

Redevelopment proposal for Huntley's Catty property moving forward

Development would tie directly with Amtrak rail project

By **DREW ZIMMERMAN**[Email Follow](#)

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The Huntley Village Board has agreed to continue discussions with a West Dundee-based LLC for the redevelopment of the Catty property, 11117 S. Church St.

The village closed on the property in 2017 for about \$425,000 as part of its downtown revitalization effort.

Redevelopment of the property has generated little interest in the past. In February, the Village Board agreed to allow staff to issue requests for proposals to solicit development options for the site. After being open for 60 days, no proposals were submitted.

However, in August, the Village Board reached consensus to seek letters of interest from prospective developers. Four responses were received and the village selected Landmark 11117 LLC as the potential investor.

The proposal includes 12,200 square feet to be used for industrial event space, about 4,900 square feet to be used as boutique lodging, 3,200 square feet to be used as a cocktail bar, 1,630 square feet to be used by a food and beverage tenant, 3,300 square feet to be used for business incubation, 2,600 square feet to be used as civic flex space and 5,000 square feet to be used as corporate office head quarters.

Interested parties have had different ideas for the future of the Catty property. Some have been interested in reuse of the structure, some have proposed a combination of reusing a portion of the property and razing a portion of the structure, and some have proposed demolition.

This Landmark 11117 project would tie directly with a passenger rail project seeking to bring Amtrak services through Huntley.

Illinois' Rebuild Illinois Capital Plan approved earlier this year includes Huntley as a stop on this \$275 million railway project, which establishes rail service between Chicago and Rockford.

The village of Huntley had planned for railway service five years ago as part of its downtown revitalization efforts after former Gov. Pat Quinn unveiled a \$223 million plan to restart Amtrak services between Chicago and Rockford. But after the election of former Gov. Bruce Rauner, mass transit plans fell through.

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