

COURTESY NOTICE OF A ZONING PUBLIC HEARING



PLANNING AND ZONING COMMISSION
Monday, October 4, 2021
7:00 p.m.

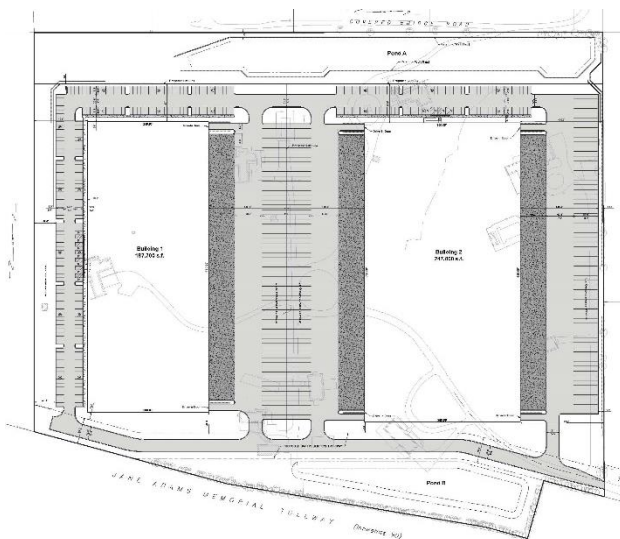
ELGIN CITY HALL
150 Dexter Court
City Council Chambers
North Tower, 2nd Floor

MATTER BEFORE THE COMMISSION

Consideration of Petitions 39-21, 40-21, and 41-21, requesting approval of the annexation, preliminary and final plat of subdivision, and planned development as a map amendment with departures from the Elgin Municipal Code requirements for right-of-way width, right-of-way terminus design, building street yard setback, vehicle use area street yard setback, vehicle use area interior yard setback, minimum number of parking spaces, and any other departures as may be necessary or desirable to annex a 31.8-acre property improved with five single-family homes and establish a four-lot subdivision for the construction of two light-industrial buildings with 187,600 square feet and 247,800 square feet of floor area respectively with accessory parking for passenger vehicles and semi-trucks and trailers at the property commonly referred to as **35W590 Tollgate Road, Dundee, IL 60118** (Parcel 1), **35W655 Tollgate Road, Dundee, IL 60118** (Parcel 2), **35W530 Tollgate Road, Dundee, IL 60118** (Parcel 3), **35W660 Tollgate Road, Dundee, IL 60118** (Parcel 4), and **35W645 and 35W625 Tollgate Road, Dundee, IL 60118** (Parcel 5) (all to be known as 1100-1120 Toll Gate Road, Elgin IL 60123, if annexed to the City of Elgin), by AG-HS Development Portfolio Subsidiary, L.L.C., a Delaware limited liability company, as applicant, and Elaine A. Booras, Andrea Macias and Jacob Dohm, Ronald E. Thomas and Sabrina Thomas, Toshie Korzeniowski, and Efrain Ocampo and Manuela Ocampo, as property owners.

BACKGROUND AND ADDITIONAL DETAIL

The applicant (High Street Logistics) is proposing to annex 5 properties currently located in unincorporated Kane County and improved with single family homes at the end of Toll Gate Road. Upon annexation, the applicant is proposing to demolish the single-family homes and divide the property into a 4-lot subdivision with the extension of Toll Gate Road. Lot 1 would include a 187,700-square foot light-industrial building with 217 parking spaces for passenger vehicles and 62 parking spaces for semi-trucks and trailers. Lot 2 would include a 247,800-square foot light-industrial building with 93 parking spaces for passenger vehicles and 129 parking spaces for semi-trucks and trailers. Lot 3, located north of the buildings, and Lot 4 located south of the buildings along I-90 Tollway would serve for stormwater detention purposes.



