

**AGENDA
ZONING AND SUBDIVISION HEARING BOARD
CITY OF ELGIN**

**6:30 P.M., WEDNESDAY
JUNE 3, 2009**

**CITY COUNCIL CHAMBERS
SECOND FLOOR, NORTH TOWER
ELGIN MUNICIPAL BUILDING**

A. CALL MEETING TO ORDER.

B. ROLL CALL.

C. APPROVAL OF MINUTES:

1. Regular Meeting of April 1, 2009.
2. Regular Meeting of May 6, 2009.

D. ADMINISTER OATH TO PERSONS DESIRING TO TESTIFY.

E. PETITIONS TO BE HEARD:

1. Continued consideration of Petition 04-09 Requesting a Conditional Use in the AB Area Business District, to Permit a Package Liquor Sales Establishment; Property Located at 500 Waverly Drive by Kenneth W. Vaughn, d/b/a Elgin Wine and Spirits, L.L.C., as Applicant, and Abboud Holdings, Inc., as Owner.
2. Consideration of Petition 10-09 Requesting a Variation of Section 19.90.015 Fences and Walls, Pursuant to Section 19.12.800 D: Setback for a Security Fence, of the Elgin Municipal Code, to Permit the Reduction of the Required Minimum Setback for a Security Fence, to Permit the Reduction In Screening Landscaping for a Security Fence and to Permit the Construction of a Fence which is not a Continuous Style, in the PORI Planned Office Research Industrial District; Property Located at 2755 Alft Court, by Iron Mountain, Inc., as Applicant and Ryan Companies US, Inc., as Owner.

F. OTHER BUSINESS.

G. ADJOURNMENT.

THE CITY OF ELGIN IS SUBJECT TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990. INDIVIDUALS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO REQUIRED CERTAIN ACCOMMODATIONS IN ORDER TO ALLOW THEM TO OBSERVE AND/OR PARTICIPATE IN THIS MEETING, OR WHO HAVE QUESTIONS

REGARDING THE ACCESSIBILITY OF THE MEETING OR THE FACILITIES, ARE REQUESTED TO CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR AT (847) 931-5620 {TDD (847) 931-5616} PROMPTLY TO ALLOW THE CITY OF ELGIN TO MAKE REASONABLE ACCOMMODATIONS FOR THOSE PERSONS.

CONDITIONAL USE REVIEW

Community Development Group

City of Elgin, Illinois

SUBJECT

Consideration of Petition 04-09 Requesting a Conditional Use in the AB Area Business District, to Permit a Package Liquor Sales Establishment; Property Located at 500 Waverly Drive by Kenneth W. Vaughn, d/b/a Elgin Wine and Spirits, L.L.C., as Applicant, and Abboud Holdings, Inc., as Owner.

GENERAL INFORMATION

Requested Action: Conditional Use Approval

Current Zoning: AB Area Business District
ARC Arterial Road Corridor Overlay District

Existing Use: Vacant Commercial

Proposed Use: Package Liquor Sales Establishment

Property Location: 500 Waverly Drive

Applicants: Kenneth W. Vaughn, d/b/a Elgin Wine and Spirits, L.L.C.

Owner: Abboud Holdings, Inc.

Staff Coordinator: Sarosh Saher, Senior Planner

LIST OF EXHIBITS

- A. Location Map (see attached)
- B. Zoning Map (see attached)
- C. Parcel Map (see attached)
- D. Aerial Photo (see attached)
- E. Environmental Photo (see attached)

- F. Site Photos (see attached)
- G. Statement of Purpose and Conformance (see enclosed)
- H. Draft Conditional Use Ordinance (see enclosed)

BACKGROUND

An application has been filed by Kenneth W. Vaughn, requesting a conditional use in the AB Area Business District to permit a package liquor sales establishment. The property is located at 500 Waverly Drive (reference Exhibits A, B, C, D, and E).

The applicant is requesting to open a liquor store in the multiple-tenant commercial building located at the northwest corner of Summit Street and Waverly Drive. The proposed business will be located in a 4,999 square foot tenant space at the easterly end of the building. The applicant needs conditional use approval for this land use to be allowed in the AB District. The purpose and intent of the provisions for conditional use approval is to recognize that there are certain uses which cannot be properly classified without individual review and consideration (reference Exhibits F, G, and H.).

GENERAL FINDINGS

The Community Development Group has made the following general findings:

- A. **Zoning History Standard.** The suitability of the subject property for the intended conditional use with respect to the length of time the property has remained undeveloped or unused in its current zoning district.

Findings. The subject property is suitable for the intended conditional use with respect to the length of time the property has remained undeveloped or unused in its current zoning district.

1927	Out of City
1950	Out of City
1962	Out of City
1992	B3 Service Business District
Present	AB Area Business District ARC Arterial Road Corridor Overlay District

The subject property was annexed into the City of Elgin in 1963, and zoned B3 Service Business District. The property was zoned AB Area Business District as part of a comprehensive amendment to the zoning ordinance.

- B. Surrounding Land Use and Zoning Standard.** The suitability of the subject property for the intended conditional use with respect to consistency and compatibility with surrounding land use and zoning.

Findings. The subject property is suitable for the intended conditional use with respect to consistency and compatibility with surrounding land use and zoning.

The area located to the east and south of the subject property is zoned AB Area Business District and is improved with commercial uses. The area to the west and north of the subject property is zoned PAB Planned Area Business District to allow for the construction of a “Dominic’s” grocery store. The property currently remains vacant.

The properties further north are zoned MFR Multiple Family Residential District and are developed with residential uses.

- C. Trend of Development Standard.** The suitability of the subject property for the intended conditional use with respect to its consistency with an existing pattern of development or an identifiable trend of development in the area.

Findings: The subject property is suitable for the intended conditional use with respect to the trend of development standard.

The portion of the Summit Street corridor in which the subject property is located has developed primarily with commercial uses. The proposed use is in keeping with the trend of development in the area.

- D. Zoning District Standard.** The suitability of the subject property for the intended conditional use with respect to the length of time the property has remained undeveloped or unused in its current zoning district.

Findings. The subject property is suitable for the intended conditional use with respect to the length of time the property has remained undeveloped or unused in its current zoning district.

The purpose of the AB Area Business District is to provide commodities and services to several neighborhoods, and in some instances to a communitywide or regional supporting population. AB zoning districts are limited by the applicable site design regulations to an intermediate scale of development relative to NB neighborhood business districts and the CC1 Center City District.

The purpose and intent of the ARC Arterial Road Corridor Overlay district is to promote and facilitate the implementation of the objectives, policies, and strategies of the city of Elgin "Comprehensive Plan." The ARC zoning district is a zoning overlay district, and accordingly, the property located within the district shall be subject to the regulations of the underlying zoning district in which it is located.

A package liquor sales establishment is classified as a conditional use in the AB Area Business District. The proposed business will provide mid-priced package liquor as well as specialty liquor, beers and wines not generally available in a typical liquor store. The owner also intends to provide patrons of the store the opportunity to learn about wine and spirits through classes on wine tastings, wine and food pairings, scotch whiskey tastings, introductions of new specialty wines, beer and whiskeys. The number of employees is proposed to be 10-15 part-time and full-time employees. The hours of operation are proposed to be from 11:00 a.m. - 12:00 a.m.

The property owner proposes install landscape material consisting of a variety of evergreen and deciduous trees and shrubs to soften the appearance of the wall of the building facing Summit Street. Foundation plantings will be reinstated around the rear and side of the building facing Waverly Drive.

The proposed business is in keeping with the intent of the PAB district.

STANDARDS FOR CONDITIONAL USES

The Community Development Group has made the following findings concerning the standards for conditional uses:

- A. Site Characteristics Standard.** The suitability of the subject property for the intended conditional use with respect to its size, shape, significant features including topography, watercourses, vegetation, and existing improvements.

Findings. The subject property is suitable for the intended conditional use with respect to the site characteristics standard.

The subject property is an irregularly shaped parcel containing approximately 1.5 acres and is currently developed with a 12,952 square feet commercial building containing six tenant spaces. The site is developed with a parking lot and storm water detention facility.

- B. Sewer and Water Standard.** The suitability of the subject property for the intended conditional use with respect to the availability of adequate municipal water, wastewater treatment, and storm water control facilities.

Findings. The subject property is suitable for the intended conditional use with respect to the sewer and water standard.

The subject property is served by municipal water, sanitary sewer and storm water control services.

- C. Traffic and Parking Standard.** The availability of the subject property for the intended conditional use with respect to the provision of safe and efficient on-site and off-site vehicular circulation designed to minimize traffic congestion.

Findings. The subject property is suitable for the intended conditional use with respect to the traffic and parking standard.

