

Former Huntley Outlet Center site proposal anticipated early next year

Consideration for Huntley Outlet site plans anticipated for early next year

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Plans to redevelop the former Huntley Outlet Center site into a warehouse distribution hub are anticipated to come before the Huntley Village Board for consideration early next year, according to village officials.

Representatives of Huntley Investment Partners LLC submitted rezoning applications and architectural plans for the site at 11800 Factory Shops Blvd. last week – nearly four months after they presented a conceptual review of the project during a Village Board meeting.

“We’ve had conversations with them since that meeting to continue to look for sales tax-producing types of uses,” Village Manager Dave Johnson said.

Although the site would not be a sales tax revenue generator, property owners have sold about 8 acres of the site to General RV to expand its business and are looking to sell an additional 6 acres, developer Rich Turasky said.

The architectural site plan submitted to the board includes two roughly 245,000-square-foot warehouse distribution and office buildings and another roughly 177,000-square-foot warehouse building.

The plan as it was presented in August called to subdivide a 31.5-acre parcel of the 68-acre site, which would need to be rezoned, into two lots and develop them with two office and warehouse distribution buildings. Both buildings would be about 245,000 square feet with the possibility of a 51,000-square-foot building expansion to connect the two.

Huntley Investment Partners representative Michael Reschke Jr. said during the review that over the past couple of years, he has worked to market the site to determine which concept would yield the highest investors. Warehouse distribution was the clear winner.

He said that although there was not a tenant lined up at the time of the meeting, 90 percent of leases done on these types of projects in the Chicago area are done while the site is under construction or finished.

The [last store in the shopping center](#) closed in May 2017, about a year after the property was bought by Huntley Investment Partners LLC – a group made up of California-based Craig Realty Group, Chicago’s Prime Group Inc. and Elgin’s Capital Realty and Development – bought the property.

After burst pipes were reported in the building, the village of [Huntley filed a complaint against the developers](#) to either repair the building so it falls in line with the village’s fire code or demolish the space.

The village issued a demolition permit for the outlet center in March, and [the building was razed starting in April](#).

Trustee Tim Hoeft said he didn’t have any major problems with the proposal as presented in August. However, the biggest thing he was looking for at the site is economic development opportunity.

“My biggest emphasis is on economic development and having something there for the good of the community as a whole,” Hoeft said.

Trustee Harry Leopold, whose term ends this May, said that with a number of projects in the works – including a new Panera Bread location, a Jewel-Osco grocery store and the Huntley Outlet Center plan – he wanted to run for re-election to see them through.

Originally, Leopold said he wanted to see a retail or entertainment venue at the site – such as a hotel, convention center or movie theater – but these ideas seemed a little bit stretched from an economic standpoint after hearing from the developers.