

# 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, 2<sup>nd</sup> Floor**

## MATTER BEFORE THE COMMISSION

Consideration of Petition 08-23, requesting a conditional use to permit accessory package liquor sales at the existing motor vehicle service station and convenience food store at the property commonly referred to as **500 S. McLean Boulevard**, by Chirag Patel, as applicant, and LGP Realty Holdings LP, as property owner.

## BACKGROUND AND ADDITIONAL DETAIL

The applicant is requesting approval to sell accessory packaged beer, wine, and hard spirits within the existing convenience food store part of the Marathon Gas station at 500 S. McLean Boulevard.

The convenience store sells various household items including but not limited to food, snacks, drinks, cigarettes, and Illinois lottery. The 2,400-square foot store is open daily from 5 am to 11 pm. Retail goods would be re-arranged to accommodate the display of beer, wine, and hard spirits located within coolers and on retail racks within the store all totaling less than 10 percent of the floor area. The consumption of alcohol on premises would not be permitted.

If the conditional use is granted, the applicant must also apply for and obtain a liquor license prior to any liquor sales. The applicant is not proposing any exterior changes to the building or the site.



*The existing Marathon Gas station and convenience food store at 500 S. 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](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 and Zoning Commission will conduct a public hearing on the following zoning application:*

#### **No. 08-23**

*By Chirag Patel, as applicant, and LGP Realty Holdings LP, as property owner, requesting a conditional use to permit accessory package liquor sales at the existing motor vehicle service station and convenience food store at the property commonly referred to as 500 S. McLean Boulevard, more specifically identified by the Kane County Property Index Number 06-22-301-028.*

*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 08-23

Requesting a conditional use to permit accessory package liquor sales at the existing motor vehicle service station and convenience food store at the property commonly referred to as 500 S. McLean Boulevard, by Chirag Patel, as applicant, and LGP Realty Holdings LP, 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:**

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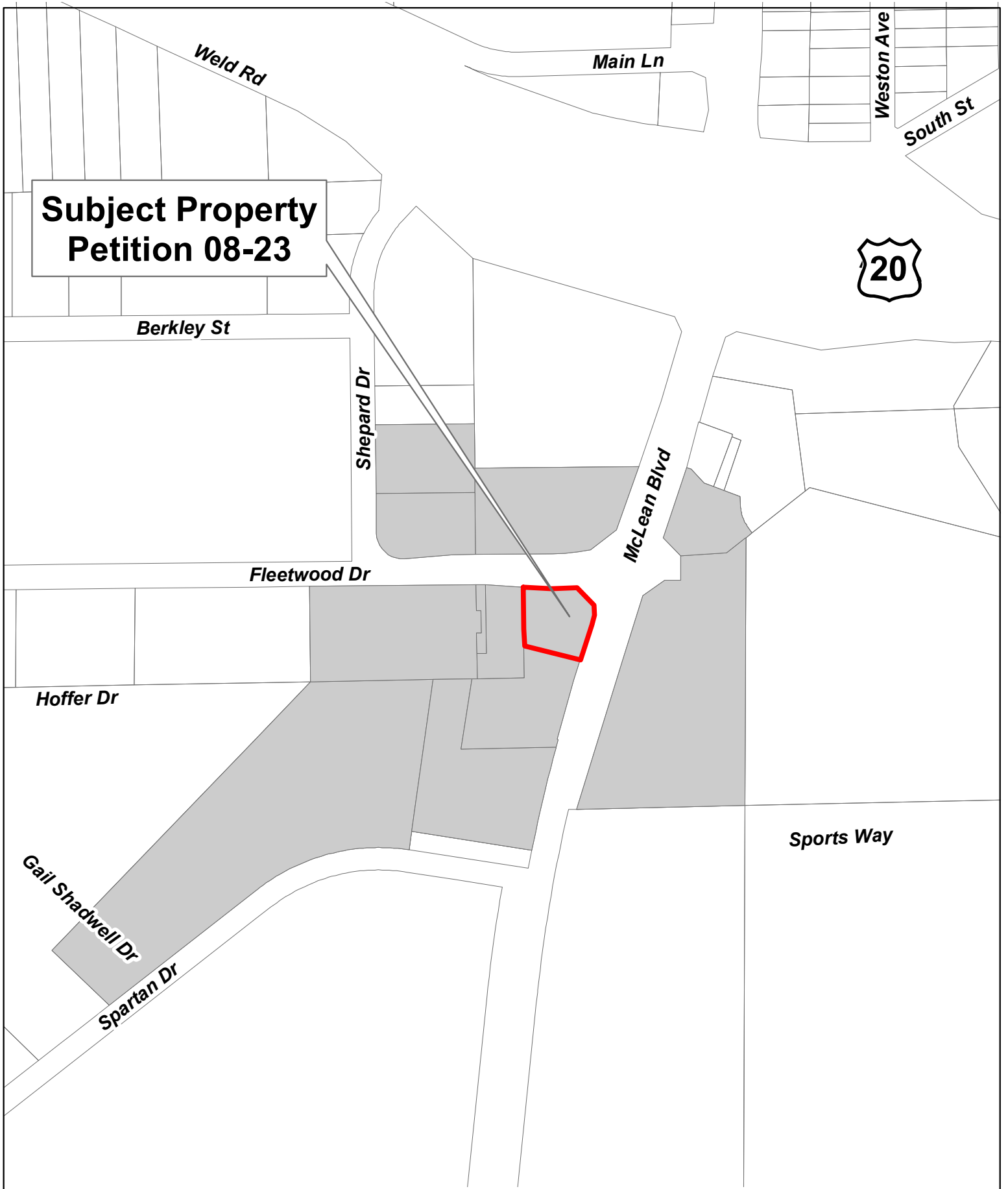
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**NAME:** \_\_\_\_\_

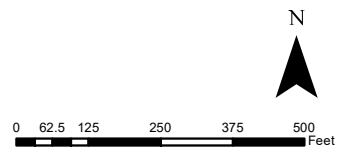
**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_



Location Map

500 S. McLean Blvd.  
Elgin, Illinois



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