

**AGENDA
PLANNING AND DEVELOPMENT COMMISSION
CITY OF ELGIN**

**7:00 P.M., MONDAY
APRIL 7, 2008**

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

A. CALL MEETING TO ORDER.

B. ROLL CALL.

C. APPROVAL OF MINUTES:

Regular Meeting March 3, 2008.

D. FINAL PLAT OF SUBDIVISION:

Consideration of Petition 17-08 Requesting Approval of the Final Plat of Resubdivision of the Fox River Business Center South Subdivision; Property Located at 300 Airport Road; by Northern Builders, Inc., as Applicant, and Fox River Business Center, LLC, as Owner.

E. ADMINISTER OATH TO PERSONS DESIRING TO TESTIFY.

F. PETITIONS TO BE HEARD:

1. Consideration of Petition 15-08 Requesting Various Amendments to the Text of Title 19, Zoning, of the Elgin Municipal Code; by the City of Elgin.
2. Consideration of Petition 19-08 Requesting an Amendment to Chapter 19.50.105 of the Elgin Municipal Code Entitled "Areas of Special Character," a Map Amendment within the ORI Office Research Industrial District, and an Amendment to PORI Planned Office Research Industrial District Ordinance No. G54-00, to Establish Special Regulations within an Area of Special Character, Property Located at 2215 through 2250 Point Boulevard; by Randall Point Executive Center Property Owners Association, Inc., as Applicants, and Randall Lakes Limited Partnership and RP2 Limited Partnership as Owners.

G. SUMMARY OF PENDING DEVELOPMENT APPLICATIONS.

H. OTHER BUSINESS.

I. 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.

March 26, 2008

FINAL PLAT REVIEW

Community Development Group

City of Elgin, Illinois

SUBJECT

Consideration of Petition 17-08 Requesting Approval of the Final Plat of Resubdivision of the Fox River Business Center South Subdivision; Property Located at 300 Airport Road; by Northern Builders, Inc., as Applicant, and Fox River Business Center, LLC, as Owner.

GENERAL INFORMATION

Requested Action: Final Plat Approval

Current Zoning: PGI Planned General Industrial District

Intended Use: Industrial Buildings

Property Location: 300 Airport Road

Applicant: Northern Builders, Inc.

Owner: Fox River Business Center, LLC

Staff Coordinator: Lydia Treganza, Associate 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 Map (see attached)
- F. Final Plat of Subdivision (see attached)

BACKGROUND

An application has been filed by Northern Builders, Inc., requesting final plat approval for the Plat of Resubdivision of Fox River Business Center South Subdivision. The subject property is located at 300 Airport Road (reference Exhibits A, B, C, D and E).

The subject property contains approximately 25.78 acres of land. The applicant is proposing to consolidate 12 lots of record included in the Final Plat of Subdivision for Fox Business Center, Lots 74 through 85, into two lots. Lot One, containing Lots 82 through 85 and totaling approximately 10.71 acres of land, is improved with a 176,799 square foot industrial building, on-site detention for the entire resubdivision area, and related dock area and accessory off-street parking. Lot Two, containing Lots 74 through 81 and totaling approximately 15.07 acres of land, is unimproved. The development of Lot Two will be subject to planned development review under the requirements of Planned General Industrial District Ordinance G22-07. Under this ordinance, two industrial buildings, one 178,694 square feet in size and the other 177,566 square feet in size, have been approved to be constructed, along with a truck court and related accessory off-street parking (reference Exhibit F).

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.

The proposed Final Plat of Resubdivision for the Fox River Business Center South Subdivision is in substantial conformance with the previously approved planned development plan for 300 Airport Road.

B. Unresolved Issues

There are no unresolved issues.

C. Summary of Alternatives.

Other than an approval or a denial, there are no substantive alternatives.

RECOMMENDATION

The Community Development Group recommends approval of Petition 17-08, subject to the following conditions:

1. Conformance with the Final Plat of Resubdivision of Fox River Business Center South Subdivision, prepared by Haeger Engineering, LLC, subject to revisions per the Community Development Group, Engineering Division, and Legal Department.
2. Compliance with all applicable codes and ordinances.