The subject property is located at the northwest corner of Summit Street and Waverly Drive. Summit Street is an arterial road which serves the east side of Elgin. Waverly Drive is a collector street providing connectivity to the neighborhoods within this portion of the city. The site has one point of access along Waverly Drive and a second point of access to the parking lot on the property located to the west.

Off street parking is provided in conformance with the off street parking ordinance.

- D. Comprehensive Plan Standard.** The suitability of the subject property for the intended conditional use with respect to conformance to the goals, objectives, and policies of the official comprehensive plan.

Findings. The subject property is suitable for the intended conditional use with respect to the Comprehensive Plan Standard.

The subject property is designated “Highway Commercial” in the City’s adopted Comprehensive Plan and Design Guidelines. Areas designated Highway Commercial Areas typically serve surrounding neighborhood areas, but also larger trade areas connected by the arterial street system. They may include all of the commercial uses found in the mixed use centers. In addition, they typically include highway-serving uses such as fast food restaurants, auto-oriented uses such as tire stores, service stations, auto parts stores, and other stand alone retail uses. These commercial areas are generally auto dominated with few pedestrian amenities.

The proposed land use is in keeping with the objectives and policies of the “Highway Commercial” comprehensive plan designation.

- E. Location, Design, and Operation Standard.** The suitability of the subject property for the intended conditional use with respect to it being located, designed, and operated so as to promote the purpose and intent of this title and chapter.

Findings. The subject property is suitable for the intended conditional use with respect to it being located, designed, and operated so as to promote the purpose and intent of the zoning ordinance.

No evidence has been submitted or found that the proposed conditional use will be located, designed, or operated in a manner that will exercise undue detrimental influence on itself or surrounding property.

SUMMARY OF FINDINGS, UNRESOLVED ISSUES, AND ALTERNATIVES

The Community Development Group has developed or identified the following findings, unresolved issues, and alternatives:

A. Summary of Findings.

Positive Attributes. The proposed package liquor sales establishment will provide mid-priced package liquor as well as specialty liquor, beers and wines not generally available in a typical liquor store. The owner also intends to provide patrons of the store the opportunity to educate themselves through classes on wine tastings, wine and food pairings, scotch whiskey tastings, introductions of new specialty wines, beer and whiskeys. The number of employees is proposed to be 10-15 part-time and full-time employees. The hours of operation are proposed to be from 11:00 a.m. - 12:00 a.m.

The property owner proposes to screen the rear of the building facing Summit Street with landscape materials consisting of a variety of evergreen and deciduous trees and bushes. Foundation plantings will be reinstated around the rear and side of the building facing Waverly Drive.

B. Summary of Unresolved Issues.

There are no unresolved issues.

C. Summary of Alternatives.

Other than an approval, a denial, or an approval with some combination of conditions, there are no substantive alternatives.

RECOMMENDATION

The Community Development Group recommends the approval of Petition 04-09, subject to the following conditions:

1. Substantial conformance with the Statement of Purpose and Conformance, and business plan dated February 11, 2009, submitted by Kenneth W. Vaughan, d/b/a/ Elgin Wine and Spirits.
2. Substantial conformance to the Tenant Space Location Floor Plan and Site Plan submitted by submitted by Kenneth W. Vaughan, d/b/a/ Elgin Wine and Spirits, dated received December 18, 2008.
3. Substantial conformance to the Proposed Landscape Plan prepared by submitted by Kenneth W. Vaughan, d/b/a/ Elgin Wine and Spirits, dated February 6, 2009.
4. Compliance with all applicable codes and ordinances.

