

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

IN THE MATTER OF THE APPLICATION OF )  
Huntley Development Limited Partnership )  
10275 West Higgins Road, Suite 560 )  
Rosemont, Illinois 60018 )

Please take notice that a public hearing will be held before the Plan Commission of the Village of Huntley upon application of Huntley Development Limited Partnership, as owner, relating to parcels of vacant property, generally located at the northwest corner of Jim Dhamer Drive and Route 47, and just east of the northeast corner of Freeman Road and Route 47, Huntley, Illinois 60142, each as are legally described as follows (“Property”):

**PARCEL 1:**

PART OF LOT 3 IN HUNTLEY BUSINESS PARK RESUBDIVISION NO. 4, BEING A SUBDIVISION IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 2001 AS DOCUMENT 2001K080589, AND PART OF LOT 2 IN HUNTLEY BUSINESS PARK RESUBDIVISION NO. 5, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2005 AS DOCUMENT NUMBER 2005K055774, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN SAID RESUBDIVISION NO.5; THENCE SOUTH 00 DEGREES 00 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 142.82 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST, 305.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 07 SECONDS WEST, 77.18 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 849.11 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES 03 MINUTES 07 SECONDS EAST ALONG THE EAST LINES OF SAID LOT 2 AND LOT 3 IN SAID RESUBDIVISION NO. 4, A DISTANCE OF 1103.60 FEET; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) SOUTH 89 DEGREES 36 MINUTES 29 SECONDS WEST, 247.33 FEET; 2) SOUTH 00 DEGREES 00 MINUTES 06 SECONDS EAST, 255.00 FEET; 3) NORTH 89 DEGREES 36 MINUTES 29 SECONDS EAST, 350.00 FEET; 4) SOUTH 00 DEGREES 00 MINUTES 06 SECONDS EAST, 283.68 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 898.54 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS WEST, 1253.53 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET, HAVING A CHORD BEARING OF NORTH 06 DEGREES 31 MINUTES 17 SECONDS WEST, 62.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 12 DEGREES 32 MINUTES 05 SECONDS WEST, 132.94 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 300.00 FEET,

HAVING A CHORD BEARING OF NORTH 06 DEGREES 15 MINUTES 59 SECONDS WEST, 65.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 00 MINUTES 07 SECONDS EAST, 130.98 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 29.720 ACRES, MORE OR LESS.

**PARCEL 2:**

PART OF LOT 4 IN HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1999 AS DOCUMENT 1999K016920, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 00 MINUTES 07 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 862.96 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 54 SECONDS WEST, 254.86 FEET; THENCE NORTH 01 DEGREES 30 MINUTES 54 SECONDS WEST, 224.01 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 35 SECONDS EAST, 236.19 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 14 SECONDS WEST, 133.38 FEET; THENCE NORTH 25 DEGREES 24 MINUTES 51 SECONDS WEST, 75.79 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 28 SECONDS EAST, 110.28 FEET; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 4 BEING AN ARC OF A CURVE CONCAVE TO THE NORTHWEST AND NONTANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1300.00 FEET, HAVING A CHORD BEARING OF NORTH 46 DEGREES 26 MINUTES 17 SECONDS EAST, 75.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING NORTHEASTERLY ALONG SAID NORTH LINE OF LOT 4 BEING AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 595.93 FEET, HAVING A CHORD BEARING OF NORTH 64 DEGREES 44 MINUTES 21 SECONDS EAST, 415.36 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 5.863 ACRES, MORE OR LESS.