Respectfully Submitted,

Lydia Treganza
Associate Planner

April 2, 2008

TEXT AMENDMENT REVIEW

Community Development Group

City of Elgin, Illinois

SUBJECT

Consideration of Petition 15-08 Requesting Various Amendments to the Text of Title 19, Zoning, of the Elgin Municipal Code; by the City of Elgin.

GENERAL INFORMATION

Requested Action: Text Amendment Approval

Applicant: City of Elgin

Staff Coordinator: Sarosh Saher, Planning Manager

LIST OF EXHIBITS

Draft Text Amendment Ordinances (see enclosed)
Photograph Exhibits of Prohibited Commercial Vehicles (see enclosed)

BACKGROUND

An application has been filed by the City of Elgin, requesting approval of various amendments to the text of Title 19, Zoning, of the Elgin Municipal Code.

The City of Elgin is proposing to amend the text of the zoning ordinance with respect to certain standards and regulations to enhance the effectiveness of the zoning ordinance. The proposed amendments are intended to raise the bar on the quality of the City's business districts and residential neighborhoods (reference the Draft Text Amendment Ordinances).

A brief summary of the proposed amendments is as follows:

1. Add "Public Storage and Warehousing" (SIC 422) within the ORI Office Research Industrial Zoning Classification as a permitted use.
This use is currently a conditional use in the ORI district. The amendment will provide for this use as a permitted use.

2. Remove the 5 Year Lease Provisions from the Shared Parking Ordinance.
The shared parking ordinance currently allows a five year lease be undertaken between owners of record proposing to share a parking lot. The amendment to the ordinance will remove the five year requirement and retain the 99 year lease as already provided for in the chapter.
3. Prohibition of Commercial Vehicle Parking on residential lots and streets.
The provisions for off-street parking do not regulate the type of vehicle that may be parked on a residential property. This has resulted in a number of homeowners parking their company and work related trucks on their driveways. In some instances, due to the larger size of the vehicles, they are forced to park on the street. The proposed amendment will identify the type of vehicles that constitute a commercial truck and prohibit property owners from parking these vehicles on private property and on residential streets.
4. Excessive Off Street Parking Requirement for Retail Development.
Retail developers have a tendency to construct parking to meet a peak demand that they experience for only two or three days a year. This creates unnecessary parking, where the parking lot remains empty for the remainder of the year. Such parking provisions exceed the parking requirements set out by the zoning ordinance. The proposed amendment will require that parking areas in excess of the zoning requirement to be constructed using "sustainable" practices, such as permeable pavers.
5. Include Rt72/Higgins Road and National Street in downtown Elgin in the list of Arterial Roads.
The segment of Rt 72/Higgins Road immediately west of Randall Road along the northern boundary of Elgin, and segment of National Street between Villa Street and State Street will be included on the list of arterial streets and be subject to the requirements of the Arterial Road Corridor Overlay District.
6. Provisions for new Outdoor Passenger Motor Vehicle Displays Lots.
Currently, there are instances where new vehicles are being displayed within the parking lot landscape setbacks from a street, causing the erosion of the grass and sod. The proposed amendment will provide for formalized vehicle display areas such as raised display pads surrounded by landscaping.

Sign ordinance amendments

7. Wall Graphic Projections.
Chapter 19.50.080.B - Wall Graphic Projections is proposed to be amended to change the maximum allowable distance a wall mounted graphic can project from the surface to which it is attached from 9 inches to 12 inches. This will allow for signs containing cabinets with internal lighting mechanisms to be utilized.

8. Awning Signs.

The sign ordinance does not provide for signs to be placed on awnings of commercial buildings. Signs have traditionally been a feature of awnings on commercial buildings. It is recommended that the sign ordinance be amended to allow for signs to be included on awnings within commercial districts in an area not to exceed 25% of the area of the awning on which it is installed. Awning signs will be treated as wall signs and their area will be deducted from the total allowable surface area of wall graphics for each occupant or building on each zoning lot.
9. Randall-I-90 Area of Special Character.

Commercial properties located along North Randall Road and the Interstate 90 Tollway have expressed the need for signs that use technology that is currently prohibited by the sign ordinance, such as electronic designs using LED technology. The City has also recognized that these commercial properties stand to benefit from new technologies that will attract traffic from the Tollway and Randall Road. This was recently evident with the approval of electronic signage for the new Auto Mall at the intersection of Randall Road and I-90. The creation of an Area of Special Character under the city's Street Graphics ordinance would then allow for the subsequent review and approval of special regulations for properties within such a district. Such special regulations could include approving electronic signs.
10. Chicago Street/Route 19 Area of Special Character.

