

COURTESY NOTICE OF A ZONING PUBLIC HEARING



PLANNING AND ZONING COMMISSION
Monday, December 5, 2022
7:00 p.m.

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

MATTER BEFORE THE COMMISSION

Consideration of Petitions 43-22 and 49-22, requesting approval of an amendment to PAB Planned Area Business District Ordinance No. G19-10, previously amended by Ordinance Nos. G2-13 and G64-21, with departures from the Elgin Municipal Code requirements for the minimum number of required parking spaces, and any other departures as may be necessary or desirable, and conditional uses for a membership organization and a commercial event space for activities pertaining to the assembly of people, all of which are necessary to establish a new facility for Veterans of Foreign Wars (VFW) Post 1307 within an existing commercial tenant space at the property commonly referred to as **581 N. McLean Boulevard**, more specifically identified by the Kane County Property Index Number 06-10-451-019. The properties classified in the PAB Planned Area Business District established by Ordinance No. G19-10, as amended by Ordinance Nos. G2-13 and G64-21, are commonly known as 551-589 N. McLean Boulevard, 554-590 Weston Avenue, 1341-1363 Manor Court, and 1343 Wing Street; by Watch City VFW Post 1307, as applicant, and Elgin Improvement LLC, as property owner.

BACKGROUND AND ADDITIONAL DETAIL

Veterans of Foreign Wars (VFW) organization is proposing to establish its new Post 1307 within an existing commercial tenant space at 581 N. McLean Blvd. The 2,460-square foot tenant space, part of Wing Park Shopping Center, is currently vacant.

VFW would complete substantial interior renovation to the space to include a bar/restaurant at the front of the tenant space with a commercial kitchen and a bar counter with seating similar to that of a typical restaurant. Additional round table seating would be located in the rear of the tenant space for various VFW meetings and events. VFW plans to apply for a liquor license to be able to sell alcohol for on-premise consumption, and also plans to apply for a video gaming license to be able to have video gaming terminals.

The proposed facility is for VFW members and their guests only. The facility will host member meetings during evening hours twice per month. Other types of meetings and events, such as Christmas parties, baby shows, birthday parties, etc., may also be organized. The hours of operation would be from 11 am to 9 pm daily.

No exterior changes to the building are proposed.



Existing tenant space at 581 N. McLean Boulevard

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. 43-22 and 49-22

Watch City VFW Post 1307, as applicant, and Elgin Improvement LLC, as property owner, requesting approval of an amendment to PAB Planned Area Business District Ordinance No. G19-10, previously amended by Ordinance Nos. G2-13 and G64-21, with departures from the Elgin Municipal Code requirements for the minimum number of required parking spaces, and any other departures as may be necessary or desirable, and conditional uses for a membership organization and a commercial event space for activities pertaining to the assembly of people, all of which are necessary to establish a new facility for Veterans of Foreign Wars (VFW) Post 1307 within an existing commercial tenant space at the property commonly referred to as 581 N. McLean Boulevard, more specifically identified by the Kane County Property Index Number 06-10-451-019. The properties classified in the PAB Planned Area Business District established by Ordinance No. G19-10, as amended by Ordinance Nos. G2-13 and G64-21, are commonly known as 551-589 N. McLean Boulevard, 554-590 Weston Avenue, 1341-1363 Manor Court, and 1343 Wing Street, and are more specifically identified by the Kane County Property Index Numbers 06-10-451-018 and 06-10-451-019.

The public hearing will be held on Monday, December 5, 2022 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: November 18, 2022

SUBJECT: Consideration of Petitions 43-22 and 49-22

Requesting approval of an amendment to PAB Planned Area Business District Ordinance No. G19-10, previously amended by Ordinance Nos. G2-13 and G64-21, with departures from the Elgin Municipal Code requirements for the minimum number of required parking spaces, and any other departures as may be necessary or desirable, and conditional uses for a membership organization and a commercial event space for activities pertaining to the assembly of people, all of which are necessary to establish a new facility for Veterans of Foreign Wars (VFW) Post 1307 within an existing commercial tenant space at the property commonly referred to as 581 N. McLean Boulevard, more specifically identified by the Kane County Property Index Number 06-10-451-019. The properties classified in the PAB Planned Area Business District established by Ordinance No. G19-10, as amended by Ordinance Nos. G2-13 and G64-21, are commonly known as 551-589 N. McLean Boulevard, 554-590 Weston Avenue, 1341-1363 Manor Court, and 1343 Wing Street, by Watch City VFW Post 1307, as applicant, and Elgin Improvement LLC, as 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.

