

# COURTESY NOTICE OF A ZONING PUBLIC HEARING



**PLANNING AND ZONING COMMISSION**  
**Monday, April 1, 2019**  
**7:00 p.m.**

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

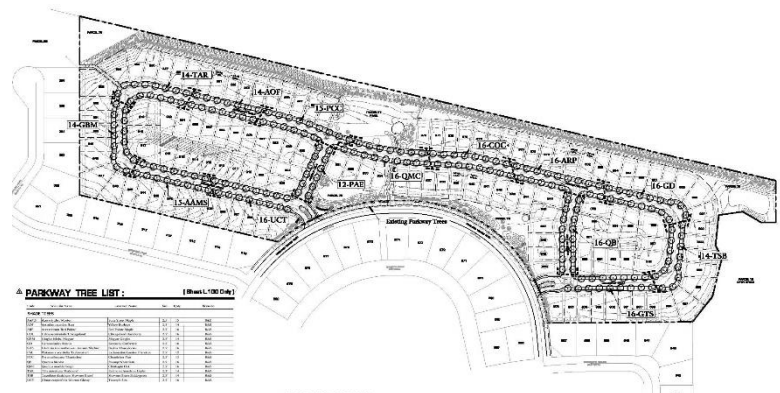
## MATTER BEFORE THE COMMISSION

Consideration of Petitions 05-19, 11-19 and 12-19, requesting an amendment to the annexation agreement, a map amendment to the planned development (specifically amending the planned development ordinances), and approval of a preliminary and final plat of subdivision, all of which are necessary to construct an age-targeted, single-family home subdivision within “**Neighborhoods G and I**” of **Highland Woods Subdivision**, commonly referred to as 3650 Highland Woods Boulevard, by Pingree LLC., as applicant and property owner.

## BACKGROUND AND ADDITIONAL DETAIL

The applicant and owner of the property, Pingree LLC., is proposing a new age-targeted subdivision with 129 single-family homes and a 1.5-acre neighborhood park. The 33.5-acre vacant property along the Chicago, Milwaukee, St Paul and Pacific Railroad, known as Highland Woods Neighborhoods G and I, was previously approved for 333 townhomes.

All single-family homes, to be developed by NVR Inc., would be one-story ranch models targeting seniors and empty-nesters, but may include first time home buyers and individuals looking to downsize their home. The floor plans range from 1,421 square feet in area without a finished basement to 3,161 square



*The location of the proposed subdivision, its layout, and sample models*

**CONTINUED ON REVERSE SIDE**

feet in area with a partial finished basement. The proposed subdivision would have its own homeowners association which would maintain the proposed neighborhood park with a playground and other common areas within the subdivision. The entire subdivision is proposed to be developed in one phase.

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

#### ***Nos. 05-19, 11-19 and 12-19***

*By Pingree LLC., as applicant and property owner, requesting an amendment to the annexation agreement, a map amendment to the planned development (specifically amending the planned development ordinances), and approval of a preliminary and final plat of subdivision, all of which are necessary to construct an age-targeted, single-family home subdivision within "Neighborhoods G and I" of Highland Woods Subdivision, commonly referred to as 3650 Highland Woods Boulevard, more specifically identified by the Kane County Property Index Number 05-01-300-023.*

*The public hearing will be held on Monday, April 1, 2019 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:** March 15, 2019