The City has been requested by the auto dealers located along Route 19 to amend the graphics ordinance to allow for signs that more effectively follow the requirements of the manufacturers. These graphics and signs are generally larger in area and taller than what the current provisions of the zoning ordinance would allow.
11. Prohibited Signs - Neon tube lighting and LED lighting used to outline doors and windows.

The proposed amendments recommend that neon tube lighting and light emitting diode (LED) lighting used to outline features of a structure or building be listed under Section 19.50.110 - Prohibited (Graphics).
12. Exempt Signs.
 - a. Flags. The zoning ordinance does not provide for the installation of flags within public rights-of-way. It is recommended that Chapter 19.50.120 be amended to provide for government owned street graphics such as flags to be exempt from the requirements of the ordinance.
 - b. Political Campaign Signs. Currently, the zoning ordinance prohibits political campaign signs from being displayed for more than 60 days prior to an election. The elimination of this provision is being recommended in response to recent federal court decisions. Under the proposed amendments, a political campaign sign placed more than 60 days before an election will be considered a "noncommercial street graphic" and subject to the existing number, surface area and location requirements associated with that sign type. There will continue to be no limitation on the number of political

campaign signs that may be erected during the 60 day political campaign period.

13. Architectural Design Review for Residential and Commercial Alterations and New Infill Construction.
Staff requests that consideration of this item be continued to the regularly scheduled meeting of May 5, 2008.

Respectfully Submitted,

Sarosh Saher
Planning Manager

MAP AMENDMENT REVIEW

Community Development Group

City of Elgin, Illinois

SUBJECT

Consideration of Petition 19-08 Requesting an Amendment to Chapter 19.50.105 of the Elgin Municipal Code Entitled "Areas of Special Character," a Map Amendment within the ORI Office Research Industrial District, and an Amendment to PORI Planned Office Research Industrial District Ordinance No. G54-00, to Establish Special Regulations within an Area of Special Character, Property Located at 2215 through 2250 Point Boulevard; by Randall Point Executive Center Property Owners Association, Inc., as Applicants, and Randall Lakes Limited Partnership and RP2 Limited Partnership as Owners.

GENERAL INFORMATION

Requested Action:	<u>Text Amendment Map Amendment</u>
Current Zoning:	<u>ORI Office Research Industrial District PORI Planned Office Research Industrial District ARC Arterial Road Corridor Overlay District</u>
Proposed Zoning:	<u>PORI Planned Office Research Industrial District</u>
Intended Use:	<u>Office/Retail/Commercial Center</u>
Property Location:	<u>2215 – 2250 Point Boulevard</u>
Applicant:	<u>Randall Point Executive Center Property Owners Association, Inc.</u>
Owner:	<u>Randall Lakes Limited Partnership and RP2 Limited Partnership</u>
Staff Coordinator:	<u>Sarosh Saher, Planning Manager</u>

LIST OF EXHIBITS

- | | | |
|----|--------------|----------------|
| A. | Location Map | (see attached) |
| B. | Zoning Map | (see attached) |
| C. | Parcel Map | (see attached) |

Map Amendment Review

Petition 19-08

Community Development Group

April 2, 2008

- D. Aerial Map (see attached)
- E. Environmental Map (see attached)
- F. Site Photos (see attached)
- G. Petitioner’s Statement and Referenced Attachments (see enclosed)
- H. Related Correspondence (see enclosed)

BACKGROUND

An application has been filed by Randall Point Executive Center Property Owners Association, Inc., requesting an amendment to Chapter 19.50.105 of the Elgin Municipal Code entitled “Areas of Special Character,” a map amendment within the ORI Office Research Industrial District, and an amendment to PORI Planned Office Research Industrial District Ordinance No. G54-00. The subject properties are located at 2215 through 2250 Point Boulevard (reference Exhibits A through F).

The applicant is requesting an amendment to the text of the sign ordinance with respect to areas of special character, and to establish special regulations for signage within the subject area. The applicant proposes to install an electronic message sign to collectively display corporate names and logos of the various businesses within the subdivision (reference Exhibits G).

