

**PUBLIC HEARING NOTICE
VILLAGE OF HUNTLEY, ILLINOIS**

**NOTICE OF A PUBLIC HEARING BEFORE THE HUNTLEY VILLAGE BOARD FOR
CONSIDERATION OF AN ANNEXATION AGREEMENT AMENDMENT**

Public notice is hereby given that the President and Board of Trustees of the Village of Huntley, Illinois will hold a public hearing on Thursday, October 13, 2022 at 7:00 p.m., or as soon thereafter as the matter is reached on the agenda, 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 proposed amendments to a previously approved Annexation Agreement dated March 8, 2007, as authorized by Village of Huntley Ordinance No. 2007-03.12 and recorded with the Kane County Recorder of Deeds on May 31, 2007 as Document Number 2007K058022, as has been previously amended (the "**Original Annexation Agreement**"). The proposed amendment to the Original Annexation Agreement that will be considered at the public hearing (the "**Proposed Amendment**") relates to an approximately 243± acre portion of the original annexation territory, which portion is commonly known as the Pritzker Residential Parcel and the Sinclair Parcels and is legally described as follows (the "**Property**"):

PARCEL 1:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 4; THENCE SOUTH 89 DEGREES 58 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1345.50 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 39 SECONDS EAST, 1325.55 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER, BEING THE SOUTH LINE OF GOVERNMENT LOT 2 OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 37 MINUTES 33 SECONDS EAST ALONG SAID SOUTH LINE, 10.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 4; THENCE SOUTH 00 DEGREES 12 MINUTES 57 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 1330.72 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE NORTH 89 DEGREES 33 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 1289.93 FEET; THENCE NORTH 01 DEGREE 03 MINUTES 20 SECONDS EAST, 2647.42 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, THE NORTHEAST QUARTER OF SECTION 4 AND THE SOUTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILWAY) WITH THE NORTH LINE OF SAID SECTION 3; THENCE WESTERLY ALONG THE NORTH LINES OF SAID SECTIONS 3 AND 4, A DISTANCE OF 580.00 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID NORTH LINE OF SECTION 4, A DISTANCE OF 431.73 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF KRUEZER ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG THE LAST DESCRIBED COURSE, 66.33 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF KRUEZER ROAD,

BEING THE EXISTING CORPORATE BOUNDARY OF THE VILLAGE OF HUNTLEY; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE EXISTING CORPORATE BOUNDARY OF THE VILLAGE OF HUNTLEY, 1016 FEET MORE OR LESS TO THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILWAY); THENCE SOUTH 37° 56' 12" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 1136.07 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3; THENCE SOUTH 01° 03' 39" WEST ALONG SAID EAST LINE, 1198.10 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89° 46' 40" WEST ALONG SAID SOUTH LINE, 1340.16 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 3; THENCE SOUTH 00° 03' 57" EAST ALONG THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER OF SECTION 4, A DISTANCE OF 1320.88 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 4; THENCE SOUTH 89° 22' 58" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 4, A DISTANCE OF 1298.63 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4; THENCE NORTH 00° 08' 56" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, A DISTANCE OF 1324.12 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4; THENCE NORTH 00° 58' 48" EAST ALONG THE WEST LINE OF THE EAST HALF OF THE AFORESAID NORTHEAST QUARTER OF SECTION 4, A DISTANCE OF 2049.64 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF KRUEZTER ROAD; THENCE NORTH 84° 17' 36" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF KRUEZTER ROAD, 464.72 FEET TO THE EAST LINE, EXTENDED SOUTH, OF BERNAT INDUSTRIAL CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 4; THENCE NORTH 00° 12' 46" WEST, ALONG SAID EAST LINE, EXTENDED SOUTH, 66.30 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF KRUEZTER ROAD; THENCE NORTH 84° 17' 36" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 83.67 FEET TO AN ANGLE IN SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 84° 02' 47" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 382.06 FEET TO AN ANGLE IN SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 84° 28' 14" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 3.28 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILWAY) THAT IS 547.33 FEET SOUTHEASTERLY OF, AS MEASURED ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, THE NORTH LINE OF SAID SECTION 3; THENCE NORTH 58° 31' 43" EAST, 792.37 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 3 THAT IS 20.92 FEET (DEED BEING 53.23 FEET) SOUTH OF THE NORTH LINE OF SAID SECTION 3; THENCE SOUTH 01° 03' 39" WEST ALONG SAID EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, A DISTANCE OF 1251.15 FEET TO THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILWAY); THENCE NORTH 37° 56' 12" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 1061.58 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

The Proposed Amendment would be between the Village and Chicago Land Trust Company as trustee u/t/a Land Trust Number HTB 1531 and Chicago Title Trust #8002350452 dated August 1, 2009 (collectively, "**Owner**"). Owner is the current owner of record of the entire Property.

The Proposed Amendment would amend various sections of the Original Annexation Agreement, including sections relating to the construction of public utilities, roadways, and other public improvements on the Property; development-related fees and costs; and other terms relating to potential future residential development on the Property.

Information relating to the Proposed Amendment, the public hearing, and other matters described in this notice will be available for public inspection at the Huntley Village Hall, 10987 Main Street, Huntley, IL 60142 during regular business hours.

The agenda for the October 13, 2022 Village Board meeting 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 and to provide written and oral comments regarding the Proposed Amendment. The Village Board will hear public comments on the matters described in this notice from all persons in attendance who are interested in being heard. The Village Board may adjourn and continue the hearing to another date and time without further notice other than a notice entered upon the minutes of said meeting fixing the time and place of its adjournment and reconvening. After the close of the hearing, the Village Board may, at the same meeting or at a future meeting, either approve the Proposed Amendment as presented, approve the Proposed Amendment with changes, or not approve the Proposed Amendment.

Village Clerk
Village of Huntley