

September 14, 2018

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

**SUBJECT**

Consideration of Petition 35-18; requesting an amendment to the existing PAB Planned Area Business District Ordinance No. G69-14 with a departure from Section 19.45.088, "Table of Required Parking", specifically to reduce the amount of required parking to construct a new industrial building at the property commonly referred to as 550 Tollgate Road; By Pancor Construction & Development, LLC, as applicant, and RST US, Inc., as property owner.

**BACKGROUND**

An application has been filed by Pancor Construction & Development, LLC, as applicant, and RST US, Inc., as property owner, requesting an amendment to the existing PAB Planned Area Business District Ordinance No. G69-14 with a departure from Section 19.45.088, "Table of Required Parking", specifically to reduce the amount of required parking to construct a new industrial building. The subject property is located at 550 Toll Gate Road.

In 2014, the City granted approval by Ordinance No. G69-14 for the construction of a new approximately 60,000 square foot industrial/warehouse building with 92 parking spaces at 550 Toll Gate Road. The building however has never been constructed.

The applicant is now proposing an amendment to the previous approval to construct an approximately 60,860 square foot industrial/warehouse building with 20 parking spaces. A land area for future construction of additional 27 parking spaces (for a total of 47 parking spaces) would be preserved if additional parking is needed in the future. The layout of the site would remain the same with the proposed building in the northwest portion of the site, a stormwater detention facility east of the building, and proposed parking and loading dock areas south of the building.

**PUBLIC HEARING**

A public hearing will be held by the Planning & Zoning Commission on Monday, October 1, 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 application may be viewed at the Community Development Department, 150 Dexter Court, Elgin, Illinois.

**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:** September 14, 2018

**SUBJECT:** Consideration of Petition 35-18

Requesting an amendment to the existing PAB Planned Area Business District Ordinance No. G69-14 with a departure from Section 19.45.088, "Table of Required Parking", specifically to reduce the amount of required parking to construct a new industrial building at the property commonly referred to as 550 Tollgate Road; By Pancor Construction & Development, LLC, as applicant, and RST US, Inc., 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, October 1, 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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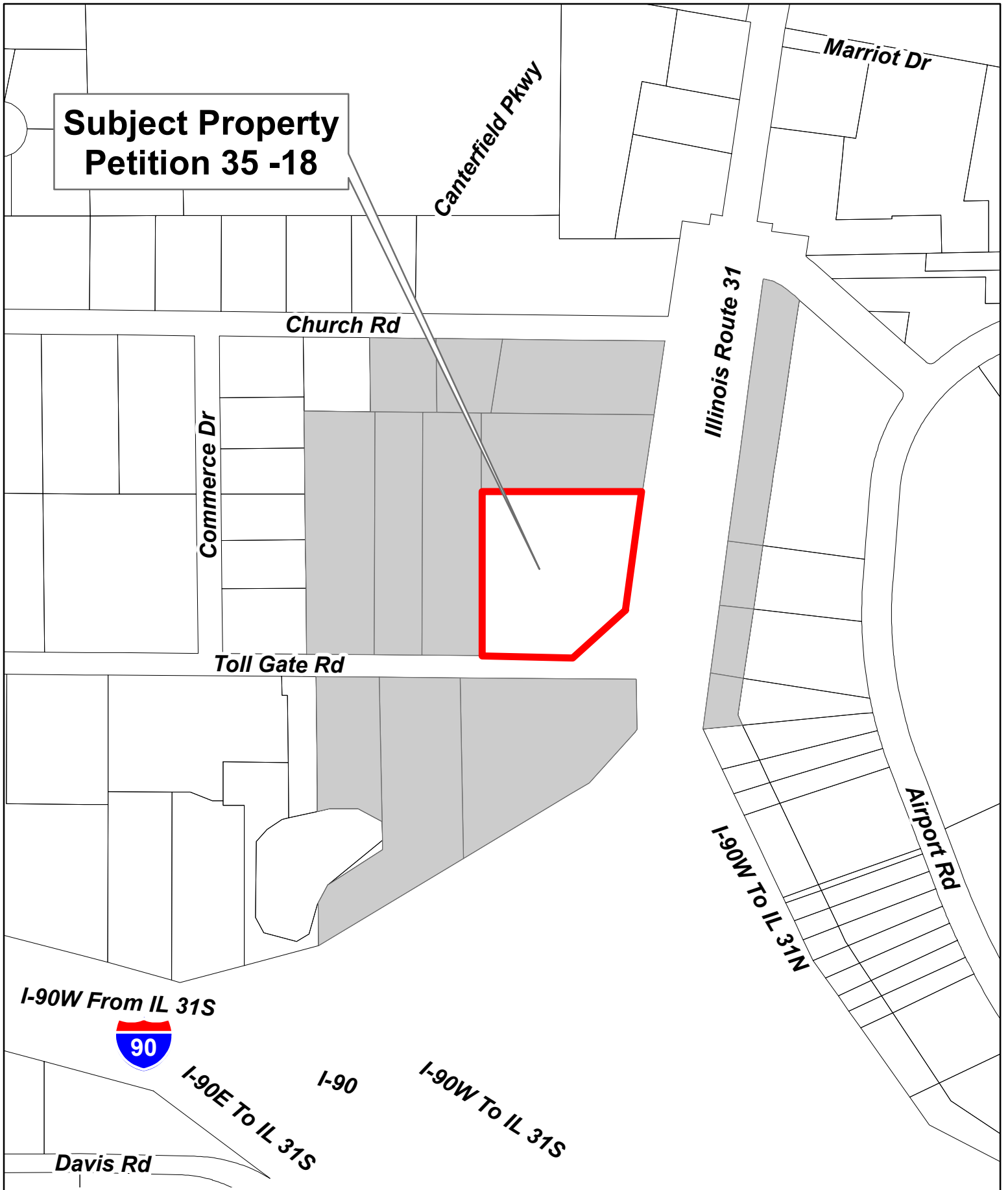
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**NAME:** \_\_\_\_\_

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

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**Subject Property  
Petition 35 -18**

*Canterfield Pkwy*

*Marriot Dr*

*Church Rd*

*Commerce Dr*

*Illinois Route 31*

*Toll Gate Rd*

*Airport Rd*

*I-90W To IL 31N*

*I-90W From IL 31S*



*I-90E To IL 31S*

*I-90*

*I-90W To IL 31S*

*Davis Rd*

Location Map

**550 Tollgate Rd.  
Elgin, Illinois**

N



0 62.5 125 250 375 500 Feet

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