

Item #7:
Village Trustee Marshall
Monthly Building Department Report - April 2013



Building Dept Highlights

April 2013

- 3 new single family home permits issued (2- Ravenna East, 1- Krueger Lane Estates)
- 4 more new single family home permit applications received
- April had the 2nd-highest number of permits issued (63) in the fiscal year 2012/2013
- April had the 3rd-highest building permit revenue collected (\$94,567) in the fiscal year 2012/2013



Building Department Monthly Report

April 2013

Permit Totals List (by Type)

Permit.DateIssued in <Previous month> [04/01/13 - 04/30/13]

Printed: 05/01/2013

Building	Total Permits For Type:	17
Electrical	Total Permits For Type:	11
Lawn Irrigation	Total Permits For Type:	2
Mechanical	Total Permits For Type:	6
Plumbing	Total Permits For Type:	10
Roof	Total Permits For Type:	8
Stormwater	Total Permits For Type:	3
Tree Removal	Total Permits For Type:	6

Report Summary

Grand Total Permits: 63

Grand Total Permits Construction Value: \$3,623,799

Building Permits Issued Revenue Amount: \$91,578

\$0.00

Projects Totals List (by Filed As)

Project.DateStarted in <Previous month> [04/01/13 - 04/30/13]

Printed: 05/01/2013

Accessory Structure	Total Projects For Type:	2
Commercial Alterations	Total Projects For Type:	3
Deck	Total Projects For Type:	1
Driveway	Total Projects For Type:	2
Exterior Alterations	Total Projects For Type:	2
Hardscape	Total Projects For Type:	3
Interior Alterations	Total Projects For Type:	3
Lawn Irrigation	Total Projects For Type:	3
Mechanical	Total Projects For Type:	1
New S.F. Residence	Total Projects For Type:	4
Parking Lot	Total Projects For Type:	1
Plumbing	Total Projects For Type:	1
Reroof	Total Projects For Type:	4
Sign	Total Projects For Type:	1
Spa/Hot Tub	Total Projects For Type:	1
Stormwater Management	Total Projects For Type:	1
Swimming Pool InGround	Total Projects For Type:	1
Tree Removal	Total Projects For Type:	6

Grand Total Projects: 40

Revenue Totals Report

05/01/2013

Record Type	Exact Type	Category	Description	Entries	Amount
Permit	Building	DEP I Impact Fees	Dep I Impact Open Space Fund Lon	2	11,060.00
Permit	Building	DEP I Impact Fees	Dep I Impact Park District Long	2	4,740.00
Permit	Building	GEN Permit	Application Fee \$200	4	800.00
Permit	Building	GEN Permit	Application Fee \$50	20	900.00
Permit	Building	GEN Permit	Driveway Res \$220	1	220.00
Permit	Building	GEN Permit	Engineer ReInspection Fee \$220	2	440.00
Permit	Building	GEN Permit	Engineer Review Fee App Filing \$	7	1,400.00
Permit	Building	GEN Permit	Engineer Review Fee Initial Scre	5	1,825.00
Permit	Building	GEN Permit	Engineer Review Fee per schedule	3	4,800.00
Permit	Building	GEN Permit	Engineer Review Min Fee \$565	1	565.00
Permit	Building	GEN Permit	Extra Inspection(s) Com \$145 ea	1	145.00
Permit	Building	GEN Permit	Extra Inspection(s) Res \$110 ea	1	110.00
Permit	Building	GEN Permit	Gen Bldg Res Alts/Rep per Insp \$	4	2,090.00
Permit	Building	GEN Permit	Gen Building, Com \$40/\$1000 of V	1	7,879.84
Permit	Building	GEN Permit	Gen Building, Com per insp \$145	3	1,450.00
Permit	Building	GEN Permit	Gen Building, Res per insp \$110	4	1,225.00
Permit	Building	GEN Permit	Inspection Res \$110	3	110.00
Permit	Building	GEN Permit	Permit Extension Fee \$100	2	200.00
Permit	Building	GEN Permit	Plan Review Com \$100/1st trade+\$	3	400.00
Permit	Building	GEN Permit	Plan Review Com B <=60,000cuft	1	700.00
Permit	Building	GEN Permit	Plan Review Com Elec 50% of	1	350.00
Permit	Building	GEN Permit	Plan Review Com Energy Code 50%	1	350.00
Permit	Building	GEN Permit	Plan Review Com Mech 25% of	1	175.00
Permit	Building	GEN Permit	Plan Review Com Plmg 25% of	1	175.00
Permit	Building	GEN Permit	Plan Review Priority Express Fee	1	1,343.25
Permit	Building	GEN Permit	Plan Review Res \$75/1st trade+\$2	8	750.00
Permit	Building	GEN Permit	Plan Review Res SF >3200sqft(a)	3	2,250.00
Permit	Building	GEN Permit	Plan Revision/Re-review Charge	1	150.00
Permit	Building	GEN Permit	Principal Bldg Res (a) \$4,860 ba	3	14,580.00
Permit	Building	GEN Permit	Principal Bldg Res (b) \$1.20/sqf	4	24,742.20
Permit	Building	GEN Permit	Principal Bldg Res (c) \$0.90/sqf	1	1,656.00
Permit	Building	GEN Permit	Principal Bldg Res (d) insp over	2	330.00
Permit	Building	GEN Permit	Re-Inspection Minor Res \$110	1	110.00
Permit	Building	GEN Permit	Re-Inspection Minor Res \$110 ea	1	110.00
Permit	Building	GEN Permit	Special Structures ea reqd inspe	1	580.00
Permit	Building	GEN Permit	Work Started w/o Permit [12-1-2(1	220.00
Permit	Electrical	GEN Permit	Application Fee \$50	1	50.00

