

# COURTESY NOTICE OF A ZONING PUBLIC HEARING



**PLANNING AND ZONING COMMISSION**  
**Monday, December 5, 2022**  
**7:00 p.m.**

**ELGIN CITY HALL**  
**150 Dexter Court**  
**City Council Chambers**  
**North Tower, 2<sup>nd</sup> Floor**

## MATTER BEFORE THE COMMISSION

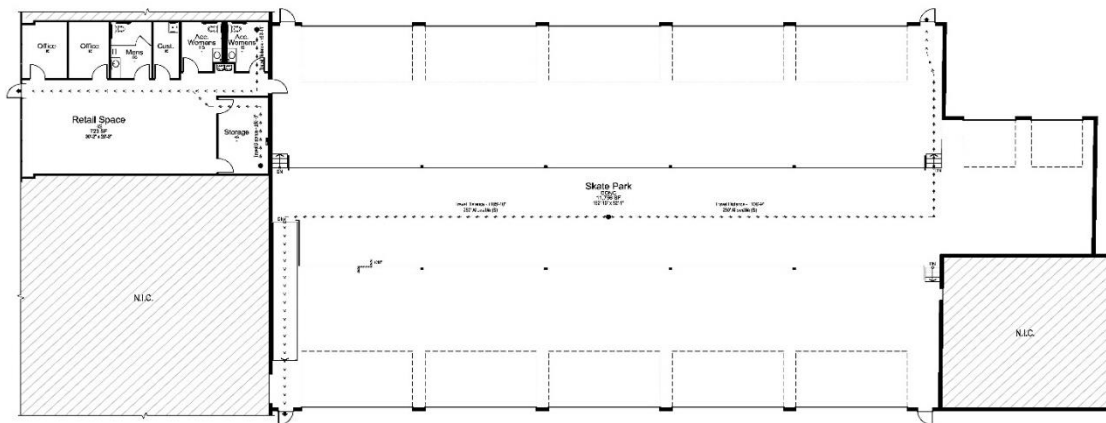
Consideration of Petitions 44-22 and 50-22, requesting approval of an amendment to PNB Planned Neighborhood Business District Ordinance No. G21-98, as previously amended by Ordinance No. G35-13 with departures from the Elgin Municipal Code requirements for the minimum number of required parking spaces, and any other departures as may be necessary or desirable, and a conditional use to permit: (1) an amusement and recreation service not elsewhere classified, more specifically an indoor skatepark, and (2) a commercial event space for activities pertaining to the assembly of people, all of which at the property commonly referred to as **820 S. McLean Boulevard**, by Ian Nathan/I2N Inc, as applicant, and Spartan-Elgin, LLC, as property owner.

## BACKGROUND AND ADDITIONAL DETAIL

The applicant is requesting to establish an indoor street style skatepark within the existing 13,500-square foot commercial tenant space at 820 S. McLean Boulevard. The facility would also have small retail component selling t-shirts, shoes, hats, bags, and similar retail items.

The hours of operation would be from 12 pm to 10 pm Monday through Sunday. There will be a daily entry fee. The applicant is proposing minor interior renovations such as bathroom upgrades, and to create office space. No exterior changes to the building or the site are proposed. The ramps and platforms for skating will be designed as modular components which can be moved throughout the skatepark as needed. The skatepark will also have vending machines offering water, drinks, and snacks for sale.

The facility may also hold special events, such as birthday parties, skate competitions, fundraisers, etc. There would be no seating area for observation.



*The proposed floor plan*

**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:

Denise Momodu  
(847) 931-6103 (office)  
momodu\_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](http://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 and Zoning Commission will conduct a public hearing on the following zoning application:*

#### **Nos. 44-22 and 50-22**

*By Ian Nathan/I2N Inc, as applicant, and Spartan-Elgin, LLC, as property owner, requesting approval of an amendment to PNB Planned Neighborhood Business District Ordinance No. G21-98, as amended by Ordinance No. G35-13 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, and a conditional use to permit: (1) an amusement and recreation service not elsewhere classified, more specifically an indoor skatepark, and (2) a commercial event space for activities pertaining to the assembly of people, all of which at the property commonly referred to as 820 S. McLean Boulevard, more specifically identified by the Kane County Property Index Number 06-27-101-013.*

*The public hearing will be held on Monday, December 5, 2022, 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:** November 18, 2022

