

COURTESY NOTICE OF A ZONING PUBLIC HEARING



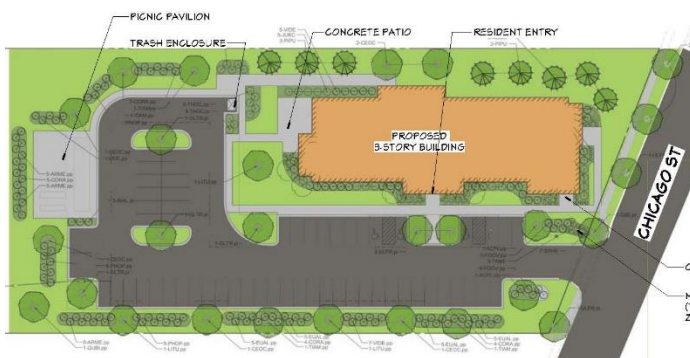
PLANNING AND ZONING COMMISSION
Monday, February 3, 2020
7:00 p.m.

ELGIN CITY HALL
150 Dexter Court
City Council Chambers
North Tower, 2nd Floor

MATTER BEFORE THE COMMISSION

Consideration of Petitions 41-19 and 42-19, requesting the extension of the planned development established by Ordinance No. G17-18, and approval of a conditional use, with any other departures as may be necessary or desirable to establish a residential care facility, all at the property commonly referred to as **711 E. Chicago Street and 712 Laurel Street**, by UP Development, LLC as applicant, and German Hernandez, as property owner.

BACKGROUND AND ADDITIONAL DETAIL



Proposed Site Plan

The applicant is proposing to demolish the existing single-family home and associated structures on the property, and construct a new three-story residential care facility with 40 residential units. The units will be leased to and will offer permanent supportive housing for persons with disabilities. The facility will include office space for on-site staff providing various types of support services to the residents, including but not limited to: life-skill training, case management, and employment assistance.

The ground floor of the building will also include a commercial office space to be occupied by a mental health services provider offering outpatient services to other community members. The facility will include an accessory parking lot with 60 parking spaces.



VIEW FROM CHICAGO STREET LOOKING SOUTH



VIEW FROM CHICAGO STREET LOOKING EAST

CONTINUED ON REVERSE SIDE

At the public hearing, 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 the application.

For further information, questions, or comments, please contact:

Damir Latinovic
(847) 931-5943 (office)
latinovic_d@cityofelgin.org (email)

The current application for the above-described development is available for review at the Community Development Department, 150 Dexter Court, Elgin, IL 60120 and online at: www.cityofelgin.org/publichearings

Said application and the associated plans on file with the Community Development Department and online are subject to change during the administrative and city council review process.

NOTIFICATION REQUIREMENTS

This mailed notice is provided as a courtesy by the City of Elgin. It is not required by either city code or state statute. In accordance with Chapter 19.82 "Public Hearing Notification Signs" of the Elgin Municipal Code, public hearing notification sign(s) will be posted on the subject property, and in accordance with 65 ILCS 5/11-13 of the Illinois Compiled Statutes, the legal notice below will be published within a newspaper of general circulation within the City of Elgin:

PLEASE TAKE NOTICE that the City of Elgin Planning & Zoning Commission will conduct a public hearing on the following zoning application:

No. 41-19 and 42-19

By UP Development, LLC as applicant, and German Hernandez, as property owner, requesting the extension of the existing planned development established by Ordinance No. G17-18, and approval of a conditional use, with any other departures as may be necessary or desirable to establish a residential care facility, all at the property commonly referred to as 711 E. Chicago Street and 712 Laurel Street, more specifically identified by the Kane County Property Index Numbers 06-18-301-050-0000 and 06-18-301-052-0000.

The public hearing will be held on Monday, February 3, 2020 at 7:00 p.m. in the City Council Chambers, Second Floor, North Tower, Elgin Municipal Building, 150 Dexter Court, Elgin, IL 60120. 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.

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: January 17, 2020

SUBJECT: Consideration of Petitions 41-19 and 42-19

Requesting the extension of the existing planned development established by Ordinance No. G17-18, and approval of a conditional use, with any other departures as may be necessary or desirable to establish a residential care facility, all at the property commonly referred to as 711 E. Chicago Street and 712 Laurel Street; by UP Development, LLC as applicant, and German Hernandez, 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.