Respectfully Submitted,

Sarosh Saher
Senior Planner

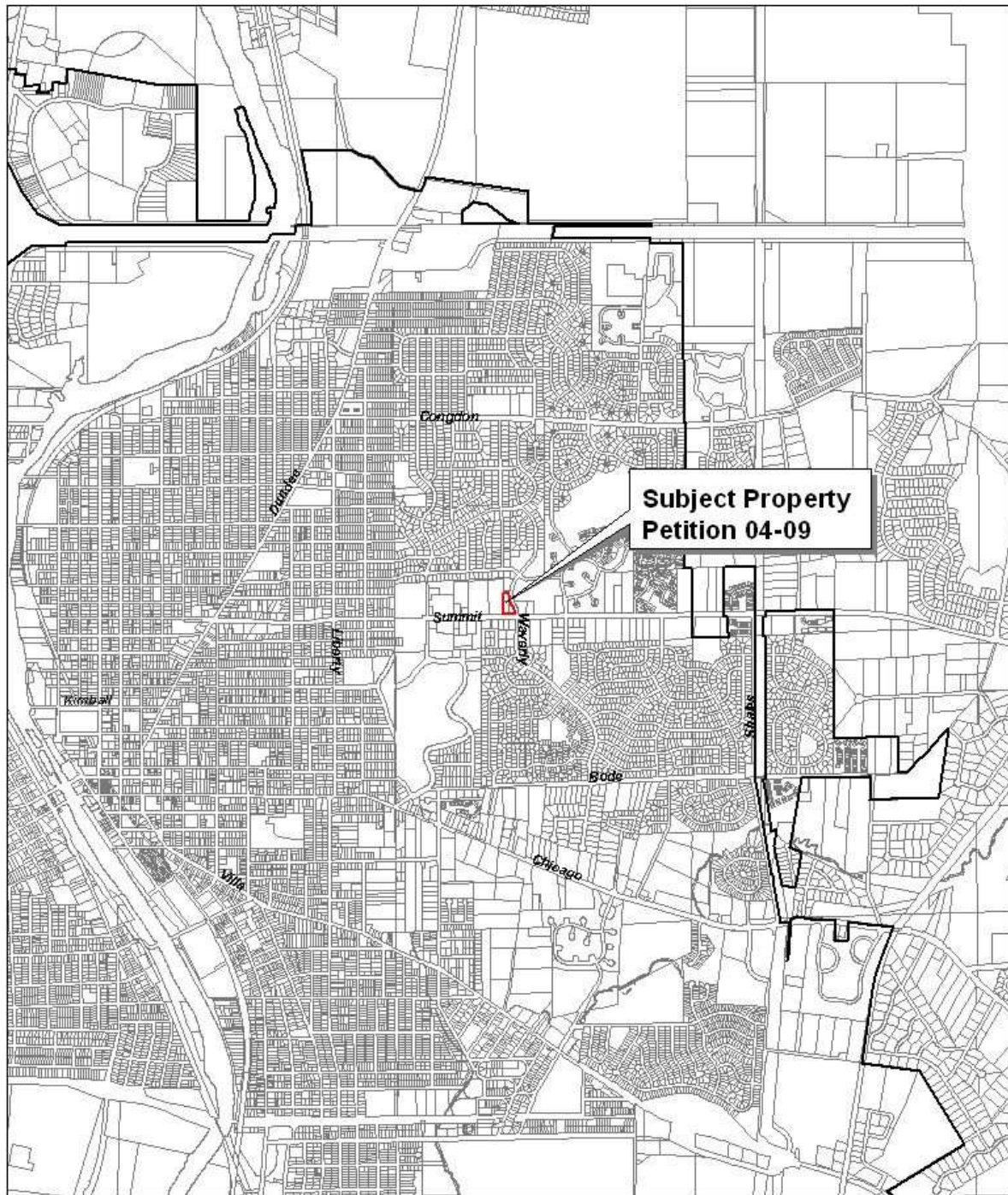


EXHIBIT A

Location Map



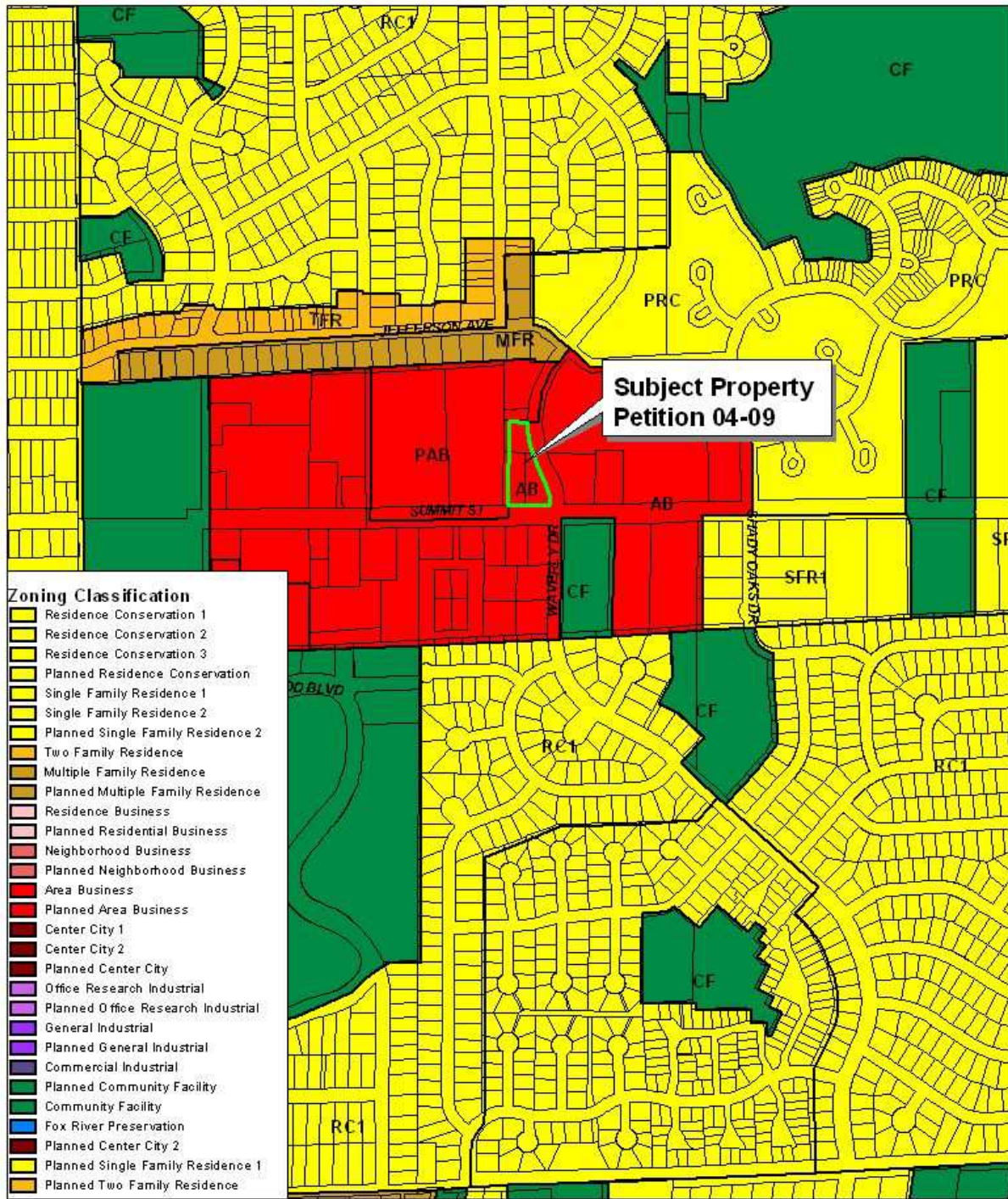


EXHIBIT B

Zoning Map

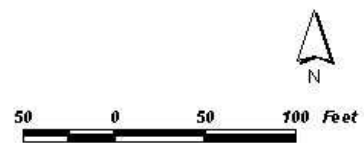


Department of Community Development
March 4, 2009



EXHIBIT C

Parcel Map



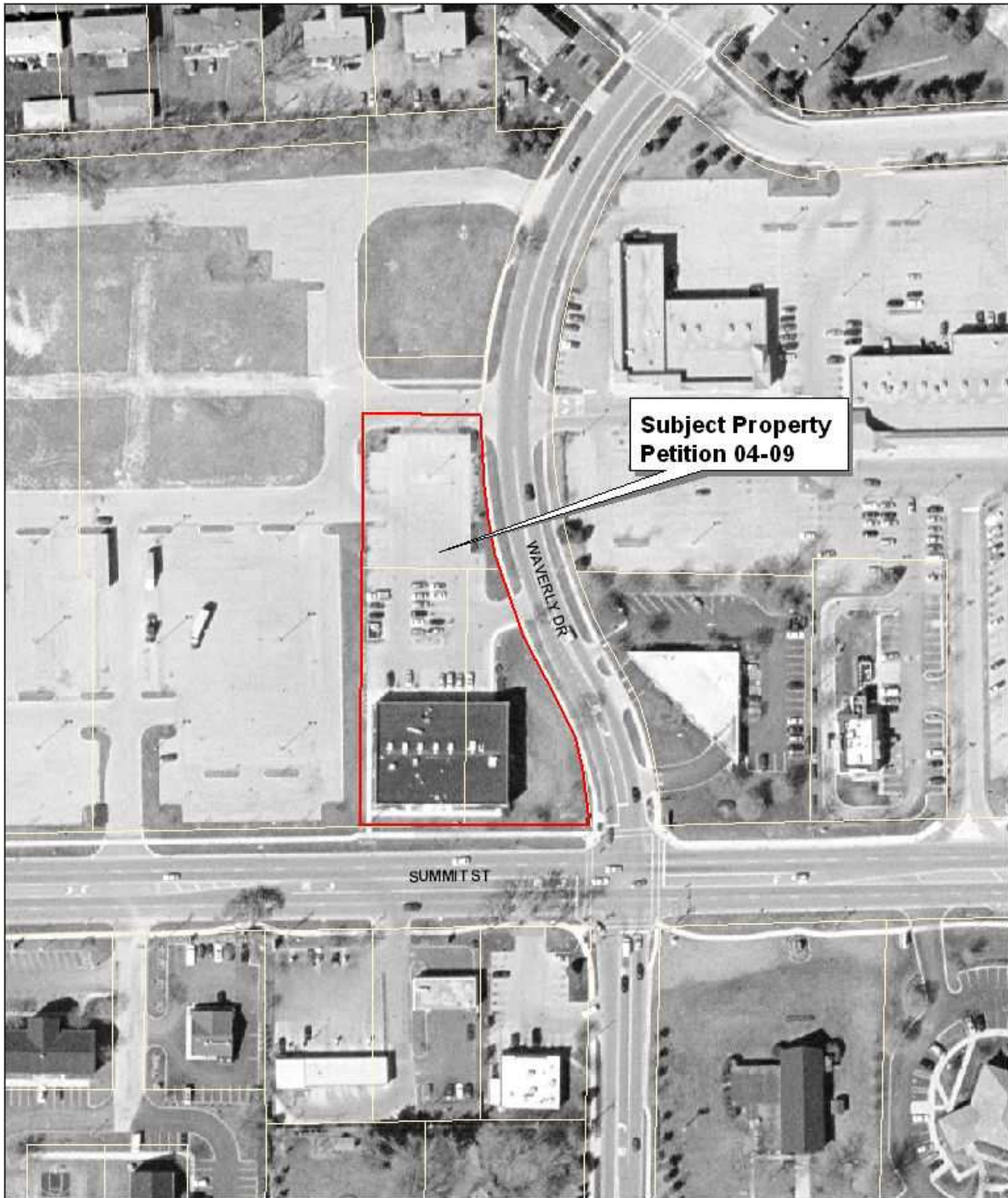
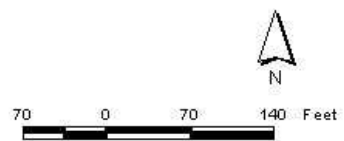


EXHIBIT D

Aerial Map

Department of Community Development
March 4, 2009



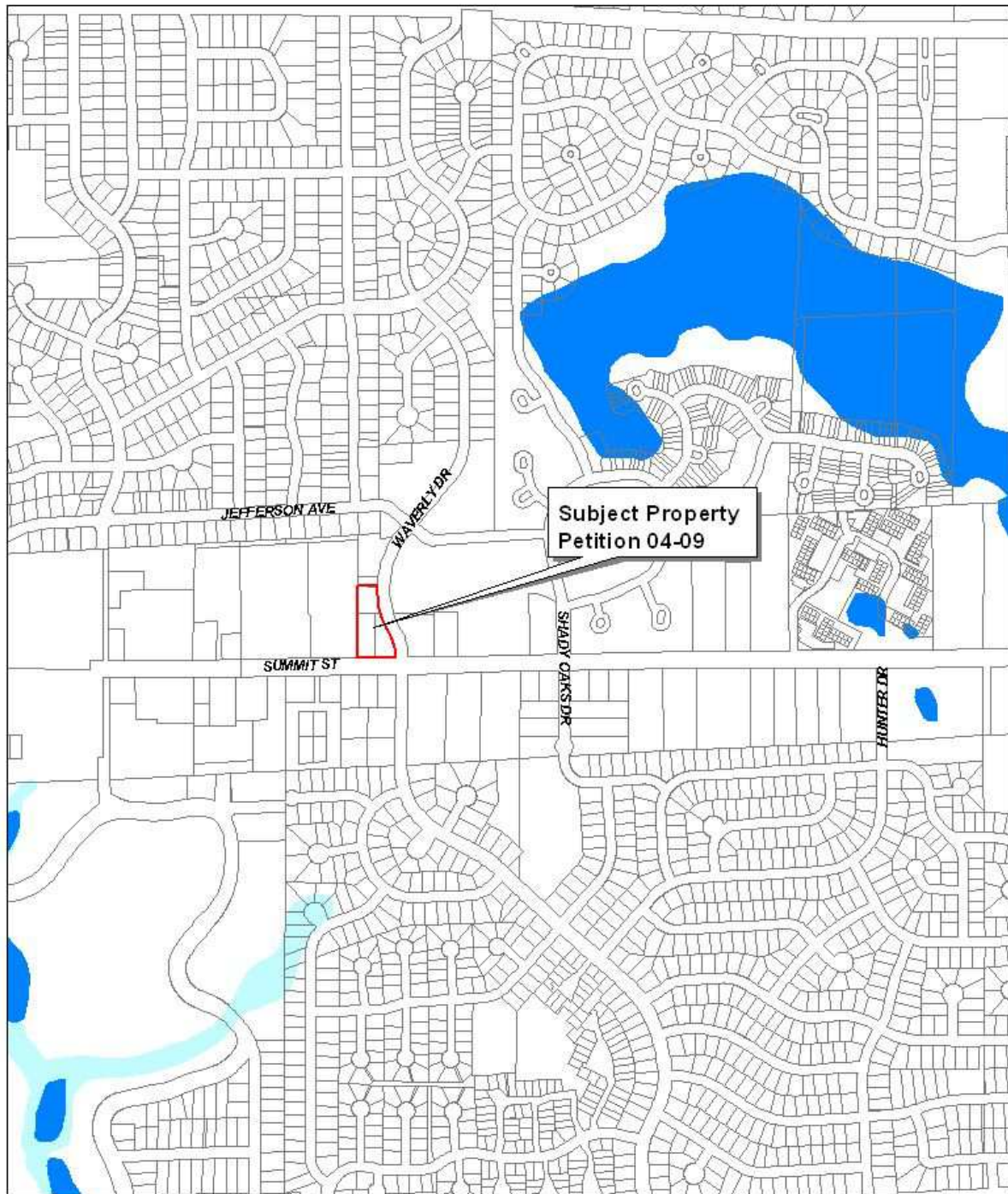
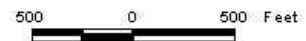