**SUBJECT:** Consideration of Petitions 05-19, 11-19 and 12-19

Requesting an amendment to the annexation agreement, a map amendment to the planned development (specifically amending the planned development ordinances), and approval of a preliminary and final plat of subdivision, all of which are necessary to construct an age-targeted, single-family home subdivision within "Neighborhoods G and I" of Highland Woods Subdivision, commonly referred to as 3650 Highland Woods Boulevard; by Pingree LLC., as applicant and 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, April 1, 2019, 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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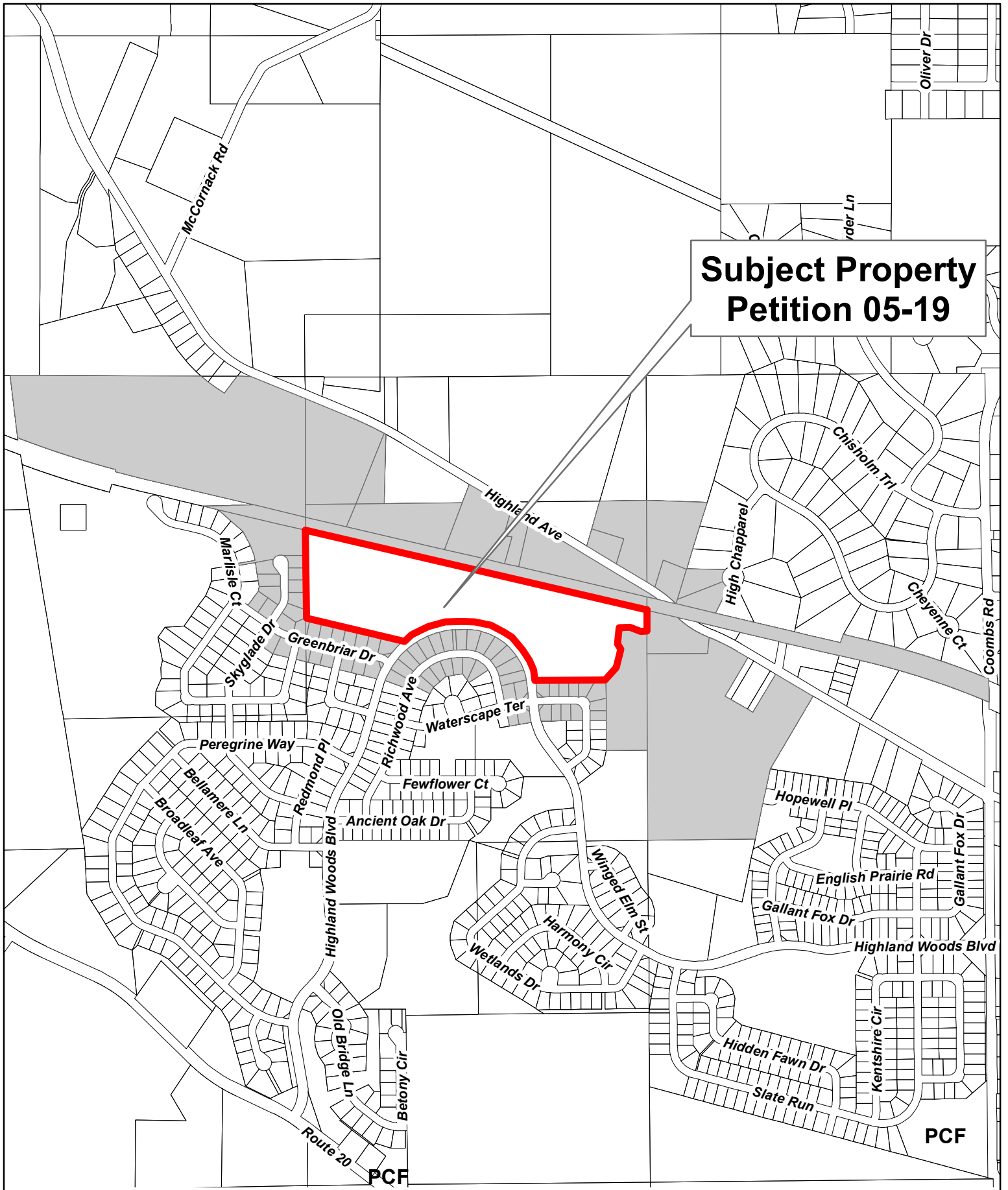
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**NAME:** \_\_\_\_\_

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

\_\_\_\_\_



**Subject Property  
Petition 05-19**

Location Map

**3650 Highland Woods Blvd.  
Elgin, Illinois**



0 180 360 720 1,080 1,440 Feet

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