

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

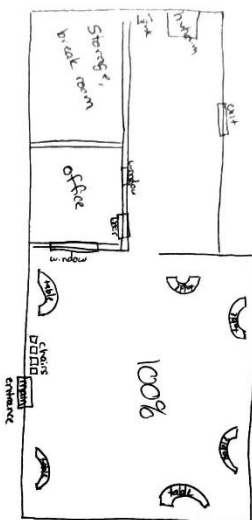
Consideration of Petition 45-21, requesting approval of a conditional use for a planned development with departures from the Elgin Municipal Code requirements for the minimum number of required parking spaces, and any other departures as may be necessary or desirable, to establish an other school and educational service, more specifically a tutoring center, at the property commonly referred to as **400 S. Randall Road, Unit I**, by Kelly Olsen-Guyant, as applicant, and Micromont Holdings 8 LLC, as property owner.

BACKGROUND AND ADDITIONAL DETAIL

The applicant is proposing to establish a tutoring center within the multiple-tenant commercial building at 400 S. Randall Road. The proposed tutoring center would be located in rear of the building (west side), in Unit I.

The proposed tutoring center would help the students who are struggling with school or who need help catching up to grade level curriculum. The proposed tutoring center would be open Monday-Friday from 4 p.m. to 9 p.m. with up to 7 tutors and a maximum of 18 students at any one time. The 1,463-square foot Unit I is currently vacant. The applicant would complete only minor interior renovation to accommodate one large space with several work stations. No exterior changes are proposed.

As part of the tutoring center approval, the owner of the shopping center is requesting approval of a planned development with a departure from the parking requirement. With the addition of the tutoring center, the shopping center does not meet the zoning ordinance parking requirement. The proposed departure from the parking requirement would allow the tutoring center to move in, and allow other commercial tenants to occupy the two other vacant tenant spaces in the future.



The floor plan for the proposed tutoring center, and the front elevation of the existing multi-tenant building at 400 S. Randall Rd

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) 931-5943 (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:

No. 45-21

By Kelly Olsen-Guyant, as applicant, and Micromont Holdings 8 LLC, as property owner, requesting approval of a conditional use for a planned development with departures from the Elgin Municipal Code requirements for the minimum number of required parking spaces, and any other departures as may be necessary or desirable, to establish an other school and educational service, more specifically a tutoring center, at the property commonly referred to as 400 S. Randall Road, Unit I, more specifically identified by the Kane County Property Index Number 06-21-151-010.

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 Petition 45-21

Requesting approval of a conditional use for a planned development with departures from the Elgin Municipal Code requirements for the minimum number of required parking spaces, and any other departures as may be necessary or desirable, to establish an other school and educational service, more specifically a tutoring center, at the property commonly referred to as 400 S. Randall Road, Unit I, by Kelly Olsen-Guyant, as applicant, and Micromont Holdings 8 LLC, as property owner.

IF USING THIS FORM TO RESPOND, PLEASE:

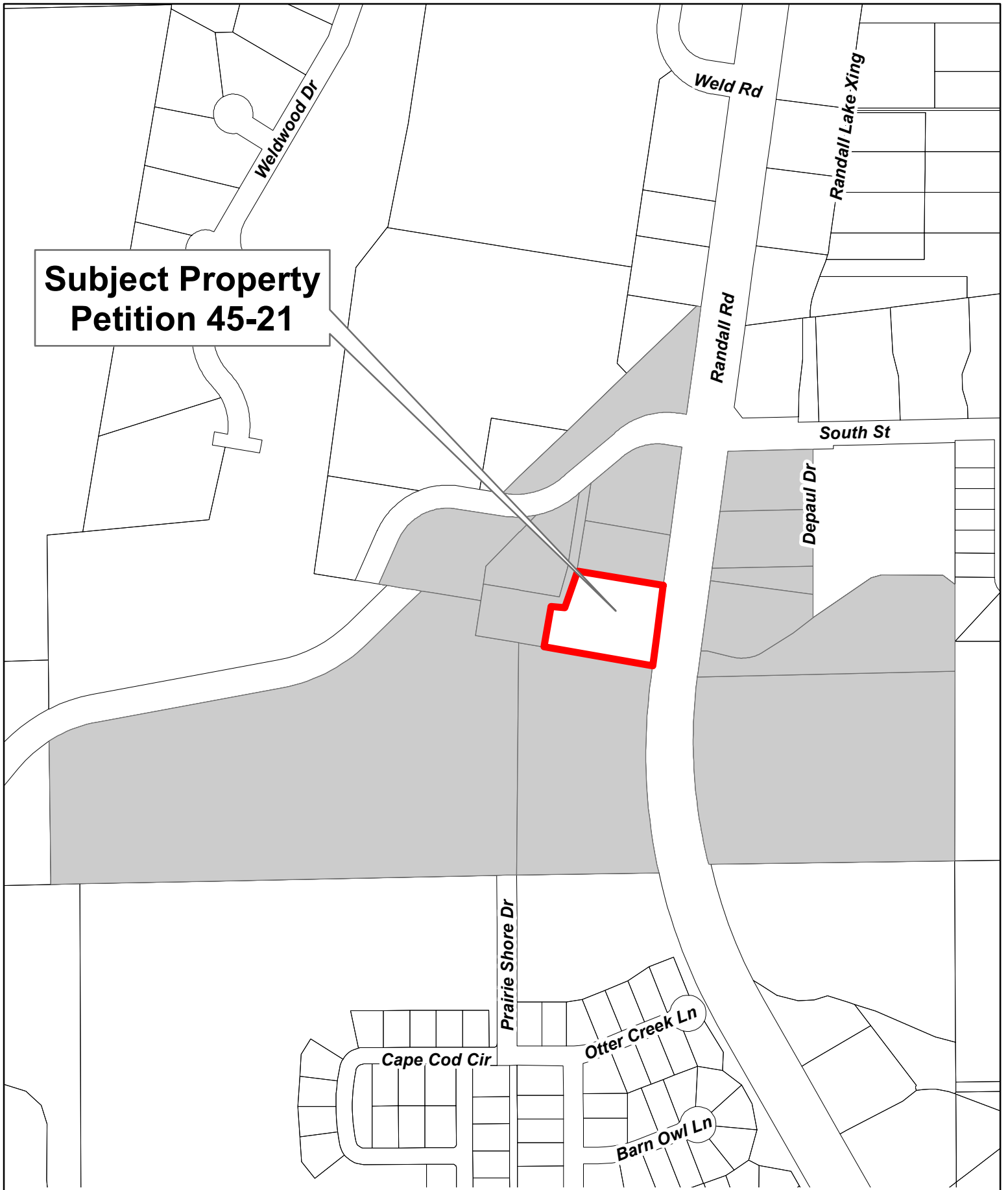
- If so desired, please write your response at bottom of form.
- Write your name and address at the bottom of this page.

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

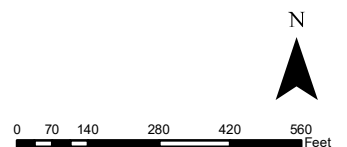
ADDRESS: _____



**Subject Property
Petition 45-21**

Location Map

**400 S. Randall Rd.
Elgin, Illinois**



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