

# COURTESY NOTICE OF A ZONING PUBLIC HEARING



PLANNING AND ZONING COMMISSION  
Monday, May 3, 2021  
7:00 p.m.

ELGIN CITY HALL  
150 Dexter Court  
City Council Chambers  
North Tower, 2<sup>nd</sup> Floor

## MATTER BEFORE THE COMMISSION

Consideration of Petition 06-21, requesting a map amendment to PGI Planned General Industrial District Ordinance No. G57-03 with departures from the Elgin Municipal Code requirements for parking lot surface construction, vehicle use area interior landscape yard, vehicle use area landscape yard, vehicle use area interior yard setback, permitted fence height, exterior building materials, and any other departures as may be necessary or desirable to construct a new trucking service facility at the property commonly known as **1325 Bluff City Boulevard**, by Abbott Land and Investment Corporation, as applicant, and Gifford 300, LLC, as property owner. The properties classified in the PGI Planned General Industrial District established by Ordinance No. G757-03 are commonly known as 1325 Bluff City Blvd, 1225 Gifford Rd, 1235 Gifford Rd, 1245 Gifford Rd, 1255 Gifford Rd, and 1325 Gifford Rd.

## BACKGROUND AND ADDITIONAL DETAIL



Area Map of the Subject Property

The applicant is proposing to establish a semi-truck and trailer parking lot on the 60-acre site immediately west of the Copart facility on Bluff City Boulevard. The proposal includes a pre-manufactured 256-square foot office building with a 13-stall visitor parking lot adjacent to Bluff City Blvd with the remainder of the site devoted to parking of semi-trucks and trailers. The front visitor parking lot would feature regular asphalt pavement while the truck parking lot would feature reclaimed asphalt pavement. The truck parking area would be enclosed with an 8-ft high solid fence. The truck parking area would also include 28-ft high parking lot light fixtures installed through the site. Extensive new landscaping would be installed on the exterior of the fence to enhance the screening of the truck parking area.

**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](http://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. 06-21**

*By Abbott Land and Investment Corporation, as applicant, and Gifford 300, LLC, as property owner, requesting a map amendment to PGI Planned General Industrial District Ordinance No. G57-03 with departures from the Elgin Municipal Code requirements for parking lot surface construction, vehicle use area interior landscape yard, vehicle use area landscape yard, vehicle use area interior yard setback, permitted fence height, exterior building materials, and any other departures as may be necessary or desirable to construct a new trucking service facility at the property commonly known as 1325 Bluff City Boulevard, more specifically identified by the Cook County Property Index Numbers 06-20-301-019-0000, 06-19-404-017-0000, 06-30-201-008-0000, 06-29-100-20-0000, and 06-30-201-009-0000. The properties classified in the PGI Planned General Industrial District established by Ordinance No. G757-03 are commonly known as 1325 Bluff City Blvd, 1225 Gifford Rd, 1235 Gifford Rd, 1245 Gifford Rd, 1255 Gifford Rd, and 1325 Gifford Rd, and are more specifically identified by the Cook County Property Index Numbers 06-19-404-016-0000, 06-19-404-017-0000, 06-20-301-016-0000, 06-20-301-019-0000, Pt of 06-29-100-011-0000, Pt of 06-29-100-025-0000, 06-29-100-016-0000, 06-29-100-023-0000, 06-30-201-008-0000, 06-30-201-009-0000, 06-30-201-010-0000, and 06-30-400-015-0000.*

*The public hearing will be held on Monday, May 3, 2021 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:** April 16, 2021

**SUBJECT:** Consideration of Petition 06-21

Requesting a map amendment to PGI Planned General Industrial District Ordinance No. G57-03 with departures from the Elgin Municipal Code requirements for parking lot surface construction, vehicle use area interior landscape yard, vehicle use area landscape yard, vehicle use area interior yard setback, permitted fence height, exterior building materials, and any other departures as may be necessary or desirable to construct a new trucking service facility at the property commonly known as **1325 Bluff City Boulevard**, by Abbott Land and Investment Corporation, as applicant, and Gifford 300, LLC, as property owner. The properties classified in the PGI Planned General Industrial District established by Ordinance No. G757-03 are commonly known as 1325 Bluff City Blvd, 1225 Gifford Rd, 1235 Gifford Rd, 1245 Gifford Rd, 1255 Gifford Rd, and 1325 Gifford Rd.