EXHIBIT E

Environmental Map

- 100 Year Floodplain
- Wetland



Department of Community Development
March 4, 2009

VARIATION REVIEW

Community Development Group

City of Elgin, Illinois

SUBJECT

Consideration of Petition 10-09 Requesting a Variation of Section 19.90.015 Fences and Walls, Pursuant to Section 19.12.800 D: Setback for a Security Fence, of the Elgin Municipal Code, to Permit the Reduction of the Required Minimum Setback for a Security Fence, to Permit the Reduction In Screening Landscaping for a Security Fence and to Permit the Construction of a Fence which is not a Continuous Style, in the PORI Planned Office Research Industrial District; Property Located at 2755 Alft Court, by Iron Mountain, Inc., as Applicant and Ryan Companies US, Inc., as Owner.

GENERAL INFORMATION

Requested Action: Variation Approval

Current Zoning: PORI Planned Office Research Industrial District

Existing Use: Office and Warehouse Building

Property Location: 2755 Alft Court

Applicant: Iron Mountain, Inc.

Owner: Ryan Companies US, Inc.

Staff Coordinator: Sarosh Saher, Senior Planner

LIST OF EXHIBITS

- A. Location Map (see attached)
- B. Zoning Map (see attached)
- C. Parcel Map (see attached)
- D. Aerial Map (see attached)
- E. Environmental Map (see attached)

Variation Review

Petition 10-09

Community Development Group

May 29, 2009

- F. Site Photos (see attached)
- G. Statement of Purpose and Conformance (see enclosed)
- H. Site Plans (see enclosed)

BACKGROUND

An application has been filed by Iron Mountain, Inc., requesting a variation of Section 19.90.015 Fences and Walls, Pursuant to Section 19.12.800 D: Setback for a Security Fence, to allow the construction of a security fence around the property. The subject property is located at 2755 Alft Court. (Reference Exhibits A, B, C, D, E, & F)

The zoning ordinance requires that a security fence be screened with landscape material, and that all sides of the property contain similar styles and color of fencing. The property owner is proposing to construct an 8 foot high ornamental iron fence in the front yard that will wrap around to the side yard for a distance of 70 feet. The remaining fence in the side and rear yards will comprise of an 8 foot high black vinyl chain link fence with three strands of barbed wire for a total height of 10 feet. The area around the east and north portions of the security fence are proposed to be screened with landscape material.

The applicant has indicated that due to the use of the building as a records storage facility, the perimeter security fence is warranted, thereby necessitating the variation requests. (Reference Exhibits G & H)

GENERAL FINDINGS

Staff has made the following general findings:

- A. Site Characteristics Findings.** The subject property is located within the Randall Crossings Business Park. It is an irregularly shaped parcel containing approximately 6.14 acres of land. The property is improved with an approximately 100,294 square feet office and warehousing building and its associated vehicle use areas. The property is relatively flat.
- B. Sewer and Water Findings.** The subject property is served with municipal water and sanitary sewer service.
- C. Traffic and Parking Findings.** The subject property has two points of access, one from Alft Court on the westerly side of the property and one from Alft Lane on the easterly side of the property. Alft Court and Alft Lane are local streets providing access to properties within the subdivision from Randall Road to the east.

Off street parking is provided in conformance to the Off Street Parking Ordinance.

D. Zoning History Findings. The subject property has been zoned as follows for the years listed:

1927:	Out of City
1950:	Out of City
1962:	Out of City
1969:	Out of City
1992:	Out of City
Present:	PORI Planned Office research Industrial District

The subject property was annexed to the City in 2004 as part of the CWM Real Estate LP annexation and zoned PORI Planned Office Research Industrial District.

E. Surrounding Land Use and Zoning Findings. The areas to the west, north, east and southeast are zoned PORI Planned Office Research Industrial District and are in the process of being developed with office and industrial uses. The areas to the southwest are outside the City's corporate limits.

F. Trend of Development Findings. The subject property is located in an area which has developed with office and industrial land uses.

G. Zoning District Findings. The purpose of the PORI Planned Office Research Industrial District is to provide an industrial environment that fosters a sense of place and destination within a coordinated campus or park setting through the applicable site design regulations. The property conforms to the requirements of the zoning district.

H. Comprehensive Plan Findings. The subject property is designated as Office Research Industrial by the "Comprehensive Plan and Design Guidelines (2005)." The purpose of the PORI Planned Office Research Industrial District is to allow for a variety of industrial, manufacturing, assembly, warehouse, distribution, research and development, technology, corporate and support office, and limited employee-serving retail uses. These activities typically locate in business parks. Appropriate locations offer direct access to the arterial street system, and are in close proximity to highways, the freeway system and interchanges. The property conforms to the land use designation in the Comprehensive Plan.

STANDARDS FOR VARIATIONS

Staff has made the following findings concerning the variation standards:

- A. Extraordinary Conditions Standard.** That the variation should be based on the existence of extraordinary or exceptional conditions, difficulties, or hardships which render the strict application of the requirements of the zoning ordinance unreasonable.

The extraordinary conditions should distinguish the property from other properties that will remain subject to the standard requirements of the same zoning district. More specifically, a variation shall not be granted in lieu of an acceptable text amendment, which would benefit other properties that otherwise would remain subject to the standard requirements of the same zoning district.

Findings. Evidence has been submitted or found allowing favorable findings with respect to the Extraordinary Conditions Standard.

The property is proposed to be used as a commercial records storage facility for federal records. Due to the proposed use, the building and site are required to comply with federal regulations governing physical security and operational requirements for a federal records storage facility, including full perimeter security. A four foot high open fence located in the street yard and a six foot high fence located in the side and rear yards and in conformance with the standard fence provisions would not meet the petitioner's need for security. The proposed eight foot security fence would provide for an increased level of security for the facility and its parking lot. The zoning ordinance provides for variations to allow for such changes to the minimum requirements for fences.

- B. Character of the Surrounding Area Standard.** That the variation, if granted, should maintain the essential character of the surrounding area.

Findings. Evidence has been submitted or found allowing favorable findings with respect to the Character of the Surrounding Area Standard.

The proposed security fence will be constructed as an ornamental metal fence in the locations most visible from the public realm, extending back from the street for a distance of 70 feet along the both side lot lines. The remaining portion of the fence will be constructed in black vinyl chain link. Landscape material is proposed to be added along the north and east length of the fence. The west length of the fence is adjacent to the detention facilities of the subdivision and the south length of the fence is adjacent to unincorporated area and is set back 35 feet from the lot line. No landscape material is currently proposed along the fence running along the west and south property line. The ornamental fence and proposed landscape material will continue to maintain the essential industrial character of the surrounding area.

- C. Additional Standards.** The following additional standards are intended to supplement the general standards:

1. **Mere Inconvenience Standard.** That the subject property features particular physical surroundings, size, shape, or topographical conditions which bring a particular hardship on the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations are applied.

Findings. Evidence has been submitted or found allowing favorable findings with respect to the Mere Inconvenience Standard.

