

COURTESY NOTICE OF A ZONING PUBLIC HEARING



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

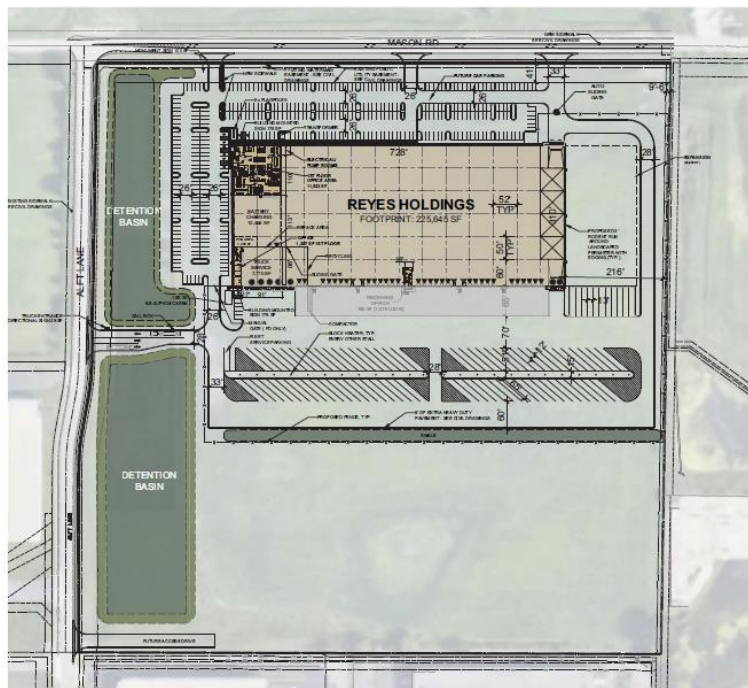
ELGIN CITY HALL
150 Dexter Court
City Council Chambers
North Tower, 2nd Floor

MATTER BEFORE THE COMMISSION

Consideration of Petition 05-20, requesting a map amendment to PORI Planned Office Research Industrial District Ordinance No. G35-14, as amended by Ordinance No. G25-15, and development plan approval with departures from the Elgin Municipal Code for height and/or sign surface area of wall graphics, monument graphic, and directional graphic, height and style of the fence in street yards, and vehicle use area interior landscape yard requirements, and other departures as may be necessary or desirable to construct a 225,645-square foot light-industrial and warehousing building with accessory parking at the property commonly known as **2601 Mason Road**, by David Huang, as applicant and property owner.

BACKGROUND AND ADDITIONAL DETAIL

The applicant and owner of the property is proposing to construct a new 225,645-square foot one-story light-industrial building with accessory parking and truck loading facilities. A total of 322 parking spaces is proposed to be located north and west of the proposed building along Mason Road and Alft Lane. The truck loading and parking areas would be located in rear (south) of the building. Two stormwater detention facilities would be located along Alft Lane.



Proposed site plan

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:

Nos. 05-20

By David Huang, as applicant and property owner, requesting a map amendment to PORI Planned Office Research Industrial District Ordinance No. G35-14, as amended by Ordinance No. G25-15, and development plan approval with departures from the Elgin Municipal Code for height and/or sign surface area of wall graphics, monument graphic, and directional graphic, height and style of the fence in street yards, and vehicle use area interior landscape yard requirements, and other departures as may be necessary or desirable to construct a 225,645-square foot light-industrial and warehousing building with accessory parking at the property commonly known as 2601 Mason Road, more specifically identified by the Kane County Property Index Number 03-31-126-001.

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 Petition 05-20

Requesting a map amendment to PORI Planned Office Research Industrial District Ordinance No. G35-14, as amended by Ordinance No. G25-15, and development plan approval with departures from the Elgin Municipal Code for height and/or sign surface area of wall graphics, monument graphic, and directional graphic, height and style of the fence in street yards, and vehicle use area interior landscape yard requirements, and other departures as may be necessary or desirable to construct a 225,645-square foot light-industrial and warehousing building with accessory parking at the property commonly known as 2601 Mason Road, by David Huang, as applicant and 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.

