

# PLANNING & ZONING COMMISSION

Monday, November 5, 2018

7:00 p.m.

City of Elgin  
City Council Chambers - 2<sup>nd</sup> Floor North Tower  
150 Dexter Court, Elgin, IL 60120

## AGENDA

- A. Call Meeting to Order
- B. Roll Call
- C. Approval of Minutes  
October 1, 2018
- D. Chairman's Opening Statement
- E. Administer Oath to Persons Desiring to Testify

### F. Petitions to be Considered

#### *Map Amendment, Amendment to Annexation Agreement, and Preliminary Plat*

1. 3451 Bowes Rd - #16-18, 28-18 & 29-18, an amendment to the annexation agreement, a map amendment to the planned development (specifically amending the planned development ordinances), and approval of a preliminary plat for a new senior living facility and age-restricted single-family residential subdivision (continued from August 6, 2018, and September 10, 2018). **This petition will be continued generally, and should the applicant request future consideration, staff will first re-notice the petition. No action is required by the Planning and Zoning Commission at this time.**

#### *Conditional Use:*

1. 800-816 St Charles St - #31-18, an amendment to the planned development as a conditional use established by Ordinance No. G21-97 with departures from the parking and signage requirements to construct a side-by-side drive-through lane for McDonald's restaurant.

#### *Planned Development as a Map Amendment*

1. 375 Second St and 1751 Berkley St - #38-18, establish a Planned Development as a Map Amendment from GI General Industrial District to PGI Planned General Industrial District with departures from the architectural and site design requirements to expand the existing facility at 375 Second St, and to construct a new truck maintenance building with accessory parking and storage for semi-trucks at 1751 Berkley Street.

*Planned Development as a Map Amendment, Preliminary and Final Plat*

1. 819 S Randall Rd - #39-18 & 40-18, preliminary and final plat of subdivision and amendment to the existing PAB Planned Area Business District Ordinance No. G40-06, as amended by Ordinance G11-15, to construct a new multi-tenant retail building as an outlot in front of the Meijer store.

*Text Amendment and Conditional Use*

1. 1330 Crispin Dr - #42-18 & 43-18, text amendment to Section 19.40.330 B. of the Elgin Municipal Code, "Land Use", to allow crematoriums as a conditional use in GI General Industrial Districts, and conditional use to establish a crematorium.

G. Other Business

H. Public Comment

I. Summary of Pending Development Applications

J. 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.