

**AGENDA FOR A REGULAR MEETING OF THE  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
OF THE VILLAGE OF CAMPTON HILLS**

**October 26, 2015, 7:00 P.M.**

**THE CAMPTON TOWNSHIP COMMUNITY CENTER  
5N082 OLD LAFOX ROAD  
CAMPTON HILLS, ILLINOIS**

1. Call to Order
2. Roll Call
3. Public Comments – Sign-up sheets are at the rear of room. Please limit remarks to 3 minutes per person and do not repeat topics previously discussed; total time allotted is 30 minutes.
4. New Business
  - a. Motion to approve the September 28, 2015 Plan Commission/Zoning Board of Appeals meeting minutes (See Attachment)
  - b. Any additional items coming before the Plan Commission, including those from Kane County within one and one half (1.5) miles of the Village border for review and possible recommendation to the Village Board
    - i. Kane County petition for a map amendment from F-1 Rural Residential to F – Farming and a special use permit for an animal rescue kennel to be located at 45W728 McDonald Road.
5. Old Business
  - a. Comprehensive Plan
    - i. Planning the implementation of short, medium, and long term strategies outlined in the Village Comprehensive Plan and report from assigned Chairs and review and
  - b. Update on the Zoning and Subdivision Ordinance
6. Adjournment

4a

MINUTES FOR THE REGULAR MEETING OF THE  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
OF THE VILLAGE OF CAMPTON HILLS  
SEPTEMBER 28, 2015, 7:00 P.M.  
THE CAMPTON TOWNSHIP COMMUNITY CENTER  
5N082 OLD LAFOX ROAD  
CAMPTON HILLS, ILLINOIS

1. **Call to Order**

Don Sheluga called the meeting to order at 7:02 pm

2. **Roll Call**

Clerk Girka called the roll:

Present: Don Sheluga, Joe Carpenter, Christine Brauer, John Pree, Joseph Drago

Absent: Wendy White Eagle, Dave Phillips

Also Present: Clerk Girka, Zoning Officer Chris Ranieri

3. **Public Comment**

No public comment

4. **New Business**

a. **Welcome new Member**

Joseph Drago was welcomed by Chairperson Sheluga and other members of the committee.

b. **Motion to approve the February 25, 2015 Zoning Board of Appeals minutes made by Member Pree; seconded by Member Brauer**

Voice Vote:

4-Ayes

0-Nays

Motion carried.

c. **Motion to approve the July 27, 2015 Plan Commission meeting minutes made by Member Brauer; seconded by Member Carpenter**

Voice Vote:

4-Ayes

0-Nays

Motion carried.

d. **Motion to open public hearing concerning applications for a variance to the signage regulations for property commonly known as 40W134 Campton Crossing Drive, Campton Hills, IL 60175(PIN: 08-23-281-002) made by Member Pree; seconded by Member Carpenter**

Voice Vote:

4-Ayes

0-Nays

Motion Carried.

Brian Harrington and Kristie Elizondo were sworn in by Chairperson Sheluga to provide testimony.

Discussion ensued:

- Building and Zoning Officer Ranieri summarized that the owners are seeking an allowance for awnings that were installed. Property Association did approve the signs.
- Member Carpenter asked for an explanation of the difference between awnings and permanent signs.
  - Building and Zoning Officer Ranieri explained that the interpretation is that it is one or the other but not both types of signs.
- New owner, Brian Harrington, stated that he was unaware that the awnings and permanent signs were different.
  - The owner's intention is to be recognizable.
  - Kristie Elizondo advised they replaced the awnings that already existed and that they were the same exact size.
- Member Brauer asked Building and Zoning Officer Ranieri if these signs presented a problem.
  - Officer Ranieri replied that he does not have a problem with the signs, and if it helps the business to be successful then, in his opinion, they should be allowed.
- Member Pree wished the new owners success. He also stated that he is not in favor of the variance and would like assurance that the owners will not install excessive signage in the future.
- Chairperson Sheluga asked Building and Zoning Officer Ranieri if there have been other requests for variances.
  - Building and Zoning Officer Ranieri advised that there has not.

**Motion to close public hearing made by John Pree; seconded by Christine Brauer**

Voice Vote:

4-Ayes

0-Nays

Motion carried.

Member Pree stated that he would like to see language added to the variance setting limitations allowing future signage or advertising.

