

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that an application for zoning relief has been filed with the Village of Sleepy Hollow by Konrad Rybak/Air Blue, Inc., as owner and petitioner, as follows:

1. An application for a Special Use at 1601 West Main Street, Sleepy Hollow, in the B-2 Village Business District, for an Indoor Self-Storage Facility, in accordance with the Village of Sleepy Hollow Zoning Code, Section 8-5-13(C); and
2. An application for Variances for the property at 1601 W. Main Street, Sleepy Hollow, from the requirements of the Sleepy Hollow Zoning Code, Section 8-5-3(B)(1) re Lot Area and Bulk Requirements to allow a Maximum Floor Area Ratio (FAR) of 0.43; and Section 8-5-3(B)(1) re Lot Area and Bulk Requirements to allow a Maximum Building Height (Feet/Stories) of 30' or two stories.

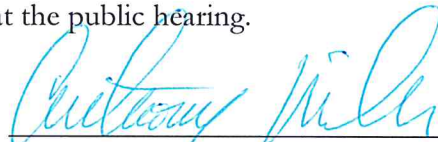
The subject property is further identified by PIN 03-21-452-003; and the legal description of the subject property is as follows:

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 East line of said Section 21 with the center line of the public highway, State Route No. 72; thence North 76 degrees 45 minutes West along the said center line 957 feet for a point of beginning; thence South 4 degrees 31 minutes West 319.5 feet; thence North 85 degrees 29 minutes West 596 feet; thence North 4 degrees 31 minutes East along said center line 603 feet to the point of beginning in the Village of Sleepy Hollow and the Township of Dundee, Kane County, Illinois.

A Public Hearing on the Application for Special Use and the Application for Variances will be conducted by the Village of Sleepy Hollow Planning & Zoning Commission at its meeting to be held on Monday, January 23, 2023, starting at 6:30 p.m. at the Village Hall, One Thorobred Lane, Sleepy Hollow, Illinois. The applications may be reviewed at the Office of the Village Clerk at Village Hall, during regular business hours. Inquiries may also be made to the Code Official at 630-816-8455.

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 the e-mail to Amills@sleepyhollowil.org.

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



Anthony Mills
Village Clerk