GENERAL FINDINGS

The Community Development Group has made the following findings concerning the standards for planned developments:

- A. Site Characteristics Standard.** The suitability of the subject property for the intended zoning district with respect to its size, shape, significant natural features (including topography, watercourse and vegetation), and existing improvements.

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

The subject property contains approximately 67 acres and is located at the northeast corner of Interstate 90 and Randall Road. The property is improved with single and multiple story buildings containing corporate offices, retail and light industrial uses, a hotel and a restaurant.

A portion of the Sleepy Hollow Ravine occupying approximately three acres of land lies to the northeast of the subject property.

- B. Sewer and Water Standard.** The suitability of the subject property for the intended zoning district 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 zoning district with respect to the sewer and water standard.

The property is served with municipal sanitary sewer and water services. Stormwater management is provided on site in accordance with the Elgin and Kane County stormwater management ordinances.

- C. Traffic and Parking Standard.** The suitability of the subject property for the intended zoning district 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 zoning district with respect to the traffic and parking standard.

The subject property has frontage along the Northwest Tollway (I-90). There is no direct access from the subject property to I-90.

Access to the property is provided from the west via Point Boulevard at an existing intersection with North Randall Road. Point Boulevard is a local street which serves the companies, commercial services and retailers located within the subdivisions. Randall Road is an arterial that serves the communities to the north and south of Elgin.

Parking is provided in conformance with the Off-Street Parking Ordinance.

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

The subject property was zoned as follows for the years listed:

1927:	Out of City Limits
1950:	Out of City Limits
1960:	Out of City Limits
1961:	Out of City Limits
1962:	Out of City Limits
1992:	M-2 General Manufacturing District
Present:	ORI Office Research Industrial District PORI Planned Office Research Industrial District ARC Arterial Road Corridor Overlay District

The subject property was annexed into the City of Elgin in 1991 and was zoned M-2 General Manufacturing District. The property was rezoned to ORI Office Research Industrial District in 1992 with the comprehensive amendment to the Elgin zoning ordinance and official zoning map. The eastern 40 acre portion of the property was zoned PORI Planned Office Research Industrial District in 1998.

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

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

The areas located to the south and west of the subject property are zoned PORI Planned Office Research Industrial District, and are developed with corporate offices and distribution facilities. Interstate-90 is located to the immediate south of the subject property.

The areas located to the north and east of the subject property are located in unincorporated Kane County. These areas are developed with single family detached residences and estate residences.

- F. Trend of Development Standard.** The suitability of the subject property for the intended zoning district with respect to 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 zoning district with respect to consistency with an existing pattern of development or an identifiable trend within the area.

The subject property is located along I-90 and Randall Road, which are developing as business and commercial corridors.

- G. Planned Development Districts Standard.** The suitability of the subject property for the intended zoning district with respect to conformance to the provisions for the purpose and intent, and the location and size of a zoning district.

The purpose of the ORI 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. A PORI zoning district is most similar to, but departs from the standard requirements of the ORI zoning district.

In general, the purpose and intent of the provision for planned developments is to accommodate unique development situations. For planned development districts, the planned development should demonstrate the following characteristics:

1. An opportunity to realize a development of demonstrated need with respect to the types of environment available to the public that would not be possible under the strict application of the other chapters of this title.
2. A creative approach to the use of land and related improvements resulting in better design and construction of aesthetic amenities.
3. The preservation of significant natural features including topography, watercourses, wetlands, and vegetation.

The applicant is requesting approval of signage approved as part of an area of special character. An area of special character provides appropriate flexibility in the regulation of street graphics through adoption of special regulations for these areas that can depart from the regulations contained within the street graphics ordinance.

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

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

The property is designated as “Office/Research/Industrial” in the Elgin Comprehensive Plan and Design Guidelines. The office/research/industrial land use designation provides for a wide range of business uses and limited commercial service uses to support the employment area.

- I. Natural Preservation Standard.** The suitability of the subject property for the intended planned development with respect to the preservation of all significant natural features including topography, watercourses, wetlands, and vegetation.

Findings. The subject property is suitable for the intended planned development with respect to the Natural Preservation Standard.

The subject property does not contain any significant vegetation. Sleepy Hollow Ravine located to the northeast of the property is currently under the control and supervision of the Conservation Foundation.

