

July 30, 2010

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

SUBJECT

Consideration of Petition 17-10 Requesting a Text Amendment to Title 19, Zoning of the Elgin Municipal Code; by Elgin Jewelry & Loan, Inc, and 650 North Dearborn, L.L.C.

BACKGROUND

An application has been filed by the Elgin Jewelry & Loan, Inc, and 650 North Dearborn, L.L.C., requesting a text amendment to Title 19, Zoning of the Elgin Municipal Code.

Elgin Jewelry & Loan, Inc, and 650 North Dearborn, L.L.C., are proposing to amend the text of the zoning ordinance with respect to certain standards and regulations within Chapter 19.15.500 entitled ARC Arterial Road Corridor Overlay District.

The amendment pertains to the land uses that are prohibited within the ARC Arterial Road Corridor Overlay District. Elgin Jewelry & Loan, Inc., is proposing to operate a pawnshop at 943 North McLean Boulevard, Units C & D. McLean Boulevard is an arterial street. Certain land uses such as pawnshops are prohibited in the ARC Arterial Road Corridor Overlay District. The applicants are requesting that pawnshops be removed from the list of prohibited land uses in the ARC Arterial Road Corridor Overlay District.

PUBLIC HEARING

A public hearing will be held by the Planning and Development Commission on Monday, August 16, 2010, at 7:00 P.M. in the City Council Chambers, North Tower, Elgin Municipal Building, 150 Dexter Court, Elgin, Illinois. 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 Denise Momodu, at 847-931-6103, or by e-mail at momodu_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: July 30, 2010

SUBJECT: Consideration of Petition 17-10 Requesting a Text Amendment to Title 19, Zoning of the Elgin Municipal Code; by Elgin Jewelry & Loan, Inc, and 650 North Dearborn, L.L.C.

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, August 16, 2010, please mail his form back as soon as possible.**
- **Use the following space for any comments:**

NAME: _____

ADDRESS: _____

July 28, 2010

**NOTICE OF HEARING
ZONING AND SUBDIVISION HEARING BOARD
CITY OF ELGIN**

SUBJECT

Consideration of Petition 18-10 Requesting Conditional Use Approval to Permit a Program for Graphics, Allowing the Establishment of a Sign which Exceeds the Maximum Allowable Height and Surface Area Requirements of the Sign Ordinance in the CF Community Facility District; Property Located at 1600 Dundee Avenue, by Fox River Country Day School, as Applicant and Owner.

BACKGROUND

An application has been filed by Fox River Country Day School requesting conditional use approval to permit a Program for Graphics. The subject property is located at 1600 Dundee Avenue.

Fox River Country Day School proposes to place a new sign at the entrance of their school campus along Dundee Avenue. The proposed sign will replace the existing sign at the entrance to the campus. The school proposes to construct an angular-shaped freestanding sign from limestone material. The proposed sign will measure 12 feet in height and approximately 78 square feet in surface area. The sign exceeds the maximum allowable height and surface area requirements of the sign ordinance. Accordingly, the school is requesting a (20%) variation of the maximum 10 foot height allowance and a (30%) variation of the maximum 60 square foot surface area allowance for a sign in the CF Community Facility District. A Program for Graphics must be established for the sign to be constructed as proposed.

PUBLIC HEARING

A public hearing will be held by the Zoning and Subdivision Hearing Board on Wednesday, August 18, 2010 at 6:30 P.M. in the City Council Chambers, Second Floor, North Tower, Elgin Municipal Building, 150 Dexter Court, Elgin, Illinois. 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 Lydia Treganza, at (847) 931-5908, or by e-mail at treganza_l@cityofelgin.org. A copy of the application may be viewed at the Community Development Department, 150 Dexter Court, Elgin, Illinois.