**Motion to approve a recommendation for a variance to allow signage to accommodate existing signage made by Member Pree; seconded by Member Brauer**

Roll Call Vote:

5-ayes: Brauer, Carpenter, Drago, Pree, Sheluga

0-Nays

1-Abstain: Phillips

Motion carried.

- e. Any additional items coming before the Plan Commission, including those from Kane County within one and one half (1.5) miles of the Village border for review and possible recommendation to the Village Board
  - i. Rezoning from F-Farming to F-2 Agricultural Related Sales, Service Processing, Research, Warehouse and Marketing and Special Use for Horticultural Services, for property petition to Kane County for a map amendment and a special use permit submitted by Development Properties, Inc. for the Kane County Country Market (4N Route 47)

Discussion ensued:

- Member Pree opened discussion by stating that this property is outside the Village and historically Village residents do not want to see Route 47 developed like Randall Road has been. He is not in favor of this development. He also stated that he would like to see this property become part of the Village.
- Member Drago is concerned about the effects on traffic flow and congestion caused by the business.
- Member Phillips likes the business because of its agricultural focus.
- Member Brauer likes the business and the possibility it will become an agricultural destination.
  - Member Brauer recommends that the Board use caution due to the County's comprehensive plan and its effects on traffic.
- Member Carpenter is in favor of the development.
- Building and Zoning Officer Ranieri provided his opinion on the development:
  - Suggested asking county to limit spot zoning along Route 47.
  - Address ingress and egress with IDOT.
  - Overall is in favor of the development.

**Motion to make a recommendation to the Board to approve of the rezoning from F-Farming to F-2 regarding petition to Kane County for a map amendment and a special use permit submitted by Development Properties, Inc. for the Kane County Country Market (4N Route 47) made by Member Brauer; seconded by Member Carpenter**

Roll Call Vote:

6-Ayes: Members Brauer, Carpenter, Drago, Phillips, Pree, Sheluga

0-Nays

Motion carried.

- ii. Update on a special use application submitted by Maxxam Partners LLC to Kane County for 41W400 Silver Glen Road
    - Explanation was provided by Building and Zoning Officer Ranieri.
- f. Discussion regarding enforcement of zoning regulations.
    - i. Chairperson Sheluga explained that this information cannot be shared with the committee. Its complaint driven.
    - ii. Building and Zoning Officer Ranieri added that the businesses are struggling and although he has the authority to enforce zoning violations, he does not see much value at this time to enforcement.

- Excessive temporary signs along roadways are collected. Practice has been to give a warning and follow up by issuing fines for multiple violations.
  - There are also time constraints on pursuing violations. Most serious violations are pursued first.
- iii. Chairperson Sheluga stated that he has concerns about lack of enforcement causing larger problems long term.
- Would like to see that the findings of the Committee and work done by the Committee has relevance.
  - Not interested in small violations or harming local businesses, but would certainly like to see the proper resources are allocated to pursue most ardent violations.
- g. Discussion regarding School District 303 with regards to Wasco Elementary School

Discussion ensued:

Member Brauer opened discussion:

- District 303 is considering closing the Wasco Elementary School and he is concerned that this decision might be premature.
- Stressed the importance of people getting involved and suggested filling out relevant surveys being offered.
- Feels Wasco Elementary School can be saved if potential growth can be shown.
- District 303 has been very willing to meet and keep the lines of communication open.
- Suggested residents attend scheduled meetings with the school district.

Member Carpenter questioned the numbers being used to justify these closings. Growth is cyclical and making these closures prematurely is not a prudent path to take.

## 5. Old Business

- a. Comprehensive Plan
- i. Planning the implementation of short, medium, and long term strategies outlined in the Village Comprehensive Plan and report from assigned Chairs and review and update of assignments
- Member Brauer is in charge of Historical Preservation. Does not have time to head it but would support whomever is appointed.
  - Member Phillips would like to call a special meeting to discuss comprehensive plan and have a workshop.
  - Member Pree provided explanation that each member focuses on a specific section.
  - Member Carpenter volunteered to head up High Quality Homes and Transportation.

- Chairperson Sheluga suggested attending other committee meetings and gain knowledge on what topics are being worked on and discussed.
- Clerk Girka added that the importance of finishing this review would be of incredible value to the Village.
- Plan to schedule a special meeting to further discuss the details of the Plan.

b. Update on the Zoning and Subdivision Ordinance

- Building and Zoning Officer Ranieri provided an update.