**PARCEL 3:**

PART OF LOT 8 IN HUNTLEY UNIT NO. 1 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1992 AS DOCUMENT NUMBER 92K91667, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 21 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 229.94 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG A LINE 441.70 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 3 IN HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION PER PLAT RECORDED FEBRUARY 16, 1999 AS DOCUMENT 1999K016920, A DISTANCE OF 122.10 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 568.16 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE EASTERLY ALONG THE NORTHERLY LINES OF LOTS 3 AND 4 IN SAID HUNTLEY CORPORATE PARK PHASE 2 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) SOUTH 60 DEGREES 11

MINUTES 25 SECONDS EAST, 453.97 FEET; 2) SOUTH 11 DEGREES 30 MINUTES 25 SECONDS EAST, 400.22 FEET; 3) SOUTH 89 DEGREES 41 MINUTES 51 SECONDS EAST, 441.59 FEET; 4) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST AND NONTANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1300.00 FEET. HAVING A CHORD BEARING OF NORTH 58 DEGREES 42 MINUTES 17 SECONDS EAST, 481.03 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 37 MINUTES 28 SECONDS EAST, 379.73 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS EAST, 418.73 FEET TO THE WEST LINE OF ILLINOIS STATE ROUTE 47; THENCE SOUTH 00 DEGREES 00 MINUTES 07 SECONDS WEST ALONG SAID WEST LINE, 153.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 4 BEING AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 595.93 FEET, HAVING A CHORD BEARING OF SOUTH 64 DEGREES 44 MINUTES 21 SECONDS WEST, 415.36 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 4 BEING AN ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1300.00 FEET, HAVING A CHORD BEARING OF SOUTH 46 DEGREES 26 MINUTES 17 SECONDS WEST, 75.62 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 2.237 ACRES, MORE OR LESS.

**PARCEL 4:**

PART OF LOT 4 IN HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1999 AS DOCUMENT 1999K016920, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 21 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 229.94 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG A LINE 441.70 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 3 IN SAID SUBDIVISION, A DISTANCE OF 122.10 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 568.16 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE EASTERLY ALONG THE NORTHERLY LINES OF SAID LOTS 3 AND 4 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) SOUTH 60 DEGREES 11 MINUTES 25 SECONDS EAST, 453.97 FEET; 2) SOUTH 11 DEGREES 30 MINUTES 25 SECONDS EAST, 400.22 FEET; 3) SOUTH 89 DEGREES 41 MINUTES 51 SECONDS EAST, 441.59 FEET; 4) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST AND NONTANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1300.00 FEET. HAVING A CHORD BEARING OF NORTH 64 DEGREES 12 MINUTES 03 SECONDS EAST, 231.63 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 4, BEING AN ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1300.00 FEET. HAVING A CHORD BEARING OF NORTH 53 DEGREES 36 MINUTES 01 SECONDS EAST, 249.40 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 28 SECONDS WEST, 110.28 FEET; THENCE SOUTH 25 DEGREES 24 MINUTES 51 SECONDS EAST, 75.79 FEET; THENCE NORTH 89

DEGREES 17 MINUTES 14 SECONDS EAST, 133.38 FEET; THENCE SOUTH 00 DEGREES 38 MINUTES 35 SECONDS WEST, 236.19 FEET; THENCE SOUTH 01 DEGREES 30 MINUTES 54 SECONDS EAST, 224.01 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 54 SECONDS EAST, 254.86 FEET TO THE EAST LINE OF SAID LOT 4; THENCE SOUTHERLY AND WESTERLY ALONG THE EAST AND SOUTH LINES OF SAID LOT 4 THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 00 DEGREES 00 MINUTES 07 SECONDS WEST, 90.82 FEET; 2) SOUTH 37 DEGREES 48 MINUTES 34 SECONDS WEST, 110.35 FEET; 3) NORTH 89 DEGREES 59 MINUTES 54 SECONDS WEST, 113.94 FEET; THENCE NORTH 33 DEGREES 29 MINUTES 44 SECONDS WEST, 800.32 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 3.417 ACRES, MORE OR LESS.