**SUBJECT:** Consideration of Petitions 44-22 and 50-22

Requesting an amendment to PNB Planned Neighborhood Business District Ordinance No. G21-98, as previously amended by Ordinance No. G35-13 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, and a conditional use to permit: (1) an amusement and recreation service not elsewhere classified, more specifically an indoor skatepark, and (2) a commercial event space for activities pertaining to the assembly of people, all of which at the property commonly referred to as 820 S. McLean Boulevard, by Ian Nathan/I2N Inc, as applicant, and Spartan-Elgin, 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, December 5, 2022, 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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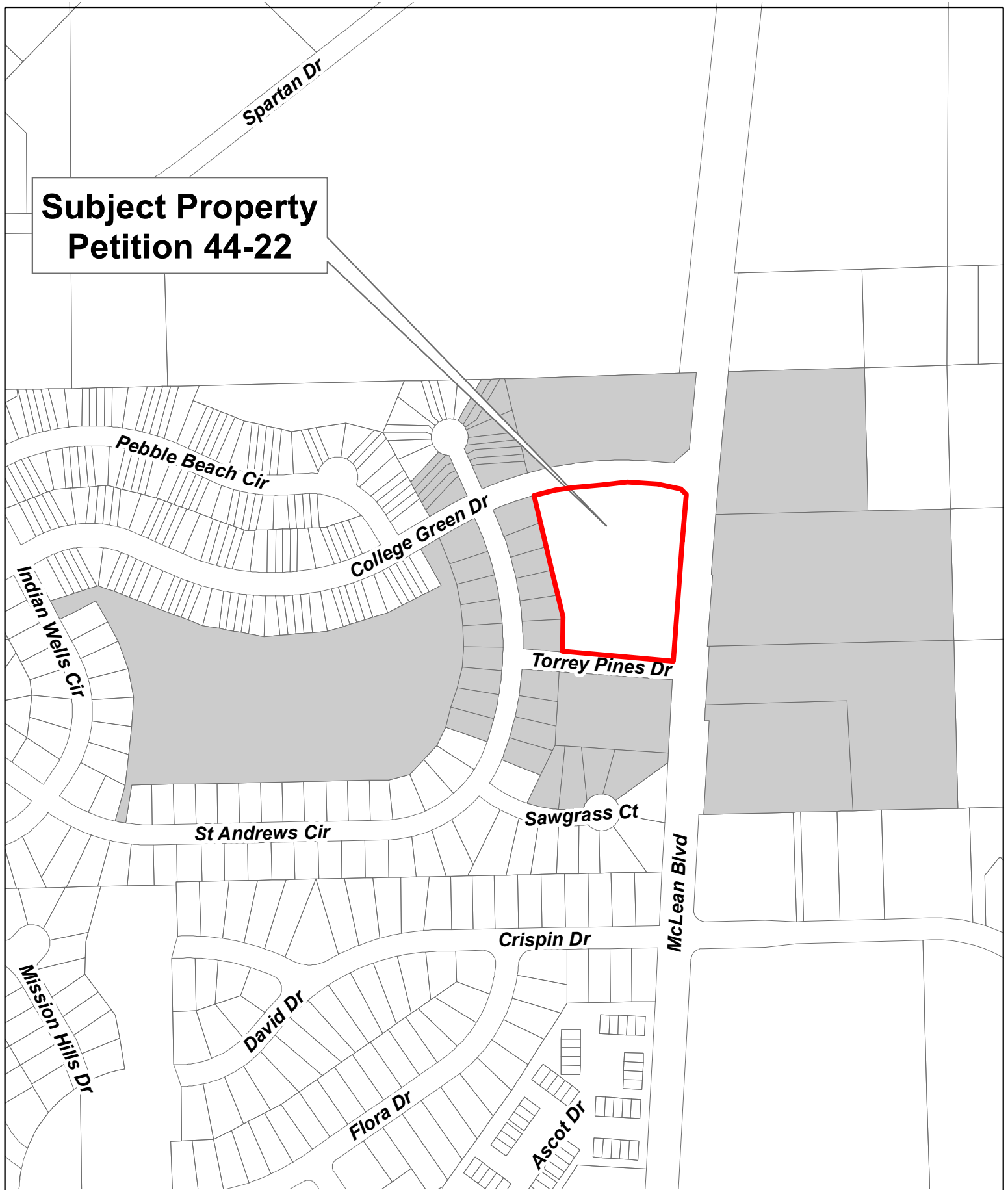
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**NAME:** \_\_\_\_\_

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

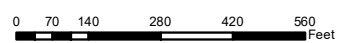
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**Subject Property  
Petition 44-22**

Location Map

**820 S. McLean Blvd.  
Elgin, Illinois**



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