6. **Adjournment**

**Motion to adjourn meeting at 8:45 pm made by Member Phillips; seconded by Member Brauer.**

Voice Vote:

5-Ayes

0-Nays

Motion carried.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Chairperson Don Sheluga

\_\_\_\_\_  
Village Clerk Nicholas Girka

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**Village of Campton Hills  
Staff Statement to the Plan Commission**

Date: October 22, 2015

**Agenda for October 26, 2015**

Item:

**Kane County Notice of a request for a Special Use Kennel.**

Staff does not have any objection to the proposed kennel.

The Village of Campton Hills has approved a Special Use for a kennel located at 8N861 Burlington Rd., the proposed kennel is 1.5 mile west of this property, see attached.

1. The future land use map calls for agriculture at the site.  
A kennel is an allowed Special Use in the Farm District.
2. There is no green infrastructure on the site.



Chris Ranieri  
Building & Zoning Officer



2011K053401  
SANDY WEGMAN  
RECORDER - KANE COUNTY, IL


RECORDED: 9/12/2011 2:55 PM  
REC FEE: 32.00  
PAGES: 4

**VILLAGE OF CAMPTON HILLS  
CERTIFICATE OF VILLAGE CLERK  
ORDINANCE**

I, CAROLYN HIGGINS, DO CERTIFY that I am the duly appointed Village Clerk of the Village of Campton Hills, Kane County, Illinois; and

I FURTHER CERTIFY that the attached copy of Ordinance No. O-11-17 is a true and correct copy of the Ordinance as duly adopted by the President and Board of Trustees of the Village of Campton Hills on the 5th day of July, 2011 and that the Ordinance has not been repealed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Official Seal of the Village of Campton Hills, Kane County, Illinois this 8th day of September, 2011.

  
Carolyn Higgins, Village Clerk

(SEAL)

Prepared by: Carolyn Higgins *ph*  
Return to: Village of Campton Hills  
40W115 Campton Crossing Dr., Unit B  
Campton Hills, IL 60175



**VILLAGE OF CAMPTON HILLS  
SPECIAL USE ORDINANCE  
TO ALLOW FOR A DOG KENNEL AND DOG TRAINING FACILITY  
8N861 BURLINGTON ROAD**

**WHEREAS**, Jacqueline Kramer, Owner of the property commonly known as 8N861 Burlington Road, Campton Hills, Kane County, Illinois (the "Subject Property") which is zoned F, Farm District, has applied for a special use permit to allow for the operation of a dog kennel and dog training facility on the Subject Property, consisting of approximately 15 to 16 acres and legally described as follows:

That part of the North half of Section 31, Township 41 North, Range 7 East of the Third Principal Meridian, lying Easterly of the center line of Burlington Road described as follows: Beginning in the East line of Section 31 aforesaid 23.82 chains North of quarter section line; thence South 87 degrees West 10.24 chains to the center line of the highway; thence North 30 degrees 57 minutes 35 seconds West along said center line 880.01 feet; thence North 89 degrees 59 minutes 44 seconds East parallel with the North line of Section 31 aforesaid, 17.74 chains to the East line of the Northeast quarter of said Section 31; thence South along said East line 718.58 feet to a place of beginning, all in the Village of Campton Hills, Plato Township, Kane County, Illinois

PIN: 05-31-200-017; and

**WHEREAS**, the Plan Commission, pursuant to notice published and given in accordance with the law, held a public hearing on said request on June 27, 2011 and at said public hearing heard the testimony of the petitioner (there being no objectors or testimony of other persons); and

**WHEREAS**, the Plan Commission has made findings and has recommended the approval of such special use with the following conditions:

1. The maximum number of individual dog boarding rooms, or suites, permitted at any one time shall be 25; and
2. The training facility shall be limited to substantially the area described in the Petition filed by the Petitioners as the "Training Parcel"; and
3. The Special Use shall run with the property; and
4. There shall be only one access point from Burlington Road which shall be at the present southerly driveway location.

