

November 17, 2017

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

SUBJECT

Consideration of Petitions 24-17 and 29-17 requesting approval of a Preliminary and Final Plat of Subdivision, and a Map Amendment to the existing PORI Planned Office Research Industrial District with departures from (1) Section 19.40.135, "Site Design", specifically to create a new lot with a lot area less than the minimum lot area requirement, and (2) Section 18.24.060, "Lot Standards", specifically to create a new lot that does not abut a publicly dedicated right of way, all of which is necessary to subdivide the existing property commonly referred to as 2135 Point Boulevard into two new lots, by Fabricators and Manufacturers Association, as Applicant and Property Owner.

BACKGROUND

An application has been filed by Fabricators and Manufacturers Association, as applicant and property owner, requesting approval of a Preliminary and Final Plat of Subdivision, and a Map Amendment to the existing PORI Planned Office Research Industrial District with departures from (1) Section 19.40.135, "Site Design", specifically to create a new lot with a lot area less than the minimum lot area requirement, and (2) Section 18.24.060, "Lot Standards", specifically to create a new lot that does not abut a publicly dedicated right of way, all of which is necessary to subdivide the existing property into two new lots. The subject property is located at 2135 Point Boulevard.

The 2135 Point Boulevard property is currently improved with an approximately 25,000-sqaufe foot building and the accessory parking lot, both located on the southern portion of the property. The northern portion of the property is currently vacant and unimproved. The applicant is proposing to subdivide the existing property into two new lots. Proposed Lot 1 would include the northern portion of the existing property which is currently vacant, while the proposed Lot 2 would

include the existing building and parking lot on the southern portion of the property. No new development is currently proposed on the proposed Lot 1.

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 24-17 & 29-17

Requesting approval of a Preliminary and Final Plat of Subdivision, and a Map Amendment to the existing PORI Planned Office Research Industrial District with departures from (1) Section 19.40.135, "Site Design", specifically to create a new lot with a lot area less than the minimum lot area requirement, and (2) Section 18.24.060, "Lot Standards", specifically to create a new lot that does not abut a publicly dedicated right of way, all of which is necessary to subdivide the existing property commonly referred to as 2135 Point Boulevard into two new lots; By Fabricators and Manufacturers Association, as applicant and property owner.

IF USING THIS FORM TO RESPOND, PLEASE:

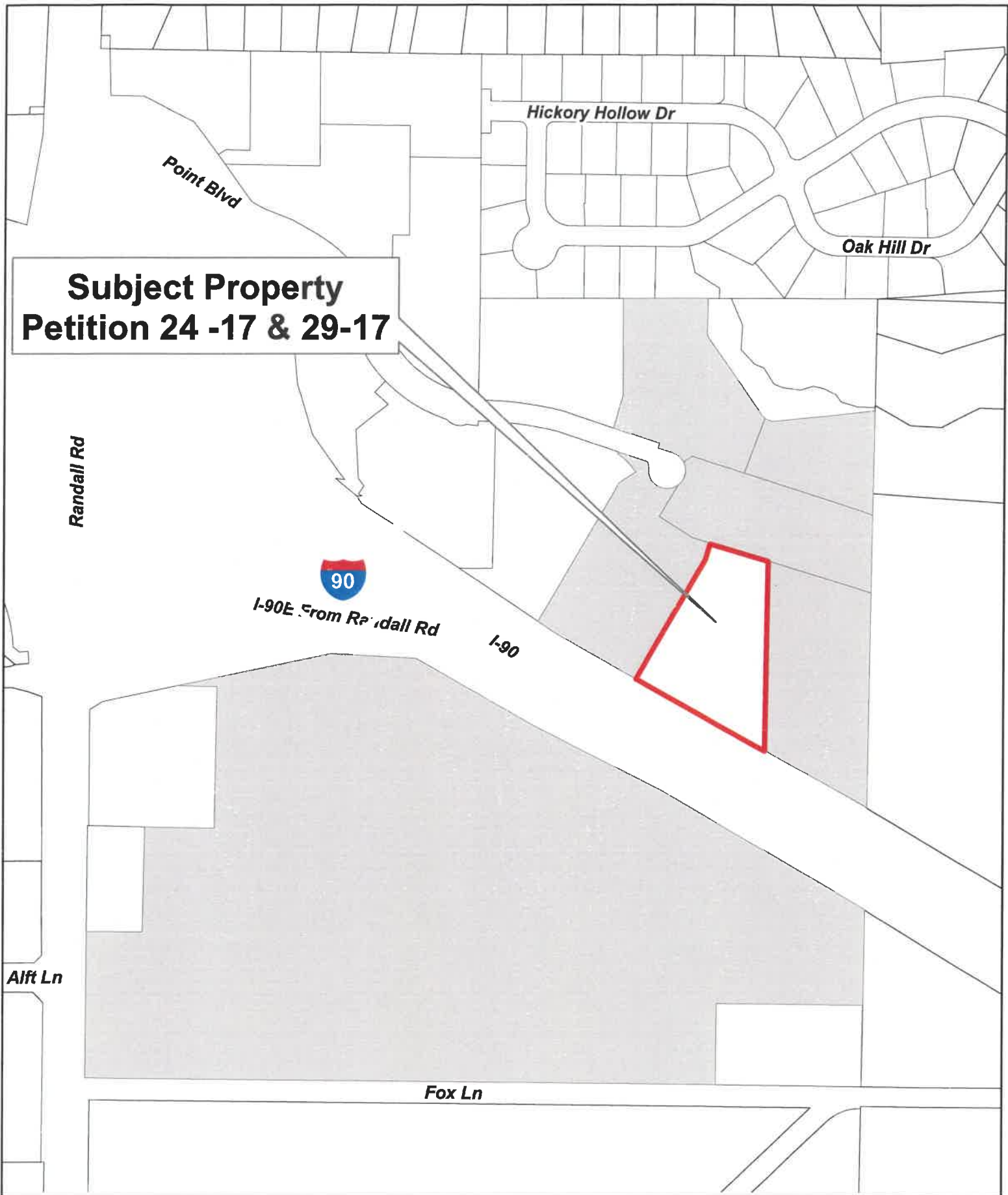
- If so desired, please write your response at bottom of form.
- Write your name and address at the bottom of this page.

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: _____

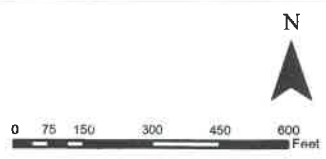
ADDRESS: _____



**Subject Property
Petition 24 -17 & 29-17**

Location Map

**2135 Point Blvd.
Elgin, Illinois**



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