

ORDINANCE NO. O-12-04

**AN ORDINANCE
RE-ZONING 40W299 ROUTE 64, WASCO FROM B3 DISTRICT - BUSINESS
TO B1 DISTRICT - BUSINESS
(Western Trail Outpost, LLC)**

WHEREAS, the owner of the property known as 40W299 Route 64, Wasco, in the Village of Campton Hills, has filed a Petition for a zoning amendment, to re-zone the property from B3 District to B1 District; and

WHEREAS, the property in question is legally described as follows:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH ALONG THE EAST SECTION LINE 1391.7 FEET TO THE CENTER LINE OF ILLINOIS STATE HIGHWAY ROUTE NO. 64; THENCE NORTHWESTERLY ALONG THE SAID CENTER LINE WHICH FORMS AN ANGLE OF 111 DEGREES 15 MINUTES 00 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE (EAST SECTION LINE) 1261.6 FEET; THENCE WESTERLY ALONG A CURVE IN THE SAID CENTER LINE WHOSE RADIUS IS 2046.5 FEET, AND TANGENT TO THE LAST DESCRIBED COURSE, 158.1 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE EAST PROPERTY LINE OF JOHNSON BROTHERS, WHICH FORMS AN ANGLE TO THE LEFT OF 16 DEGREES 27 MINUTES WITH A RADIAL LINE THROUGH SAID LAST DESCRIBED POINT (POINT OF BEGINNING) 207.3 FEET; THENCE WESTERLY ALONG A CURVE PARALLEL TO THE CENTER LINE OF SAID ROUTE 64 AND HAVING A RADIUS OF 1848.5 FEET, 185.1 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PETER J. DENNY AND WIFE BY DEED DATED FEBRUARY 21, 1952, AND RECORDED FEBRUARY 25, 1952, IN BOOK 1570, PAGE 309 AS DOCUMENT 692640; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID DENNY TRACT 198.5 FEET TO A POINT ON THE CENTER LINE OF SAID STATE ROUTE 64, 158.3 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID CENTER LINE OF STATE ROUTE 64, 158.3 FEET TO THE POINT OF BEGINNING; (EXCEPTING THEREFROM THAT PORTION OF SAID PREMISES CONVEYED TO SIDNEY WANZER AND OTHERS BY WARRANTY DEED DATED OCTOBER 24, 1901, AND RECORDED IN BOOK 414, PAGE 409 AS DOCUMENT 53424), IN THE TOWNSHIP OF CAMPTON, KANE COUNTY, ILLINOIS.

Commonly known as: 40W299 Route 64, Wasco, Village of Campton Hills, Illinois

PIN: 08-23-205-004

WHEREAS, a public hearing regarding this request for re-zoning was commenced by the Campton Hills Plan Commission on February 27, 2012, and continued to and concluded on March 21, 2012, pursuant to Notice published in the Kane County Chronicle newspaper on February 11, 2012; and

WHEREAS, the Plan Commission has recommended said rezoning; and

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

Section 1: The following described property shall be and hereby is classified in the B1 District - Business in the Village:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH ALONG THE EAST SECTION LINE 1391.7 FEET TO THE CENTER LINE OF ILLINOIS STATE HIGHWAY ROUTE NO. 64; THENCE NORTHWESTERLY ALONG THE SAID CENTER LINE WHICH FORMS AN ANGLE OF 111 DEGREES 15 MINUTES 00 SECONDS TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE (EAST SECTION LINE) 1261.6 FEET; THENCE WESTERLY ALONG A CURVE IN THE SAID CENTER LINE WHOSE RADIUS IS 2046.5 FEET, AND TANGENT TO THE LAST DESCRIBED COURSE, 158.1 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE EAST PROPERTY LINE OF JOHNSON BROTHERS, WHICH FORMS AN ANGLE TO THE LEFT OF 16 DEGREES 27 MINUTES WITH A RADIAL LINE THROUGH SAID LAST DESCRIBED POINT (POINT OF BEGINNING) 207.3 FEET; THENCE WESTERLY ALONG A CURVE PARALLEL TO THE CENTER LINE OF SAID ROUTE 64 AND HAVING A RADIUS OF 1848.5 FEET, 185.1 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PETER J. DENNY AND WIFE BY DEED DATED FEBRUARY 21, 1952, AND RECORDED FEBRUARY 25, 1952, IN BOOK 1570, PAGE 309 AS DOCUMENT 692640; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID DENNY TRACT 198.5 FEET TO A POINT ON THE CENTER LINE OF SAID STATE ROUTE 64, 158.3 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID CENTER LINE OF STATE ROUTE 64, 158.3 FEET TO THE POINT OF BEGINNING; (EXCEPTING THEREFROM THAT PORTION OF SAID PREMISES CONVEYED TO SIDNEY WANZER AND OTHERS BY WARRANTY DEED DATED OCTOBER 24, 1901, AND RECORDED IN BOOK 414, PAGE 409 AS DOCUMENT 53424), IN THE TOWNSHIP OF CAMPTON, KANE COUNTY, ILLINOIS.

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Section 2. Any and all ordinances, resolutions and orders, or parts thereof, which are in conflict with the provisions of this Ordinance, to the extent of any such conflict, are hereby superseded and waived.

Section 3. If any section, subdivision, sentence or phrase of this Ordinance is for any reason held to be void, invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law. This ordinance shall be published in pamphlet form.

Passed this 3rd day of April, 2012 by roll call vote:

	AYES	NAYES	ABSENT	ABSTAIN
Trustee Laura Andersen	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Susan George	<u> </u>	<u>X</u>	<u> </u>	<u> </u>
Trustee Jim Kopec	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Al Lenkaitis, Jr.	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Mike Millette	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee John Strauss	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
President Patsy Smith	<u> </u>	<u> </u>	<u> </u>	<u> </u>

APPROVED THIS 5th DAY OF April, 2012.

Patsy J. Smith
Patsy J. Smith, Village President

(SEAL)

ATTEST:

Carolyn Higgins
Carolyn Higgins, Village Clerk

Published in pamphlet form on April 5, 2012.