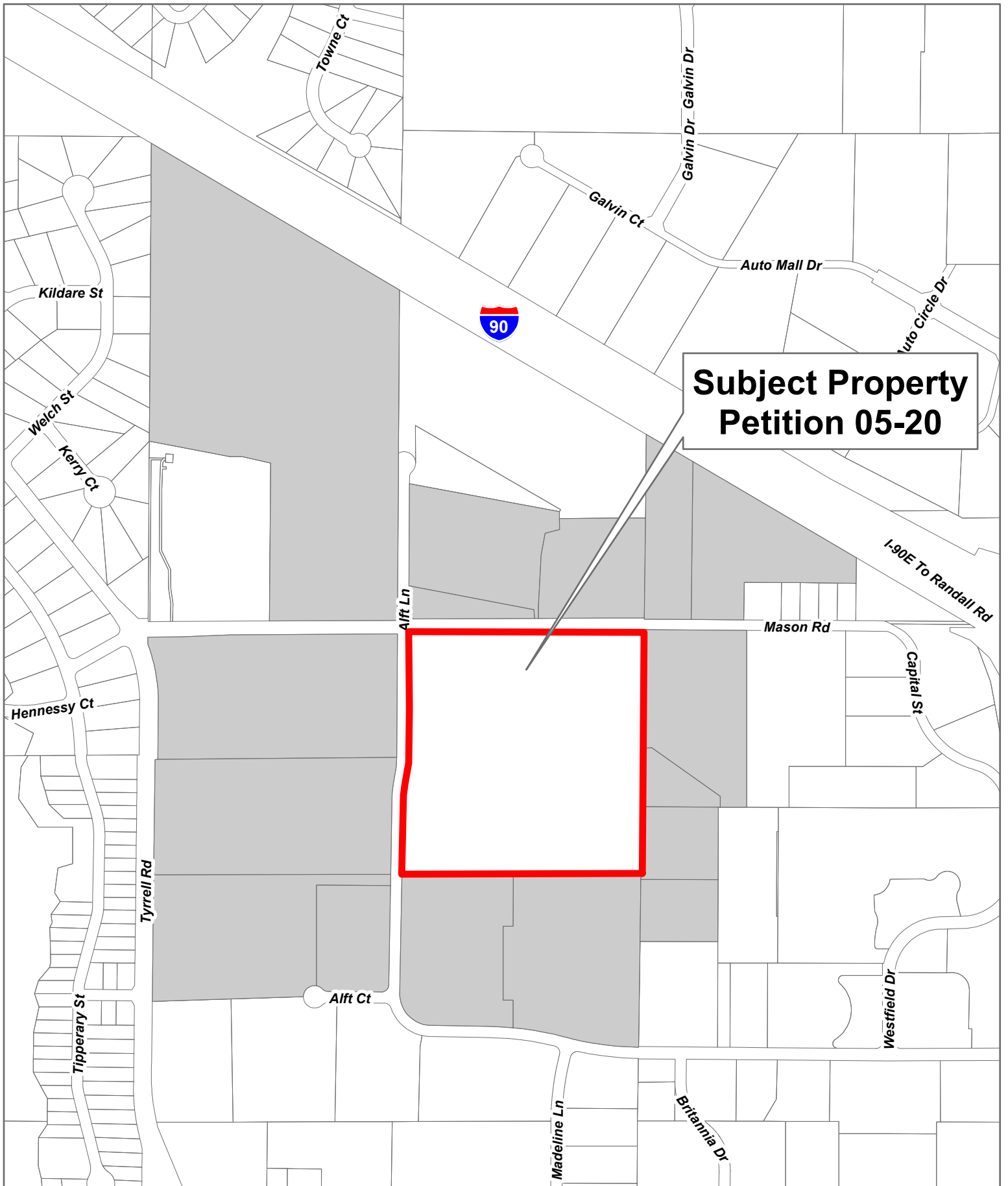
If you would like your response to be reviewed at the Planning and Zoning public hearing on Monday, February 3, 2020, please mail this form back as soon as possible to:

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

Use the following space for any comments:

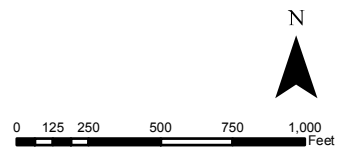
NAME: _____

ADDRESS: _____



Location Map

2601 Mason Rd.
Elgin, Illinois



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