

COURTESY NOTICE OF A ZONING PUBLIC HEARING



PLANNING AND ZONING COMMISSION

Monday, July 12, 2021
7:00 p.m.

THEATER AT HEMMENS
CULTURAL CENTER
45 Symphony Way
Elgin, IL 60120

MATTER BEFORE THE COMMISSION

Consideration of Petition 24-21, requesting a variation from Section 19.12.600 “Obstructions in Yards”, pursuant to Section 19.12.800 “Authorized Site Design Variations”, to permit the construction of a detached garage and a “tea room” accessory building in the street yard along Esmeralda Place at the property commonly referred to as **819 N. Grove Avenue**, by Doug Tomsha, as applicant and property owner.

BACKGROUND AND ADDITIONAL DETAIL

The applicant is requesting approval to construct a 20-ft by 10-ft one-car detached garage, and a 20-ft by 10-ft detached “tea-house” accessory building in the street yard along Esmeralda Place. Per the zoning ordinance, such structures are only allowed in the side and rear yards, but not in the street yards. At least a one-car garage is required for every single-family home.

In 2013, the applicant received a building permit to construct a 1,500-square foot one-story single-family home on the vacant property at 819 N. Grove Avenue. The approved plans included the same type of 20-ft by 10 ft. one-car detached garage east of the home in the street yard along Esmeralda Place. To date, the construction of the single-family home is mostly complete, but the detached garage has not been completed.

The applicant is now requesting approval of a zoning variation to construct the “tea-room” accessory building where the one-car garage was supposed to be constructed, and to construct the required one-car garage further to the north. Both structures would be in the street yard along Esmeralda Place for which a zoning variation is required. The applicant has already started the construction of the “tea-room” (shown in the picture below), but the construction has stopped and is pending the approval of the zoning variation and applicable building permits.



Photo of the property's street yard along Esmeralda Place

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. 24-21

By Doug Tomsha, as applicant and property owner, requesting a variation from Section 19.12.600 "Obstructions in Yards", pursuant to Section 19.12.800 "Authorized Site Design Variations", to permit the construction of a detached garage and a "tea room" accessory building in the street yard along Esmeralda Place at the property commonly referred to as 819 N. Grove Avenue, more specifically identified by the Kane County Property Index Number 06-11-282-010.

The public hearing will be held on Monday, July 12, 2021 at 7:00 p.m. in the Theater at the Hemmens Cultural Center, 45 Symphony Way, 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: June 25, 2021

SUBJECT: Consideration of Petition 24-21

Requesting a variation from Section 19.12.600 "Obstructions in Yards", pursuant to Section 19.12.800 "Authorized Site Design Variations", to permit the construction of a detached garage and a "tea room" accessory building in the street yard along Esmeralda Place at the property commonly referred to as 819 N. Grove Avenue, by Doug Tomsha, 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.

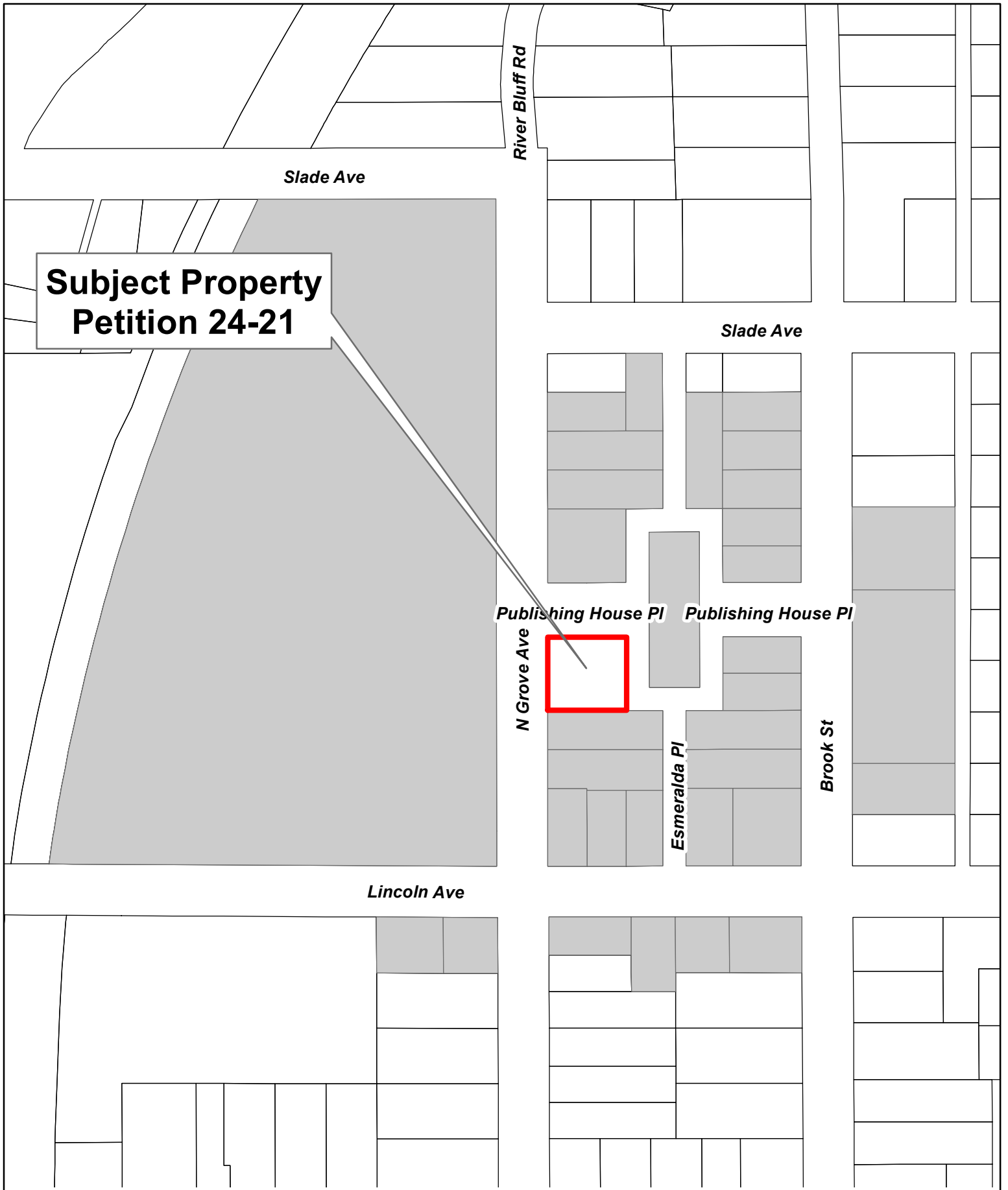
If you would like your response to be reviewed at the Planning and Zoning public hearing on Monday, July 12, 2021, please mail this form back as soon as possible to:

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

Use the following space for any comments:

NAME: _____

ADDRESS: _____



**Subject Property
Petition 24-21**

Slade Ave

River Bluff Rd

Slade Ave

Publishing House Pl

Publishing House Pl

N Grove Ave

Esmeralda Pl

Brook St

Lincoln Ave

Location Map

**819 N. Grove Ave.
Elgin, Illinois**

N



0 30 60 120 180 240 Feet

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