



Courtesy Notice

Concept Review for Multi-Family Development Proposal - Regency Square

Meeting Time:	7:00 p.m., Village Board Room
Date	February 24, 2022
Livestream of Meeting	www.huntley.il.us

DISCUSSION ONLY – NO FORMAL ACTION WILL BE TAKEN

On February 24, 2022, the Village Board will conduct a concept review for the development of approximately 45 acres in Regency Square in the area south of Charles Sass Parkway (formerly Kreutzer Road), east of Regency Parkway, and west of Princeton Drive. Lynd Living (www.lynd.com), the contract purchaser of the property, is proposing to develop the property with 94 townhouse units and 296 apartment units, for a total of 390 rental units. **Lynd's submittal is available on the Village's website at www.huntley.il.us.** You can view a livestream of the meeting on You Tube through the Village website.

A concept review is an informal discussion of the project. If the developer submits a formal development application, formal review will take place with a public hearing conducted by the Plan Commission. All property owners within 250 feet will receive a certified mailing notice of the meeting. **The Plan Commission is an advisory body that makes findings and forwards a recommendation to the Village Board. The Village Board would make the final decision regarding any necessary approvals after Plan Commission action.**

The anticipated development actions that the Plan Commission and/or Village Board would review should the developer proceed with the plan for the subject property and submit a formal development application are as follows:

- Amending the Comprehensive Land Use Plan to designate the property as planned for residential use; It is currently shown as Business Park and Mixed Use (Commercial/Office)
- Rezoning (Map Amendment) to "MF-2" Multi-Family Residential
- Amending the existing Special Use Permit for development of the property
- Amending the Regency Square Design Guidelines (no residential component is currently included)
- Approving a preliminary/final plat of subdivision for the property (engineering plans would be provided at this time)
- Approving a development agreement for the property (if necessary)

A formal development application would include, but not be limited to, a traffic study, landscaping plan, detailed architectural building elevations, population/student estimates, natural resources inventory, civil engineering, and stormwater management plan. **A formal development application for the above actions has not been submitted as of this date.**

COMMENTS

To submit comments prior to the meeting, please send to the following e-mail address:

huntley@huntley.il.us

You can also drop off written comments marked "Regency Square Apartments Proposal" at the Administrative Offices at the Municipal Complex at 10987 Main Street.

All comments will be shared with the Village Board.

Should you have any questions regarding the project, please contact the Village at 847-802-6360.