**NOW THEREFORE**, Be It Ordained by the President and Board of Trustees of the Village of Campton Hills, Kane County, Illinois that:

**Section 1.** A Special Use Permit is hereby granted to allow the Subject Property to be utilized as a dog kennel and dog training facility, subject to the following conditions and restrictions:

1. The maximum number of individual dog boarding rooms, or suites, permitted at any one time shall be 25 and the maximum number of dogs shall be 50; and

2. The training facility shall be limited to substantially the area described in the Petition filed by the Petitioners as the "Training Parcel"; and

3. The Special Use shall run with the property; and

4. There shall be only one access point from Burlington Road which shall be at the present southerly driveway location.

**Section 2.** This Ordinance shall be in full force and effect from and after the date of its passage, approval and publication as required by law. This Ordinance shall be published in pamphlet form.

Passed this 5th day of July, 2011 by roll call vote:

	AYES	NAYES	ABSENT	ABSTAIN
Trustee Laura B. Andersen	_____	_____	X _____	_____
Trustee Susan P. George	_____	X _____	_____	_____
Trustee Jim W. Kopec	X _____	_____	_____	_____
Trustee Al Lenkaitis, Jr.	X _____	_____	_____	_____
Trustee Mike D. Millette	X _____	_____	_____	_____
Trustee John Strauss	X _____	_____	_____	_____
President Patsy J. Smith	_____	_____	_____	_____

APPROVED THIS 11th DAY OF JULY, 2011

  
 \_\_\_\_\_  
 Patsy J. Smith, Village President

(SEAL)


ATTEST:

  
 \_\_\_\_\_  
 Carolyn Higgins, Village Clerk

Published in pamphlet form on July 11, 2011.

O-11-17

ACCEPTED THIS 11 DAY OF JULY 2011.

  
Jacqueline Kramer, Petitioner.

# COUNTY OF KANE

**DEVELOPMENT DEPARTMENT**  
Building and Community Services Division  
Mark D. VanKerkhoff, AIA, Director  
Building Officer



**County Government Center**  
719 Batavia Avenue  
Geneva, Illinois 60134  
Phone: (630) 232-3480  
Fax: (630) 232-3411  
Website: [www.co.kane.il.us](http://www.co.kane.il.us)

October 07, 2015

*via certified mail*

VILLAGE OF CAMPTON HILLS MUNIC  
40W115 CAMPTON CROSSING DR, B  
CAMPTON HILLS, IL 60175

RE: MARISELA GARCIA, ET AL  
Reason: Rezoning From F-1 - RURAL RESIDENTIAL; to REZONE PORTION OF  
PROPERTY TO F - FARMING WITH SPECIAL USE FOR KENNEL  
Reason: SPECIAL USE FOR KENNEL

Dear VILLAGE OF CAMPTON HILLS MUNIC,

Enclosed for your information is a copy of the referenced petition filed recently with the Kane County Zoning Board of Appeals. If you have any comments, recommendations or suggestions, please submit them in writing to this office within 30 days of the above date.

Sincerely,

KANE COUNTY DEVELOPMENT DEPARTMENT

Keith Berkhout  
Building & Zoning Division

Enclosure

KANE COUNTY DEVELOPMENT DEPARTMENT  
 Zoning Division, Kane County Government Center  
 719 Batavia Avenue  
 Geneva, Illinois 60134  
 Office (630) 444-1236 Fax: (630) 232-3411

<i>Received Date</i>
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**APPLICATION FOR ZONING MAP AMENDMENT  
 AND/OR SPECIAL USE**

*Instructions:*

*To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.*

*When the application is complete, we will begin the review process.*

**The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.**

<b>1. Property Information:</b>	<b>Parcel Number (s):</b>  04-36-100-018
	<b>Street Address (or common location if no address is assigned):</b> 45W728 Mcdonald Road Hampshire, IL 60140

<b>2. Applicant Information:</b>	<b>Name</b> Jennifer Fiege	<b>Phone</b> 630-344-3689
	<b>Address</b> 993 Meadow LAne	<b>Fax</b>
	Elgin, IL 60123	<b>Email</b> Jennifer@ElliesAnimalRescue.com

<b>3. Owner of record information:</b>	<b>Name</b> Marisela Garcia & Rene Garcia	<b>Phone</b> 630-488-0273
	<b>Address</b> 45W728 Mcdonald Road	<b>Fax</b>
	Hampshire, IL 60140	<b>Email</b> Mariselagarcia12@Outlook.com