Proposed site plan and southwest rendering of Building 1

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

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 & Zoning Commission will conduct a public hearing on the following zoning application:

Nos. 39-21, 40-21 and 41-21

By AG-HS Development Portfolio Subsidiary, L.L.C., a Delaware limited liability company, as applicant, and Elaine A. Booras, Andrea Macias and Jacob Dohm, Ronald E. Thomas and Sabrina Thomas, Toshie Korzeniowski, and Efrain Ocampo and Manuela Ocampo, as property owners, requesting approval of the annexation, preliminary and final plat of subdivision, and planned development as a map amendment with departures from the Elgin Municipal Code requirements for right-of-way width, right-of-way terminus design, building street yard setback, vehicle use area street yard setback, vehicle use area interior yard setback, minimum number of parking spaces, and any other departures as may be necessary or desirable to annex a 31.8-acre property improved with five single-family homes and establish a four-lot subdivision for the construction of two light-industrial buildings with 187,600 square feet and 247,800 square feet of floor area respectively with accessory parking for passenger vehicles and semi-trucks and trailers at the property commonly referred to as 35W590 Tollgate Road, Dundee, IL 60118 (Parcel 1), 35W655 Tollgate Road, Dundee, IL 60118 (Parcel 2), 35W530 Tollgate Road, Dundee, IL 60118 (Parcel 3), 35W660 Tollgate Road, Dundee, IL 60118 (Parcel 4), and 35W645 and 35W625 Tollgate Road, Dundee, IL 60118 (Parcel 5) (all to be known as 1100-1120 Toll Gate Road, Elgin IL 60123, if annexed to the City of Elgin), more specifically identified by the Kane County Property Index Numbers 03-33-300-042 (Parcel 1), 03-33-300-007 (Parcel 2), 03-33-300-053 (Parcel 3), 03-33-300-006 (Parcel 4), and 03-33-300-008 and 03-33-300-055 (Parcel 5).

The public hearing will be held on Monday, October 4, 2021 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: September 17, 2021

SUBJECT: Consideration of Petitions 39-21, 40-21 and 41-21

Requesting approval of the annexation, preliminary and final plat of subdivision, and planned development as a map amendment with departures from the Elgin Municipal Code requirements for right-of-way width, right-of-way terminus design, building street yard setback, vehicle use area street yard setback, vehicle use area interior yard setback, minimum number of parking spaces, and any other departures as may be necessary or desirable to annex a 31.8-acre property improved with five single-family homes and establish a four-lot subdivision for the construction of two light-industrial buildings with 187,600 square feet and 247,800 square feet of floor area respectively with accessory parking for passenger vehicles and semi-trucks and trailers at the property commonly referred to as 35W590 Tollgate Road, Dundee, IL 60118 (Parcel 1), 35W655 Tollgate Road, Dundee, IL 60118 (Parcel 2), 35W530 Tollgate Road, Dundee, IL 60118 (Parcel 3), 35W660 Tollgate Road, Dundee, IL 60118 (Parcel 4), and 35W645 and 35W625 Tollgate Road, Dundee, IL 60118 (Parcel 5) (all to be known as 1100-1120 Toll Gate Road, Elgin IL 60123, if annexed to the City of Elgin), by AG-HS Development Portfolio Subsidiary, L.L.C., a Delaware limited liability company, as applicant, and Elaine A. Booras, Andrea Macias and Jacob Dohm, Ronald E. Thomas and Sabrina Thomas, Toshie Korzeniowski, and Efrain Ocampo and Manuela Ocampo, as property owners.

