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

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IN THE MATTER OF THE APPLICATION OF VENTURE ONE REAL ESTATE, LLC RE: 41W368 FREEMAN ROAD

LEGAL NOTICE

Notice is hereby given in compliance with the Zoning Ordinance of the Village of Huntley, Illinois, that a public hearing will be held before the Plan Commission of the Village of Huntley on February 22, 2021 at 6:30 p.m. 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 the above-referenced zoning application, as further described in this notice.

The application was submitted by petitioner Venture One Real Estate, LLC (9500 Bryn Mawr, Suite 340, Rosemont, IL 60018) relating to an approximately $260\pm$ 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 and legally described in <u>Exhibit A</u> hereto (the "*Property*").

The Property is located in Kane County and is currently unincorporated. The petitioner's application is being made in connection with a request to annex the Property into the Village of Huntley and, thereafter, to develop the Property as further described in this notice and the application.

The petitioner's application requests relief pursuant to the Huntley Zoning Ordinance and Subdivision Regulations relating to proposed development of the Property as a multi-phase planned unit development, which is proposed to include construction of a new warehouse/ distribution facility in the first development phase (consisting of an approximately $630,000\pm$ square foot building and associated pavement, utilities, traffic and access improvements, parking and loading facilities, lighting, signage, stormwater management facilities, and other related improvements) and development of other complementary light industrial and business park uses, facilities, and improvements in future development phases (the "*Proposed Development*").

The Petitioner is seeking approval of zoning relief relating to the Proposed Development, which includes but is not limited to the following (collectively, the "*Requested Relief*"): (i) amendments to the Huntley I-90/IL 47 Gateway Plan to identify the Property as appropriate for light industrial development; (ii) text amendments to the Huntley Zoning Ordinance, including amendments relating to creation of a new ORI-1 zoning district and standards for land use and planned unit developments within the ORI-1 district; (iii) amendments to the Huntley Zoning Map to zone the Property in the ORI-1 zoning district; and (iv) the granting of special use permits, planned development approvals, variations, and/or other zoning relief necessary to allow the Proposed Development on the Property. Petitioner is also seeking approval of a preliminary and final plat of subdivision for the Property pursuant to the Huntley Subdivision Regulations.

At the public hearing, the Plan Commission will hear and consider testimony regarding whether the Requested Relief should be granted, subject to annexation of the Property to the Village of Huntley.

The agenda for the February 22, 2021 Plan Commission meeting (the "*Meeting Agenda*") may set forth instructions or conditions for attending the hearing at the Huntley Village Hall consistent with public health protocols relating to the COVID-19 pandemic, including face covering and social distancing requirements. In the event the Plan Commission Chairperson 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 will be given an opportunity to be heard regarding the Requested Relief.

The petitioner's application, proposed plans, and additional information relating to the Proposed Development are 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: <u>www.huntley.il.us</u>.

The public hearing may be continued and adjourned by the Plan Commission to another date, time, and place in accordance with the requirements of the Illinois Open Meetings Act without further notice other than a notice entered upon the minutes of said meeting fixing the time and place of its adjournment and reconvening.

/s/ Thomas Kibort Chairman Plan Commission

EXHIBIT A

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 (00028379) 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: 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