- J. Internal Land Use Standard.** The suitability of the subject property for the intended planned development with respect to the land uses permitted within the development being located, designed, and operated so as to exercise no undue detrimental influence on each other or on surrounding property.

Findings. The subject property is suitable for the intended planned development with respect to the internal land use standard.

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

STANDARDS FOR AREAS OF SPECIAL CHARACTER

The Community Development Group has made the following findings concerning the Areas of Special Character:

- A. Area Characteristics:** The suitability of the subject property for the intended area of special character with regard to the unique and particular characteristics of the area including its location, size, shape, significant natural features, including topography, water courses and vegetation, the nature of adjoining public rights of way, and architectural, historic or scenic features.

Findings. The subject property is located within an area that possesses unique and particular characteristics of location.

The property is located along Interstate-90, a limited access interstate which is a unique public right-of-way with respect to the high speed and volume of vehicular traffic handled on a daily bases. The special signage proposed for the property is directed to the vehicle users on this section of highway.

- B. Use Characteristics:** The suitability of the subject property for the intended area of special character with regard to the existing or proposed use of the area along with specified unique challenges and demands such that the street graphics ordinance cannot adequately regulate street graphics for such use in such area.

Findings: The existing uses within the area would benefit from the use of special graphics due to the unique challenges and demands such that the street graphics ordinance cannot adequately regulate.

The property is developed with corporate offices, industrial businesses and distribution centers, as well as retail and service uses such as a restaurant and a hotel. These uses stand to benefit from the use by clientele traveling past the property along Interstate-90, a limited access interstate.

- C. Special Regulations:** The suitability of the subject property for the intended area of special character with regard to special regulations that are consistent with the unique character and unique use of the area, and for which departures from the street graphics ordinance, if any, are specifically limited to address the unique and particular characteristics and use of the proposed area.

Findings: The special regulations proposed for the area of special character are consistent with the unique use of the area, and for which departures from the street graphics ordinance,

if any, are specifically limited to address the unique and particular characteristics and use of the proposed area.

The street graphics ordinance prohibits the use of electronic message centers to be located within street graphics. The area of special character provides for the use of these special graphics which would otherwise not be permitted to be used on the subject property.

The proposed graphic will contain a 72 square foot electronic message center that will advertise the various business within the subdivision. The images, displays or messages of any type will be static, without any movement or motion. Images are proposed to be displayed for a time interval of one minute. The intensity of the graphic will be lowered during the night time.

Only one graphic is proposed at this time. The proposed graphic will be located along the southern boundary of Lot 8 within the Randall Point executive Center II, within close proximity to Interstate-90.

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

1. *Planned Development District Standard:* The applicant is requesting approval of signage approved as part of an area of special character. An area of special character provides appropriate flexibility in the regulation of street graphics through adoption of special regulations for these areas that can vary from and of the regulations contained within the street graphics ordinance.

The proposed graphic will contain a 72 square foot electronic message center that will advertise the various business within the subdivision. The images, displays or messages of any type will be static, without any movement or motion. Images are proposed to be displayed for a time interval of one minute. The intensity of the graphic will be lowered during the night time.

2. *Area of Special Character Standard:* The property is located along Interstate-90 which is a unique public right-of-way with respect to the high speed and volume of vehicular traffic handled on a daily bases. The special signage proposed for the property is directed to the vehicle users on this section of highway.

The property is developed with corporate offices, industrial businesses and distribution centers, as well as retail and service uses such as a restaurant and a hotel. These uses stand to benefit from the use by clientele traveling past the property along Interstate-90.

B. Unresolved Issues

At this time there are no unresolved issues.

C. Summary of Alternatives.

There are no substantive alternatives to the proposal other than an approval, denial, or approval with conditions.

RECOMMENDATION

The Community Development Group recommends the approval of Petition 19-08, subject to the following conditions:

1. Substantial conformance to the Statement of Purpose and Conformance, submitted by the applicant, represented by Peter C. Bazos, Esq., of Bazos, Freeman, Kramer, Schuster, Vanek & Kolb, dated March 14, 2008, and ensuing "Rider."
2. Substantial conformance to the graphic elevation prepared by Whiteway Sign Company, dated August 14, 2007, with revisions per the Community Development Department.
3. Compliance with all other applicable codes and ordinances.