Population: All Records

Transaction.DateToPostOn in <Previous month>
 [04/01/13 - 04/30/13]

Permit	Electrical	GEN Permit	Inspection Res per insp \$110	1	110.00
Permit	Electrical	GEN Permit	Plan Review Res \$75/1st trade+\$2	1	75.00
Permit	Lawn Irrigation	GEN Permit	Application Fee \$50	2	100.00
Permit	Lawn Irrigation	GEN Permit	Lawn Irrigation Res \$330	2	660.00
Permit	Mechanical	GEN Permit	Application Fee \$50	1	50.00
Permit	Mechanical	GEN Permit	Inspection Comm \$145 ea	1	290.00
Permit	Mechanical	GEN Permit	Plan Review \$100	1	100.00
Permit	Plumbing	GEN Permit	Application Fee \$50	1	50.00
Permit	Plumbing	GEN Permit	Inspection Res \$110	1	110.00
Permit	Roof	GEN Permit	Application Fee \$50	4	200.00
Permit	Roof	GEN Permit	ReRoof TearOff Resi \$220	4	880.00
Permit	Stormwater	GEN Permit	Application Fee \$50	1	50.00
Permit	Stormwater	GEN Permit	Engineer Review Min Fee \$200	1	200.00
Permit	Tree Removal	GEN Permit	Tree Removal \$5	4	20.00
Permit	Tree Removal	GEN Permit	Tree Removal SingleFam Lot Rev \$	1	250.00
Totals				131	94,566.91

Population: All Records

Transaction.DateToPostOn in <Previous month>
[04/01/13 - 04/30/13]

Bond Totals By Type

	Count	Held	Transferred	Forfeited	Returned
Total Numbers For Dep II \$1500 Security Bonds	12	\$16,500.00	\$0.00	\$0.00	\$1,500.00
Total Numbers For Dep II \$3000 Security Bonds	1	\$3,000.00	\$0.00	\$0.00	\$0.00
Total Numbers For Dep II \$500 Security Bonds	11	\$4,500.00	\$0.00	\$0.00	\$1,000.00
Total Numbers For Dep II \$6000 Security Bonds	4	\$24,000.00	\$0.00	\$0.00	\$0.00
Total Numbers For Dep II Tree Deposit Bonds	1	\$35,700.00	\$0.00	\$0.00	\$0.00
Grand Totals					
Total Numbers For All Bond Types	29	\$83,700.00	\$0.00	\$0.00	\$2,500.00

Total Bond Transactions: \$86,200.00

Bond.DateOpened in <Previous month>
[04/01/13 - 04/30/13]

