

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION**  
**February 22, 2021**  
**6:30 PM**  
**AGENDA**



Due to restrictions associated with the COVID-19 pandemic, seating capacity is limited in the Village Board Room. Additional limited capacity will be provided in the lobby's overflow seating area. The lobby has a live audio feed to the meeting. Anyone who has signed up to speak during the Public Comment portion of the meeting or has requested to speak as part of the Public Hearing will be able to do so, but may be required to listen to the proceedings from the lobby's overflow seating area if seating capacity is not available in the Village Board Room. After commenting, speakers may be requested to return to the overflow seating area so the next speaker can address the Plan Commission. Comments may also be submitted via e-mail in advance of the meeting to [huntley@huntley.il.us](mailto:huntley@huntley.il.us). The e-mail should include the topic to be commented on in the subject line. All comments received before 5:00 p.m. on the date of the meeting will be entered into the record. All those in attendance will be required to follow proper social distancing and face covering guidelines. The public may also call in to listen to the meeting. The call in number for the meeting is: 847-748-0565 PIN: 80011

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comment
5. Public Hearing(s)
  - A. Petition No. 21-01.02, Venture One Acquisitions, LLC, as petitioner, and 92131 LLC, as owner, relating to an approximately 261± acre parcel of real estate commonly known as the Stade Farm, 41W368 Freeman Road (the "*Property*"), the application is seeking approval of zoning relief which includes the following: (i) amendments to the Huntley I-90/IL 47 Gateway Plan to identify the Property as appropriate for light industrial development; (ii) text amendments to the Huntley Zoning Ordinance, including amendments relating to creation of a new ORI-1 zoning district and standards for land use and planned unit developments within the ORI-1 district; (iii) amendments to the Huntley Zoning Map to zone the Property in the ORI-1 zoning district; and (iv) the granting of special use permits, planned development approvals, variations, and/or other zoning relief necessary to allow construction of a new warehouse/distribution facility in the first development phase and development of other complementary light industrial and business park uses, facilities, and improvements in future development phases on the Property. Petitioner is also seeking approval of a preliminary and final plat of subdivision for the Property pursuant to the Huntley Subdivision Regulations.
6. Discussion
7. Adjournment

MEETING LOCATION  
Village Board Room  
10987 Main Street  
Huntley, IL 60142

The Village of Huntley is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities 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 accessibility of the meeting or the facilities, please contact David Johnson, Village Manager at (847) 515-5200. The Village Board Room is handicap accessible.