Americans with Disabilities Act

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Notice of Hearing

RESPONSE FORM

DATE: July 30, 2010

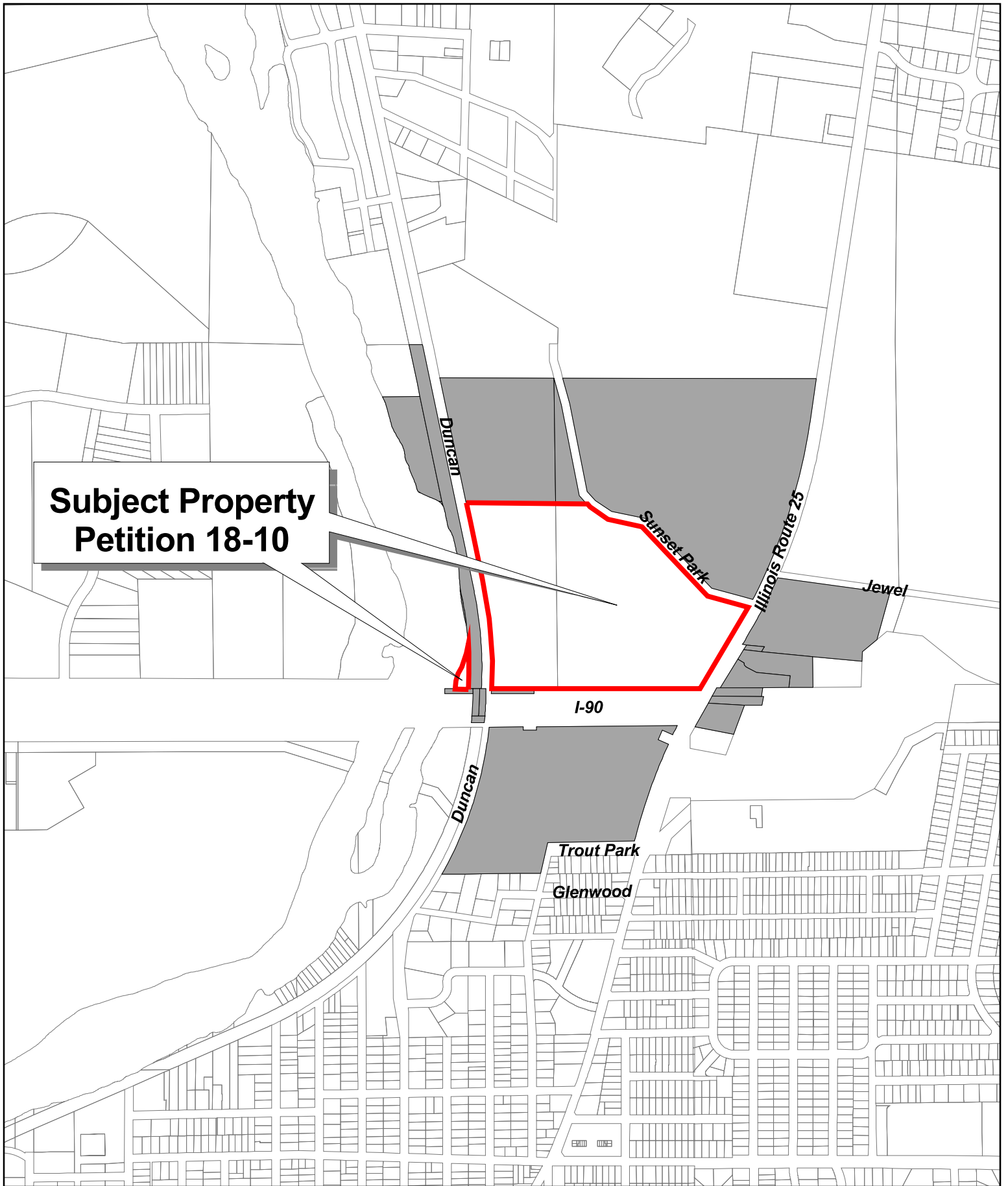
SUBJECT: Consideration of Petition 18-10 Requesting Conditional Use Approval to Permit a Program for Graphics, Allowing the Establishment of a Sign which Exceeds the Maximum Allowable Height and Surface Area Requirements of the Sign Ordinance in the CF Community Facility District; Property Located at 1600 Dundee Avenue, by Fox River Country Day School, as Applicant and Owner.

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**Subject Property
Petition 18-10**

Location Map

**1600 Dundee Ave.
Elgin, Illinois**



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

July 30, 2010

**NOTICE OF HEARING
ZONING AND SUBDIVISION HEARING BOARD
CITY OF ELGIN**

SUBJECT

Consideration of Petition 19-10 Requesting a Conditional Use in the AB Area Business District, to Permit the Establishment of a Pawn Shop; Property Located at 943-955 North McLean Boulevard, Units C & D, by Elgin Jewelry & Loan, Inc, as Applicant, and 650 North Dearborn, L.L.C., as Owner.

BACKGROUND

An application has been filed by Elgin Jewelry & Loan, Inc, requesting a conditional use to permit the establishment of a pawn shop in the AB Area Business District. The subject property is located at 943-955 North McLean Boulevard.

The applicant is proposing to operate a pawn shop at the subject property. The proposed facility will occupy two vacant tenant spaces in the multiple tenant commercial building. Pawn shops are a conditional use in the AB Area Business District, and require a public hearing and City Council approval.

