

December 22, 2017

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

**SUBJECT**

Consideration of Petition 25-17; requesting approval of an amendment to the PGI Planned General Industrial District Ordinance No. G37-97 and Ordinance No. G21-12 with a departure from Section 19.40.335, "Site Design", specifically to reduce the depth of the transition landscape yard, to expand the existing vehicle use area at the property commonly referred to as 921-927 N. State Street; By Sam Mokhtarian, as applicant, and SD&S/Elgin, LLC, as property owner.

**BACKGROUND**

An application has been filed by Sam Mokhtarian requesting approval of an amendment to PGI Planned General Industrial District Ordinance No. G37-97 and Ordinance No. G21-12 to expand the vehicle use area on the property which would reduce the existing transition landscape yard. The subject property is located at 921-927 N. State Street.

The applicant is proposing to expand the vehicle use area in rear of the building to provide adequate space for semi-trucks to access the loading docks in rear of the building. The expanded vehicle use area would reduce the existing transition landscape yard from 30 feet to 15 feet. As such, the paved parking area in rear of the building would be located approximately 15 feet from the east (rear) property line. The applicant will install a new six-foot high solid fence and new landscaping along the east property line adjacent to the residentially zoned property immediately to the east to provide adequate screening of the vehicle use area.

No other changes are proposed to the site or the building.

**PUBLIC HEARING**

A public hearing will be held by the Planning & Zoning Commission on Monday, January 8, 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](mailto: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:** December 22, 2017

**SUBJECT:** Consideration of Petition 25-17

Requesting approval of an amendment to the PGI Planned General Industrial District Ordinance No. G37-97 and Ordinance No. G21-12 with a departure from Section 19.40.335, "Site Design", specifically to reduce the depth of the transition landscape yard, to expand the existing vehicle use area at the property commonly referred to as 921-927 N. State Street; By Sam Mokhtarian, as applicant, and SD&S/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, January 8, 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:**

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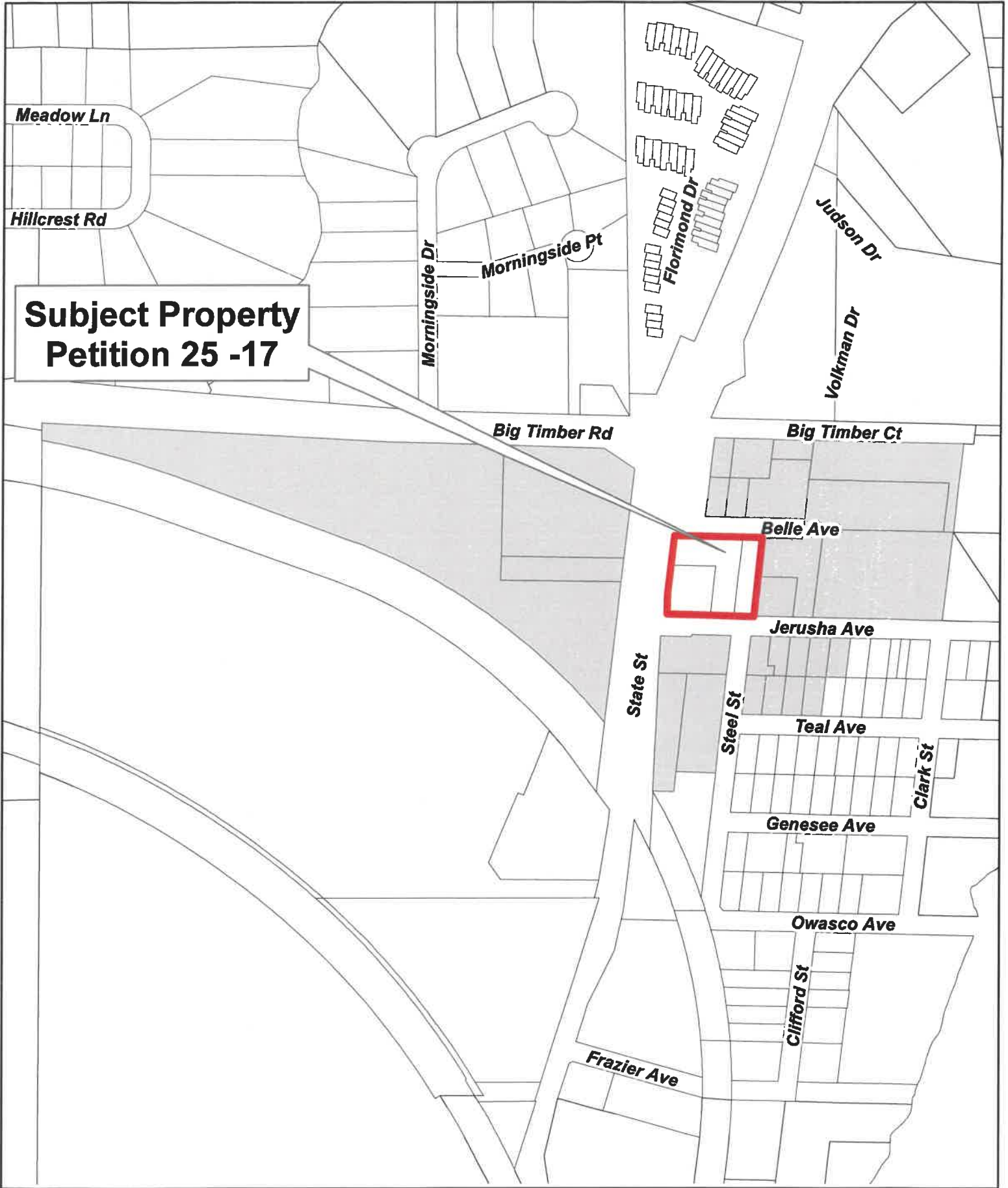
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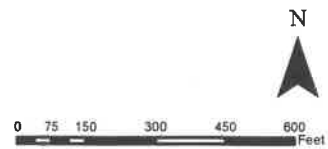
**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_  
\_\_\_\_\_



Location Map

921-927 N. State St.  
Elgin, Illinois



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