

September 14, 2018

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

SUBJECT

Consideration of Petition 32-18; requesting approval of an amendment to the existing Special Regulations for Street Graphics within a portion of the Randall Road/I-90 Areas of Special Character (Randall Point West Subdivision) Ordinances No. G28-08 and No. G41-10, to allow a second monument sign for Newhaven Display International, LLC at the property commonly referred to as 2661 Galvin Court; By Stephen Silva, as applicant, and Gary Morrell as property owner.

BACKGROUND

An application has been filed by Stephen Silva, as applicant and Gary Morell, as property owner, requesting approval of an amendment to the previously approved Special Regulations for Street Graphics within a portion of the Randall Road/I-90 Areas of Special Character (Randall Point West Subdivision), to allow a second monument sign for Newhaven Display International, LLC at the property commonly referred to as 2661 Galvin Court. The subject property is zoned PORI Planned Office Research Industrial District.

The applicant is proposing to amend the existing Ordinances G28-08 and G41-10, which regulate the type of signage allowed on the property. The property is located just north of I-90, along the south side of Galvin Court (Lots 4 & 5 in the Randall Point West subdivision). Section 19.50.070 D.2. of the zoning ordinance permits only one monument graphic per building per zoning lot. The Area of Special Character established in 2008 and amended in 2010 only authorized a monument sign for the Randall Point West office/business park; not a second monument sign for any of the businesses therein. Newhaven Display already has one approved monument sign along Galvin Court. The proposed 200 square foot monument sign with an electronic display panel will be facing I-90. The applicant is not proposing any exterior changes to the building or the site.

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 Denise Momodu, at 847-931-6103, or by e-mail at momodu_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 32-18

Requesting approval of an amendment to the previously approved Special Regulations for Street Graphics within a portion of the Randall Road/I-90 Areas of Special Character (Randall Point West Subdivision) Ordinances No. G28-08 and No. G41-10, to allow a second monument sign for Newhaven Display International, LLC on the property located at 2661 Galvin Court; By Stephen Silva, as applicant, and Gary Morrell, 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.

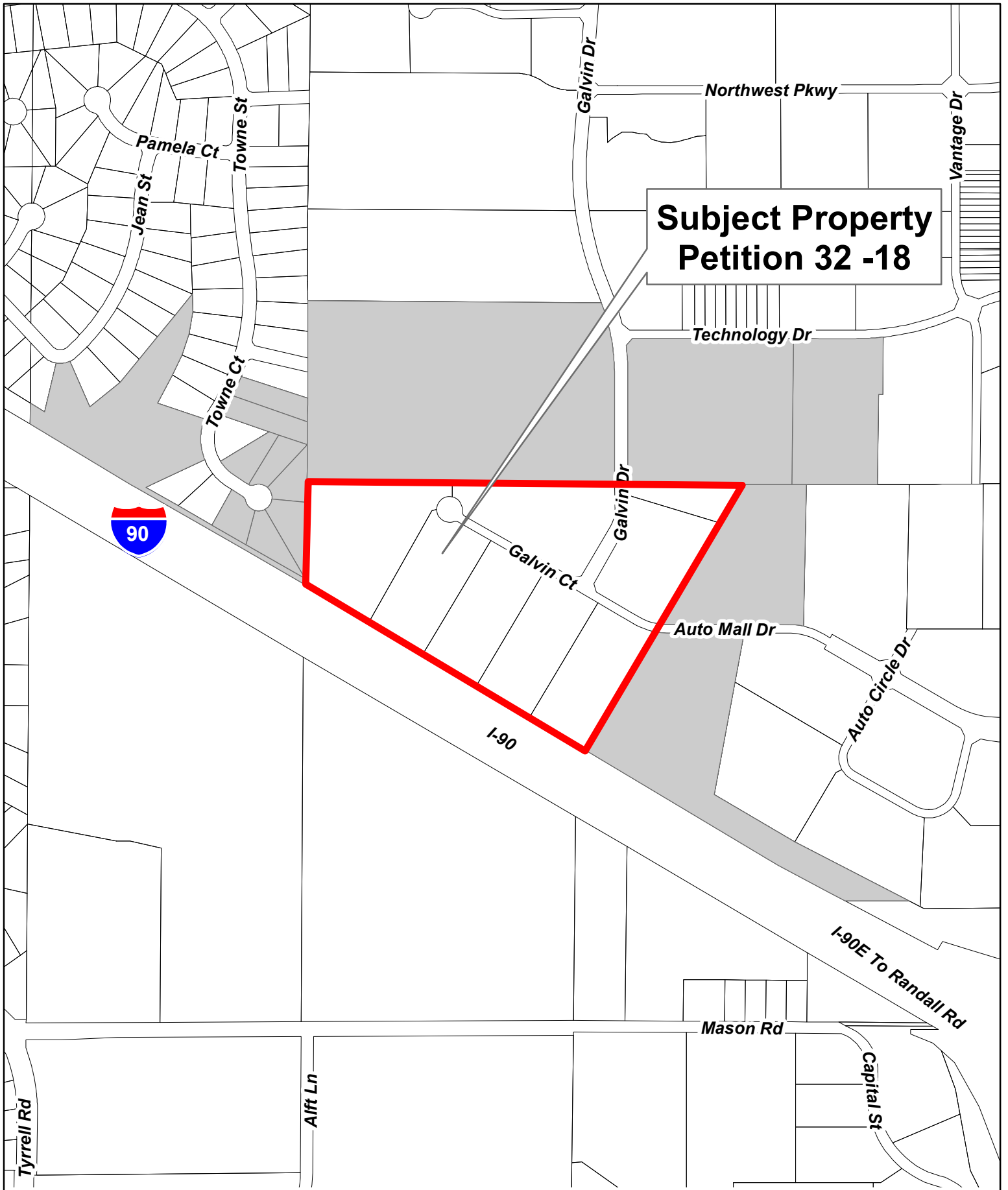
If you would like your response to be reviewed at the Planning and Zoning public hearing on Monday, October 1, 2018, please mail this form back as soon as possible to:

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

Use the following space for any comments:

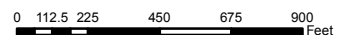
NAME: _____

ADDRESS: _____



Location Map

2661 Galvin Ct.
Elgin, Illinois



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