

**PUBLIC HEARING NOTICE
VILLAGE OF HUNTLEY, ILLINOIS**

**NOTICE OF A PUBLIC HEARING BEFORE THE HUNTLEY VILLAGE BOARD FOR
CONSIDERATION OF A PROPOSED ANNEXATION AGREEMENT WITH VENTURE
ONE ACQUISITIONS, LLC AND 92131, LLC**

Public notice is hereby given that the President and Board of Trustees of the Village of Huntley, Illinois (“*Village Board*”) will hold a public hearing on Thursday, March 11, 2021 at 7:00 p.m. or as soon thereafter as the matter is reached on the agenda in the Village Board Room of the Huntley Village Hall, 10987 Main Street, Huntley, IL 60142, for the purpose of hearing and considering testimony with respect to a proposed annexation agreement between the Village and Petitioners Venture One Acquisitions, LLC and 92131, LLC (collectively, “*Petitioner*”) regarding an approximately 261± acre parcel of real estate commonly known as the Stade Farm, 41W368 Freeman Road, which is generally located at the northeast corner of Freeman Road and Automall Drive in unincorporated Kane County (the “*Annexation Territory*”). The Annexation Territory is legally described as follows:

PARCEL 1:

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS, EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE NORTHERLY ALONG THE EAST LINE OF SAID QUARTER 50.0 FEET TO A LINE DRAWN PARALLEL WITH AND 50.0 FEET NORTHERLY OF THE SOUTH LINE OF SAID QUARTER (MEASURED AT RIGHT ANGLES THERETO); THENCE WESTERLY ALONG SAID PARALLEL LINE 570.21 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 799.0 FEET TANGENT TO THE LAST DESCRIBED COURSE 930.28 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4,550.0 FEET TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT 29.14 FEET TO THE EASTERLY LINE OF LOT 14, UNIT NO. 1, HUNTLEY, VILLAGE OF HUNTLEY, KANE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG AN EASTERLY LINE OF SAID UNIT 559.89 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE 1,317.98 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF HUNTLEY, KANE COUNTY, ILLINOIS.

PARCEL 2:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS, EXCEPT THE EAST 50 FEET.

PARCEL 3:

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 4:

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS. EXCEPT THE EAST 50 FEET AND EXCEPT THE NORTH 200 FEET (EXCEPT THE EAST 50 FEET) OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PINs: PINs: 02-09-300-007, 02-09-300-005, 02-09-400-008, 02-09-400-004, 02-09-200-010, 02-09-100-006, 02-09-400-010

Petitioner 92131, LLC is the sole owner of record of the Annexation Territory, and Petitioner Venture One Acquisitions, LLC is the contract purchaser and prospective developer of the entire Annexation Territory.

The Annexation Territory is currently used by Petitioner primarily for crop farming. Following annexation to the Village of Huntley, Petitioner desires to develop the Annexation Territory as a phased planned unit development for warehouse, distribution, and light industrial uses. The proposed annexation agreement provides for the Annexation Territory to be classified in the “ORI-1” Specialty Office/ Research/ Industrial zoning district under the Huntley Zoning Ordinance following annexation and provides for the consideration of zoning and subdivision relief (including special use permits and planned unit development approvals), construction of public and private improvements, and other matters relating to the proposed development of the Annexation Territory.

Information relating to the proposed annexation and development of the Annexation Territory, the public hearing, and other matters described in this notice will be available for public inspection at the Huntley Village Hall, 10987 Main Street, Huntley, IL 60142 during regular business hours and on the Village of Huntley website at: <https://huntley.il.us>.

The agenda for the March 11, 2021 Village Board meeting (the “**Meeting Agenda**”) may set forth instructions or conditions for attending the meeting (including the public hearing described herein) at the Huntley Village Hall consistent with public health protocols relating to the COVID-19 pandemic. In the event the Village President determines that, due to a gubernatorial disaster declaration regarding the COVID-19 pandemic and related public health and safety considerations, it is not feasible to physically convene at Village Hall and conduct the public hearing in-person, then a virtual attendance option may be provided to members of the public, or the hearing may be conducted by exclusively virtual means. In such circumstances, the Meeting Agenda shall state that the hearing will be conducted by virtual means (or that virtual attendance will be permitted) and will provide instructions for members of the public to attend and participate in the hearing by web access or telephone. The Meeting Agenda and other written materials relating to the public hearing will be posted on the Village of Huntley website at least 48 hours prior to the hearing.

All interested parties are invited to attend the hearing (whether in person or by web access or telephone if such virtual attendance is required or permitted) and to provide written and oral comments. The Village Board will hear public comments on the matters described in this notice from all persons who are interested in being heard. The Village Board may adjourn and continue the hearing to another date and time without further notice other than a notice entered upon the minutes of said meeting fixing the time and place of its adjournment and reconvening. After the close of the hearing, the Village Board may, at the same meeting or at a future meeting, either approve the proposed annexation agreement as presented, approve the proposed annexation agreement with changes, or not approve the proposed annexation agreement.

Village Clerk
Village of Huntley