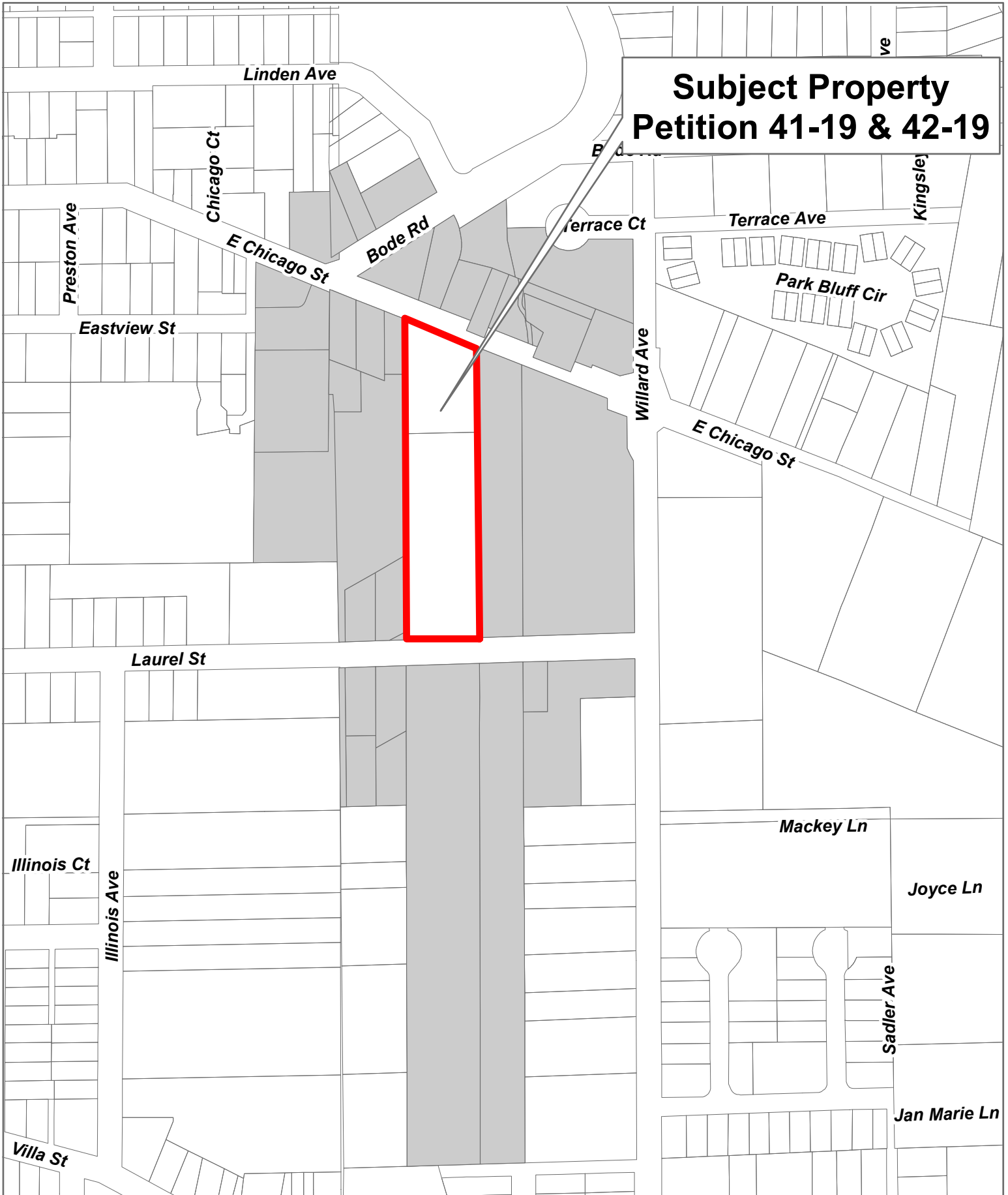
If you would like your response to be reviewed at the Planning and Zoning public hearing on Monday, February 3, 2020, please mail this form back as soon as possible to:

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

Use the following space for any comments:

NAME: _____

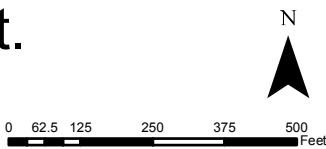
ADDRESS: _____



**Subject Property
Petition 41-19 & 42-19**

Location Map

**711 E. Chicago St./712 Laurel St.
Elgin, Illinois**



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