05/01/13

BUILDING PERMIT FEES

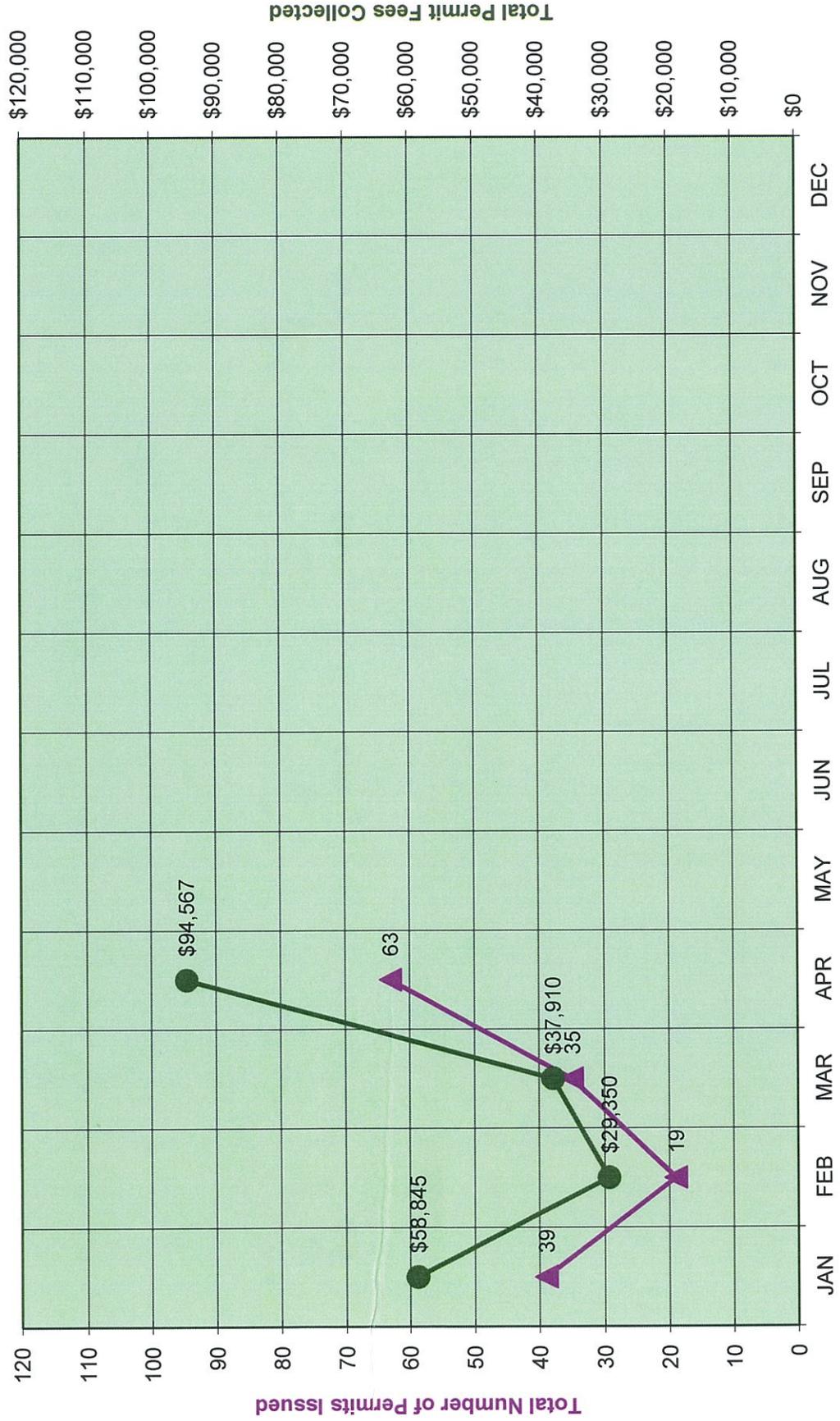
FISCAL 2011/12		
	TOTAL PERMIT FEES COLLECTED	QTY. PERMITS ISSUED
MAY '11	\$18,154	57
JUN '11	\$18,908	50
JUL '11	\$38,432	48
AUG '11	\$23,360	56
SEP '11	\$50,584	66
OCT '11	\$23,654	55
NOV '11	\$32,912	39
DEC '11	\$30,163	22
JAN '12	\$7,999	22
FEB '12	\$4,910	12
MAR '12	\$9,036	24
APR '12	\$46,971	45
TOTAL:	\$305,083	496