Respectfully Submitted,

Sarosh Saher
Planning Manager

DEVELOPMENT REVIEW SCHEDULE

The Community Development Group

City of Elgin

Week of March 31, 2008

CITY COUNCIL Meeting of April 9, 2008						
Pet. #	Project Name	Project Address	Description of Request	On Agenda As:	Status / Comments	Staff
84-06	Villa Olivia Residential Subdivision	1901 Villa Street	Annexation, Zoning and Subdivision approval	Other Business (Annexation Agreement Hearing) (Consideration)	Proposal to annex 126 acres of land and develop it with 96 detached single family residences and 279 townhome units.	TA
85-06	Villa Olivia Commercial Subdivision	1951 Villa Street	Annexation, Zoning and Subdivision approval	Other Business (Annexation Agreement Hearing) (Consideration)	Proposal to annex and zone 11.14 acres of land PAB. The development plan includes the existing clubhouse and four new commercial buildings.	TA
25-07	Burke Annexation	Southeast corner of Bowes and Nesler	Annexation, Zoning, and Master Concept Plan approval	Other Business (Annexation Agreement Hearing) (Consideration)	Requesting a pre-annexation agreement for the Burke property. The master concept plan is for a future planned development with 39 attached SFR dwellings within 10 townhome buildings.	TA
02-08	Red Bar Winery	74 South Grove Street	Conditional Use Approval of a Land Use	Consent (Ordinance)	Requesting conditional use approval to allow a drinking place, an outdoor eating and drinking place, packaged wine sales, and educational services in the CC1 District.	LT
07-08	Dr. Tiballi's Parcel	2400 Alft Lane	Map Amendment to PORI Planned Office Research Industrial District and ARC Arterial Road Corridor Overlay District	Consent (Ordinance)	Requesting a map amendment to PORI to allow additional commercial land uses.	DM

PLANNING AND DEVELOPMENT Meeting of April 7, 2008

Pet. #	Project Name	Project Address	Description of Request	On Agenda As:	Status / Comments	Staff
15-08	Text Amendments		Amendments to the text of Title 19, Zoning, of the Elgin Municipal Code	Consideration	Requesting amendments to the text of Title 19, Zoning, of the Elgin Municipal Code, concerning various housekeeping amendments.	SS
17-08	Fox River Business Center Subdivision	300 Airport Road	Final Plat of Resubdivision of 25.78 acres of the Fox River Business Center Subdivision	Consideration	Requesting approval of final plat of resubdivision of Lot 74 through Lot 85 of the Fox River Business Center Subdivision.	LT
19-08	Randall Point Executive Center Subdivision and Randall Point Executive Center II Subdivision	2215 through 2250 Point Boulevard	Amendment to Chapter 19.50.105 of the Elgin Municipal Code entitled "Areas of Special Character", a Map Amendment within the ORI District, and an Amendment to PORI District Ordinance No. G54-00	Consideration	Requesting an amendment to EMC Section "Areas of Special Character", a map amendment within the ORI District, and an amendment to PORI District Ord. No. G54-00 to establish regulations within an area of special regulations.	SS

ZONING AND SUBDIVISION HEARING BOARD Meeting of April 2, 2008

Pet. #	Project Name	Project Address	Description of Request	On Agenda As:	Status / Comments	Staff
06-08	Certified Massage Therapy	22 South Alfred Street	Conditional Use Approval of a Residential Occupation	Consideration	Requesting conditional use approval to allow certified massage therapy as a residential occupation in the RC2 District.	DM
12-08	Multiple Family Development	Lots 18-24, Ash Drive	Variation	Consideration	Requesting a variation of the interior setback to allow a 10 unit multifamily development.	LT

ZONING AND SUBDIVISION HEARING BOARD Meeting of April 16, 2008

Pet. #	Project Name	Project Address	Description of Request	On Agenda As:	Status / Comments	Staff
20-08	Mad Maggie's	51 South Grove Avenue	Conditional Use Approval of a Drinking Place	Consideration	Requesting conditional use approval to allow a drinking place within the CC1 Center City District.	JW

