

ORDINANCE NO. 07-16

**VILLAGE OF CAMPTON HILLS
ORDINANCE
RE: MINOR ADJUSTMENT TO PLANNED DEVELOPMENT
CAMPTON CROSSINGS UNIT 2
(HOPPER'S BAR-B-QUE)**

WHEREAS, Campton Crossings Unit 2, Campton Hills, Illinois is subject to a Planned Development Ordinance of the County of Kane which predates the formation of the Village of Campton Hills; and

WHEREAS, a restaurant to be known as Hopper's Bar-B-Que is proposed to be located in the building on Lot 10 of Campton Crossings Unit 2; and

WHEREAS, the property owner and the proprietor of the proposed restaurant are proposing a patio where food and beverages would be served, awnings and signs which, if permitted, require a minor adjustment to the Planned Development, pursuant to the Zoning Ordinance of the Village and not requiring a public hearing; and

WHEREAS, such minor adjustment would be considered, if allowed, would be granted as a staff matter under the rules of the County of Kane which applied to the property before incorporation; and

WHEREAS, the representative of the owner of Lot 9 of Campton Crossings Unit 2 appeared before the Plan Commission of the Village of Campton Hills on September 17, 2007, and presented evidence and exhibits relative to the request for such patio, awnings and signage; and

WHEREAS, the Plan Commission has recommended to the Corporate Authorities the granting of such minor adjustment to the Planned Development with restrictions and conditions:

NOW THEREFORE Be It Ordained by the President and Board of Trustees of the Village of Campton Hills that:

Section 1. A minor adjustment to allow the installation of a patio, awnings and signage as requested by the petitioner, as modified and limited herein, is hereby granted subject to the following conditions and restrictions:

- A. The patio as depicted on Plan Commission Exhibit 1, 9/17/07, being "Exhibit of Site Plan of Lots 9 and 10 Campton Hills Unit 2 Kane County Illinois" prepared by Western Surveying and Engineering EC dated 08/20/07 shall be located generally

northwesterly of the building on Lot 10 and shall not be less than forty-two (42) inches from the bike path shown on said Exhibit 1.

- B. There shall be fence on or immediately adjacent to the outside edge of the patio and landscaping installed between the bike path and the fence, said landscaping to be maintained so as to not intrude into the area of the bike path.
- C. Awnings shall be permitted with signage thereon as generally depicted on Plan Commission Exhibit 2, 9/17/07 with the property owner to be responsible for maintenance of said awnings and signage; provided however that the final sign design be approved by the Village Board.

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 and approval by the property owner. This Ordinance shall be published in pamphlet form.

Passed this 18th day of September, 2007 by roll call vote as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Trustee Bernard Bertsche	✓			
Trustee Charles Cappell	✓			
Trustee Jim Kopec	✓			
Trustee Albert Lenkaitis, Jr.	✓			
Trustee Mike Millette	✓			
Trustee Roy Pollack			✓	
President Patsy Smith				

APPROVED THIS 18th DAY OF SEPTEMBER, 2007

Patsy J. Smith
Patsy Smith, Village President

(SEAL)

ATTEST AND FILED: September 18th, 2007

Rebecca Lambe
Rebecca Lambe, Village Clerk

Published in pamphlet form this 18th day of September, 2007.

The undersigned, as authorized representative of the owner of the property on which the facility is to be located, hereby certifies that he has read the foregoing

Agenda Item XV, 9/18/07

Ordinance and on his own behalf and on behalf of the owner concurs with the conditions thereof.

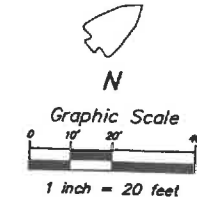
Dated: September 18, 2007

Central Development, Inc.

By: P. Neil L. L.

Its: Pm

Exhibit of Site Plan of Lots 9 and 10 Campton Crossings Unit 2 Kane County Illinois



NOTES:

THERE SHALL BE NO DIRECT ACCESS TO LA FOX ROAD FROM LOTS 9 AND 10 AS PER DOCUMENT NUMBER 2001K050665.

