

**VILLAGE OF HUNTLEY
PLAN COMMISSION
February 25, 2019
6:30 PM
AGENDA**



1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Comments
5. Approval of Minutes
 - A. Approval of the January 14, 2019 Plan Commission Meeting Minutes
6. Petition(s)
 - A. Petition No. 19-2.1, Huntley Fire Protection District, petitioner, and Reiche Construction Inc., owner, ±2.23 acres located at the southeast corner of Jim Dhamer Drive and Hennig Road; PIN: 02-07-201-010, Request is for approval of a Final Plat of Subdivision and Site Plan Review for a ±10,239 square foot fire station.
7. Public Hearing(s)
 - A. Petition No. 19-2.2, Huntley Investment Partners, LLC, petitioner and owner, 11800 Factory Shops Boulevard (±60 acres); PINs: 02-16-101-016 and 02-16-101-006, Request is for approval of: (1) Amendment of the I-90/IL 47 Gateway Plan to change the designation of the property from Mixed Commercial to Light Industrial; (2) Rezoning of the property to the ORI (Office/Research/Industrial-Light Industrial) District; (3) Removal of the property from the Planned Development District; (4) A special use permit for warehousing, storage and distribution; (5) Preliminary Planned Unit Development; and (6) Preliminary Plat of Subdivision.
8. Discussion
9. 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.

NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION OF
THE VILLAGE OF HUNTLEY

IN THE MATTER OF THE APPLICATION OF)
Huntley Investment Partners, LLC)
120 N. LaSalle Street, Suite 3200)
Chicago, IL 60602)

Please take notice that a public hearing will be held before the Plan Commission of the Village of Huntley upon application of Huntley Investment Partners, LLC, as owner, relating to the property commonly known as 11800 Factory Shops Boulevard, Huntley, Illinois 60142, which is a parcel of approximately 60 acres. The property is legally described as follows:

A TRACT OF LAND BEING PART OF LOT 3 AND ALL OF LOT 4 OF THE FIRST RESUBDIVISION OF UNIT NO 1 HUNTLEY, ALL IN SECTIONS 9 AND 16, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE 3RD PRINCIPAL MERIDIAN, VILLAGE OF HUNTLEY, KANE COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4; THENCE SOUTH 00 DEGREES 05 MINUTES 02 SECONDS WEST ON THE EAST LINE OF SAID LOT 4, A DISTANCE OF 2308.65 FEET; THENCE SOUTH 61 DEGREES 31 MINUTES 36 SECONDS WEST, A DISTANCE OF 143.41 FEET TO THE NORTH RIGHT OF WAY LINE OF ILLINOIS STATE TOLL HIGHWAY COMMISSION INTERSTATE 90; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 57 DEGREES 01 MINUTES 51 SECONDS WEST, A DISTANCE OF 1038.73 FEET; THENCE NORTH 33 DEGREES 05 MINUTES 48 SECONDS EAST, A DISTANCE OF 10.18 FEET; THENCE NORTH 57 DEGREES 01 MINUTES 35 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 54 DEGREES 58 MINUTES 13 SECONDS WEST, A DISTANCE OF 531.53 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE NORTH 10 DEGREES 59 MINUTES 05 SECONDS EAST, A DISTANCE OF 611.80 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DEED TO HUNTLEY RV SALES, LLC, (RECORDED AS DOCUMENT 2019K003096), THENCE ALONG THE SOUTH LINE OF SAID HUNTLEY RV SALES, LLC PROPERTY SOUTH 89 DEGREES 53 MINUTES 42 SECONDS EAST, A DISTANCE OF 540.77 FEET TO THE SOUTHEAST CORNER OF SAID HUNTLEY RV SALES, LLC PROPERTY; THENCE ALONG THE EASTERLY LINE OF SAID HUNTLEY RV SALES, LLC PROPERTY, NORTH 00 DEGREES 06 MINUTES 18 SECONDS EAST, A DISTANCE OF 251.33 FEET; THENCE 259.90 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2000.00 FEET, A CHORD BEARING NORTH 03 DEGREES 49 MINUTES 40 SECONDS EAST, A CHORD DISTANCE OF 259.72 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID HUNTLEY RV SALES, LLC PROPERTY; THENCE ALONG THE NORTHERLY LINE OF SAID HUNTLEY RV SALES

PROPERTY SOUTH 29 DEGREES 36 MINUTES 12 SECONDS WEST, A DISTANCE OF 30.70 FEET; THENCE SOUTH 65 DEGREES 01 MINUTES 22 SECONDS WEST, DISTANCE OF 75.03 FEET; THENCE NORTH 63 DEGREES 29 MINUTES 26 SECONDS WEST, A DISTANCE OF 247.67 FEET; THENCE NORTH 10 DEGREES 59 MINUTES 05 SECONDS EAST, A DISTANCE OF 436.76 FEET TO THE SOUTH RIGHT OF WAY LINE OF FREEMAN ROAD; THENCE 622.78 FEET ALONG SAID SOUTH RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 899.00 FEET, A CHORD BEARING SOUTH 70 DEGREES 25 MINUTES 50 SECONDS EAST, A CHORD DISTANCE OF 610.40 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 569.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2,640,940 SQUARE FEET OR 60.63 ACRES, MORE OR LESS.

Permanent Index Numbers: 02-09-301-024; 02-16-101-006; & 02-16-101-016.

This application has been filed for the purpose of requesting approval of: (1) Rezoning of the property to the ORI (Office/Research/Industrial) District; (2) A special use permit for warehousing, storage and distribution; (3) Preliminary Planned Unit Development; (4) Removal of the property from the Planned Development District; (5) Amendment of the Gateway Plan to change the designation of the property from Mixed Commercial to Light Industrial; and (6) Preliminary plat of subdivision.

The Plan Commission of the Village of Huntley will hold the public hearing on Monday, February 25, 2019 at 6:30 pm at the Municipal Complex, Village Board Room, 10987 Main Street, Huntley, IL 60142, at which time and place any person wishing to be heard may be present. The public hearing may be continued or adjourned to a new date, time and place in accordance with the requirements of the Illinois Open Meetings Act.

/s/ Tom Kibort
Chairman
Plan Commission

TO BE PUBLISHED IN THE NORTHWEST HERALD ON
OR BEFORE SATURDAY, FEBRUARY 9, 2019.