRASS OR WEEDS	20
YARDWASTE ISSUE	6
ZONING ISSUE	7
TOTAL	378

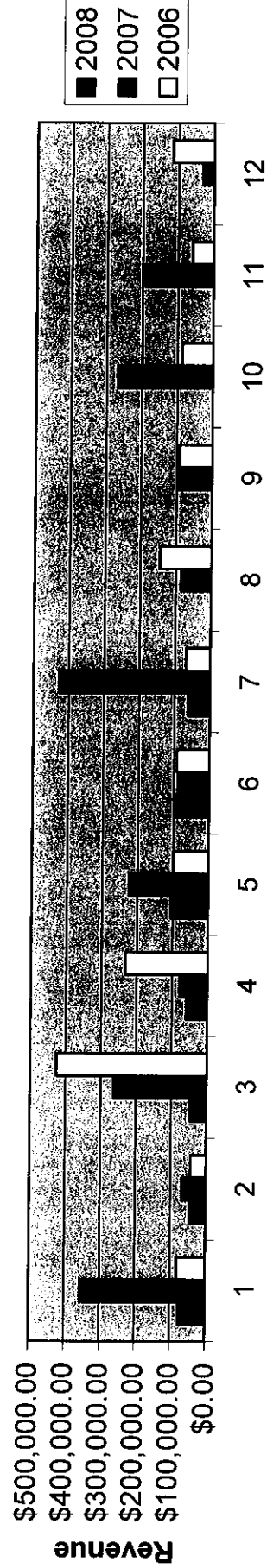
PERMIT REPORT

DESCRIPTION	2007 YEAR-TO-DATE # OF PERMITS (not including current month)	2007 JULY # OF PERMITS	2007 TOTAL YEAR-TO-DATE # OF PERMITS	2008 YEAR-TO-DATE # OF PERMITS (not including current month)	2008 JULY # OF PERMITS	2008 TOTAL YEAR-TO-DATE # OF PERMITS
Business Remodeling	37	8	45	37	10	47
Demolition	1	0	1	7	2	9
Driveways	128	46	174	100	49	149
Dumpster - Temporary	0	0	0	0	2	2
Electrical	97	9	115	77	9	86
Fences	77	18	90	57	20	77
Mechanical	59	13	76	87	8	95
Miscellaneous Permits	51	17	51	1	23	24
Multi-Family Remodeling	1	0	1	1	1	2
New Business	5	0	31	136	0	136
Plumbing	130	26	132	9	24	33
Pools - Above Ground	9	2	9	1	5	6
Pools - In-Ground	3	0	14	42	1	43
Residential Decks	36	11	64	70	14	84
Residential Patios	87	28	87	4	43	47
Residential Garages	9	0	20	48	14	62
Residential Remodeling	59	11	66	22	4	26
Residential Sheds	20	7	129	364	7	371
Roofs/Siding	430	109	447	74	101	175
Signs	68	17	79	38	30	68
Single Family Residences	144	11	144	0	4	4
Town Homes/Duplexes	0	0	0	0	0	0
TOTALS	1451	333	1775	1175	371	1546

Permit Revenue Comparison

Year	2006	2007	2008	
Jan.	\$81,145.37	\$354,681.74	\$75,235.48	
Feb	\$43,190.52	\$68,301.48	\$45,474.16	
Mar	\$425,340.08	\$261,861.42	\$44,994.58	
Apr	\$231,633.50	\$78,271.92	\$58,869.25	
May	\$99,327.46	\$223,896.39	\$105,165.32	
Jun	\$91,768.85	\$88,629.82	\$95,127.07	
Jul	\$68,386.30	\$427,576.72	\$62,087.77	
Aug	\$144,392.31	\$84,385.76		
Sep	\$91,597.31	\$97,806.54		
Oct	\$86,408.79	\$268,766.39		
Nov	\$58,888.31	\$193,315.04		
Dec	\$116,207.10	\$32,444.64		
Total Revenue	\$1,538,285.90	\$2,179,937.86	\$486,953.63	2008 Budget \$1,800,000.00

Permit Revenue by Month



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