

October 30, 2009

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

SUBJECT

Consideration of Petition 26-09 Requesting a Map Amendment from RC3 Residence Conservation District to AB Area Business District, and a Conditional Use for a Planned Development in the AB Area Business District to Permit the Expansion of a Parking Lot; Property Located at 401 Summit Street, 455 and 459 North Gifford Street, by Bear and Sons No. 2, LLC, as Applicant, and by McDonald's USA LLC, Chicago Title Land Trust Company, Trust No. 498, dated January 28, 1971, and Jesus Ocampo, as Owners.

BACKGROUND

An application has been filed by Bear and Sons No. 2, LLC, requesting a map amendment from RC3 Residence Conservation District to AB Area Business District, and a conditional use for a planned development in the AB Area Business District, to permit the expansion of a parking lot. The property is located at 401 Summit Street, 455 and 459 North Gifford Street.

The applicant is proposing to expand the existing parking lot of the fast food restaurant onto the property to the south. The expansion is proposed to compensate for the loss of parking spaces along the northerly end due to the City's acquisition of a portion of the subject property to construct a new traffic roundabout at the corner of Summit and Dundee Avenues.

The property to the south is currently zoned RC3 Residence Conservation District and is improved with a single family residence. The applicant proposes to demolish the structures on the property to accommodate the expansion of the parking lot and is therefore requesting a map amendment of the property to AB Area Business District. The applicant is additionally requesting a conditional use for a planned development in the AB Area Business District to allow for certain departures of the zoning ordinance to construct the parking lot.

PUBLIC HEARING

A public hearing will be held by the Planning & Development Commission on Monday, November 16, 2009 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 Sarosh Saher, Senior Planner, at 847-931-5943, or via e-mail: saher_s@cityofelgin.org. A copy of the application may be viewed at the Department of Code Administration, 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.

Notice of Hearing

RESPONSE FORM

DATE: October 30, 2009

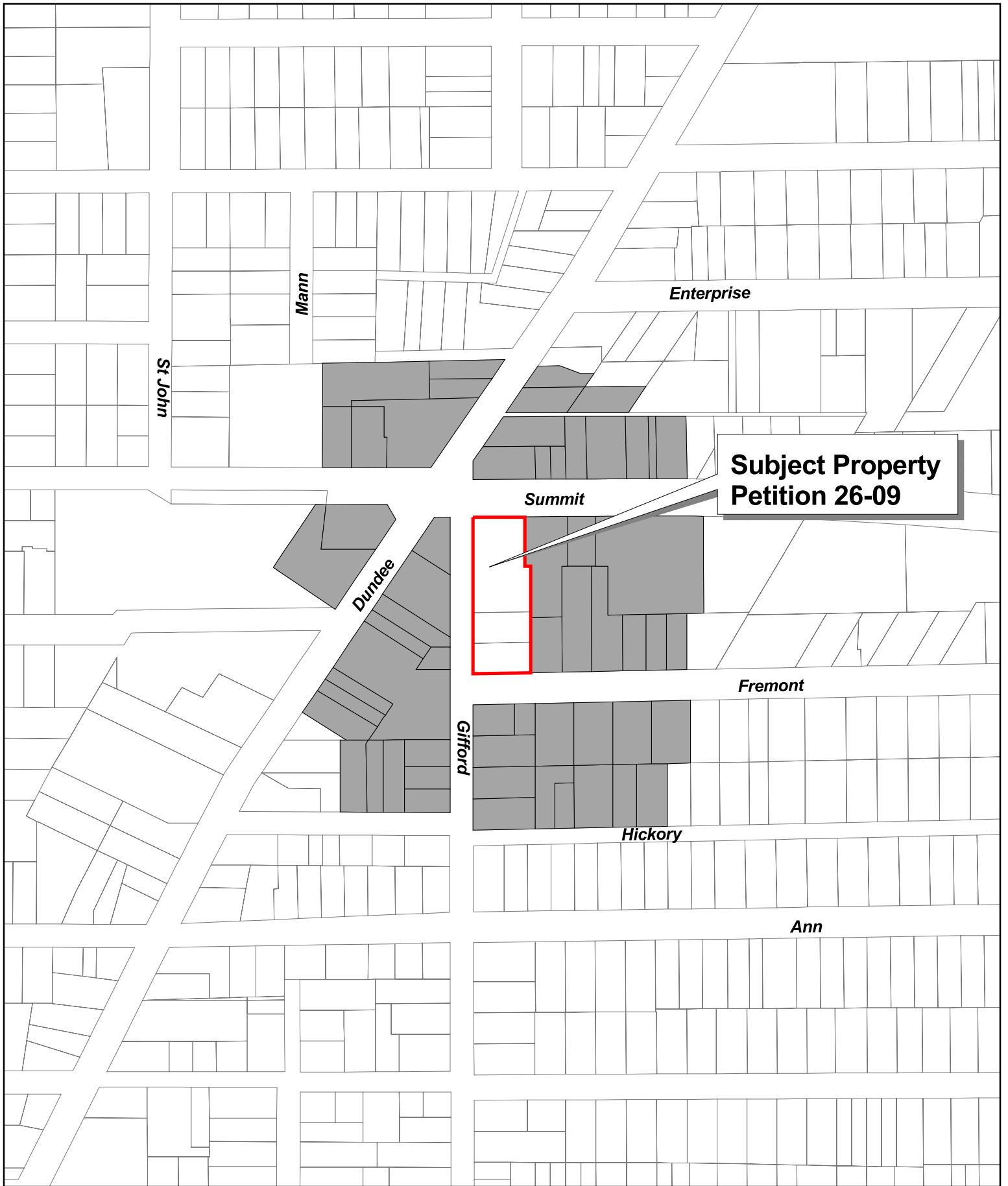
SUBJECT: Consideration of Petition 26-09 Requesting a Map Amendment from RC3 Residence Conservation District to AB Area Business District, and a Conditional Use for a Planned Development in the AB Area Business District to Permit the Expansion of a Parking Lot; Property Located at 401 Summit Street, 455 and 459 North Gifford Street, by Bear and Sons No. 2, LLC, as Applicant, and by McDonald's USA LLC, Chicago Title Land Trust Company, Trust No. 498, dated January 28, 1971, and Jesus Ocampo, as Owners.

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.
- Return in the postage-paid envelope enclosed.
- **If you would like your response to be reviewed at the Planning and Development public hearing on Monday, November 16, 2009, please mail this form back as soon as possible.**
- **Use the following space for any comments:**

NAME: _____

ADDRESS: _____



Location Map