FISCAL 2012/13		
	TOTAL PERMIT FEES COLLECTED	QTY. PERMITS ISSUED
MAY '12	\$21,725	50
JUN '12	\$51,012	77
JUL '12	\$75,511	52
AUG '12	\$21,659	29
SEP '12	\$24,030	53
OCT '12	\$102,648	58
NOV '12	\$93,942	45
DEC '12	\$104,607	34
JAN '13	\$58,845	39
FEB '13	\$29,350	19
MAR '13	\$37,910	35
APR '13	\$94,567	63
TOTAL:	\$715,806	554

ANNUAL 2012		
	TOTAL PERMIT FEES COLLECTED	QTY. PERMITS ISSUED
JAN '12	\$7,999	22
FEB '12	\$4,910	12
MAR '12	\$9,036	24
APR '12	\$46,971	45
MAY '12	\$21,725	50
JUN '12	\$51,012	77
JUL '12	\$75,511	52
AUG '12	\$21,659	29
SEP '12	\$24,030	53
OCT '12	\$102,648	58
NOV '12	\$93,942	45
DEC '12	\$104,607	34
TOTAL:	\$564,050	501

ANNUAL 2013		
	TOTAL PERMIT FEES COLLECTED	QTY. PERMITS ISSUED
JAN '13	\$58,845	39
FEB '13	\$29,350	19
MAR '13	\$37,910	35
APR '13	\$94,567	63
MAY '13		
JUN '13		
JUL '13		
AUG '13		
SEP '13		
OCT '13		
NOV '13		
DEC '13		
TOTAL:	\$220,672	156

2013 Number of Building Permits Issued Monthly vs. Permit Fees Collected



2013 BUILDING INSPECTIONS & PLAN REVIEWS
 Provider: B&F Technical Code Services, Inc.

INSPECTIONS						
	Rate:	\$35.00	\$45.00	\$80.00	Other	Total
January	#	1	64	3	3	71
	\$	\$35.00	\$2,880.00	\$240.00	\$0.00	\$3,155.00
February	#	1	43	8	1	53
	\$	\$35.00	\$1,935.00	\$640.00	\$0.00	\$2,610.00
March	#	2	68	11	15	96
	\$	\$70.00	\$3,060.00	\$880.00	\$0.00	\$4,010.00
April	#	4	86	9	12	111
	\$	\$140.00	\$3,870.00	\$720.00	\$0.00	\$4,730.00
May	#					0
	\$					\$0.00
June	#					0
	\$					\$0.00
July	#					0
	\$					\$0.00
August	#					0
	\$					\$0.00
September	#					0
	\$					\$0.00
October	#					0
	\$					\$0.00
November	#					0
	\$					\$0.00
December	#					0
	\$					\$0.00
Total	#	8	261	31	31	331
	\$	\$280.00	\$11,745.00	\$2,480.00	\$0.00	\$14,505.00

Inspection rate key:
 \$35.00 Miscellaneous, non-permit-related inspection, i.e. code enforcement
 \$45.00 Typical residential (or minor historic-district commercial) inspection
 \$80.00 Typical commercial inspection
 Other This may be a no-charge meeting, a combination inspection, a special inspection, or hourly code enforcement coverage

PLAN REVIEWS						
		Major	Misc.	Total		
January	#	2	7	9		
	\$	\$1,444.65	\$350.00	\$1,794.65		
February	#	2	4	6		
	\$	\$1,837.80	\$225.00	\$2,062.80		
March	#	2	11	13		
	\$	\$200.00	\$625.00	\$825.00		
April	#	4	15	19		
	\$	\$5,510.55	\$725.00	\$6,235.55		
May	#			0		
	\$			\$0.00		
June	#			0		
	\$			\$0.00		
July	#			0		
	\$			\$0.00		
August	#			0		
	\$			\$0.00		
September	#			0		
	\$			\$0.00		
October	#			0		
	\$			\$0.00		
November	#			0		
	\$			\$0.00		
December	#			0		
	\$			\$0.00		
Total	#	10	37	47		
	\$	\$8,993.00	\$1,925.00	\$10,918.00		

