

**PUBLIC MEETING NOTICE AND AGENDA
VILLAGE OF HUNTLEY
VILLAGE BOARD MEETING**

**THURSDAY, MARCH 11, 2021
7:00 P.M.**



Due to restrictions associated with the COVID-19 pandemic, seating capacity is limited in the Village Board Room. Additional limited capacity will be provided in the lobby's overflow seating area. The lobby has a live audio feed to the meeting. Anyone who has signed up to speak during the Public Comment portion of the meeting will be able to do so, but may be required to listen to the proceedings from the lobby's overflow seating area if seating capacity is not available in the Village Board Room. After commenting, speakers may be requested to return to the overflow seating area so the next speaker can address the Village Board. Comments may also be submitted via e-mail in advance of the meeting to huntley@huntley.il.us. The e-mail should include the topic to be commented on in the subject line. All comments received before 5:00 p.m. on the date of the meeting will be entered into the record. All those in attendance will be required to follow proper social distancing and face covering guidelines. The public may also call in to listen to the meeting. The call in number for the meeting is: 847-748-0565
PIN: 28122


1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comments
5. Public Hearing:
 - a) Annexation of 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility
6. Items For Discussion and Consideration:
 - a) Consideration – Annexation and Development of an Approximately 261± Acre Parcel of Real Estate Commonly Known as 41W368 Freeman Road (the “*Property*”), Including:
 - i. Consideration – A Resolution Authorizing the Execution of an Annexation Agreement regarding approximately 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility with Venture One Acquisitions, LLC an Illinois limited liability company and 92131, LLC Florida limited liability company
 - ii. Consideration – An Ordinance Annexing 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility to the Village of Huntley Kane and McHenry Counties

- iii. Consideration – An Ordinance Amending the Village of Huntley Comprehensive Plan, I-90/IL 47 Gateway Subarea Plan to identify the Property as appropriate for light industrial and warehouse/ distribution development
 - iv. Consideration – An Ordinance Amending the Huntley Zoning Ordinance, including amendments relating to creation of a new ORI-1 Specialty Office/Research/Industrial zoning district and standards for land use and planned unit developments within the ORI-1 district
 - v. Consideration – An Ordinance Approving a Zoning Map Amendment Upon Annexation of 261+/- acres adjacent to the north boundary of Freeman Road and immediately east of and adjacent to the Village Green Commercial Subdivision and Weber-Stephen Products Manufacturing Facility from “F” Farming in Kane County to “ORI-1, PUD” Specialty Office/Research/Industrial Planned Unit Development, Granting a Special Use Permit for a Planned Unit Development (PUD) and Other Specials Uses in the ORI-1 District, Granting Combined Preliminary and Final PUD and Subdivision Approvals, and Approving Final PUD Plans Detailed Design and Development Standards for a Phased Warehouse/Distribution/Light Industrial PUD
- b) Consideration – Approval of the February 25, 2021 Village Board Meeting Minutes
 - c) Consideration – Approval of the March 11, 2021 Bill List in the amount of \$519,366.72
 - d) Consideration – Approval of the Village of Huntley 2021 Street Improvement Program:
 - i. Consideration - Approval of a Resolution to Appropriate \$1,000,000 in Motor Fuel Tax Funds for Maintenance of Streets and Highways for the 2021 Street Improvement Program
 - ii. Consideration - Approval of a Resolution Authorizing a Bid Award and a Construction Contract with Arrow Road Construction Company for the 2021 Street Improvement Program
 - e) Consideration – A Resolution Approving a Proposal for Professional Construction Engineering Services for the 2021 MFT Street Improvement Program – Christopher B. Burke Engineering, Ltd in an Amount Not To Exceed \$138,000
 - f) Consideration – A Resolution Approving the Year 3 Bid Extension to JA Johnson Paving Company for the 2021 Edge Mill & Overlay Program
 - g) Consideration – A Resolution Approving a Contract to Green Sky Consulting for the 2021 LED Building Lighting Upgrade Program
 - h) Consideration – A Resolution Approving a Contract to Safe Step, LLC through The Interlocal Purchasing System (TIPS) Cooperative Purchasing Program for the 2021 Saw Cutting Program

- i) Consideration – A Resolution Authorizing a Fireworks Display Agreement with the Huntley Park District
- 7. Village Attorney's Report
- 8. Village Manager's Report
- 9. Village President's Report
- 10. Unfinished Business
- 11. New Business
- 12. Executive Session:
 - a) Probable or Imminent Litigation and Pending Litigation
 - b) Contractual
 - c) Property Acquisition, Purchase, Sale or Lease of Real Estate
 - d) Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Huntley
- 13. Possible action on any Closed Session Item
- 14. Adjournment

MEETING LOCATION
Village of Huntley Municipal Complex
10987 Main Street
Huntley, IL 60142

The Village of Huntley is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, are requested to contact David J. Johnson, Village Manager at 847-515-5200. The Village Board Room is handicap accessible.



David J. Johnson, Village Manager