

September 14, 2018

**NOTICE OF HEARING
PLANNING AND ZONING COMMISSION
CITY OF ELGIN**

SUBJECT

Consideration of Petition 12-18; requesting approval of a Planned Development as a Map Amendment from PSFR2 Planned Single Family Residence District and PGI Planned General Industrial District to a new PGI Planned General Industrial District with departures from (1) 19.45.080, "Table of Required Parking", specifically to reduce the number of parking spaces required, (2) 19.90.015, "Definitions and Regulations", and 19.12.600, "Obstructions in Yards", specifically to allow a commercial operations yard in the street yard, and (3) 19.90.015, "Definitions and Regulations", specifically to allow a commercial operations yard without a fence and landscape screening, all of which are necessary to construct a new 477,115-square foot office and warehouse building at the property commonly referred to as 1451 Sheldon Drive; by Equity Trust Co. custodian FBO Paul Swanson, as applicant, and Cheder Elgin, LLC, as property owner.

BACKGROUND

An application has been filed to construct a new 477,115-square foot office and warehouse building at the 38-acre vacant (primarily wooded) property commonly referred to as 1451 Sheldon Drive.

The property was zoned for a single-family residential subdivision in 2007 by Ordinance No. G4-07. The construction of the residential subdivision, however, never commenced and the property remains wooded and undeveloped.

The applicant is now proposing to rezone the property to an industrial zoning classification, PGI Planned General Industrial District, to construct a new 477,115-square foot office/warehouse distribution building with accessory parking for passenger vehicles and semi-trucks and trailers. The building would be located near the center of the 38-acre property with two access driveways to Sheldon Drive; one near the west property line and the other at the end of Sheldon Drive near the east property line. Existing trees within land areas approximately 30-120-foot deep along the west, north, and east property lines would be preserved, and will also serve to buffer the facility from adjacent uses.

The property would include a total of 372 parking spaces. An open land area would be preserved for future construction of additional 247 parking spaces (for a total of 620 parking spaces), if needed. The facility would have a total of 105 truck docks on the north and south sides of the building and parking for 50 semi-trucks/trailers.

The property is surrounded by industrially-zoned properties and developments to the north and south. The overhead transmission utility lines are located adjacent to the west, and an existing railroad line is located adjacent to the east.

PUBLIC HEARING

A public hearing will be held by the Planning and Zoning Commission on October 1, 2018, at 7:00 p.m. in the City Council Chambers, Second Floor, North Tower, Elgin Municipal Building, 150 Dexter Court. At that time, any interested persons may appear in person, by writing, by agent or by attorney and present any testimony they may have pertaining to the granting or denying of this petition.

For further information, please contact Damir Latinovic, at 847-931-5943, or by e-mail at latinovic_d@cityofelgin.org. A copy of the application may be viewed at the Community Development Department, 150 Dexter Court, Elgin, Illinois.

Americans with Disabilities Act

The City of Elgin is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals who plan to attend this meeting and who require 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 ADA Coordinator at (847) 931-5620 {TDD (847) 931-5616} promptly to allow the City of Elgin to make reasonable accommodations for those persons.

Notice of Hearing

RESPONSE FORM

DATE: September 14, 2018

SUBJECT: Consideration of Petition 12-18

Requesting approval of a Planned Development as a Map Amendment from PSFR2 Planned Single Family Residence District and PGI Planned General Industrial District to a new PGI Planned General Industrial District with departures from (1) 19.45.080, "Table of Required Parking", specifically to reduce the number of parking spaces required, (2) 19.90.015, "Definitions and Regulations", and 19.12.600, "Obstructions in Yards", specifically to allow a commercial operations yard in the street yard, and (3) 19.90.015, "Definitions and Regulations", specifically to allow a commercial operations yard without a fence and landscape screening, all of which are necessary to construct a new 477,115-square foot office and warehouse building at the property commonly referred to as 1451 Sheldon Drive; by Equity Trust Co. custodian FBO Paul Swanson, as applicant, and Cheder Elgin, LLC, as property owner.

IF USING THIS FORM TO RESPOND, PLEASE:

- If so desired, please write your response at bottom of form.
- Write your name and address at the bottom of this page.