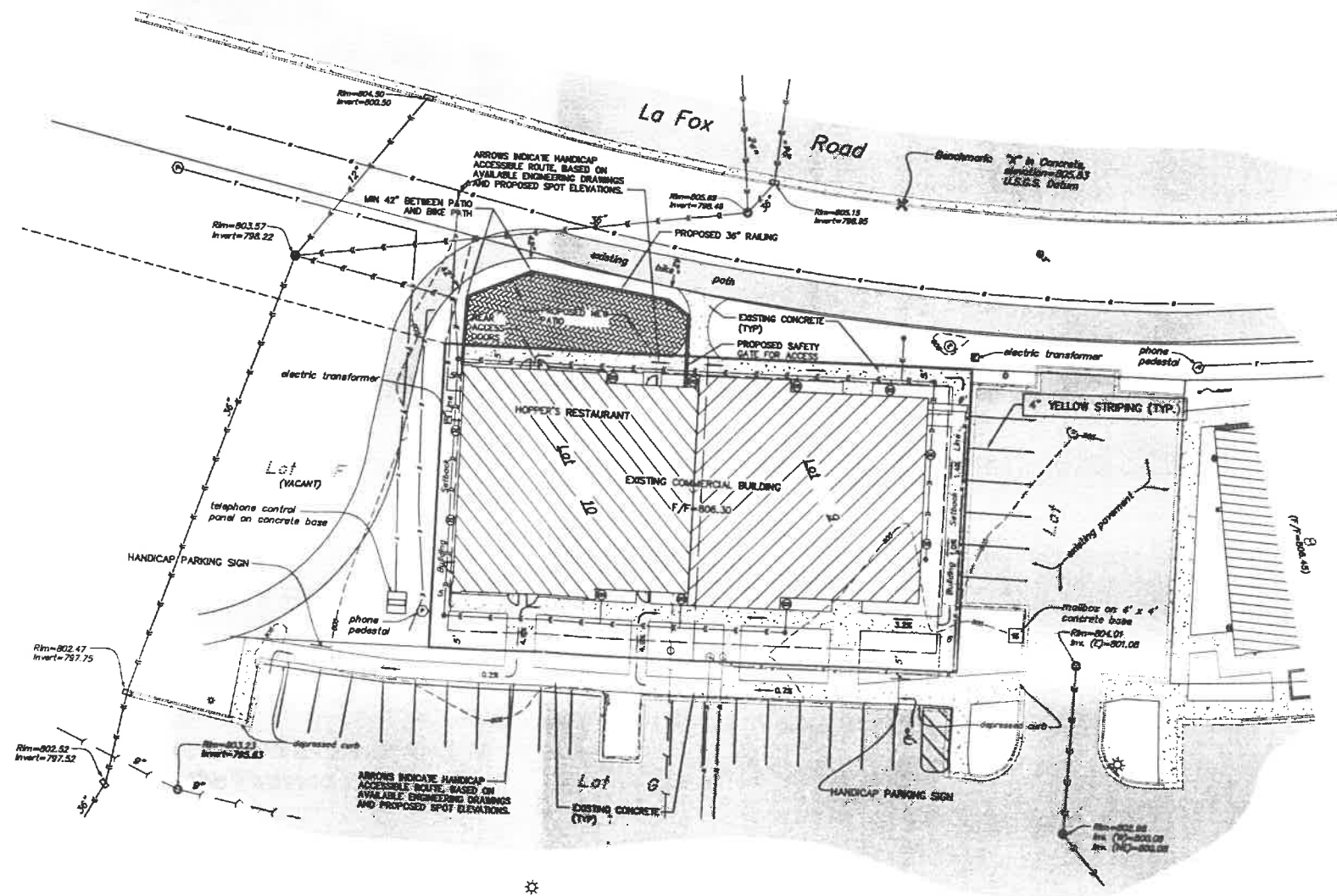
NO ACCESS OR INGRESS AND EGRESS FROM LOT G TO LAFOX ROAD PER DOCUMENT NUMBER 2001K050665.