IF USING THIS FORM TO RESPOND, PLEASE:

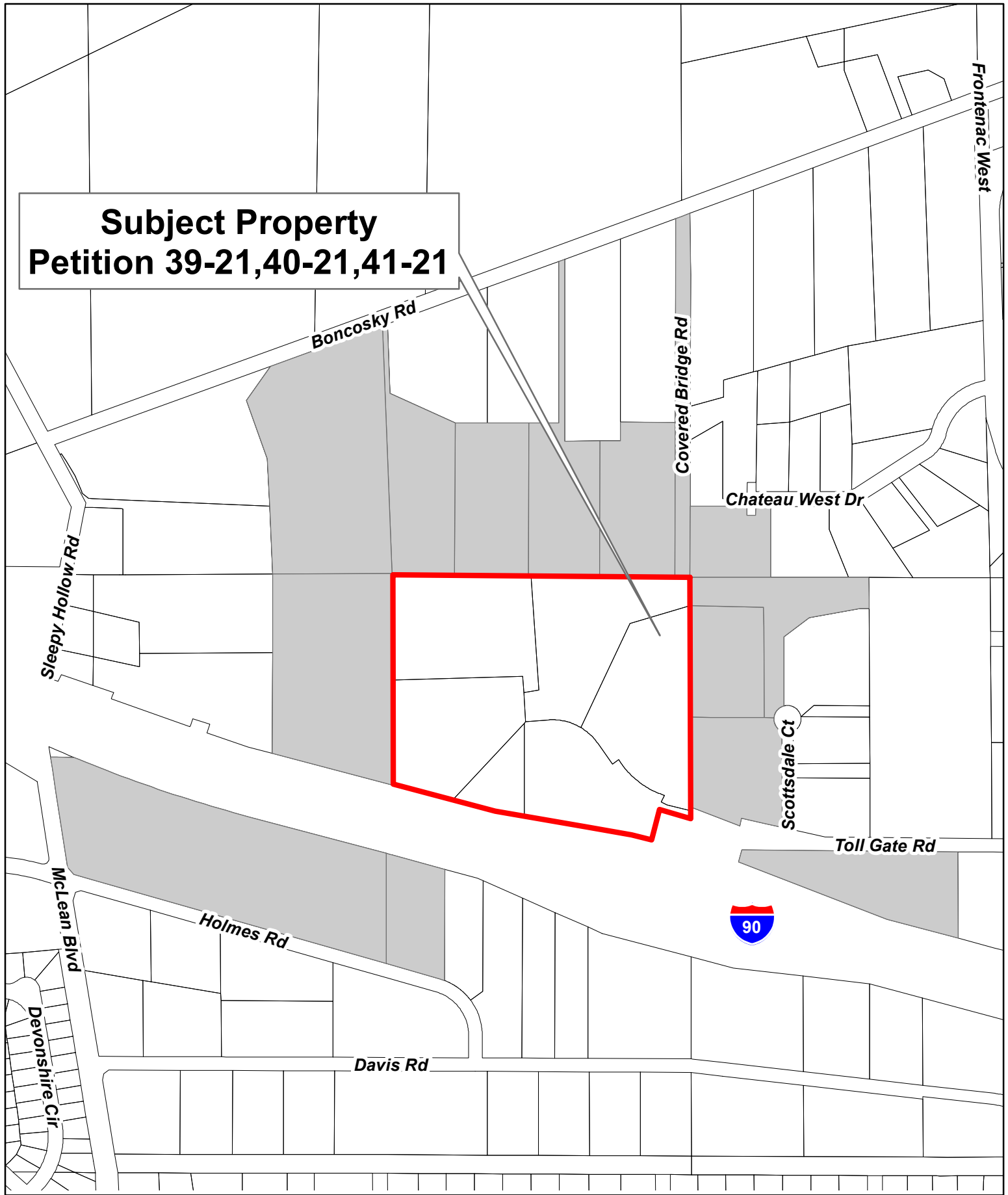
- If so desired, please write your response at bottom of form.
- Write your name and address at the bottom of this page.

**If you would like your response to be reviewed at the Planning and Zoning public hearing on Monday, October 4, 2021, 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: _____

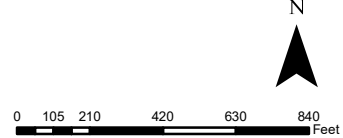
ADDRESS: _____



**Subject Property
Petition 39-21,40-21,41-21**

Location Map

**1100-1120 Tollgate Rd.
Elgin, Illinois**



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