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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Petition for Zoning Text Amendment has been filed with the Sleepy Hollow Village Clerk, to amend the Village Zoning Regulations for the B-3 Commercial and Mixed-Use Business Zoning District, in particular, the following sections of the Village Code: Section 8-1-5: Definitions; Section 8-5-1: Purpose; Section 8-5-2: Permitted Uses; Section 8-5-3: Lot Area and Bulk Requirements; and Section 8-5-7: Buffer Yards.

NOTICE IS FURTHER GIVEN that a Petition to Amend the Village Zoning Map to classify the property located at 35W340 West Main Street (1700 West Main Street); 35W346 West Main Street (1716 West Main Street); 1712 West Main Street, and 1714 West Main Street in the Village in the B-3 Commercial and Mixed-Use Zoning District has been filed with the Village Clerk. The legal descriptions of these properties are as follows:

PARCEL 1 : Commencing on the Quarter Section line at a point 36.3 feet South of the center of Section 21, Township 42 North, Range 8 East of the Third Principal Meridian; thence South along the Quarter Section line 834.24 feet to the center of the Public Highway (now State Route 72); thence South 77 degrees, 25 minutes East along the center line of said highway, 198 feet; thence North on a line parallel with the Quarter Section line of said Section 21 to a point 36.3 feet South of the North line of the Southeast quarter of said Section 21; thence West to the place of beginning (EXCEPT that part described as follows: Commencing at the intersection of the West line of said Southeast Quarter with the center line of State Route 72, thence Southeasterly along said center line 85.59 feet for the point of beginning; thence continuing Southeasterly along said center line, 99.79 feet; thence Northerly along a line parallel with the West line of said Southeast Quarter, said line forms an angle of 102 degrees 18 minutes 33 seconds to the left with the prolongation of the last described course, 296.79 feet; thence Westerly along a line that forms an angle of 88 degrees 49 minutes 50 seconds to the left with the prolongation of the last described course, 101.30 feet; thence Southerly along a line that forms an angle of 91 degrees 57 minutes 05 seconds to the left with the prolongation of the last described course 277.61 feet to the point of beginning), in the Village of Sleepy Hollow, Kane County, Illinois.

PARCEL 2: Commencing 55 links South of the center of Section 21, Township 42 North, Range 8 East of the Third Principal Meridian, and running thence South on the Quarter Section line 12.50 chains, thence South 76 degrees 45 minutes East, 3 chains for a point of beginning; thence North parallel to the Quarter Section line 300 feet; thence East 200 feet; thence South 300 feet, more or less, to the center of the public highway; thence Northwesterly along the center line of the public highway to the point of beginning.

Also, commencing 36.3 feet South of the center of said Section; thence South along the Quarter Section line, 834.4 feet to the center line, 834.4 feet to the center line of the public highway (State Route 72); thence South 77 degrees 25 minutes East, 198.0 feet; thence North 300.0 feet to the place of beginning; thence North 578.0 feet to a point 36.3 feet South of the North line of said Southeast quarter; thence North 89 degrees 52 minutes East, parallel to said North line, 225.0 feet to a fence; thence South 1 degree 30 minutes West along said fence, 578.4 feet; thence South 89 degrees 52 minutes West, 210.4 feet to the place of beginning, (EXCEPTING from the above property the following described

parcel: Commencing at the intersection of the West line of said Southeast quarter with the center line of State Route 72; thence Southeasterly along said center line a distance of 185.38 feet for the place of beginning; thence continuing Southeasterly along said center line, a distance of 103.36 feet; thence Northerly along a line parallel with the West line of said Southeast quarter, said line forms an angle of 102 degrees 19 minutes 33 seconds to the left with the prolongation of the last described course, a distance of 316.76 feet; thence Westerly along a line that forms an angle of 88 degrees, 49 minutes, 50 seconds to the left with prolongation of the last described course, a distance of 101.00 feet; thence southerly along a line parallel with the West line of said Southeast quarter, said line forms an angle 91 degrees 10 minutes 10 seconds to the left with the prolongation of the last described course, a distance of 296.79 feet to the place of beginning),

All being part of the Southeast Quarter of Section 21, Township 42 North, Range 8 East of the Third Principal Meridian, in the Village of Sleepy Hollow, Kane County, Illinois.