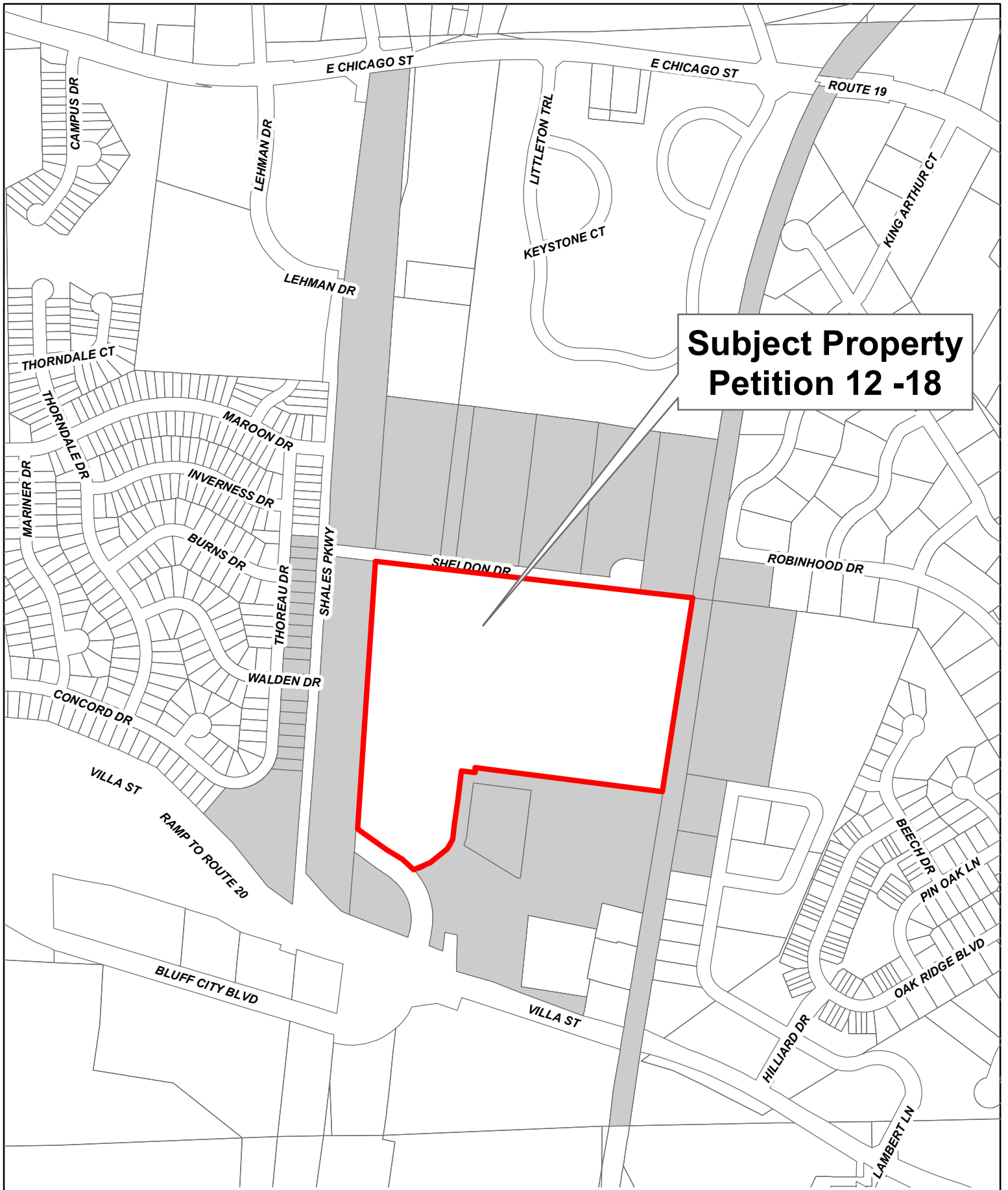
If you would like your response to be reviewed at the Planning and Zoning public hearing on Monday, October 1, 2018, please mail this form back as soon as possible to:

City of Elgin, 150 Dexter Ct., Elgin, IL 60120

Use the following space for any comments:

NAME: _____

ADDRESS: _____



**Subject Property
Petition 12-18**

Location Map

**1451 Sheldon Dr.
Elgin, Illinois**



0 115 230 460 690 920 Feet

If using this form to respond, please mark the location of your property on the map