



**VILLAGE OF HUNTLEY
DEVELOPMENT APPLICATION**
 Village of Huntley – Development Services Department
 Planning and Zoning Division
 10987 Main Street, Huntley, IL 60142
 Phone: 847-515-5252 / Fax: 847-515-5241

-Official Use Only-

Date Received: _____
 Petition #: _____
 Application Fee: _____
 Check # _____
 Escrow Fee: _____
 Check # _____

Project Name: _____

Project Location: Northeast corner of Freeman Road and Automall Drive

Action Requested:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Annexation Agreement Amendment | <input checked="" type="checkbox"/> Final Plat of Subdivision |
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> Preliminary Planned Unit Development (PUD) |
| <input checked="" type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Final Planned Unit Development (PUD) |
| <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Planned Unit Development Amendment |
| <input type="checkbox"/> Variation(s) to Subdivision or Zoning Ordinance | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Amendment to Subdivision or Zoning Ordinance | |
| <input type="checkbox"/> Site Plan Review | |
| <input checked="" type="checkbox"/> Concept Plan Review | |

NOTE: Please attach additional pages wherever necessary

Petitioner: Venture One Real Estate, LLC

Address: 9500 Bryn Mawr, Suite 340 Phone Number: (262) 822-8777
Rosemont, IL 60018 Fax Number: _____
 _____ 2nd Phone Number: _____
 E-mail: jeffr@ventureoneRE.com

Owner (if different): 92131 LLC, Gordon Stade, Manager

Address: 5680 N Ruth Avenue Phone Number: (847) 514-2853
Monroe Center, IL 61052 Fax Number: _____
 _____ 2nd Phone Number: _____
 E-mail: _____

Attorney: _____ Phone: _____ Fax Number: _____
 Address: _____ E-mail: _____

Engineer: Jacob and Hefner Associates Phone: (630) 652-4600 Fax Number: _____
 Address: 1333 Butterfield Road #300, Downers Grove, IL 60515 E-mail: mkramer@jacobandhefner.com

Architect: DLR Group Phone: (602) 382-8580 Fax Number: _____
 Address: 6225 North 24th Street, Suite 250 Phoenix, AZ 85016-2042 E-mail: tthielke@dlrgroup.com

Other: _____ Phone: _____ Fax Number: _____
 Address: _____ E-mail: _____

Property Location (attach legal description): northeast corner of Freeman Road and Automall Drive; part of Section 9, Township 42N, Range 7E

Parcel Identification Number (PIN): 02-09-300-007, 02-09-300-005, 02-09-400-008, 02-09-400-004, 02-09-200-010, 02-09-100-006

Address (if applicable): _____

Zoning: Current: Unincorporated (F) Proposed: ORI-1

Land Use: Current: Farmland Proposed: Warehouse; Distribution

Comprehensive Plan Designation:

Current: Vacant/Undeveloped/Agricultural Proposed: Industrial Business Park

Neighboring Properties:

LOCATION	ZONING	LAND USE	COMPREHENSIVE PLAN
North	Unincorporated	Farmland	Business Park
South	C-2; ORI	Warehouse; Distribution	Business Park; Retail and Service Commercial
East	Unincorporated	Residential	Single Family Estate
West	BP; C-2; RE-1	Warehouse; Distribution; Farmland	Business Park; Retail and Service Commercial

Identify all abutting and/or adjoining Rights Of Way:

Freeman Road right of way (south)

Describe the proposed project (*it is recommended that a separate page is attached to fully describe the project*):

Annexation of ±260 acres into Village of Huntley; subdivision of property into 4 lots and right of way for public roadway; proposed warehouse/distribution development on Lot 1 consisting of ±630k SF building with associated pavement, utilities and stormwater management facilities; future warehouse/distribution development on lot 2; existing wetlands on lot 3; & proposed stormwater management facilities on lot 4.