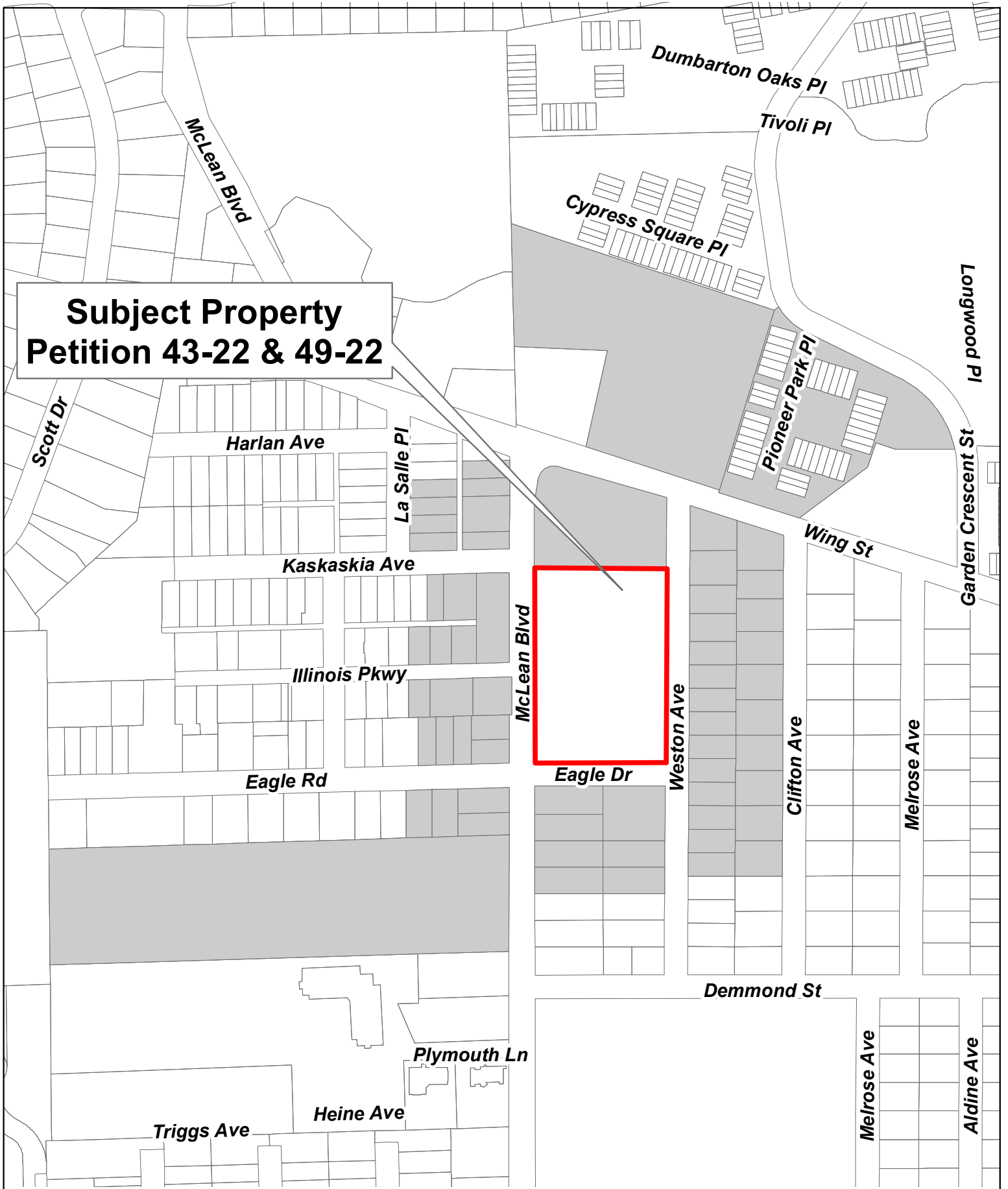
If you would like your response to be reviewed at the Planning and Zoning public hearing on Monday, December 5, 2022, please mail this form back as soon as possible to:

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

Use the following space for any comments:

NAME: _____

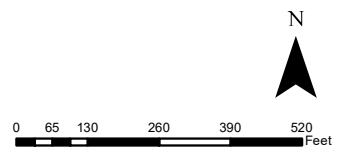
ADDRESS: _____



**Subject Property
Petition 43-22 & 49-22**

Location Map

**581 N. McLean Blvd.
Elgin, Illinois**



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