PIN: 03-21-401-014 and 03-21-401-015
Common Address: 35W340 (1700) and 35W346 (1716) West Main Street, Sleepy Hollow, Illinois 60118

That part of the Southeast 1/4 of Section 21, Township 42 North, Range 8, East of the Third Principal Meridian, described as follows: Commencing at the intersection of the West Line of said Southeast 1/4 with the center line of State Route 72; Thence Southeasterly along said center line, a distance of 85.59 Feet for the place of beginning; Thence continuing along said center line, a distance of 99.79 feet; thence Northerly along a line parallel with the West Line of said Southeast 1/4, said line forms an angle of 102 Degrees 16 Minutes 33 Seconds to the left with the prolongation of the last described course, a distance of 297.79 feet; thence Westerly along a line that forms an angle of 88 Degrees 49 Minutes 50 Seconds to the left with the prolongation of the last described course, a distance of 101.30 feet; thence Southerly along a line that forms an angle of 91 Degrees 57 Minutes 05 Seconds to the left with the prolongation of the last described course, a distance of 101.30 feet; thence Southerly along a line that forms an angle of 91 Degrees 57 Minutes 05 Seconds to the left with the prolongation of the last described course, a distance of 277.51 feet to the place of beginning, being situated in Dundee Township, Kane County, Illinois.

PIN: 03-21-401-012
Common Address: 1714 West Main Street, Sleepy Hollow, Illinois 60118

That part of the Southeast Quarter of Section 21, Township 42 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the West line of said Southeast Quarter with the Center Line of State Route 72; thence Southeasterly along said Center Line, 185.38 feet for the Point of Beginning; thence continuing Southeasterly along said Center Line, 103.36 feet; thence Northerly along a line parallel with the West Line of said Southeast 1/4, said line forms an angle of 102 degrees 18 minutes 33 seconds to the left with the prolongation of the last described course, 316.76 feet; thence Westerly along a line that forms an angle of 88 degrees 49 minutes 50 seconds to the left with the prolongation of the last described course, 101.00 feet; thence Southerly along a line parallel with the West Line of said Southeast 1/4, said line forms an angle of 91

degrees 10 minutes 10 seconds to the left with the prolongation of the last described course, 296.79 feet to the point of beginning.

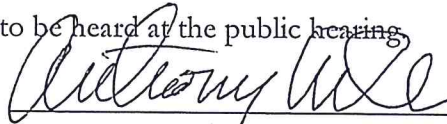
PIN: 03-21-401-013

Common Address: 1712 West Main Street, Sleepy Hollow, Illinois 60118.

A Public Hearing on each Petition will be held by the Village of Sleepy Hollow Planning & Zoning Commission at its meeting to be held on Monday, January 23, 2023 commencing at 6:30 p.m. at the Sleepy Hollow Village Hall, One Thorobred Lane, Sleepy Hollow, Illinois. A copy of each Petition is available for review at the Village Hall during regular business hours.

~~It is anticipated that provision will be made for members of the Commission, and of the public, to attend the public hearing remotely. If such provision is made, anyone who desires to attend the meeting via video- or tele-conferencing must notify the Village Clerk by phone at 847-426-6700, or by e-mail at amills@sleepyhollow.org, with his/her request, no later than 12:00 noon two (2) days prior to the meeting date; and a link to participate will be sent to his/her e-mail address the day of the meeting. In addition,~~ written comment on the proposal may be submitted to the Village Clerk no later than the close of business one day prior to the meeting date/time, in writing, at Village Hall, One Thorobred Lane, Sleepy Hollow, or via e-mail at amills@sleepyhollowil.org.

All persons will be given an opportunity to be heard at the public hearing.



Anthony Mills
Village Clerk