

# Notice of Hearing

## RESPONSE FORM

**DATE:** July 5, 2018

**SUBJECT:** Consideration of Petition 24-18

By CalAtlantic Group, Inc. and Daniel B. Light and Leah Rae Light, as applicants and property owners, requesting further amendment to the annexation agreement, a map amendment (specifically further amending the planned development ordinances), an amendment to the preliminary plat, and final plat and final engineering approval for unit 1, all at the property commonly referred to as 4001 McDonald Road, within the project commonly referred to as the Ponds of Stony Creek.

**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 23, 2018, 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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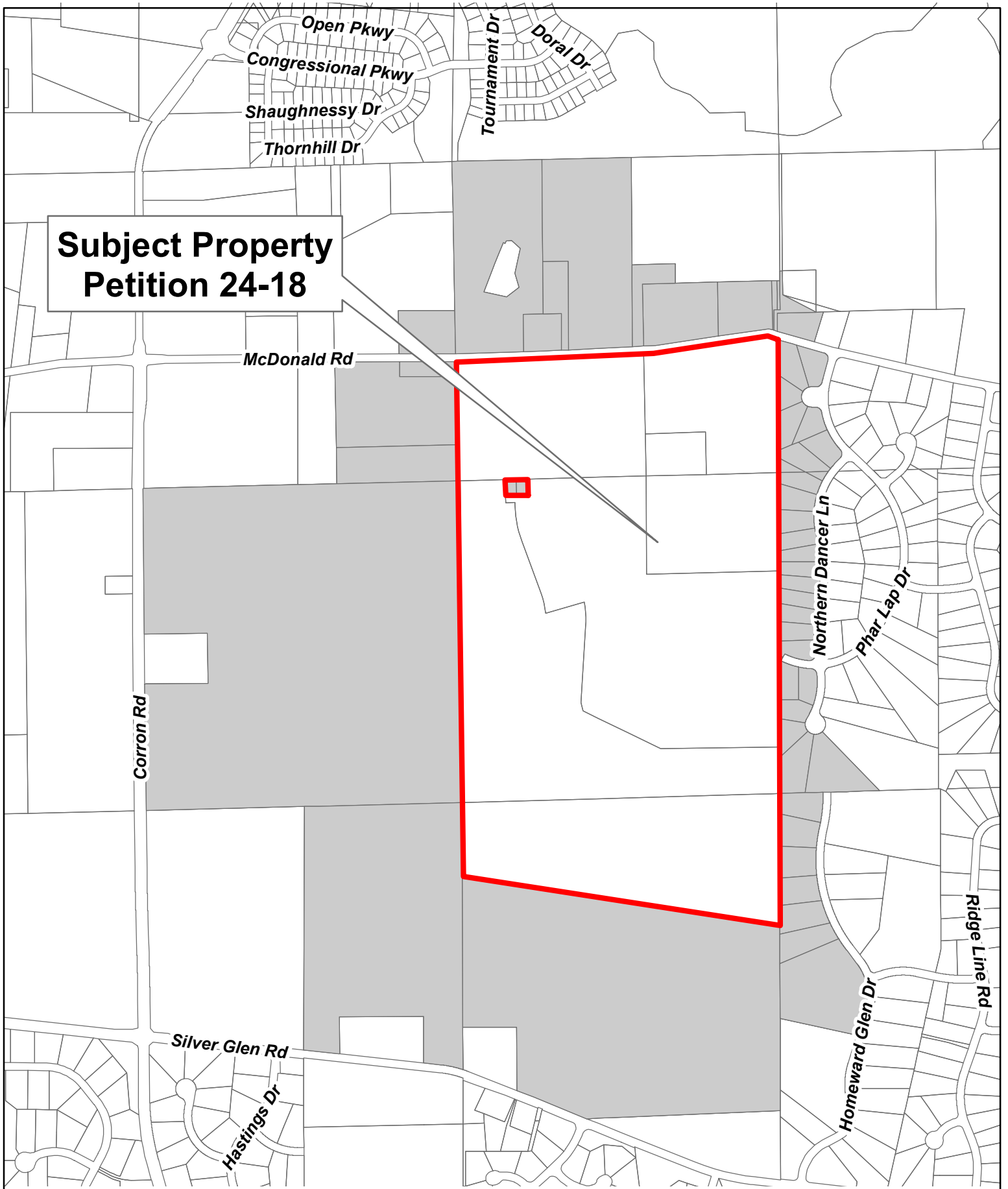
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**NAME:** \_\_\_\_\_

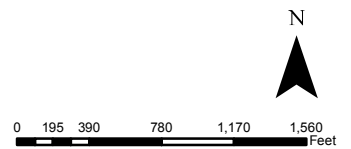
**ADDRESS:** \_\_\_\_\_  
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**Subject Property  
Petition 24-18**

Location Map

**4001 McDonald Rd  
Elgin, Illinois**



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

July 5, 2018

**NOTICE OF HEARING  
PLANNING AND ZONING COMMISSION  
CITY OF ELGIN**

**SUBJECT**

Consideration of Petition 24-18, regarding the Ponds of Stony Creek subdivision, requesting further amendment to the annexation agreement, a map amendment (specifically further amending the planned development ordinances), an amendment to the preliminary plat, and final plat and final engineering approval for unit 1, all at the property commonly referred to as 4001 McDonald Road, legally described below as Property A and Property B except the two legally described exclusions, by CalAtlantic Group, Inc. and Daniel B. Light and Leah Rae Light, as applicants and property owners.