**PARCEL 5:**

PART OF LOTS 3 AND 4 IN HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1999 AS DOCUMENT 1999K016920, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 21 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 229.94 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG A LINE 441.70 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 3, A DISTANCE OF 122.10 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 568.16 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE EASTERLY ALONG THE NORTHERLY LINES OF SAID LOTS 3 AND 4 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) SOUTH 60 DEGREES 11 MINUTES 25 SECONDS EAST, 453.97 FEET; 2) SOUTH 11 DEGREES 30 MINUTES 25 SECONDS EAST, 400.22 FEET; 3) SOUTH 89 DEGREES 41 MINUTES 51 SECONDS EAST, 441.59 FEET; 4) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST AND NONTANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1300.00 FEET. HAVING A CHORD BEARING OF NORTH 64 DEGREES 12 MINUTES 03 SECONDS EAST, 231.63 FEET; THENCE SOUTH 33 DEGREES 29 MINUTES 44 SECONDS EAST, 800.32 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOTS 3 AND 4 THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) SOUTH 89 DEGREES 59 MINUTES 54 SECONDS WEST, 268.42 FEET TO A POINT OF CURVATURE; 2) ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1050.00 FEET, HAVING A CHORD BEARING OF SOUTH 83 DEGREES 09 MINUTES 31 SECONDS WEST, 250.95 FEET TO A POINT OF TANGENCY; 3) SOUTH 76 DEGREES 18 MINUTES 42 SECONDS WEST, 317.42 FEET TO A POINT OF CURVATURE; 4) ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 950.00 FEET, HAVING A CHORD BEARING OF NORTH 85 DEGREES 13 MINUTES 22 SECONDS WEST, 612.34 FEET TO A POINT OF TANGENCY; 5) NORTH 66 DEGREES 45 MINUTES 26 SECONDS WEST, 773.85 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG SAID LINE 441.70 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID

LOT 3, A DISTANCE OF 814.25 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 39.201 ACRES, MORE OR LESS.

**PARCEL 6:**

PART OF LOT 8 IN HUNTLEY UNIT NO. 1 SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1992 AS DOCUMENT NUMBER 92K91667, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 89 DEGREES 21 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 229.94 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS EAST ALONG A LINE 441.70 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 3 IN HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION PER PLAT RECORDED FEBRUARY 16, 1999 AS DOCUMENT 1999K016920, A DISTANCE OF 122.10 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 568.16 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 60 DEGREES 11 MINUTES 25 SECONDS EAST ALONG SAID NORTH LINE OF LOT 3, A DISTANCE OF 453.97 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 88 DEGREES 24 MINUTES 28 SECONDS EAST, 545.48 FEET; THENCE SOUTH 33 DEGREES 29 MINUTES 44 SECONDS EAST, 334.17 FEET TO THE NORTH LINE OF LOT 4 IN SAID HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION; THENCE WESTERLY ALONG THE NORTHERLY LINES OF LOTS 3 AND 4 IN SAID HUNTLEY CORPORATE PARK PHASE 2 SUBDIVISION THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST AND NONTANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 1300.00 FEET. HAVING A CHORD BEARING OF SOUTH 64 DEGREES 12 MINUTES 03 SECONDS WEST, 231.63 FEET; 2) NORTH 89 DEGREES 41 MINUTES 51 SECONDS WEST, 441.59 FEET; 3) NORTH 11 DEGREES 30 MINUTES 25 SECONDS WEST, 400.22 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 5.262 ACRES, MORE OR LESS.

This application has been filed for the purpose of requesting approval of:

(1) rezoning of:

- Parcel 1 from “C-2” Regional Retail District to “BP” Business Park District;
- Parcel 2 from “O” Office Corporate District to “C-2” Regional Retail District;
- Parcel 3 from “P” Park District to “C-2” Regional Retail District;
- Parcel 4 from “O” Office Corporate District to “P” Parks and Open Space District;
- Parcel 5 from “O” Office Corporate District to “BP” Business Park District;

- Parcel 6 from “P” Park District to “BP” Business Park District; and

(2) Amendment of the Gateway Plan to change the designation of portions of the property from Mixed Commercial to Light Industrial and to Commercial, as required; and

(3) a variation from Sections 156.061(C)(1) waiving the required 15 acres minimum for proposed “C-2” Regional Retail District Parcels 2 and 3.

The Plan Commission of the Village of Huntley will hold the public hearing on Monday, August 9, 2021 at 6:30 p.m. or soon thereafter at the Municipal Complex, Village Board Room, 10987 Main Street, Huntley, Illinois 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 JULY 24, 2021.