The security fence is essential for the protection of the records storage facility and its parking lot.

2. **Reasonable Return Standard.** That the variation will provide the subject property with a reasonable return, which would not be possible if the property were permitted to be used only in compliance with the regulations of the zoning district in which it is located.

Findings. No evidence has been submitted or found, allowing favorable findings with respect to the Reasonable Return Standard.

If the strict requirements of the Zoning Ordinance were applied to the subject property, a reasonable return could be expected for a manufacturing facility.

3. **Greater Economic Return Standard.** That the variation is based on conditions, difficulties, or hardships that do not involve only a desire to make a greater economic return from the subject property.

Findings. Evidence has been submitted or found, allowing favorable findings with respect to the Greater Economic Return Standard.

Evidence has been found that the applicant is not requesting the variation for a greater economic return. The applicant can only operate the facility if the federal requirements for a security fence are met.

4. **Creation of Extraordinary Conditions Standard.** That the variation is based on a condition, difficulty, or hardship created by a person previously having an economic interest in the property or by circumstances which occurred prior to the current ownership of the property.

Findings. No evidence has been submitted or found, allowing favorable findings with respect to the Creation of Extraordinary Conditions Standard.

There are no conditions, difficulties, or hardships created by a person having an economic interest in the property present on the subject property.

5. **Impact on the Surrounding Area Standard.** That the variation should have no effect on or should promote the adequate supply of light and air to adjacent property, should have no effect on or should decrease the danger of fire, should protect the public safety, and should have no effect on or should enhance other property or improvements in the surrounding neighborhood.

Findings. Evidence has been submitted or found, allowing favorable findings with respect to the Impact on the Surrounding Area Standard.

The security fence and proposed landscape material along the north and east sides that are readily visible from the public realm will not have any negative impact to the subject property or neighborhood properties with regards to light air and fire safety.

6. **Minimum Adjustment Standard.** That the variation shall be the minimum adjustment necessary for the reasonable use of the land.

Findings. Evidence has been submitted or found allowing favorable findings with respect to the Minimum Adjustment Standard.

The ordinance allows the applicant to propose up to a 10 foot high security fence with up to three strands of barbed wire. The applicant is requesting the minimum required increase in height of the fence to eight feet constructed as an ornamental style fence along the front of the property, and an eight foot high black vinyl chain link fence with three strands of barbed wire along the side and rear lot lines.

MITIGATION FOR REQUESTED VARIATIONS

The approval of variations is subject to the condition that the variation is specifically mitigated by an equivalent, but more restrictive application of one or more of the site design regulations of the zoning district in which the property benefited by the variation is located.

Findings. Evidence has been submitted or found, allowing favorable findings with respect to the mitigation requirement.

The applicant is proposing a decorative, ornamental style fence along the entire front of the site, which will be more aesthetically appealing than a metal chain link fence. The ornamental style fence will continue south along the side lot lines, past the building line, for a total distance of seventy feet. In addition to the landscaping in front of the ornamental fence additional landscaping is proposed to be installed along the vehicle use areas leading to the parking lot located in front of the building facing Alft Court. The fence will be set back 35 feet from the rear lot line to exclude a public utility easement and a portion of a drainage easement. A gate will be provided for maintenance access to the easement areas.

SUMMARY OF FINDINGS, UNRESOLVED ISSUES, AND ALTERNATIVES

Staff has developed or identified the following findings, unresolved issues, and alternatives:

A. Summary of Findings.

1. *Extraordinary Conditions.* The property is proposed to be used as a commercial records storage facility for federal records. Due to the proposed use, the building and site are required to comply with federal regulations governing physical security and operational requirements for a federal records storage facility, including full perimeter security. A four foot high open fence located in the street yard and a six foot high fence located in the side and rear yards and in conformance with the standard fence provisions would not meet the petitioner's need for security. The proposed eight foot security fence would provide for an increased level of security for the facility and its parking lot. The zoning ordinance provides for variations to allow for such changes to the minimum requirements for fences.
2. *Character of the Surrounding Area.* The proposed security fence will be constructed as an ornamental metal fence in the locations most visible from the public realm, extending back from the street for a distance of 70 feet along the both side lot lines. The remaining portion of the fence will be constructed in black vinyl chain link. Landscape material is proposed to be added along the north and east length of the fence. The west length of the fence is adjacent to the detention facilities of the subdivision and the south length of the fence is adjacent to unincorporated area and is set back 35 feet from the lot line. No landscape material is currently proposed along the fence at the west and south property line. The ornamental fence and proposed landscape material will continue to maintain the essential industrial character of the surrounding area.
3. *Mitigation.* The applicant is proposing a decorative, ornamental style fence along the entire front of the site, which will be more aesthetically appealing than a metal chain link fence. The ornamental style fence will continue south along the side lot lines, past the building line, for a total distance of seventy feet. In addition to the landscaping in front of the ornamental fence additional landscaping is proposed to be installed along the vehicle use areas leading to the parking lot located in front of the building facing Alft Court. The fence will be set back 35 feet from the rear lot line to exclude a public utility easement and a portion of a drainage easement. A gate will be provided for maintenance access to the easement areas.

B. Summary of Unresolved Issues.

There are no unresolved issues.

C. Summary of Alternatives.

Other than an approval, a denial, or an approval with some combination of conditions, there are no substantive alternatives.

RECOMMENDATION

The Community Development Group recommends the approval of Petition 10-09, subject to the following conditions:

1. Substantial conformance to the Statement of Purpose and Conformance, prepared by iron Mountain, Inc., as applicant and Ryan Companies US, Inc., as owner, dated received March 25, 2009.
2. Substantial conformance to the manufacturer's specification sheet entitled "Proposed Ornamental Fence," illustrating the "Classic" style fence which is part of the Aegis II Industrial Ornamental Street Series, manufactured by Ameristar, dated received March 25, 2009.
3. Substantial conformance to the site work and fence variation drawings dated March 23, 2009, and last revised on May 13, 2009, which include the following:
 - a. Cover page, Sheet A001 entitled Site Plan and Sheet A002 entitled Site work details, prepared by Griskelis Young Harrell, Ltd.
 - b. Sheet L01 entitled Landscape and Screening Plan prepared by Daniel Weinbach & Partners, Ltd.
4. Landscape material shall be installed in an amount of no less than 50% of the length of the fence along the west and south property lines.
5. Compliance with all other applicable codes and ordinances.