Plan review key:
 Major reviews are typically done at the B&F facility and are charged at the new single-family residence or commercial building rates, as per B&F contract
 Miscellaneous reviews are typically done by a B&F inspector in the Village office for smaller-scale projects and are charged at a per-trade-being-reviewed rate



Occupancy List

Date Finaled

Apr/04/2013

Certificate No.: OCO13-0005

Issued to: MERITUS HOMES INC

Address: 7281 ASBURY COURT

Occupant: RICHTER, STEVE & DINA

Use Group: R-3

Property Owner: RICHTER, STEVE & DINA

[Single Family]

Responsible Party: RICHTER, STEVE & DINA

Occupancies Issued Total: 1

PROPERTY NEGLECT

	Address	Filed by	Current Status	Date Filed:	Date Closed:
ECE13-0011	1853 CHECKER ROAD	David Lothspeich, Village Manag	Vacant or Bank-Owne	04/29/13	04/25/13
	4/24/13: Dave Lothspeich reported that this property is now bank-owned and was ransacked the evening prior to bank taking possession (most likely by previous owner.) Inspector will visit to check status/safety of exposed electrical wiring at entry gate and driveway. 4/25/13: Steve Lohrmann reported there is no electrical danger at this property. All exposed wiring is capped off and/or low-voltage.				

Category Total: 1

WORK WITHOUT PERMIT

	Address	Filed by	Current Status	Date Filed:	Date Closed:
ECE13-0007	4137 THREE LAKES DRIVE		No Violation	04/03/13	04/03/13
	ANYNOMOUS CALLER REPORTED BIG LANDSCAPE TRUCKS BY THIS HOUSE. THE VILLAGE IS GOING TO SEND OUT AN INSPECTOR TO INVESTIGATE./JB STEVE LOHRMANN DROVE BY THIS ADDRESS; NO PERMIT REQUIRED FOR THIS LANDSCAPING WORK.				
ECE13-0008	7216 DAYBREAK LANE		Permit App Filed	04/03/13	04/23/13
	4/3/2013: BASEMENT REMODEL WORK W/O PERMIT. STEVE, B&F CODE ENFORCEMENT. 4/3/13: CONTRACTOR, HENRY CANESTRINI (1316 HAMSTEAD CT PALATINE, IL 60067, (847)975-2771) CAME IN TO PICK UP PERMIT APPLICATION; NEEDS TO RETURN WITH DRAWINGS AND ALL SUBMITTAL REQUIREMENTS. 4/11/13: NO FOLLOW-UP TO-DATE BY OWNER OR CONTRACTOR. MAILED CERTIFIED 2nd NOTICE TO PROPERTY OWNER. 4/22/13: PERMIT APPLICATION MATERIALS AND DEPOSITS RECEIVED.				
ECE13-0009	2540 SHENANDOAH LANE	STEVE LOHRMANN, B&F TE	Permit App Filed	04/03/13	04/08/13
	4/3/13: Steve Lohrmann saw bathroom fixtures/tub out on driveway and workman's truck. 4/08/13: CONTRACTOR SUBMITTED PERMIT APPLICATION.				
ECE13-0010	4255 IL ROUTE 83	David Lothspeich, Village Manag	No Violation	04/09/13	04/08/13
	4/8/13: Dave Lothspeich received report of interior work in progress at this residence. Inspector will visit property to verify if work requires a building permit. 4/8/13: NO VIOLATION PRESENT; only painting and new carpeting being installed.				

