

**NOTICE AND AGENDA FOR A SPECIAL MEETING  
OF THE CORPORATE AUTHORITIES OF THE  
VILLAGE OF CAMPTON HILLS  
OCTOBER 13, 2015 7:00 P.M.**

**CAMPTON HILLS VILLAGE HALL  
40W270 LAFOX ROAD SUITE B  
CAMPTON HILLS, ILLINOIS**

1. Call to Order
  2. Roll Call
  3. Pledge of Allegiance
  4. Public Comments – Sign-up sheets are at the rear of the room. Please limit remarks to 3 minutes per person and please do not repeat topics previously discussed; total time allotted is 30 minutes. Please note, questions will not be answered during this time.
  5. Discussion and consideration of Resolution Objecting by Written Protest to a Petition to the County of Kane for a Map Amendment and a Special Use Permit submitted by Development Properties, Inc. for the Kane County Country Market (4N Route 47, Maple Park, IL 60157) (See Attachment)
  6. CLOSED SESSION: Move that the Village Board go into closed session as permitted by the Open Meetings Act to discuss the following matter:
    - a. Appointment, employment, compensation, discipline, performance, or dismissal of specific employees or officials, including legal counsel. 2(c)(1) & (3)
- NOTE: The Board will call anyone who would like to be notified when the Closed Session is over.*
7. Adjournment

Village of Campton Hills  
Memorandum

To: Village President and Board of Trustees  
From: Jennifer Johnsen, Village Administrator  
Subject: Kane County Petition for Kane County Country Market  
Date: October 8, 2015



Per the direction of the Village Board at the October 6, 2015 meeting, attached please find a resolution objecting to the map amendment and special use petition submitted to Kane County for the Kane County Country Market.

The resolution includes the following reasons for objection:

1. The proposed map amendment would represent spot zoning along Route 47.
2. The existing speed limit along Route 47 would pose a public safety threat for egress and ingress at the Property.
3. The Property contains regulated green infrastructure including sensitive aquifers, recharge areas, and threatened and endangered species as indicated on pages 14 and 15 of the Village of Campton Hills Green Infrastructure Report.
4. The proposed map amendment and use would serve as a disturbance to the visitors of the New Hampshire Settlement Cemetery which borders the north side of the Property.
5. The Petition does not include provisions for proposed and future lighting to be full cut-off and comply with dark sky principals.

In addition, I have confirmed the following:

1. That the property does not contain high quality wetlands.
2. That the proposed use does not conflict with the Kane County 2040 Conceptual Land Use Strategy Plan as the property is designated as an agricultural/food, farm, small town area.

As such, neither of these have been included in the resolution.

**Action Requested:** Discussion and consideration of Resolution Objecting by Written Protest to a Petition to the County of Kane for a Map Amendment and a Special Use Permit submitted by Development Properties, Inc. for the Kane County Country Market (4N Route 47, Maple Park, IL 60157)

**Attachments:** Resolution Objecting by Written Protest

**VILLAGE OF CAMPTON HILLS**

**A RESOLUTION OBJECTING BY WRITTEN PROTEST TO  
THE COUNTY OF KANE FOR A MAP AMENDMENT AND A SPECIAL USE PERMIT  
SUBMITTED BY DEVELOPMENT PROPERTIES, INC.  
FOR THE KANE COUNTY COUNTRY MARKET  
(4N ROUTE 47, MAPLE PARK, IL 60157)**

**WHEREAS**, on September 14, 2015, the Village of Campton Hills (“**Village**”) did receive from the County of Kane (“**County**”) a petition regarding the rezoning from F-Farming to F-2 Agricultural Related Sales, Service, Processing, Research, Warehouse and Marketing and special use for the Kane County Country Market (“**Petition**”) to be located at 4N Route 47, Maple Park, IL 60157 (“**Property**”); and

**WHEREAS**, The Property lies within one and one half (1 ½) miles of the Village of Campton Hills which is a zoned municipality; and