**OVERVIEW**

The applicants and property owners submit the above-described petition for the purpose of moving the proposed eastern-most, McDonald Road entrance to the subdivision further to the west and including other amendments associated with that change and other miscellaneous amendments.

The applicants and property owners are not proposing any further change to the number of dwelling units.

**PUBLIC HEARING**

A public hearing will be held by the Planning and Zoning Commission on Monday, July 23, 2018, at 7:00 p.m. in the City Council Chambers, Second Floor, North Tower, Elgin Municipal Building, 150 Dexter Court. 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.

For further information, please contact Damir Latinovic, at 847-931-5943, or by e-mail at latinovic\_d@cityofelgin.org. A copy of the petition may be viewed at the Community Development Department, 150 Dexter Court, Elgin, Illinois or at [www.cityofelgin.org/publichearings](http://www.cityofelgin.org/publichearings).

**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.

## **LEGAL DESCRIPTION**

### **LEGAL DESCRIPTION PROPERTY "A"**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE WEST HALF OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ALL DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF SAID QUARTER 1030.11 FEET TO THE CENTER LINE OF MCDONALD ROAD; THENCE EASTERLY ALONG SAID CENTER LINE FORMING AN ANGLE OF 90 DEGREES 08 MINUTES 48 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 902.24 FEET TO AN ANGLE IN SAID CENTER LINE; THENCE EASTERLY ALONG SAID CENTER LINE FORMING AN ANGLE OF 182 DEGREES 00 MINUTES 27 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 645.44 FEET TO THE MONUMENTED WEST LINE OF A TRACT OF LAND CONVEYED TO DIAMOND GAITS, L.L.C. BY A WARRANTY DEED RECORDED AS DOCUMENT 2001K005870; THENCE SOUTHERLY ALONG SAID WEST LINE FORMING AN ANGLE OF 87 DEGREES 38 MINUTES 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 1857.13 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID TRACT FORMING AN ANGLE OF 89 DEGREES 56 MINUTES 17 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 1087.25 FEET TO THE EAST LINE OF SAID WEST HALF SECTION 1; THENCE SOUTHERLY ALONG SAID WEST LINE FORMING AN ANGLE OF 89 DEGREES 22 MINUTES 37 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 2959.53 FEET THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 80 DEGREES 14 MINUTES 56 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 2657.35 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF THAT IS 584.79 FEET SOUTHERLY OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTHERLY ALONG THE WEST LINE OF SAID WEST HALF OF SECTION 1 3277.94 FEET TO THE NORTHWEST CORNER OF SAID WEST HALF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION 36 12.41 FEET (12.54 RECORD) TO THE POINT OF BEGINNING, IN PLATO TOWNSHIP AND CAMPTON TOWNSHIP, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM ANY PORTION LYING IN THE EAST HALF OF SAID SECTION ONE.

### **LEGAL DESCRIPTION PROPERTY "B"**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION 36: THENCE NORTH 89 DEGREES 40 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 2667.51 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 44 MINUTES 59 SECONDS WEST ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER TO THE CENTER LINE OF THE HIGHWAY,

FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 44 MINUTES 59 SECONDS WEST ALONG SAID EAST LINE, 1136.53 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1 AFORESAID; THENCE NORTH 89 DEGREES 36 MINUTES 58 SECONDS EAST ALONG SAID NORTH LINE, 2.64 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 26 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 816.26 FEET TO A NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO T. ALBERT POTTER AND WIFE, BY DEED DATED FEBRUARY 28, 1938 AND RECORDED MARCH 3, 1938 IN BOOK 1075, PAGE 316 AS DOCUMENT 419982; THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS WEST 1100 FEET TO AND ANGLE IN THE LINE OF SAID POTTER TRACT; THENCE NORTH 00 DEGREES 07 MINUTES 32 SECONDS EAST ALONG THE LINE OF SAID POTTER TRACT, 1858.94 FEET TO THE CENTER LINE OF SAID HIGHWAY; THENCE EASTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING; IN THE TOWNSHIPS OF CAMPTON AND PLATO, KANE COUNTY, ILLINOIS.

**LEGAL DESCRIPTION OF EXCLUSIONS FROM PROPERTY A AND PROPERTY B**

**Exclusion No. 1**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 7 EAST PER MONUMENT RECORD 1667860; THENCE NORTH 88 DEGREES 35 MINUTES 30 SECONDS EAST, 12.47 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TOW NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 88 DEGREES 28 MINUTES 59 SECONDS EAST, 357.77 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES, 28 MINUTES 59 SECONDS EAST, 93.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 01 DEGREES 31 MINUTES 01 SECONDS EAST, 132.50 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE; THENCE SOUTH 88 DEGREES 28 MINUTES 59 SECONDS WEST, 93.00 FEET PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 01 DEGREES 31 MINUTES 01 SECONDS WEST, 132.50 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING IN KANE COUNTY, ILLINOIS.

**Exclusion No. 2**

THAT PART OF THE NORTHWEST SECTION 1, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 7 EAST PER MONUMENT RECORD 1667860; THENCE NORTH 88 DEGREES 35 MINUTES 30 SECONDS EAST, 12.47 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER OF NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 88 DEGREES 28 MINUTES SECONDS EAST, 450.77 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 28 MINUTES 59 SECONDS EAST, 93.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 01 DEGREES 31 MINUTES 01 SECONDS EAST, 132.50 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE; THENCE SOUTH 88 DEGREES 28 MINUTES & SECONDS WEST, 93.00 FEET PARALLEL WITH SAID SOUTH LINE; THENCE NORTH 01 DEGREES 31 MINUTES 01 SECONDS WEST, 132.50 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.