

ORDINANCE NO. O-13-06

VILLAGE OF CAMPTON HILLS  
SPECIAL USE ORDINANCE  
TO ALLOW FOR A WHOLESALE LANDSCAPE BUSINESS  
42W430 BURLINGTON ROAD, CAMPTON HILLS, IL  
( EXECUTIVE RENAISSANCE CORPORATION, d/b/a  
OLIVE GROVE LANDSCAPING)

**A. WHEREAS**, Executive Renaissance Corporation, d/b/a Olive Grove Landscaping, has petitioned the Village of Campton Hills for a Special Use Permit to allow the continued use of the following described property (the "Subject Property"), commonly known as 42W430 Burlington Road, Campton Hills, Illinois (permanent index number, a portion of 08-04-401-011) as and for a landscaping construction business, including the wholesale landscape business:

That part of the Southeast Quarter of Section 4, Township 40 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Southeast Quarter; thence Easterly along the North line of said Southeast Quarter 260.54 feet for the place of beginning; thence continuing Easterly along said North line 205.46 feet; thence Southerly parallel with the West line of said Southeast Quarter 325.37 feet; thence Westerly parallel with the North line of said Southeast quarter 206.56 feet; thence Northerly along a line that forms an angle of 88 degrees 49 minutes 42 seconds to the left of the last described course 325.39 feet to the place of beginning; in Campton Township, Kane County, Illinois containing 67020.31 square feet more or less, 1.54 acres more or less.

**B. WHEREAS**, the Subject Property is located within the "F-2" District of the Village; and

**C. WHEREAS**, the Plan Commission, pursuant to notice published and given in accordance with the law, held a public hearing on said request and at said public hearing heard the testimony of the Petitioner, and of the Village Building and Zoning Officer; and

**D. WHEREAS**, the Plan Commission has made findings and unanimously has recommended the approval of a Special Use Permit, to allow the Subject Property to be used for, and operated as, a wholesale landscape business subject to the following:

1. the Special Use shall not run with the land but be limited to present owners, and

2. the property shall be used only as landscape contracting business with no retail sales, and
3. there will be no storage of vehicles which are not used in the Petitioner's landscape business, and
4. there shall be no storage of de-icers, fertilizers or other chemicals except in leak proof containers; and
5. if the Kane County Department of Transportation (KDOT) makes recommendations as to the adequacy of the driveway access and/or the necessity of a turn lane on Burlington Road, the Petitioner shall comply with KDOT's recommendations within one (1) year thereafter.

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

**Section 1. Incorporation of Recitals.** The representations and recitals set forth in the foregoing preamble are material to this Ordinance and Petitioner and the Village hereby confirm and declare their truth and validity and hereby incorporate such representations and recitals into this Ordinance.

**Section 2.** A Special Use Permit is hereby granted to allow the Subject Property to be used as and for a wholesale landscape business subject to each and every one of the five (5) limitations and provisions specified in preamble D of this Ordinance.

**Section 3. Recording.** This Ordinance, certified as to adoption by the Village Clerk, promptly shall be recorded by the Village with the Kane County Recorder. Petitioner shall reimburse the Village for recording costs.

**Section 4.** This Ordinance shall be in full force and effect from and after the date of its passage, approval and publication. This Ordinance shall be published in pamphlet form.

Passed this 19th day of March, 2013 by roll call vote:

	AYES	NAYES	ABSENT	ABSTAIN
Trustee Laura Andersen	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
Trustee Susan George	<u>X</u>	<u>      </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 4th DAY OF April, 2013.

Patsy J. Smith  
Patsy J. Smith, Village President

(SEAL)

ATTEST:

Carolyn Higgins  
Carolyn Higgins, Village Clerk

Published in pamphlet form on April 4, 2013.

Accepted this 19th day of March, 2013

Executive Renaissance Corporation

By Scott Suter