

November 17, 2017

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

SUBJECT

Consideration of Petition 26-17 requesting a conditional use to establish a food hall for various activities pertaining to the assembly of people at the property commonly referred to as 51 S. Grove Avenue, by Dream Hall, as applicant, and LV Management, as property owner.

BACKGROUND

An application has been filed by Dream Hall requesting a conditional use to establish a food hall for various activities pertaining to the assembly of people in the CC1 Center City District. The subject property is located at 51 S. Grove Avenue.

The applicant is proposing to open a food hall establishment with shared commercial kitchens and dining areas, private event and meeting space, and a separate tap room. Other possible events in the space could include farm-to-table meal events and cooking classes. The space would allow start-up restaurants who have perfected their craft at Shared Dream Kitchen the exposure to the public and their own temporary restaurant space within the food hall. Initially, the plan is to offer three vendors, on a rotating short-term basis, to serve their food daily while building their business acumen and customer base. The proposed hours of operation would be seven days a week 10 am – 10 pm, with later hours for private events.

The existing bar area within the space would be run separately as a tap room with its own hours of operation currently proposed as Thursday – Sunday 8 am – 11 pm. The tap room would be serving both alcohol and non-alcoholic beverages including microbrews, cold brew coffees, specialty sodas and other specialty drinks.

The second floor of the building would include two office suites, one of which will be occupied by Dream Hub Brands.

The applicant will be doing interior renovations to accommodate the proposed uses, however, no changes are proposed to the exterior of the building.

PUBLIC HEARING

A public hearing will be held by the Planning & Zoning Commission on Monday, December 4, 2017, 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: November 17, 2017

SUBJECT: Consideration of Petition 26-17

Requesting a conditional use to establish a food hall for various activities pertaining to assembly of people at the property commonly referred to as 51 S. Grove Avenue, by Dream Hall, as applicant, and LV Management, as property owner.

IF USING THIS FORM TO RESPOND, PLEASE:

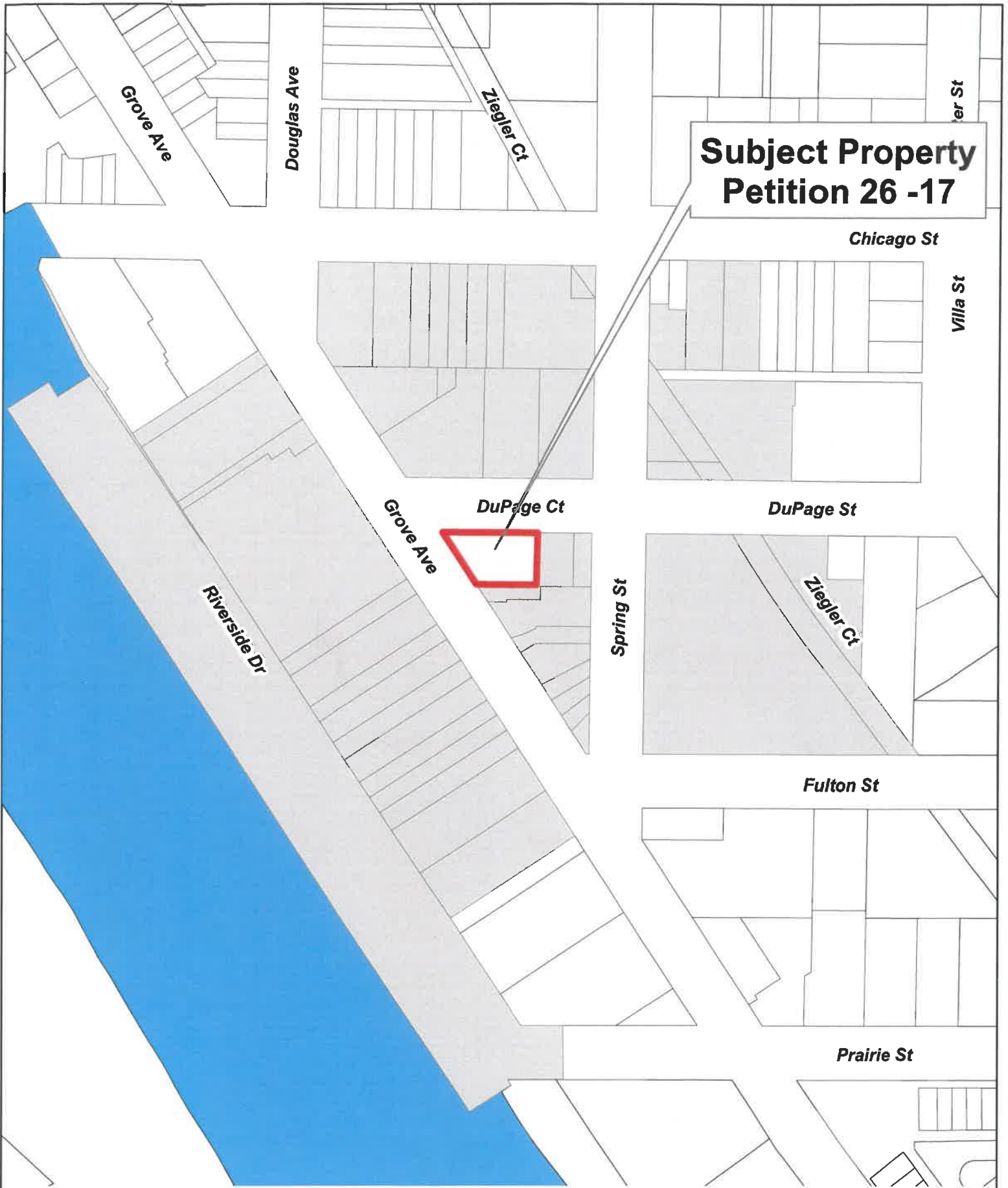
- If so desired, please write your response at bottom of form.
- Write your name and address at the bottom of this page.

If you would like your response to be reviewed at the Planning and Zoning public hearing on Monday, December 4, 2017, 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: _____



Location Map

**51 S. Grove Ave.
Elgin, Illinois**



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