Respectfully Submitted,

Sarosh Saher, Senior Planner

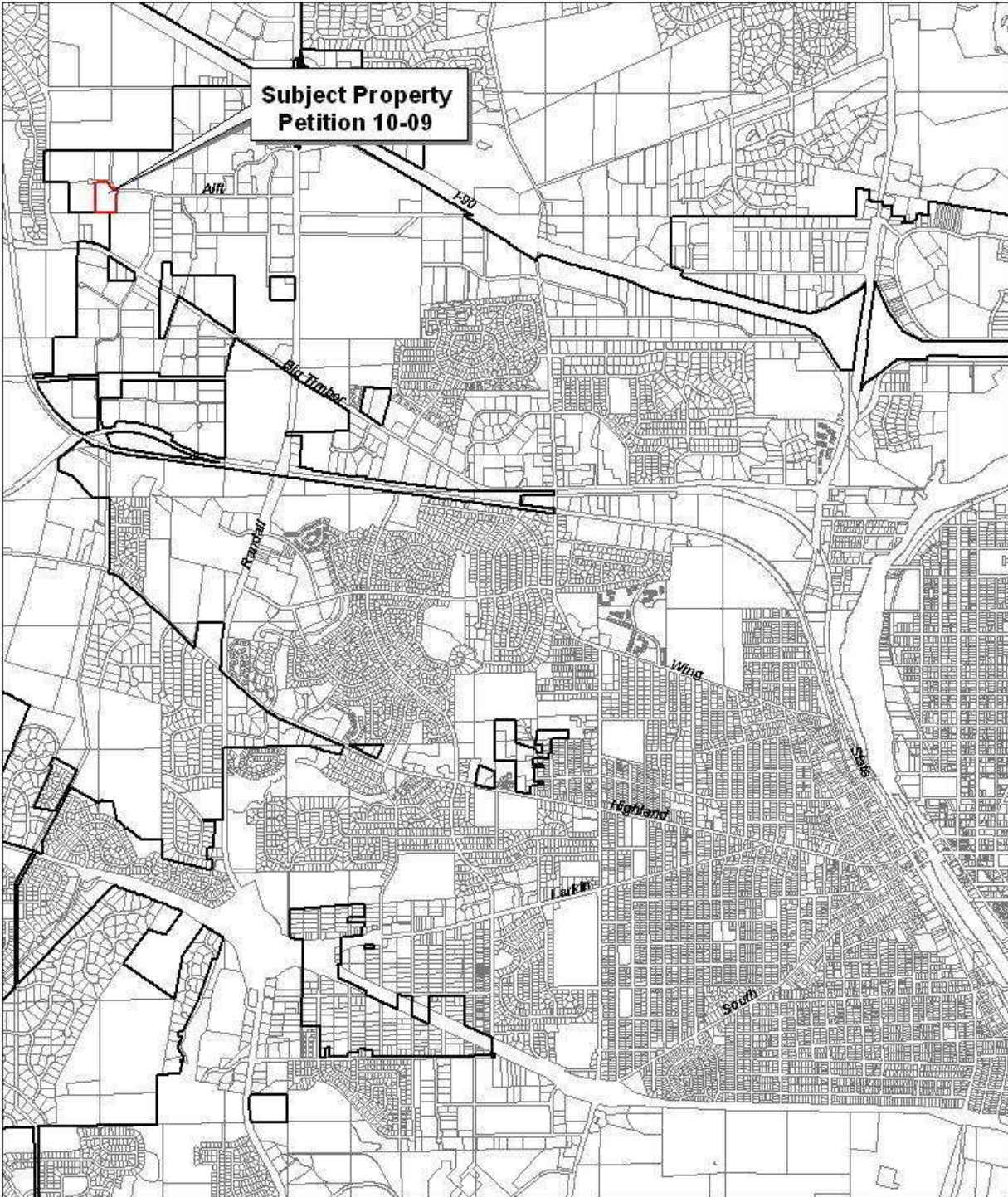


EXHIBIT A

Location Map



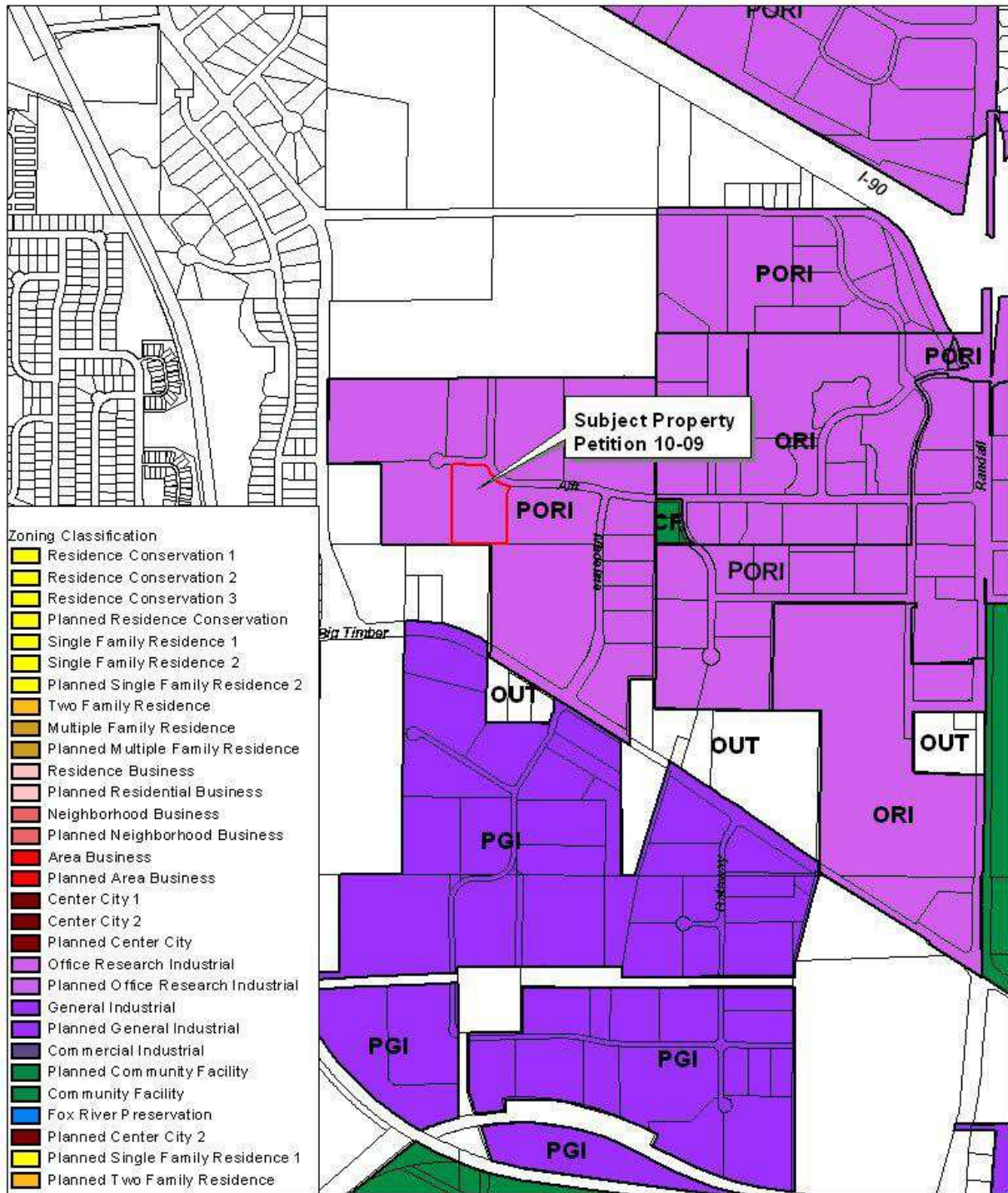


EXHIBIT B

Zoning Map



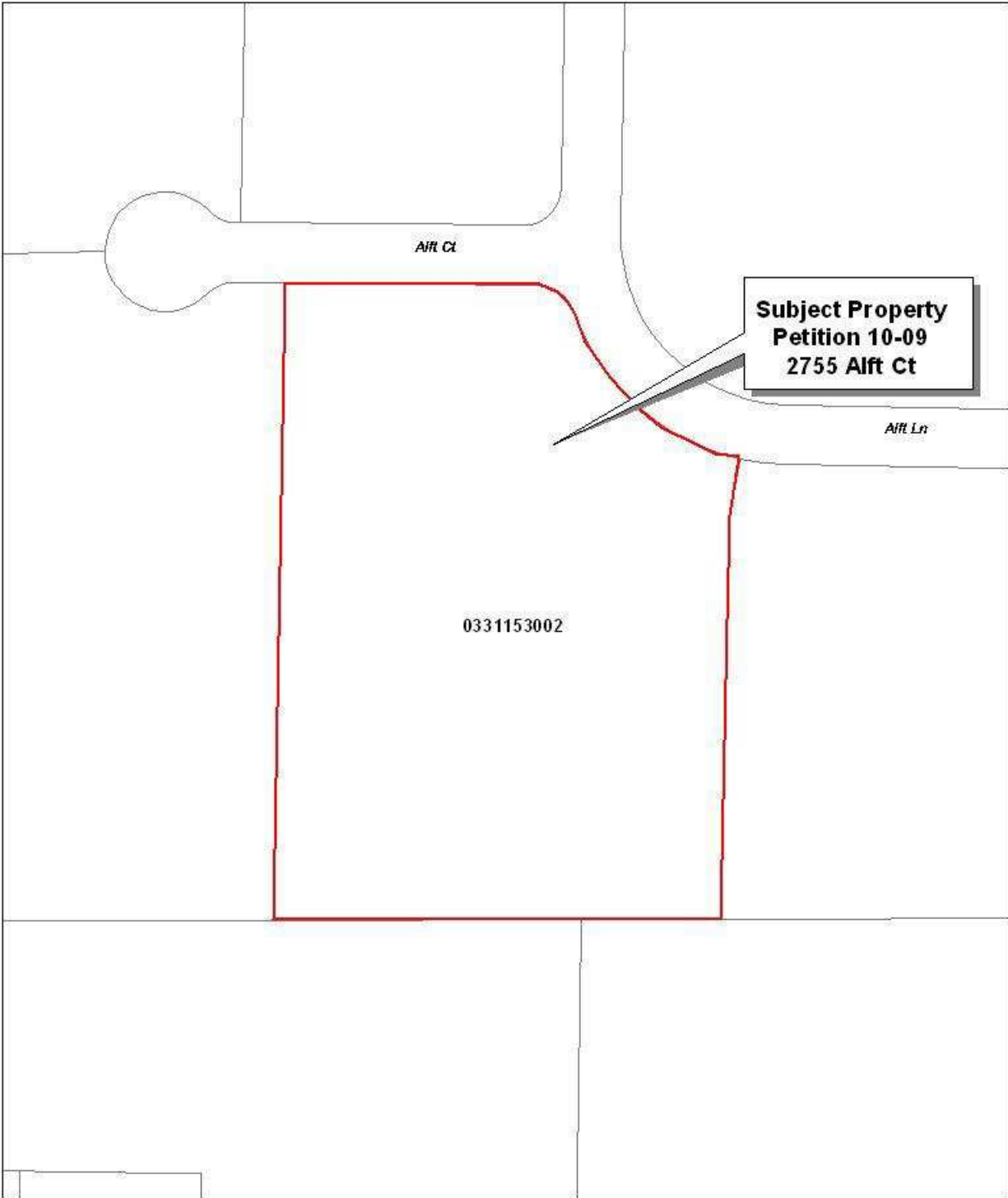


EXHIBIT C

Parcel Map



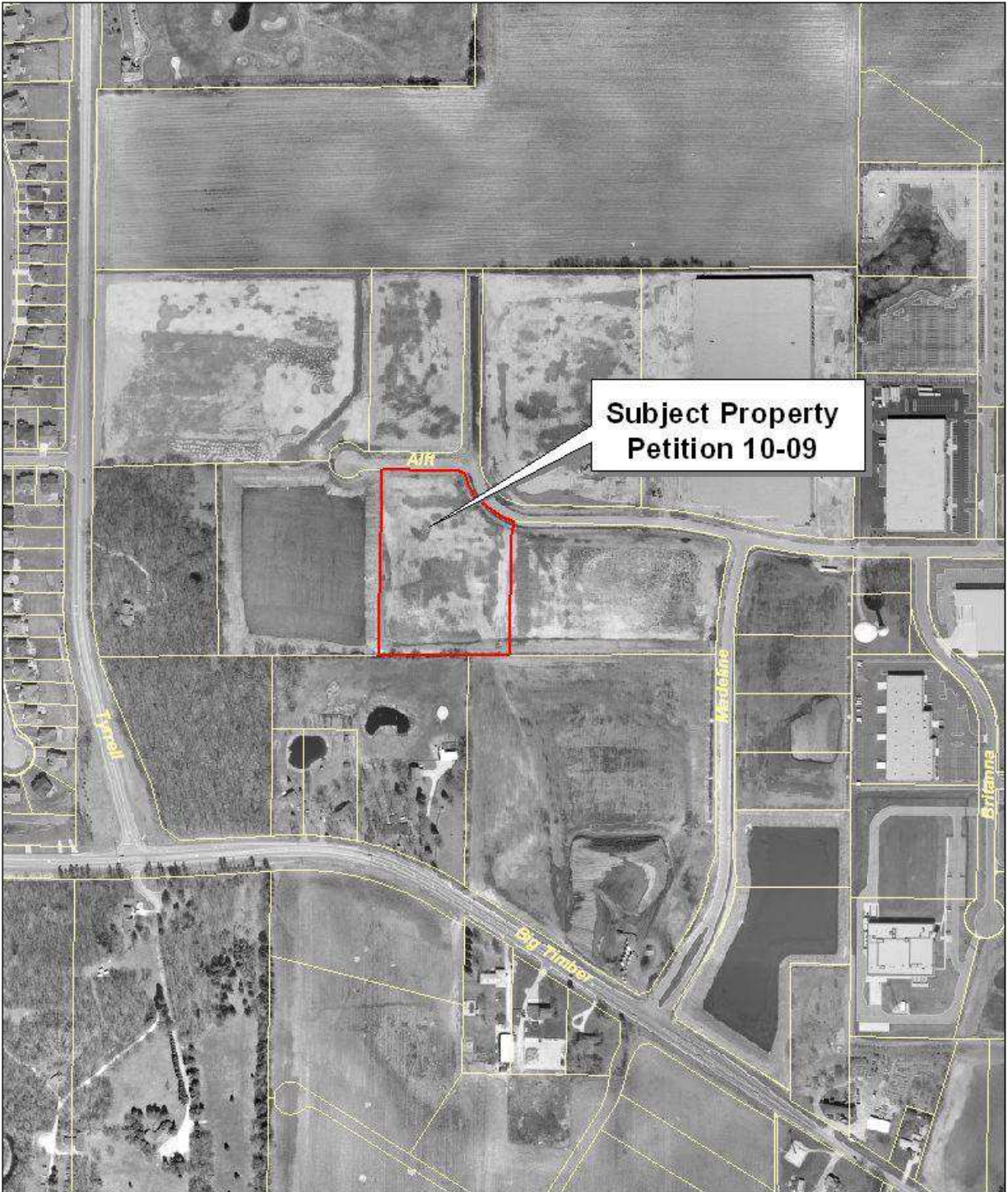


EXHIBIT D

Aerial Map



Department of Community Development
June 3, 2009

200 0 200 400 Feet

A horizontal graphic scale bar with tick marks. The numbers 200, 0, 200, and 400 are placed above the bar, indicating distances in feet. The bar is divided into segments corresponding to these measurements.

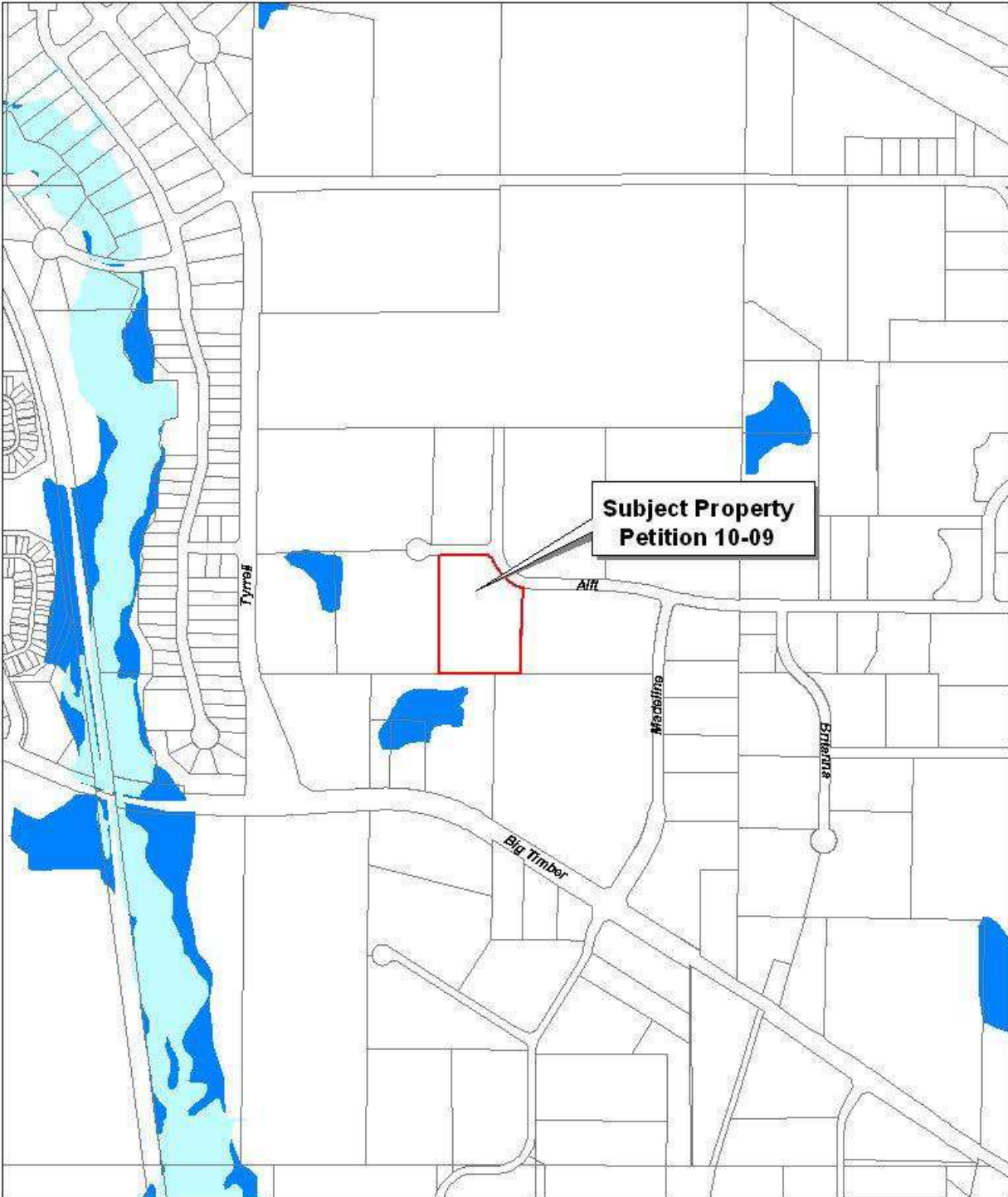


EXHIBIT E

Environmental Map

- 100 Year Floodplain
- Wetland



Department of Community Development
June 3, 2009

DEVELOPMENT REVIEW SCHEDULE

The Community Development Group

City of Elgin

Week of May 25, 2009

CITY COUNCIL Meeting of May 27, 2009

15-08	Text Amendments		Amendment to Outdoor Display Lots	Consent (Ordinance)	Text Amendment to Supplementary Regs on Outdoor Display Lots to provide for new vehicle display pads. Received approval on May 14, 2009.	SS
07-09	Sanfilippo & Sons – Graphics Program	1707 N. Randall Road	Conditional Use to Permit a Program for Graphics	Other Business (Consideration)	Conditional Use Allowing the Establishment of Signs which Exceed the Requirements of the Sign Ordinance in the PORI District.	DM
11-09	Veterinary Animal Specialties	2454 Alft Lane	Map Amendment	Other Business (Consideration)	Requesting an amendment from ORI to PORI to Map Amendment from ORI Office Research Industrial District to PORI Planned Office Research Industrial District, to Permit the Establishment of Veterinary Animal Specialties.	DM

Planning and Development Commission Meeting of June 1, 2009

No agenda items. Meeting has been cancelled.