Pending CITY COUNCIL Items

Pet. #	Project Name	Project Address	Description of Request	Awaiting:	Status/Comments	Staff
18-96	Vineyard Christian Fellowship	205 Fulton Street	Conditional Use for a church	Other Business (Ordinance)	Letter sent explaining status. Legal department researching the location of churches issue. <i>(Tabled indefinitely by City Council.)</i>	
27-06	Remington Fields (Gurke Property)	South side of Russell Road at Stonecrest Drive	Annexation, Zoning and Subdivision approval	Consent (Ordinances and Resolution)	Requesting annexation, zoning, and subdivision approval to develop a 95 acre site with 171 single family homes and 90 townhomes. <i>(Working on finalizing ordinances and resolution.)</i>	SS
42-06	The Ponds of Stony Creek Subdivision (Dino Capatini) The Residential Land Fund	3801 McDonald Road	Amendments to Annexation Agreement, Planned Development Ordinances, and Preliminary Plat	Consent (Ordinance)	Requesting amendments to combine the RLF Parcel with the Capitani Parcel as one coordinated project. <i>(Waiting for utility approval)</i>	TA
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)</i>	TA
54-06	Nature's Crossing	Randall Road and Hopps 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>(In Legal Review.)</i>	DM
56-06	Randall Commons	Randall Road	Annexation, PAB Planned Area Business District Zoning, and Preliminary Plat approval.	Consent (Ordinances and Resolution)	Request for annexation, zoning, and preliminary plat of subdivision approval of a 6 acre parcel of land. <i>(In Legal Review.)</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.)</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). <i>(In Legal Review.)</i>	DM
65-06	Henrickson Annexation	3301 Route 20	Annexation, Zoning and Subdivision approval	Consent (Ordinances)	Propose to annex and zone the property a PAB District. There are no development plans at this time. <i>(In need of R.O.W. dedication; In Legal Review.)</i>	DM
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.)</i>	TA
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>	TA
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.	TA
38-07	Gail Bordon Library Branch	2601 Bowes Road	Amendment to Ordinance No. G90-06	Consent (Ordinance)	Requesting an amendment to Ordinance No 90-06 to allow the construction of a new library branch building. <i>(In Legal Review.)</i>	SS

57-07	West Ridge Commercial	3300 Encounter Lane and 3170 Route 20	Amendment to Annexation Agreement and Zoning	Consent (Ordinances and Resolution)	Requesting an amendment to an annexation agreement and PAB zoning to allow a commercial development of a +/- 1.04 acre site at the southwest corner of the West Ridge property facing Rt 20. <i>(Applicant working on revising exhibits and resolving easement and parking issues.)</i>	LT
61-07	West Point Gardens	SW Corner of Nesler Road & US Route 20	Amendment to an Annexation Agreement	Consent (Ordinance)	Requesting a first amendment to an annexation agreement to allow additional building elevations and floor plans in the West Point Gardens Subdivision.	TA
71-07	Eagle's Club and Burnidge Property / Eagles Forest Preserve	1600 Eagle Road	Annexation and CF Community Facility Zoning	Consent (Ordinance and Resolution)	Requesting annexation and zoning of Forest Preserve property.	LT
72-07	Tall Oaks Subdivision, Units 4 & 5	101 Russell Road	Final Plat of Subdivision	Consent (Resolution)	Requesting final plat approval of the Tall Oaks Townhomes. <i>(Working on revisions; In Legal Review.)</i>	LT
03-08	Amendment to the comprehensive plan		Amendment to the Elgin Comprehensive Plan and Design Guidelines (2005)	Consent (Ordinance or Resolution)	Requesting an amendment to the comprehensive plan to adopt, by reference, the Gifford Park 2007 Neighborhood Master Plan.	TA
08-08	Days Inn Subdivision	1585 Dundee Avenue	Final Plat of Subdivision	Consent (Resolution)	Requesting final plat approval to divide the property into two lots.	TA
10-08	The Chicago Bandits/ Judson University	1151 North State Street	Amendment to PCF Planned Community Facility Ordinance No. G42-05	Other Business (Consideration)	Requesting an amendment to PCF Ordinance G42-05 to provide for the operation of a professional softball franchise and for the operation of sporting and recreation camps and tournament play.	TA
	Oak Ridge Subdivision	1700 Villa Street and 901 Galt Boulevard	Lot set aside agreement	Other Business (Consideration)		DM