Size of the property: Square Feet: 11,403,879 SF Acres: 261.797 acres

Dimensions of the lot at the lot line (feet):

North: 1,911 feet South: 2,756 feet

East: 5,078 feet West: 4,703 feet

Please define which "yards" are being considered as Front, Side, Rear, Abutting Street, Abutting Landscape Area, Abutting Residential, ...etc.:

North: Abutting Street South: Front

East: Abutting Residential West: Abutting Street

Total Open Space Area on site: Phase I Only

Square Feet: 2,526,480 Acres: 58.0 Percent: 37.4%

Total impervious area on site (pavement only): Phase I Only (omitting lot 2)

Square Feet: 2,842,783 Acres: 65.3 Percent: 42.1%

Total Building footprint on site: Phase I Only (omitting lot 2)

Square Feet: 629,186 Acres: 14.4 Percent: 9.3%

Total detention/retention/wetlands/etc. on site: Phase I Only (omitting lot 2)

Square Feet: 756,604 Acres: 17.4 Percent: 11.2%

Total Right-of-Way on site: Phase I Only (omitting lot 2)

Square Feet or Acreage: 6.5 acres New Road Linear feet: 3,900 LF
1.7 acres Freeman Road 1477 LF

Size of (Existing/Proposed) Structure: Lot I Only (Area = 117.3 acres)

Square Feet: 629,186 SF Floor Area Ratio (FAR): _____ Lot Coverage: _____

Required parking spaces:

Regular: 315 Handicapped: 21 Motorcycle/Other: _____

Proposed parking spaces:

Regular: 1,012 Handicapped: 34 Motorcycle/Other: 719 (trailer stalls)

Is there a phasing schedule planned, or are there any planned future additions? Yes No

Please explain: Current proposed warehouse/distribution development on proposed Lots 1&4 with associated pavement, utilities & stormwater detention; future warehouse/distribution development on proposed Lot 2 with associated pavement utilities & stormwater detention

What is the peak two hour parking period for this project: _____

Will this project share parking spaces with other businesses?

Yes No

Please explain: Each building constructed as part of this development will have specific parking constructed for use based on tenant's requirements

Estimate the number of motor vehicle trips this project will generate: (Refer to Traffic Study)

Weekday

Peak day: _____ Peak A.M hour: _____ Peak P.M hour: _____

Weekend day

Peak day: _____ Peak A.M hour: _____ Peak P.M hour: _____

Has a traffic impact analysis been conducted for this project?

Yes No

Please explain: Traffic Impact Analysis prepared by Sam Schwartz Engineering has been included with this submittal.

Will this project require any existing roadway improvements?

Yes No

Please explain: Improvements including traffic signal modifications, addition of eastbound left turn lane, and striping modifications to east and south leg of intersection of Freeman Road and Automall Drive.

Will this project contain any publicly dedicated Rights Of Way?

Yes No

If yes, how many linear feet/miles: 3,900 LF (New Road) 1,477 LF (Freeman Road)

Does this project require any Illinois Department of Transportation approvals?

Yes No

If yes, have they been obtained?

Yes No

Please explain: N/A

Are there Wetlands or Floodplains on the site?

Yes No

If yes, has the required field delineation been performed; F.I.R.M. or L.O.M.R been obtained; A letter of Map Revision requested? Please explain: Field delineation of wetlands has been performed by Gary R. Weber Associates. Please refer to wetland delineation report included with this submittal. A Jurisdictional Determination was conducted by the USACE and the on-site wetlands were found to not be in their durisdiction.

Does this project require any County, State, Federal or other approvals or permit requirements per Army Corps of Engineers, Illinois Department of Natural Resources, Kane-DuPage Soil and Water Conservation District, etc.?

Yes No

If yes, have they been obtained?

Yes No

Please explain: Land Use Opinion from Kane-DuPage Soil and Water Conservation District is required. Application and fees were submitted 12/31/2020 and the report from KDSWCD is pending.

Please list examples of similar uses (including name, address and location) in the area that can be used for comparison by Village Staff:

1. Weber Stephen Products; 11811 Oak Creek Parkway; located west of subject site
2. Weber Grill Warehouse; 41255 Freeman Rd; located south of subject site

Signatures:

Mark Goode

Petitioner(s) (if different from owner)

1/7/21

Date

MARK GOODE

Print Name(s)

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Owner(s)

Date

Print Name(s)

NOTE: If the subject property is held in trust, the trust officer must sign this application as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

NOTE: The petitioner is required to submit proof of ownership of the subject property. If the petitioner is not the owner, then a contract to purchase shall be submitted with this application.

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Gordon Stade, Manager
Print Name(s)

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