Zoning and Subdivision Hearing Board Meeting of June 3, 2009

04-09	Package Liquor Sales Establishment	500 Waverly Drive	Continued Consideration: Conditional Use Approval of Package Liquor Sales	Consideration	Continued consideration of a request for conditional use approval to allow package liquor sales within an AB District. <i>Item was continued to the June 3 Z&S meeting.</i>	SS
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10-09	Iron Mountain	2755 Aift Ct	Variation of the setback for a security fence	Consideration	Requesting a variation of the setback of a security fence in the street yard.	SS
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Pending CITY COUNCIL Items						
Pet. #	Project Name	Project Address	Description of Request	Awaiting:	Status/Comments	Staff
51-06	Trinity Chase Subdivision	3150 US Route 20	Final Plat of Subdivision	Consent (Resolution)	Requesting final plat approval. <i>(Applicant Evaluating the Phasing of Residential and Commercial Sections on Plat. Needs an Extension / Prelim. Plat Approved 8/8/07.)</i>	LT
54-06	Nature's Crossing	1275 South Randall Road	Map Amendment to PMFR Planned Multiple Family Residence District	Consent (Ordinance)	Request for map amendment to construct 24 units in 6 townhome buildings on 5.46 acres. <i>(Certified Letter needs to be send to owner of property.)</i>	DM
58-06	The Bellago (Bartlett & Spitzer development)	1501 West Bartlett Road	Map Amendment from GI to PAB and PMFR; Preliminary Plat of Subdivision	Consent (Ordinances)	Request to develop 40.41 acres with 7.3 acres of commercial area, 225 condominium units, and 169 townhouse units. <i>(Pending Revisions to Preliminary Engineering Plans and Resolution of Fire Issues. Needs an Extension.)</i>	SS
62-06	Dunkin Donuts & Baskin Robbins (on combined lots)	505-519 Dundee Avenue	Conditional use for a Planned Development	Consent (Ordinance)	Requesting conditional use approval for a PD in the AB & ARC District to permit the demolition of an existing building and house and to allow the construction of a new store (Dunkin' Donuts & Baskin Robbins).	DM
68-06	Zoning Reclassification BWK Properties (Easy Street)	110 N. McLean Blvd.	Rezoning of Residential Property from RC1 to PRB in the ARC	Other Business (Consideration)	To Permit the Establishment of Offices in the ARC District	DM
69-06	Vacant Property Rezoning Elgin Nursing Home Property	130 N. McLean Blvd.	Rezoning of Residential Property from RC1 to PRB in the ARC	Other Business (Consideration)	To Permit the Establishment of Offices in the ARC District	DM

84-06	Villa Olivia Residential Subdivision	1901 Villa Street	Annexation, Zoning and Subdivision approval	Other Business (Ordinances and Resolution)	Proposal to annex 126 acres of land and develop it with 96 detached single family residences and 279 townhome units.	SS
85-06	Villa Olivia Commercial Subdivision	1951 Villa Street	Annexation, Zoning and Subdivision approval	Other Business (Ordinances and Resolution)	Proposal to annex and zone 11.14 acres of land PAB. The development plan includes the existing clubhouse and four new commercial buildings.	SS
101-06	Highland Woods Subdivision Neighborhood "I" Pingree Creek, LLC	900 Coombs Road	Amendment to Annexation Agreement and to PMFR Ordinance No. G17-04, to Amend the Planned Development and Preliminary Plan	Other Business (Ordinances)	Request to add 24 additional townhome units. Existing subdivision is 489 acres with 775 SF units, 309 TH units, and 148 acres of open space and park land. <i>(In Legal Review. Needs an Extension.)</i>	DM
16-07	The Ponds of Stony Creek	3801 McDonald Road	Final Plat of Subdivision	Other Business (Consideration)	Requesting approval of final plat of subdivision for The Ponds of Stony Creek Subdivision. <i>(Plat Cannot be Approved Until Property is Annexed; In Legal Review.)</i>	SS
28-07	Pingree Creek Subdivision	4400 Damisch Road	Second Amendment to Annexation Agreement and Amendments to Planned District Ordinances	Consent (Ordinances and Resolution)	Requesting a second amendment to an annexation agreement and amendments to the planned district ordinances to amend the preliminary plan for the Pingree Creek Subdivision. <i>(Needs an Extension.)</i>	SS
05-08	Hidden Creek at Rolling Knolls	1600 Rohrssen Road	Annexation, Zoning, and Preliminary Plat Approval	Consent (Resolution and Ordinances)	Requesting to annex, zone and subdivide property. <i>(Awaiting Revised Drawing. AA)</i>	DM
	SSA Ordinances	Castle Creek and Creekside Subdivisions	Ordinances Establishing Back-Up Stormwater Maintenance SSAs	Consent (Ordinance)	Requesting approval of ordinances to establish back-up stormwater maintenance SSAs for Castle Creek and Creekside Subdivisions.	LT

New / Pending PLANNING AND DEVELOPMENT Items						
Pet. #	Project Name	Project Address	Description of Request	Awaiting...	Status/Comments	Staff
08-07	HPI East Final Plats	3750 & 3751 West Highland Avenue	Final Plats of Subdivision	Staff Review	Requesting approval of final plats of subdivision for the HPI East Subdivision.	SS
13-08	Trinity Commons	3148 through 3168 Route 20	Amendment to PAB Planned Area Business District Ordinance No. 48-07	Staff Review	Requesting an amendment to PAB Ordinance No G48-07 to allow a commercial building within an ARC District. <i>(Engineering and Lot Changes are Being Made to the Originally Approved Plans. Applicant will Submit Revised Plans.)</i>	LT
	Oak Ridge of Elgin, Phase 3	890 Galt Boulevard	Map Amendment and Preliminary Plat of Subdivision	Staff Review	Requesting map amendment and preliminary plat of subdivision approval to construct 53 single family homes and 55 townhome units. <i>(Mylar for Galt Boulevard Road Dedication Needs to be Recorded.)</i>	DM
	The Walnut Speak Easy	214 Walnut Avenue	Variation	Staff Review		SS

New / Pending ZONING BOARD Items

Pet. #	Project Name	Project Address	Description of Request	Awaiting...	Status/Comments	Staff
31-08	St. Sophia Church Day Care	525 Church Road	Conditional Use Approval of Day Care Services	Staff Review	Requesting conditional use approval of day care services within the CF District. <i>(Pending; To Remain Open Until June, 2009.)</i>	DM
33-08	Liquor Store / Trinity Commons Shopping Center	3148 through 3168 Route 20	Conditional Use Approval of a Package Liquor Sales Establishment	Staff Review	Requesting conditional use approval to allow a package liquor sales establishment within a PAB District.	LT
40-08	Wal-Mart / Liquor Sales	1001 North Randall Road	Conditional Use Approval of Package Liquor Sales	Staff Review	Requesting conditional use approval to allow package liquor sales within an AB District.	LT
43-08	T-Mobile	832 Mackey	Conditional Use Approval of a Commercial Cell Tower Antenna	Staff Review	Requesting conditional use approval of a commercial cell tower antenna within the CF District. <i>(Awaiting Lease Agreement and Access Confirmation.)</i>	DM
08-09	Oak Crest Residence Association	204 South State Street & 304 Hope Court	Conditional Use for a Planned Development in the CF District	Staff Review	Requesting a Conditional Use for a Planned Development in the CF District to allow for the construction of a new building addition.	SS
12-09	Porch in the Sideyard	1050 North Spring Street	Variation of the Side Yard Setback	Staff Review	Requesting a Variation to construct a porch in the side yard over an existing deck.	SS
13-09	Projecting Sign Variation	214 Walnut Avenue	Variation of the sign ordinance	Staff review	Requesting a variation to allow for the installation of a projecting sign.	SS

Abbreviations are as follows:

CC: City Council
PDC: Planning & Development Commission
ZSB: Zoning & Subdivision Hearing Board

CW: Cindy Walden
DM: Denise Momodu
LT: Lydia Treganza
MF: Matthew Fitzgibbon
SS: Sarosh Saher