**WHEREAS**, Section 4.7-3b of the Kane County Zoning Ordinance (“**Ordinance**”) provides that in cases where the land affected lies within one and one half (1 ½) miles of the limits of a zoned municipality, by resolution of the corporate authorities of the zoned municipality filed with the county clerk, the municipality may object to a map amendment by written protest; and

**WHEREAS**, the Plan Commission/Zoning Board of Appeals of the Village reviewed and discussed the proposed Petition on September 28, 2015 and recommended to the Corporate Authorities that the following conditions be considered:

- A. That the County limit spot zoning along the Route 47 corridor.
- B. That the County address egress and ingress requirements with IDOT due to the existing speed limit; and

**WHEREAS**, the Corporate Authorities of the Village reviewed and discussed the Petition and the recommendation from the Plan Commission/Zoning Board of Appeals on October 6, 2015 and identified further concerns with the Petition.

**NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CAMPTON HILLS, KANE COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION 1.** The recitals listed above are incorporated into this Resolution as if fully set forth in this Section 1.

**SECTION 2.** That the Village objects to the Petition by written protest for the following reasons:

- A. The proposed map amendment would represent spot zoning along Route 47.
- B. The existing speed limit along Route 47 would pose a public safety threat for egress and ingress at the Property.
- C. The Property contains regulated green infrastructure including sensitive aquifers, recharge areas, and threatened and endangered species as indicated on pages 14 and 15 of the Village of Campton Hills Green Infrastructure Report attached hereto as EXHIBIT A and made a part hereof.
- D. The proposed map amendment and use would serve as a disturbance to the visitors of the New Hampshire Settlement Cemetery which borders the north side of the Property.
- E. The Petition does not include provisions for proposed and future lighting to be full cut-off and comply with dark sky principals.

**SECTION 3.** All ordinances, resolutions, and other documents in conflict herewith are hereby repealed to the extent of the conflict.

**SECTION 4.** This Resolution shall be in full force and effect from after its passage and approval in the manner provided by law.

Passed this \_\_\_\_ day of \_\_\_\_\_, 2015 by roll call vote:

	<b>AYES</b>	<b>NAYES</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Trustee Laura Andersen	_____	_____	_____	_____
Trustee Susan George	_____	_____	_____	_____
Trustee James McKelvie	_____	_____	_____	_____
Trustee Mike Millette	_____	_____	_____	_____
Trustee Michael O'Dwyer	_____	_____	_____	_____
Trustee Michael Tyrrell	_____	_____	_____	_____
President Harry Blecker	_____	_____	_____	_____

**APPROVED THIS** \_\_\_\_ **DAY OF** \_\_\_\_\_, 2015

\_\_\_\_\_  
Harry Blecker, Village President

(SEAL)

