

PLANNING & ZONING COMMISSION

Monday, July 11, 2022

7:00 p.m.

City of Elgin
City Council Chambers - 2nd Floor North Tower
150 Dexter Court, Elgin, IL 60120

AGENDA

A. Call Meeting to Order

B. Roll Call

C. Approval of Minutes
June 6, 2022

D. Chairman's Opening Statement

E. Petitions to be Considered

Preliminary and Final Plat of Subdivision

1. 2530 Mason Road, 1755 Capital Street, 1765 Capital Street, 1775 Capital Street - #29-22, Resubivision of an approximately 10-acre vacant property into three lots

F. Administer Oath to Persons Desiring to Testify

G. Petitions to be Considered (continued)

Conditional Use:

1. 526 Dundee Ave - #19-22, Establish accessory package liquor sales as part of a proposed convenience food store
2. 28 Tyler Creek Plz - #25-22, Establish a commercial event space within an existing commercial space part of a multi-tenant commercial building. **Staff requests this item be continued to August 1, 2022, Planning and Zoning Commission meeting.**

Planned Development as a Conditional Use:

1. 155 S Randall Rd - #37-21, Construction of a 12-foot-high fence and installation of a third wall graphic for an existing restaurant property

Planned Development as a Map Amendment, Conditional use, and Preliminary and Final Plat of Subdivision:

1. 695 S State St - #23-22, 24-22 & 30-22, Five-lot resubdivision for the construction of two residential care facilities with 74 units and an approximately 19,000-square foot community resource center for mental health and other social services

H. Other Business

I. Public Comment

J. Summary of Pending Development Applications

K. Adjournment

THE CITY OF ELGIN IS SUBJECT TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990. INDIVIDUALS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO REQUIRED 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 HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR AT (847) 931-5620 {TDD (847) 931-5616} PROMPTLY TO ALLOW THE CITY OF ELGIN TO MAKE REASONABLE ACCOMMODATIONS FOR THOSE PERSONS.