New / Pending PLANNING AND DEVELOPMENT Items

Pet. #	Project Name	Project Address	Description of Request	Awaiting...	Status/Comments	Staff
55-06	Oak Ridge of Elgin, Phase 3	890 Galt Boulevard	Map Amendment and Preliminary Plat of Subdivision	Staff Review	Request for map amendment and preliminary plat of subdivision approval to construct 53 single family homes and 55 townhome units.	DM
03-07	HPI Shoppe Annexation	Shoppe Parcel at Plank Road	Annexation, Zoning, and Preliminary Plat approval	Staff Review	Proposal to annex, zone and subdivide the Shoppe property. The proposed development includes eight detached single family homes and a new street connection between HPI West and Plank Road.	TA
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.	TA
39-07	Iglesia De Cristo (Church of Christ)	863-877 Bode Road	Map Amendment from SFR1 Single Family Residence District to PCF Planned Community Facility District	Staff Review	Requesting a map amendment to PCF to allow the construction of a church. (<i>Routed revised plans.</i>)	DM
50-07	McKay/Nava Annexation	38W491 and 38W505 Route 20 West	Annexation and Map Amendment	Staff Review	Requesting annexation and map amendment approval of 4.5 acres of land for commercial use. (<i>Routed resubmittal.</i>)	DM
60-07	Covenant w/Creation Ministries Site	North of Highland Ave; West of Randall	Annexation, Zoning, and Preliminary Plat approval	Staff Review	Requesting annexation, zoning and preliminary plat approval of 37 acres of land to allow a single family development.	TA
01-08	Dog Hydrotherapy Center	Northeast Corner of Hiawatha Drive and Grand Avenue	Map Amendment to PAB Planned Area Business District	Staff Review	Requesting a map amendment to PAB to allow the establishment of a dog therapy business.	LT
05-08	Hidden Creek at Rolling Knolls	11N260 Rohrssen Road	Annexation, Zoning, and Preliminary Plat approval	Staff Review	Requesting to annex, zone and subdivide property.	DM
11-08	HRT Medical Building	Capital Street and Alft Lane	Annexation and Map Amendment	Staff Review	Requesting annexation and map amendment approval to build a medical building.	DM
14-08	Sanfilippo Property	750 South State Street	Amendment to PORI Planned Office Research Industrial District Ordinance No. G84-04 and Preliminary Plat Approval	Consideration	Requesting an amendment to PORI Ordinance No G84-04 and preliminary plat approval for an industrial subdivision.	DM

	River Park Place (High-rise Condo Component)	96-122 S Grove Avenue	Final Plat of Subdivision	Staff Review	Requesting final plat of subdivision approval for the high-rise condo component on South Grove and Prairie Street.	SS
	Super Auto	270 Willard Avenue	Amendment to a Planned Development Ordinance and Stormwater Variation	Staff Review	Requesting an amendment to a planned development ordinance to allow a commercial operations yard. Requesting a stormwater variation to allow a temporary building to remain as a permanent structure in the floodplain.	LT
	Weld Road Office Park SMC Properties, LLC	2805 Weld Road	Final Plat of Subdivision	Staff Review	Requesting final plat of subdivision approval for 7 acres with a mixed use commercial and residential subdivision.	DM
	Good Shepard Crossing	195 Nelser Road	Amendment to the PAB Planned Area Business Ordinance No. G67-05	Staff Review	Requesting an amendment to a planned development ordinance to allow a commercial building.	TA

New / Pending ZONING BOARD Items

Pet. #	Project Name	Project Address	Description of Request	Awaiting...	Status/Comments	Staff
17-07	McClure Expansion	453 McClure Avenue	Variation	Staff Review	Requesting a variation to expand a structure which is nonconforming in terms of site design regulations.	JW
18-08	Parking Lot Expansion	721 Dundee Avenue	Variation	Staff Review	Requesting a variation of setback requirements to expand a parking lot .	LT
21-08	Liquor Store	1350 East Chicago Street	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.	JW

Abbreviations are as follows:

CC:
PDC:
ZSB:

City Council
Planning & Development Commission
Zoning & Subdivision Hearing Board

CW: Cindy Walden
DM: Denise Momodu
JR: John Rothenberger
JW: Jan Ward
LT: Lydia Treganza
MF: Matthew Fitzgibbon
MM: Mike Millikan
PS: Paul Slaby
RD: Richard Dunne
RJ: Raoul Johnston
SB: Steve Bone
SS: Sarosh Saher
TA: Tom Armstrone