ATTEST: \_\_\_\_\_  
Nicholas Girka, Village Clerk

# EXHIBIT A

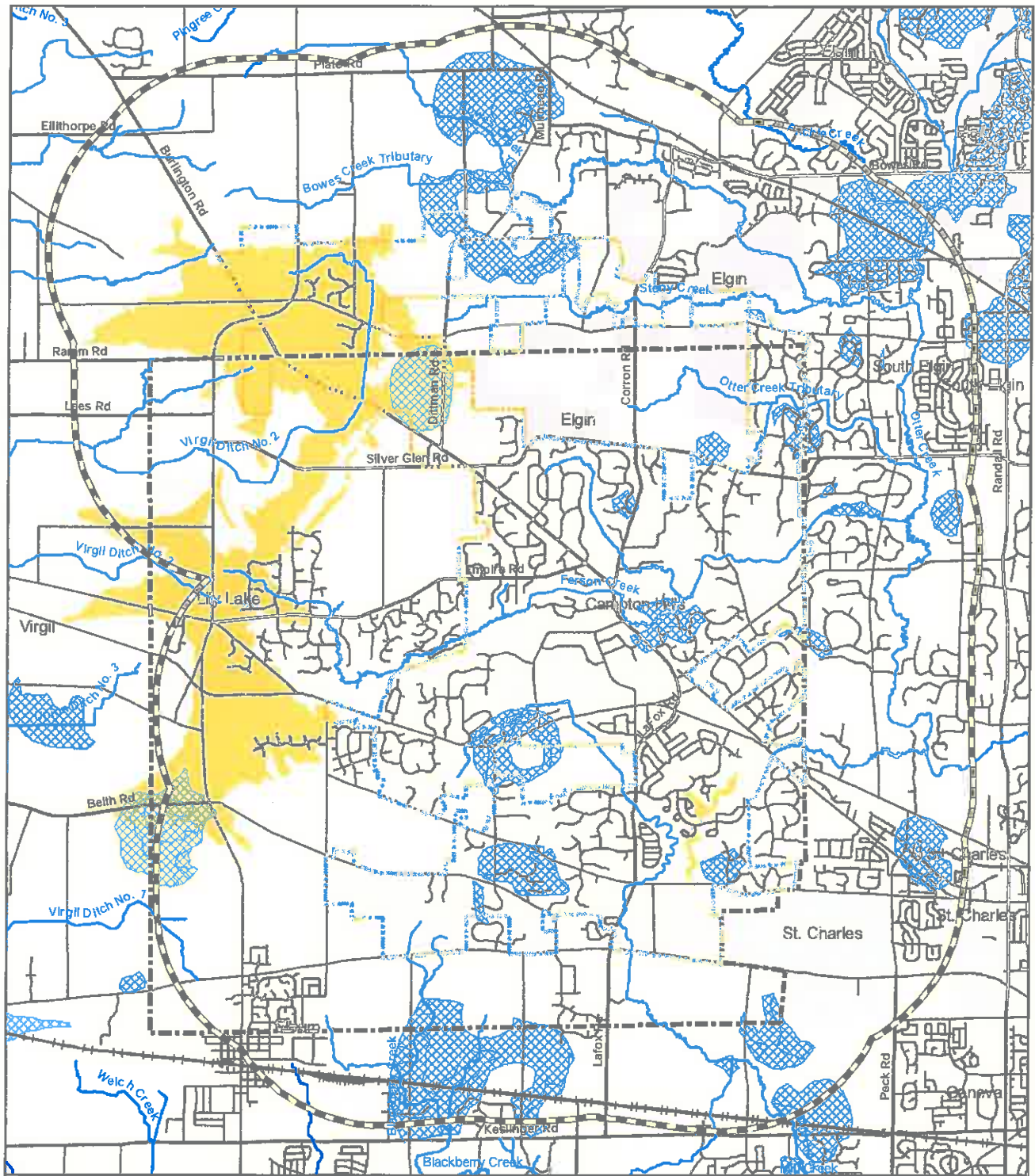







Exhibit 6

## Aquifer Sensitivity & Recharge Map Village of Campton Hills & Campton Township



### Legend

-  Green Infrastructure Study Area
-  Village Boundary (Oct 2009)
-  Campton Twp
-  Kane County Class A1 - A4 Sensitive Aquifers
-  Local Groundwater Supply Recharge Areas (from USGS Study)



Updated April 27, 2010

0 0.25 0.5 1 1.5 2 Miles

Prepared By:



Data Sources: Kane County, Trotter & Associates, Inc.

