

**A ZONING AMENDMENT ORDINANCE
TO RE-ZONE THE PROPERTY COMMONLY KNOWN AS
41W931 ILLINOIS ROUTE 64, CAMPTON HILLS, ILLINOIS
FROM F - FARMING DISTRICT TO E-2 – ESTATE RESIDENTIAL DISTRICT
(JAY FAMILY INVESTMENTS L.P. PROPERTY)**

WHEREAS, Jay Family Investments L.P., the owner of the property known as 41W931 Illinois Route 64, Campton Hills, Illinois (the Subject Property) has filed a Petition for a zoning amendment, to re-zone the Subject Property from the F-Farming Zoning District to E-2 – Estate Residential Zoning District; and

WHEREAS, the Subject Property in question is legally described as follows:

THAT PART OF THE WEST HALF OF THE WEST HALF OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF STATE ROUTE NO. 64 (AS IT IS NOW CONSTRUCTED) WITH THE WEST LINE OF THE LOT CONVEYED TO THE TOWN OF CAMPTON BY DEED RECORDED JULY 14, 1873 AS DOCUMENT NO. 2040, SAID POINT OF INTERSECTION LYING 148.5 FEET WESTERLY (AS MEASURED ALONG SAID CENTER LINE) FROM THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF SECTION 22; THENCE SOUTH ALONG THE SAID WEST LINE OF THE TOWN LOT, 126.06 FEET TO AN OLD MONUMENT STONE ON THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ON THE SOUTH LINE OF SAID LOT 146.85 FEET TO THE SAID EAST LINE OF THE WEST HALF OF THE WEST HALF AFORESAID; THENCE SOUTH ON THE SAID EAST LINE OF THE WEST HALF OF THE WEST HALF AFORESAID, 1050.23 FEET TO AN INTERSECTION WITH AN OLD CLAIM LINE DRAWN NORTH 87 DEGREES EAST FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTHWESTERLY ON THE SAID OLD CLAIM LINE, ON A LINE FORMING AN ANGLE OF 94 DEGREES 18 MINUTES FROM NORTH TO WEST AND SOUTHWESTERLY WITH THE LAST DESCRIBED LINE, A DISTANCE OF 1570.92 FEET TO A POINT ON SAID LINE LYING 239.42 FEET SOUTHWESTERLY FROM THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 60 DEGREES 34 MINUTES FROM EASTERLY TO THE NORTHEAST WITH THE LAST DESCRIBED CLAIM LINE, A DISTANCE OF 734.52 FEET; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 137 DEGREES 42 MINUTES FROM SOUTHWEST TO WEST TO NORTHWEST WITH THE LAST DESCRIBED LINE, A DISTANCE OF 722.1 FEET TO

A POINT ON THE SAID CENTER LINE OF STATE ROUTE NO. 64 LYING 145.1 FEET NORTHWESTERLY FROM ITS INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, STATE ROUTE NO. 64 ON A CURVE TO THE LEFT AND HAVING A RADIUS OF 4092.66 FEET, A DISTANCE OF 305.90 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 87 DEGREES 26 MINUTES 25 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE CHORD OF THE LAST DESCRIBED CURVE, A DISTANCE OF 472.61 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 34 DEGREES 17 MINUTES 27 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE 100.00 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 68 DEGREES 18 MINUTES 42 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 228.00 FEET; THENCE NORTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 84 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 513.19 FEET TO A POINT ON SAID CENTER LINE OF STATE ROUTE NO. 64; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4092.66 FEET, A DISTANCE OF 219.91 FEET TO THE PLACE OF BEGINNING, IN CAMPTON TOWNSHIP, KANE COUNTY, ILLINOIS.

Commonly known as: 41W931 Illinois Route 64, Campton Hills, Illinois 60175

PIN: 08-22-300-024

WHEREAS, a public hearing regarding this request for re-zoning was held by the Village of Campton Hills Plan Commission on September 22, 2014, pursuant to Notice published in the Kane County Chronicle newspaper on September 6, 2014 and pursuant to Notice as required by law; and

WHEREAS, the Plan Commission has recommended said rezoning.

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 recitals listed above are incorporated into this Ordinance as if fully set forth in Section 1.

Section 2. The Subject Property shall be and hereby is re-zoned and classified in the E-2 – Estate Residential Zoning District of the Village.

Section 3. The Subject Property is part of a larger parcel. Nothing in this Ordinance shall affect the applicability to the Subject Property of the State Plat Act or the Village Subdivision Ordinance upon any conveyance of the Subject Property.

Section 4. All ordinances, resolutions, motions or parts thereof in conflict herewith are hereby repealed.

Section 5. This Ordinance shall be in full force and effect upon its passage and approval and publication as provided by law. This ordinance shall be published in pamphlet form.

Passed this 6th day of October, 2014 pursuant to a roll call vote as follows:

| | AYES | NAYS | ABSENT | ABSTAIN |
|---------------------------|-------------|-------------|---------------|----------------|
| Trustee Laura B. Andersen | <u>X</u> | _____ | _____ | _____ |
| Trustee Harry Blecker | <u>X</u> | _____ | _____ | _____ |
| Trustee Susan P. George | <u>X</u> | _____ | _____ | _____ |
| Trustee Jim W. Kopec | <u>X</u> | _____ | _____ | _____ |
| Trustee Albert Lenkaitis | <u>X</u> | _____ | _____ | _____ |
| Trustee Mike D. Millette | <u>X</u> | _____ | _____ | _____ |
| President Patsy J. Smith | _____ | _____ | _____ | _____ |

APPROVED this 7th day of October, 2014



Patsy J. Smith, Village President

(SEAL)

ATTEST:



1/17/2014 Village Clerk