PUBLIC HEARING

A public hearing will be held by the Zoning and Subdivision Hearing Board on Wednesday, August 18, 2010, at 6:30 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 Denise Momodu, at 847-931-6103, or by e-mail at momodu_d@cityofelgin.org. A copy of the application may be viewed at the Community Development Department, 150 Dexter Court, Elgin, Illinois.

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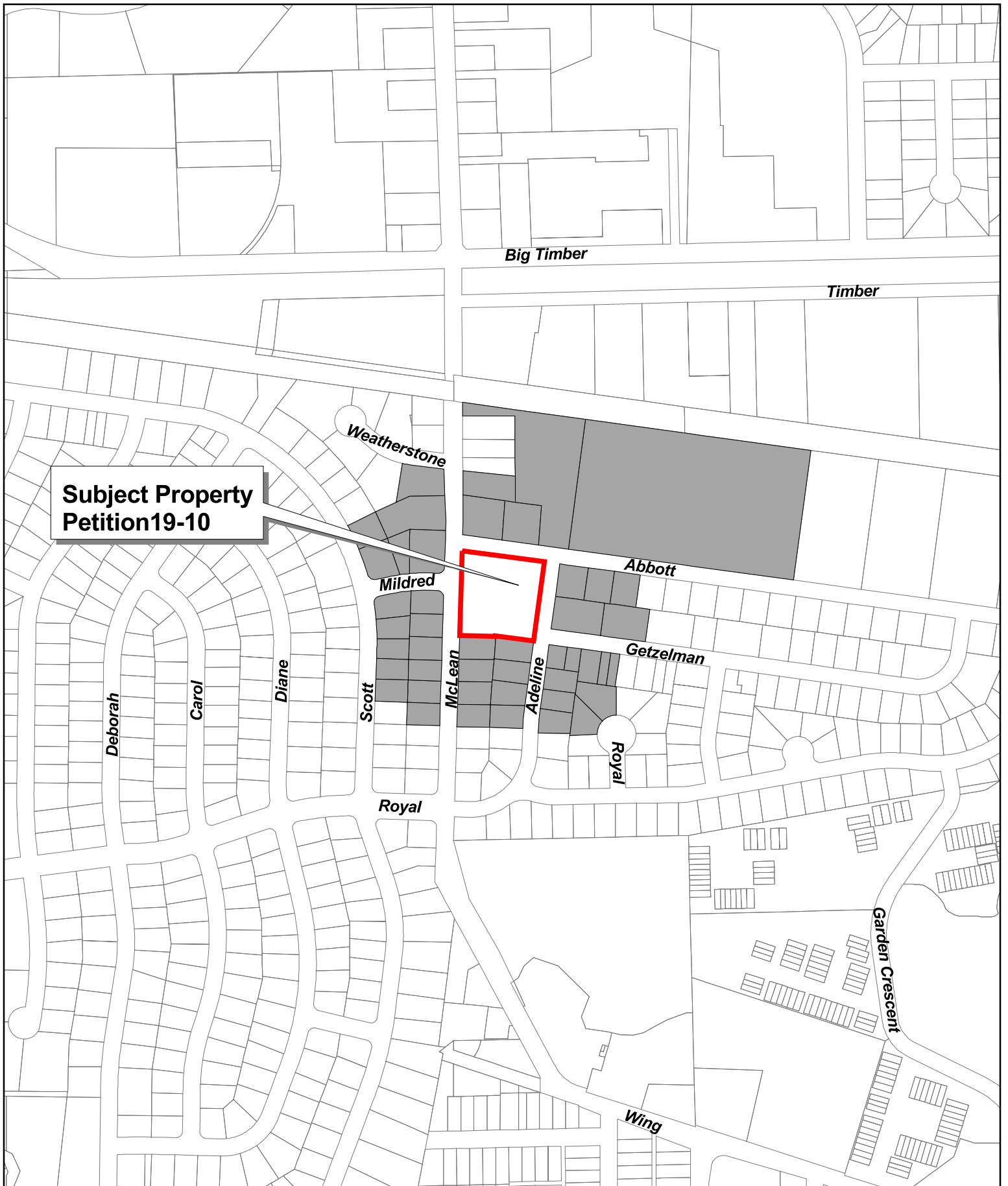
SUBJECT: Consideration of Petition 19-10 Requesting a Conditional Use in the AB Area Business District, to Permit the Establishment of a Pawn Shop; Property Located at 943-955 North McLean Boulevard, Units C&D, by Elgin Jewelry & Loan, Inc, as Applicant, and 650 North Dearborn, L.L.C., as Owner.

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Location Map

943 - 955 N. McLean Blvd.
Elgin, Illinois



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