### 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, May 3, 2021, 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:

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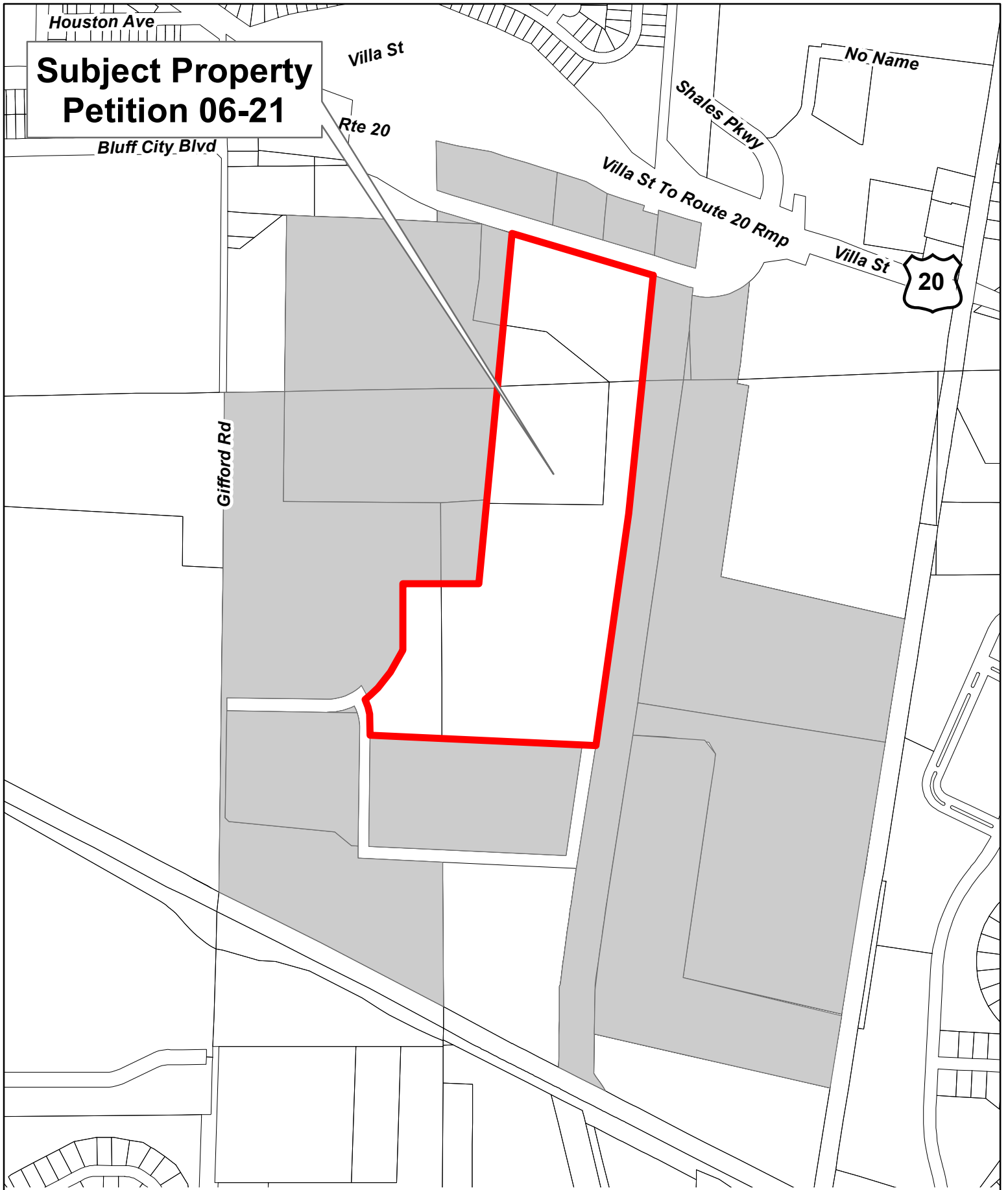
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**NAME:** \_\_\_\_\_

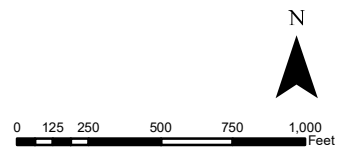
**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_



Location Map

**1325 Bluff City Blvd.  
Elgin, Illinois**



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