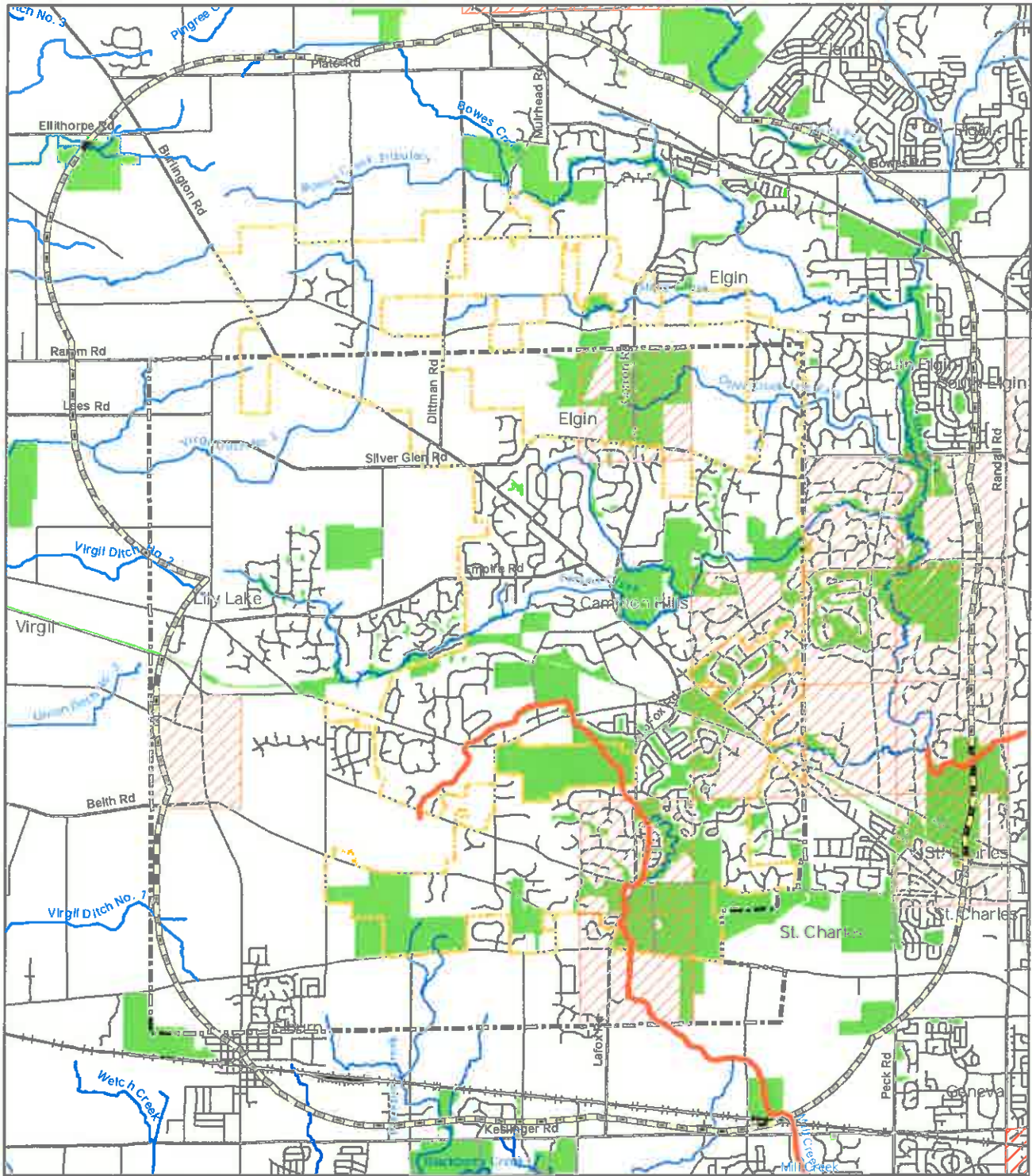








Exhibit 5

**Threatened & Endangered Species**  
 Village of Campton Hills & Campton Township



**Legend**

-  Streams with T&E Species
-  Sections with IDNR Documented T&E Species
-  Public & Privately Protected Open Space Parcels
-  Green Infrastructure Study Area
-  Village Boundary (Oct 2009)
-  Campton Twp

Updated April 27, 2010



0 0.25 0.5 1 1.5 2 Miles

Prepared By:



Data Sources: Kane County, Trotter & Associates, Inc.