**Zoning and Use Information:**

2040 Plan Land Use Designation of the property: Agriculture

Current zoning of the property: F1 Rural Residential

Current use of the property: Agriculture/Residential

Proposed zoning of the property: F Special use for Kennel

Proposed use of the property: Animal Rescue

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

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N/A

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**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at [www.kanedupageswed.org/luo.pdf](http://www.kanedupageswed.org/luo.pdf)), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- n/a  Endangered Species Consultation Agency Action Report (available in pdf form at [www.dnr.state.il.us/orep/nrrc/aar.htm](http://www.dnr.state.il.us/orep/nrrc/aar.htm)) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- n/a  Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

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Record Owner \_\_\_\_\_ Date \_\_\_\_\_

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Applicant or Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_

# Findings of Fact Sheet – Map Amendment and/or Special Use

- *The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)*
- *You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.*

Ellies Animal Rescue Inc.

8-4-2015

*Name of Development/Applicant*

*Date*

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

The property is currently a single family home on a recently subdivided 97 acre farm. The proposed Kennel is ideal on this plot considering it is surrounded by farmland.

2. What are the zoning classifications of properties in the general area of the property in question?  
Zoned F - Farming

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

The current property is zoned F1. The property and barn are well suited to support an animal rescue. However, to be in compliance & acquire the necessary permits needed, a portion of the plot needs to be rezoned (F).

4. What is the trend of development, if any, in the general area of the property in question?  
Farming. The general area is expected to remain in agriculture indefinitely. (Per Edens)

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?  
The surrounding area is designated as agriculture and the use of the property as a kennel should not interfere with the Kane County 2040 Lane Use Plan.

# Findings of Fact Sheet – Special Use



Kennel 8-4-2015  
Special Use Request Date

- *The Kane County Zoning Board is required to make findings of fact when considering a special use.*
- *Special Uses shall be considered at a public hearing before the Zoning Board of Appeals. In its report of findings of facts, recommendations shall be made to the County Board following the public hearing. The Zoning Board will not recommend a special use unless the following items are addressed:*

6. Explain how the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.  
The kennel will not endanger public health because it will be almost entirely indoor use. Outdoor play area is a "lean to" that has 3 walls and a roof connected to the barn in which only an 18ft section is open. The open area will have a 6ft fence. All other outdoor activities animals will be leashed and not allowed off the proposed 1 acre plot.

7. Explain how the special use will not be injurious to the use, enjoyment and value of other property in the immediate vicinity.  
Primary operations will be almost entirely indoors. Outdoor use will be limited. Trees have been planted to reduce potential noise. No animal will be outside past 9pm or before 7am. The surrounding land is all farming and the special use should not affect it in any way.

8. Explain how the special use will not impede the normal, orderly development and improvement of the surrounding property.  
The surrounding property is all farmland with no intention of changing. The proposed kennel will in no way affect continual agricultural use of the surrounding property.

9. Will adequate utility, access roads, drainage and other necessary facilities be provided?  
Please explain:  
Yes, existing utilities, access roads, drainage and other facilities already exist.



10. Will adequate measures be provided for ingress and egress so designed to minimize the traffic and congestion? Please explain:

The kennel will not be open to the public except for occasional volunteers.

Additional traffic would consist of 1-2 cars a day leaving the property. All

Adoptions will be done at a off-site facility. A gravel driveway is present with ample parking. No additional access points are needed.

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11. Will the special use conform to the regulations of the district in which it is located? Please explain:

Yes. Kennels are allowed as a special use and will conform to the F-Farming district in which it is proposed to be located.

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45W728 McDonald Rd  
Hampshire, IL

630-344-3689  
Jennifer@Elliesanimalrescue.com

## Ellie's Animal Rescue, Inc.

In regards to the petition for a kennel permit for the parcel located on 45w728 McDonald Rd Hampshire, IL to be compliant with Kane County code.

Our mission statement:

Ellie's Animal Rescue, Inc. is a non-profit 501(c)3, no kill, all breed animal rescue registered with the State of Illinois. We are dedicated to saving dogs, cats, and rabbits. We provide temporary shelter to stray, abandoned and surrendered animals for the purpose of finding permanent lifelong homes.

We provide spay and neuter services to all of our animals including any other medical treatment needed.

The proposed site for the rescue will consist of an existing 4,000 square foot two level barn. The 2000 square foot lower level will accommodate a maximum of 15 adult dogs (inside kennels) and approximately 10-15 puppies at any given time. No boarding, grooming or other services will be performed. The attached outdoor lean-to (1000 square ft) will have a 6ft high gate installed on the front and provide outdoor playtime. A fence and or trees will also be utilized to help minimize noise. No outdoor dog runs will exist with the exception of the attached lean-to for supervised playtime.