THERE IS AN EASEMENT FOR INGRESS, EGRESS, PARKING, PUBLIC UTILITIES AND DRAINAGE OVER ALL OF LOT G PER DOCUMENT NUMBER 2001K050665.

SIDEYARD SETBACK LINES BETWEEN LOTS 9 AND 10 ABOGATED BY DOCUMENT 2003K096685.

UNDERGROUND UTILITY ROUTINGS PROTRACTED HEREON ARE BASED UPON FIELD INVESTIGATION AND ARE BELIEVED TO BE CORRECT, BUT NOT WARRANTED.

- LEGEND**
- Boundary of property
 - - - Adjacent property line
 - - - Building setback line
 - - - Existing watermain
 - - - Existing stormwater sewer line
 - - - Existing sanitary sewer line
 - - - Existing gas line
 - - - Existing electrical line
 - - - Existing telephone line
 - Catch basin
 - Curb inlet
 - Manhole
 - Street light
 - Existing asphalt surface
 - ⊙ Downspout



All on-site and off-site improvements shall be constructed in accordance with applicable Kane County codes.

Permits shall be obtained from all outside agencies having jurisdiction (Illinois department of transportation, Illinois environmental protection agency, Kane County fire protection district, etc.) prior to initiation of construction activity.

All structure adjustments shall be accomplished with only concrete rings or concrete brick.

Existing field tiles encountered during construction shall be integrated into the site drainage system or removed in a manner deemed appropriate by the County of Kane.

Builder shall be responsible for all adjustments before and after final inspection, prior to final acceptance by the County of Kane. Kane County shall have 48 hours notice prior to initiation of construction activity.

The testing and sterilization of all new water distribution facilities shall be completed prior to making water service taps.

Contractor shall contact J.U.L.I.E. (1-800-892-0123) prior to any excavation work.

All utility lines shall be augured underneath street pavements unless specific approval is granted by Kane County to open cut the street pavement. Contractor shall maintain pavement crossing cuts until final pavement restoration is complete and accepted by Kane County.

All restoration work in the right-of-way shall be subject to the approval of the County of Kane.

Contractor shall comply with "Standards and Specifications for Soil Erosion and Sediment Control" as published by the Illinois Environmental Protection Agency and dated October 1987, or revised editions.

Contractor will clean street on a daily basis.

No open fires or open burning permitted. Do not block public sidewalks or streets. Do not allow materials to be placed or dumped in streets or on sidewalks. Vehicles are not permitted to park in pathway areas.

Sediment and erosion control devices shall be functional before land is otherwise disturbed on the site.

Vehicular access to the site shall be restricted to a gravel drive after the foundation is back filled. Said gravel drive shall be installed within 7 days on the back filling of the foundation and before any construction begins on the top of the foundation.

Any soil, mud or debris that is washed, tracked or deposited onto the street shall be removed before the end of each workday.

The surface of stripped areas shall be permanently or temporarily protected from soil erosion within 15 days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for more than 15 days after initial disturbance shall be protected from erosion.

If a stockpile is to remain in place for more than three days, then sediment and erosion control shall be provided for such stockpile.

Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction.

Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.

CALL J.U.L.I.E.
48 Hours (2 working days) Before You Dig.

PREPARED BY:
WESTERN SURVEYING & ENGINEERING, P.C.
391 STEVENS STREET, SUITE A
GENEVA, ILLINOIS 60134
630/845-0600 630/845-0601 FAX
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002967
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Ordered by & Prepared for:
Central Development, Inc.

Revision: 4	File Name: SITEPLAN LOT 9-10	Drawn by: JDT/MTZ
Date: 09/18/07	Directory: CAD\1353004	Job No.: 3531004