

COURTESY NOTICE OF A ZONING PUBLIC HEARING



PLANNING AND ZONING COMMISSION
Monday, July 1, 2019
7:00 p.m.

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

MATTER BEFORE THE COMMISSION

McLean Blvd Crossing LLC, as applicant, and Z Investments LLC, as property owner, are requesting approval of a planned development as a conditional use with departures from the Elgin Municipal Code for the required transitional yard building setback, transitional landscape yard, vehicle use area interior yard setback, maximum number of wall graphics, maximum number of directional graphics, and other departures as may be necessary or desirable to construct **a new restaurant building** with a drive-through service and the accessory parking lot at the property commonly referred to as **1175 North McLean Boulevard**.

BACKGROUND AND ADDITIONAL DETAIL

The applicant is proposing to construct a new one-story 4,384-square foot Culver's restaurant at 1175 N. McLean Boulevard. The vacant, 1.9-acre property is located on the east side of N. McLean Boulevard between McDonald's restaurant and Pop's Pantry convenient store. The proposed restaurant would include a drive-through service lane and a parking lot with 69 parking spaces. A surface stormwater detention would be located south of the parking lot nearest to the McDonald's property.

As part of the approval, the applicant is requesting approval of the following departures from the zoning ordinance requirements to:

1. Construct the building with a 32.7-foot transition yard building setback where minimum 53 feet is required by Code,
2. Construct the parking lot with a 4.7-foot vehicle use area interior yard setback where minimum 6 feet is required by Code,
3. Construct the improvements with a 4.7-foot transition landscape yard where minimum 26 feet is required by Code,
4. Install a total of three wall graphics (signs) where maximum two wall graphics are allowed by Code, and
5. Install a total of three directional graphics where a maximum of two directional graphics are allowed by Code.



Proposed southeast elevation of the building

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) 931-5939 (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 and Zoning Commission will conduct a public hearing on the following zoning application:

No. 22-19

McLean Blvd Crossing LLC, as applicant, and Z Investments LLC, as property owner, requesting approval of a planned development as a conditional use with departures from the Elgin Municipal Code for the required transitional yard building setback, transitional landscape yard, vehicle use area interior yard setback, maximum number of wall graphics, maximum number of directional graphics, and other departures as may be necessary or desirable to construct a new restaurant building with a drive-through service and the accessory parking lot at the property commonly referred to as 1175 North McLean Boulevard.

The public hearing will be held on Monday, July 1 2019 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: June 14, 2019

SUBJECT: Consideration of Petition 22-19

Requesting approval of a planned development as a conditional use with departures from the Elgin Municipal Code for the required transitional yard building setback, transitional landscape yard, vehicle use area interior yard setback, maximum number of wall graphics, maximum number of directional graphics, and other departures as may be necessary or desirable to construct a new restaurant building with a drive-through service and the accessory parking lot at the property commonly referred to as 1175 North McLean Boulevard, By McLean Blvd Crossing LLC, as applicant, and Z Investments 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.

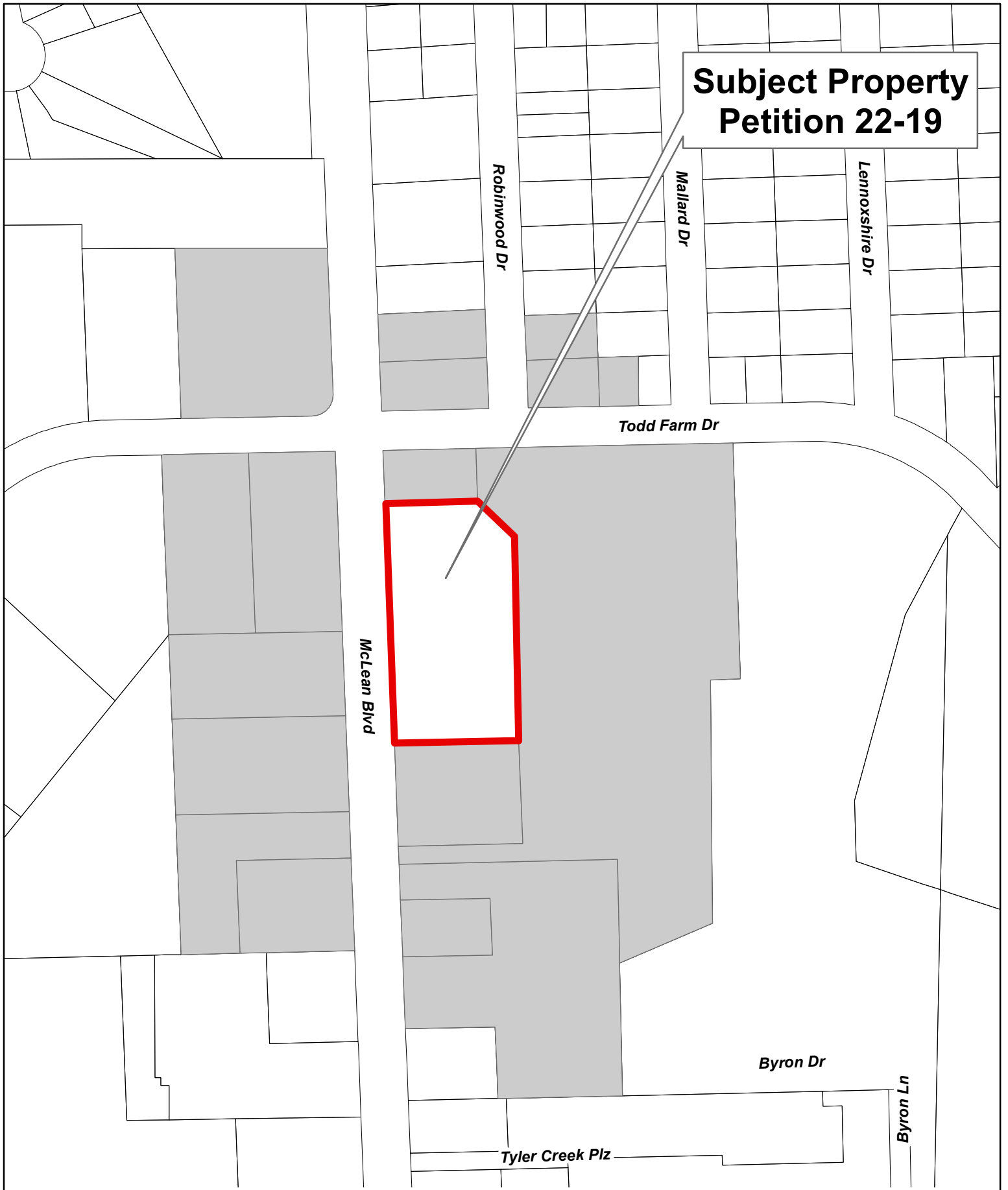
If you would like your response to be reviewed at the Planning and Zoning public hearing on Monday, July 1, 2019, please mail this form back as soon as possible to:

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

Use the following space for any comments:

NAME: _____

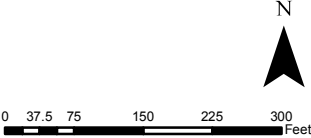
ADDRESS: _____



**Subject Property
Petition 22-19**

Location Map

**1175 N. McLean Blvd.
Elgin, Illinois**



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