

December 22, 2017

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

SUBJECT

Consideration of Petition 28-17; requesting Development Plan approval with departures from (1) Section G, "Site Design and Architectural Design", of Ordinance No. G32-10, specifically to allow the construction of a refuse enclosure which is not affixed structurally as part of the primary building wall system, and (2) Section 19.50.080, "Wall and Integral Roof Graphics", of the Municipal Code, specifically to allow a maximum number of wall graphics which exceeds the maximum permitted by code, all of which are necessary to build a one-story restaurant building upon Lot 3 in Resubdivision of Lot 2 of the Elgin Wal-mart/Sam's Club Subdivision, said Lot 3 commonly referred to as 1150 South Randall Road; by Andy's Frozen Custard, as applicant, and Richport Property LLC – S. Randall Road, as property owner.

BACKGROUND

An application has been filed by Andy's Frozen Custard, requesting Development Plan approval to build a one-story restaurant building upon Lot 3 in Resubdivision of Lot 2 of the Elgin Wal-mart/Sam's Club Subdivision. Said Lot 3 is commonly known as 1150 S. Randall Road.

The applicant is proposing to construct a new restaurant building for Andy's Frozen Custard. The proposed building will include one drive-through lane for drive-through service, and walk-up window service. The restaurant will not feature any indoor seating, but will include a patio with tables and chairs for outdoor seating. The property will include a total of 32 parking spaces with access from the private shopping center drive in rear of the building. The parking lot will include connections to the adjacent commercial properties to the north (Denny's and McAlister's Deli) and south (Fuller's Car Wash). The property will not have a direct access to Randall Road.

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. 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 28-17

Requesting Development Plan approval with departures from (1) Section G, "Site Design and Architectural Design", of Ordinance No. G32-10, specifically to allow the construction of a refuse enclosure which is not affixed structurally as part of the primary building wall system, and (2) Section 19.50.080, "Wall and Integral Roof Graphics", of the Municipal Code, specifically to allow a maximum number of wall graphics which exceeds the maximum permitted by code, all of which are necessary to build a one-story restaurant building upon Lot 3 in Resubdivision of Lot 2 of the Elgin Wal-mart/Sam's Club Subdivision, said Lot 3 commonly referred to as 1150 South Randall Road; By Andy's Frozen Custard, as applicant, and Richport Property LLC – S. Randall Outlet, 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.

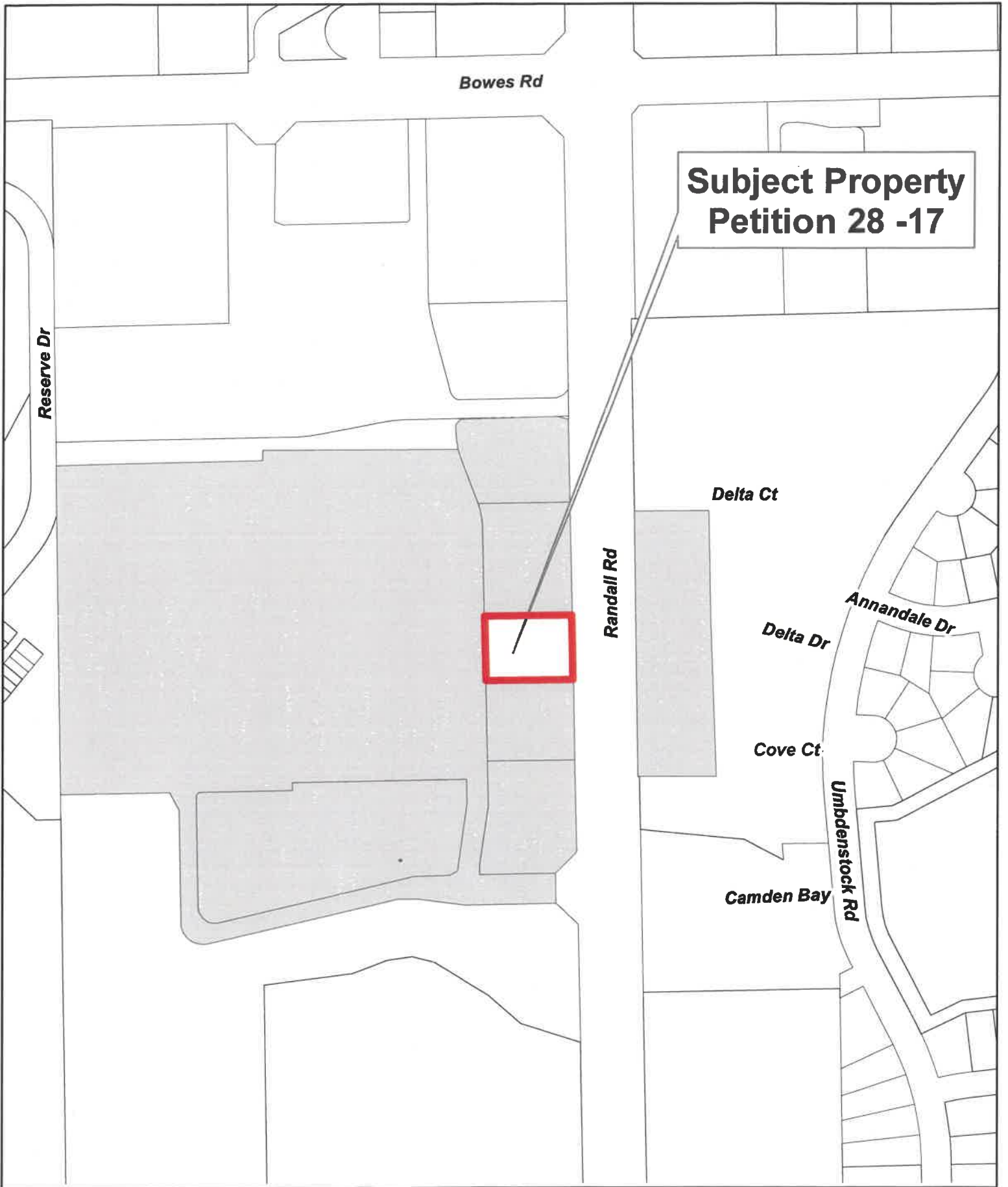
If you would like your response to be reviewed at the Planning and Zoning public hearing on Monday, January 8, 2018, please mail this form back as soon as possible to:

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

Use the following space for any comments:

NAME: _____

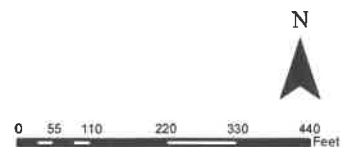
ADDRESS: _____



**Subject Property
Petition 28 -17**

Location Map

**1150 S. Randall Rd.
Elgin, Illinois**



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