

COURTESY NOTICE OF A ZONING PUBLIC HEARING



PLANNING AND ZONING COMMISSION
Monday, April 3, 2023
7:00 p.m.

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

MATTER BEFORE THE COMMISSION

Consideration of Petition 07-23, requesting a conditional use to establish a tobacco store at the property commonly referred to as **20 S. State Street**, by Galaxy Elgin, LLC, as applicant, and Parkway Bank and Trust Co. Trust No. 10907/Rick Heidner, as property owner.

BACKGROUND AND ADDITIONAL DETAIL

The applicant is proposing to open a tobacco store within the existing 3,600-square foot commercial tenant space at 20 S. State Street. The tenant space, which was most recently occupied by a laundromat and is currently vacant, is part of the commercial strip-mall home to Oxford Auto Insurance office, Cricket Wireless retail store, Currency Exchange office, and J. J. Peppers food store.

The applicant is not proposing any exterior changes to the building or the site. Minor interior improvements are proposed to accommodate the new use. The tobacco store would sell tobacco and vape products, and would be open from 10 am to 11 pm Monday through Sunday.



The location of the proposed tobacco store at 20 S. State Street

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. 07-23

By Galaxy Elgin, LLC, as applicant, and Parkway Bank and Trust Co. Trust No. 10907/Rick Heidner, as property owner, requesting a conditional use to establish a tobacco store at the property commonly referred to as 20 S. State Street, more specifically identified by Kane County Property Index Numbers 06-14-428-005, 06-14-428-006, and 06-14-428-007.

The public hearing will be held on Monday, April 3, 2023 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: March 17, 2023

SUBJECT: Consideration of Petition 07-23

Requesting a conditional use to establish a tobacco store at the property commonly referred to as 20 S. State Street, by Galaxy Elgin, LLC, as applicant, and Parkway Bank and Trust Co. Trust No. 10907/Rick Heidner, 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.

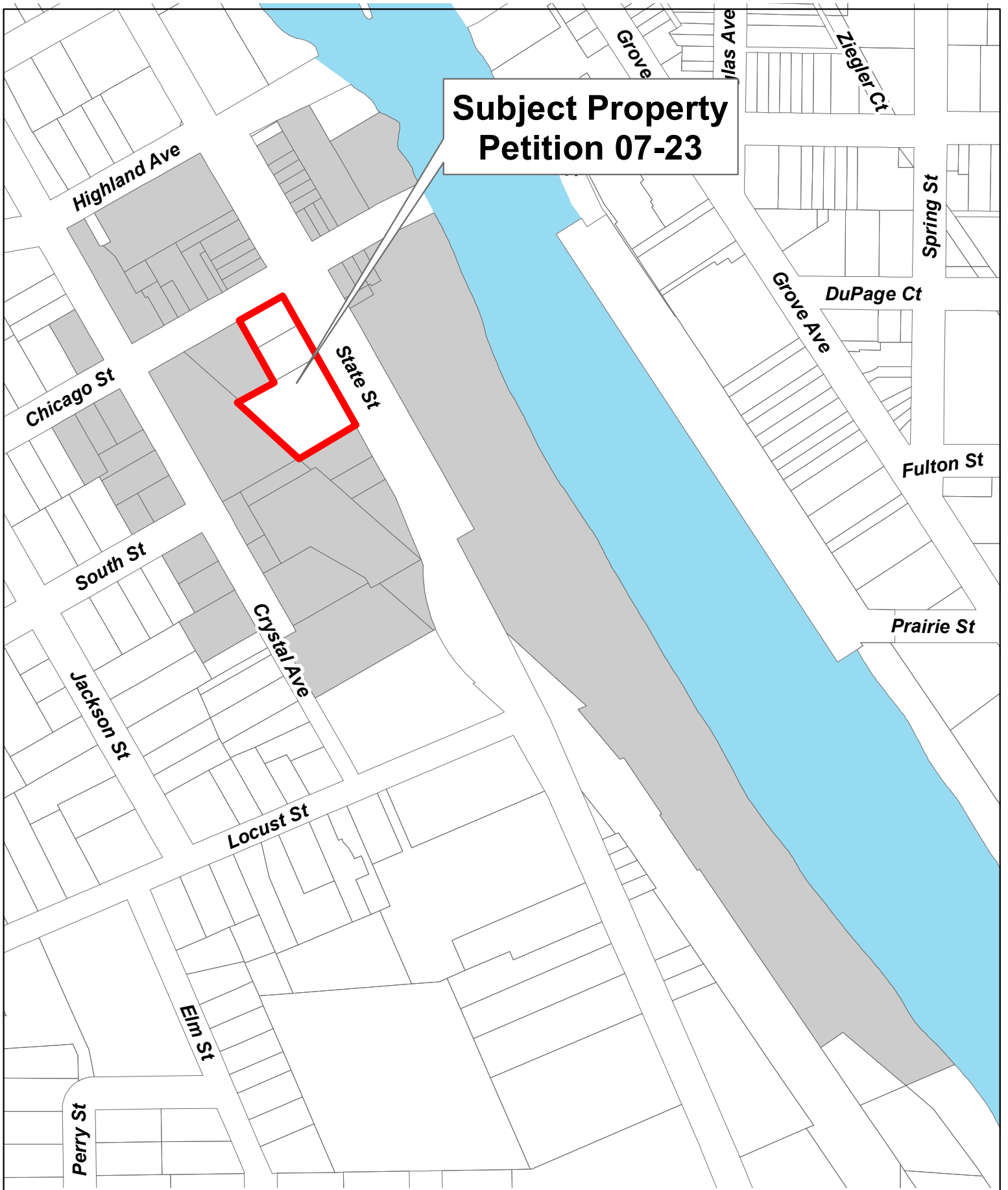
If you would like your response to be reviewed at the Planning and Zoning public hearing on Monday, April 3, 2023, please mail this form back as soon as possible to:

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

Use the following space for any comments:

NAME: _____

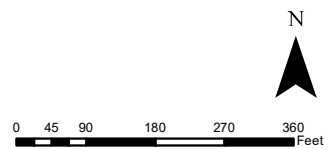
ADDRESS: _____



**Subject Property
Petition 07-23**

Location Map

**20 S. State St.
Elgin, Illinois**



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