The upper 2000 square foot level will accommodate up to 35 adult cats and up to 10 kittens at any given time. The upper level will also provide a quarantine room and isolation room for new or sick animals.

Facility will be cleaned as needed daily, all waste disposal will be in accordance with Illinois Department of Agriculture standards and picked up weekly, possibly bi-weekly if necessary.

All adoptions will be performed off site after application approval and home visit. Traffic should not be a concern as one full time employee and a few volunteers will be the only people on site.

In closing, we feel this location would be a benefit to the Hampshire community as currently there are no other shelters/rescues in the area. Ellie's is always available to any pet owner in need of assistance regardless of breed. We are dedicated to help saving these animals and finding them forever homes.

We hope this helps answer any questions or concerns the county, city, or the public may have.



Saving One Animal At A Time

# PLAT OF PROPERTY

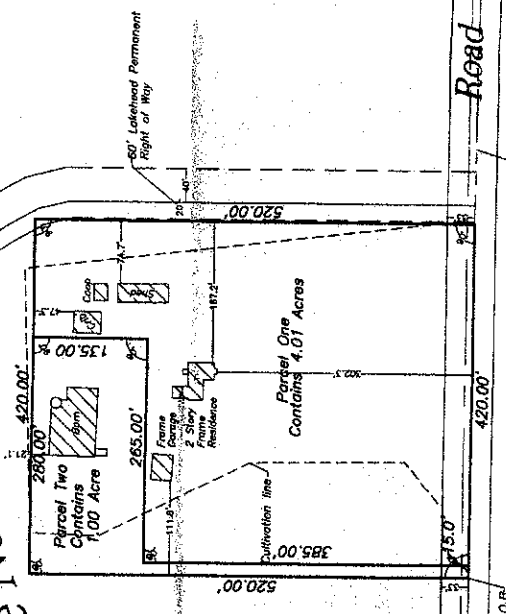
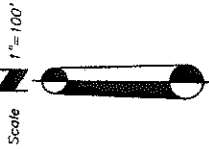
**PARCEL ONE:**

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1171.19 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY, ALONG SAID SOUTH LINE, 420.00 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO SAID SOUTH LINE, 520.00 FEET; THENCE WESTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID SOUTH LINE, 280.00 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 320.00 FEET TO THE POINT OF BEGINNING. THEREAFTER, THAT PART OF SAID SOUTH HALF, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1171.19 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY, ALONG SAID SOUTH LINE, 15.0 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO SAID SOUTH LINE, 285.0 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID SOUTH LINE, 280.0 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID SOUTH LINE, 520.0 FEET TO THE POINT OF BEGINNING. ALL IN BURLINGTON TOWNSHIP, KANE COUNTY, ILLINOIS.

**PARCEL TWO: (AREA TO BE REZONED):**

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1171.19 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY, ALONG SAID SOUTH LINE, 15.00 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO SAID SOUTH LINE, 280.00 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID SOUTH LINE, 280.00 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, PARALLEL WITH SAID SOUTH LINE, 520.00 FEET TO THE POINT OF BEGINNING. ALL IN BURLINGTON TOWNSHIP, KANE COUNTY, ILLINOIS.

South 1/2 of the Northwest 1/4 of Sec. 36



LEGEND:  
 - - - - - Boundary of property surveyed  
 \* Indicates found survey marker



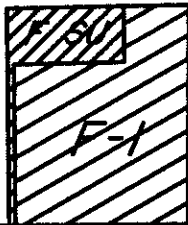
DATE PREPARED: AUGUST 3RD, 2015.

*Shawn R. VanKampen*  
 SHAWN R. VANKAMPEN  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710  
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2016

Prepared by:  
 William E. Hannes, Surveyors  
 License No. 1942807  
 508 Pine Street  
 DeKalb, Illinois 60115  
 (815) 756-2169  
 Fax 748-2532  
 info@hannessurveyors.com

FOR: SCOTT NELSON  
 JOB NO. WES 12794A

THOMAS RD.



MCDONALD RD. 36

MCDONALD RD.

THOMAS RD.

THOMAS RD.

*Rene Garcia, et ux*