Category Total: 4

Total Enforcement Records: 5

	2013 DATE	COMPLAINANT CONTACT INFO	COMPLAINT /COMMENT /COMPLIMENT	RESPONSE
1)	4/3/2013	LISA HAGHANJI, 1253 POTTAWATOMI	LISA HAGHNAJI CALLED THE VILLAGE OFFICE TO REPORT THE NEIGHBOR TO HER EAST IS CUTTING DOWN TREES. MARC SMALL IS INVESTIGATING./JB	MARC SMALL IS INVESTIGATING./JB
2)	4/5/2013	Stayton Lane resident Susan Greenspon	Ms. Greenspon called to complain about construction activities at a neighboring property, 2237 Stayton Lane (Ghazvini property, new s.f. home permit.) (1) Construction trucks are damaging all the neighbors' grass and some shrubs. They are driving off the road leaving deep ruts. (2) Trucks are leaving dirt on their private road as well as the Village road. (3) Trucks are blocking her driveway. She has trouble finding the truck driver to get him to move the truck so she can get out of her driveway. (4) Construction trucks start work each morning this week and over last Easter weekend around 6:30 a.m. Ms. Greenspon emailed 11 photos demonstrating her complaints.	(1) I left a voice message with owners, Ghazvinis. (2) I spoke with general contractor Ermin, Space Builders, who was not able to answer any questions; he said he did not know what work was in progress at this site and that he would make some calls and call me back. (3) I did explain that private property damage would be a civil matter but that we would inspect. I also suggested she call the Sheriff's office to report early construction hours and/or property damage. (4) This project has not had the proper pre-construction inspections yet and there is no permission to begin excavation yet. They are only permitted to install sediment/erosion control measures and a construction driveway prior to those inspections. (5) Jim Hogue visited the site and confirmed Ms. Greenspon's complaints and that excavation has started (approx. 6 ft. deep now) without the proper inspections. Jim took photos. (6) I emailed Dave Lothspeich this information. /mr
3)	4/11/2013	Wendy Lederman, Mardan Woods resident, 847-445-6319	Ms. Lederman called to complain about the shed that was constructed on the neighboring property, 3410 E. Mardan Drive. She said the shed is huge, resembles a barn, and appears to be way too close to her property line. Her house is on the market and she is receiving negative feedback due to this shed.	There was a valid permit for this project and according to the Approved Final Inspection, it appears to be compliant. I am forwarding this complaint to Jim Hogue to double-check the placement of this shed. This is the 2nd neighbor's complaint regarding the appearance and placement of this shed. /mr
4)	4/17/2013	Roland Holup, Towners HOA	Called to inform the Village that a telephone pole lower wire is down across the street from Cutler Hardware on the west side of the vacant lot near the intersection of Meadow & Osage.	I called out to Marc Small and left a voicemail message. I spoke to Marc Small when he came into the Village Hall. Marc Small will investigate./jb
5)	4/17/2013	2 anonymous calls	Reporting water pouring out of manhole cover on Cuba near Old McHenry Road	Contacted Marc Small to go out and check on situation./ss

	2013 DATE	COMPLAINANT CONTACT INFO	COMPLAINT /COMMENT /COMPLIMENT	RESPONSE
6)	4/18/2013	Fred Pierucci, 4135 Three Lakes Dr,(847)648-1397	Called to state that his neighbor called him in FL to inform him that Mill pond is overflowing. Fred thinks that the culvert is clogged. I informed Fred that I will give his message to Marc Small.	Marc Small investigated and there is no urgent matter. Marc stated that he will contact Fred Pierucci./jb
7)	4/18/2013	Melvin Mayster, 4111 Three Lakes Dr, (847)541-9300 ext 301	Called to report that the bridge that connects the east & west lake he thinks that there is something underneath the bridge that is not draining the water. Melvin thinks that the west side is going to flood the road.	I called out to Marc Small to investigate and contact Melvin Mayster. I e-mailed contact information to Marc Small./jb
8)	4/18/2013	Tom Panton, Previous Resident, 4109 Three Lakes Dr (630)439-5219	Came storming into the Village office upset about the water level of the west side of the lake. Tom is blaming this on the Archer lot. Tom came over to the Village after he spoke with Marc & LGFPD.	I e-mailed Dave Lothspeich cc Marc Small./jb
9)	4/29/2013	Unknown Resident	Called to report an old screen TV is on the side of the road on Checker Rd between Shenandoah & Country Club Dr before Country Club Meadows.	I e-mailed Marc Small. Marc Small investigated and could not locate TV./jb
10)	4/30/2013	Highland Pines resident Kim, 847-370-2910	Resident left a voice message with concerns about building starting at a neighboring, currently vacant lot, 6203 Balsam Court, which has a lot of wetland on it. She said she spoke with someone who stated they were going to start building a new home at 6203 next week. She is worried that this builder is going to drain the wetland and divert all the water down the street toward her house. She didn't want this to happen.	I left a voice message in response indicating that the Village currently has no permit application filed for this address, therefore construction could not be starting as soon as next week. Also, that Village engineers would certainly be reviewing the property for Stormwater Ordinance compliance. /mr