

**VILLAGE OF CAMPTON HILLS  
SPECIAL USE ORDINANCE  
FOX RIVER AND COUNTRYSIDE FIRE/RESCUE DISTRICT PROPERTY**

**WHEREAS**, the Fox River and Countryside Fire/Rescue District (the "Fire District") Contract Purchaser and Virgil Leasing Inc. Owner of record of the property commonly known as 40W361 Route 64, Campton Hills, Kane County, Illinois (the "Subject Property") which is the B-3, Business Zoning District, have applied for a special use permit to allow for the construction of a fire station on the Subject Property, being legally described on Exhibit A attached hereto; and

**WHEREAS**, the Plan Commission held a public hearing on said request on March 21, 2011 pursuant to notice published and given in accordance with the law, and at said public hearing heard the testimony of the petitioner and others; and

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

**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. A fire station by the said Fire District of the size and height depicted on plans filed with the Village and described as "Final Engineering For Virgil Leasing, Inc., Commercial Property, Village of Campton Hills, Kane County, IL 2010 prepared by Western Engineering dated 11/10/10, last revised 1/5/11 consisting of seven pages and Morton Building General Specifications – Fox River & Countryside Fire/Rescue-Main Station, Wasco, IL prepared by Allied Design Architectural & Engineering Group, P.C. dated 12/6/10 consisting of Sheets G1, A1-A5, SF1 and S1-S9; (in addition to plans and specifications filed by the Fire District, further detailed plans are required)," subject to the following conditions:
  1. At the time of initial construction, rock faced block shall be installed to a height of approximately three (3) feet from grade as depicted by the rendering filed with the Village, a copy of which is attached hereto as Exhibit B, on the easterly, northerly, and westerly sides of the Building. Brick shall be installed on the entire front (northerly) elevation of the Building, including over the vehicle doors as per Exhibit B, except for the doors and except for the first three feet from grade where rock faced block is installed.

2. Brick compatible in style and color to the brick installed on the northerly elevation of the Building upon initial installation, shall be installed on the remaining portions of the easterly, southerly and westerly elevations of the Building, within One Hundred Fifty (150) days after any conveyance or leasing of the Fire District Property or any part thereof.
3. After the Building has been in use by the Fire District for a period of one (1) year, and each year thereafter as deemed necessary by the Chief of Police of the Village ("Police Chief"), the Police Chief shall consult with the Chief of the Fire District ("Fire Chief"), investigate, and issue a report as to whether significant traffic safety concerns exist as a result of such use of the Building and render a report to both the Fire District and the Village. In such investigation, the Police Chief shall consider the volume of emergency vehicle calls generated by the Fire District, accident reports, complaints filed, police department records and observations, discussions with and recommendations of the Illinois Department of Transportation and any other information deemed relevant by the Police Chief. Such report may recommend additional traffic control and safety measures, including, but not limited to, signage, pavement striping and installation of an opticon device on the traffic signal at Route 64 and Burlington Road. The Fire District shall respond to the Police Chief and the Village Board as to the recommendations in said report from the Police Chief. If the Fire District does not agree to implement the recommendations of such report, the Village Board and the Board of Trustees of the Fire District shall jointly meet at the time and place of a regular or special meeting of the Board of Trustees of the Fire District occurring within sixty (60) days after the date of the Fire District's response to the Police Chief's report.
4. At the time of paving of contiguous property to the west and south of the Fire District Property, paving or appropriate landscaping of the remaining unpaved and unlandscaped portions of the Fire District Property shall be installed to complement said contiguous property.
5. At the time of initial construction of the Building, a hard surface delineated walkway not less than five (5) feet in width shall be installed across the entire width of the Fire District Property to accommodate pedestrian and bicycle traffic with said installation to be pursuant to IDOT regulations. The Fire District agrees to maintain said sidewalk.
6. On or before April 12, 2011, a landscape plan shall be submitted to the Village which shall be reviewed by the Village Beautification Committee which is scheduled to meet on April 13, 2011. The Beautification Committee report and recommendations shall be issued to the Fire District and the Village.

7. Pursuant to the Village Sign Ordinance as defined in the Zoning Ordinance, a sign advertising the Fire District will be allowed on the front of the Building above the garage doors according to Exhibit B. Any additional signs shall be pursuant to State statutes and regulations and the Village Sign Ordinance.
8. All applicable building and fire codes shall apply to the Building.

**Section 2.** The special use hereby granted shall run with the land.

**Section 3.** After passage and approval by the Village, and acceptance by the property owner, this Ordinance shall be recorded with the Recorder of Kane County, Illinois.

**Section 4.** 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 19th day of April, 2011 by roll call vote:

	AYES	NAYS	ABSENT	ABSTAIN
Trustee Laura Andersen	X			
Trustee Susan George	X			
Trustee Jim Kopec	X			
Trustee Albert Lenkaitis, Jr.			X	
Trustee Mike Millette	X			
Trustee John Strauss	X			
President Patsy Smith				

APPROVED THIS 21st DAY OF April, 2011

Patsy Smith  
Patsy Smith, Village President

(SEAL)

ATTEST:

Carolyn Higgins  
Carolyn Higgins, Village Clerk

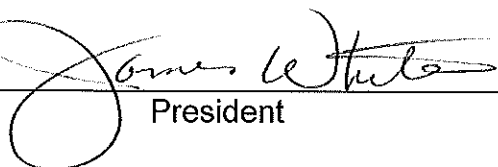
Published in pamphlet form on April 21, 2011

## ACCEPTANCE

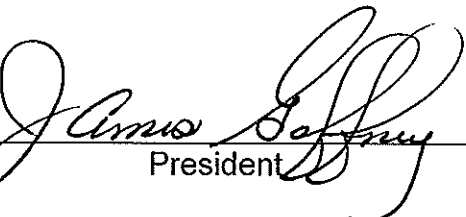
The undersigned Owner and Contract Purchaser of the Subject Property have consented to the foregoing Ordinance and agree to be bound by the provisions thereof. The acceptance of this Ordinance has been authorized by the Board of Directors of Virgil Leasing, Inc. and by the Board of Trustees of the Fox River and Countryside Fire/Rescue District.

Dated: April \_\_\_\_\_, 2011

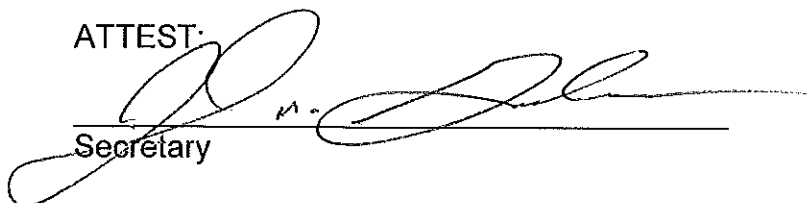
VIRGIL LEASING, INC.

By  \_\_\_\_\_  
President

FOX RIVER AND COUNTRYSIDE FIRE/RESCUE DISTRICT

By  \_\_\_\_\_  
President

ATTEST:

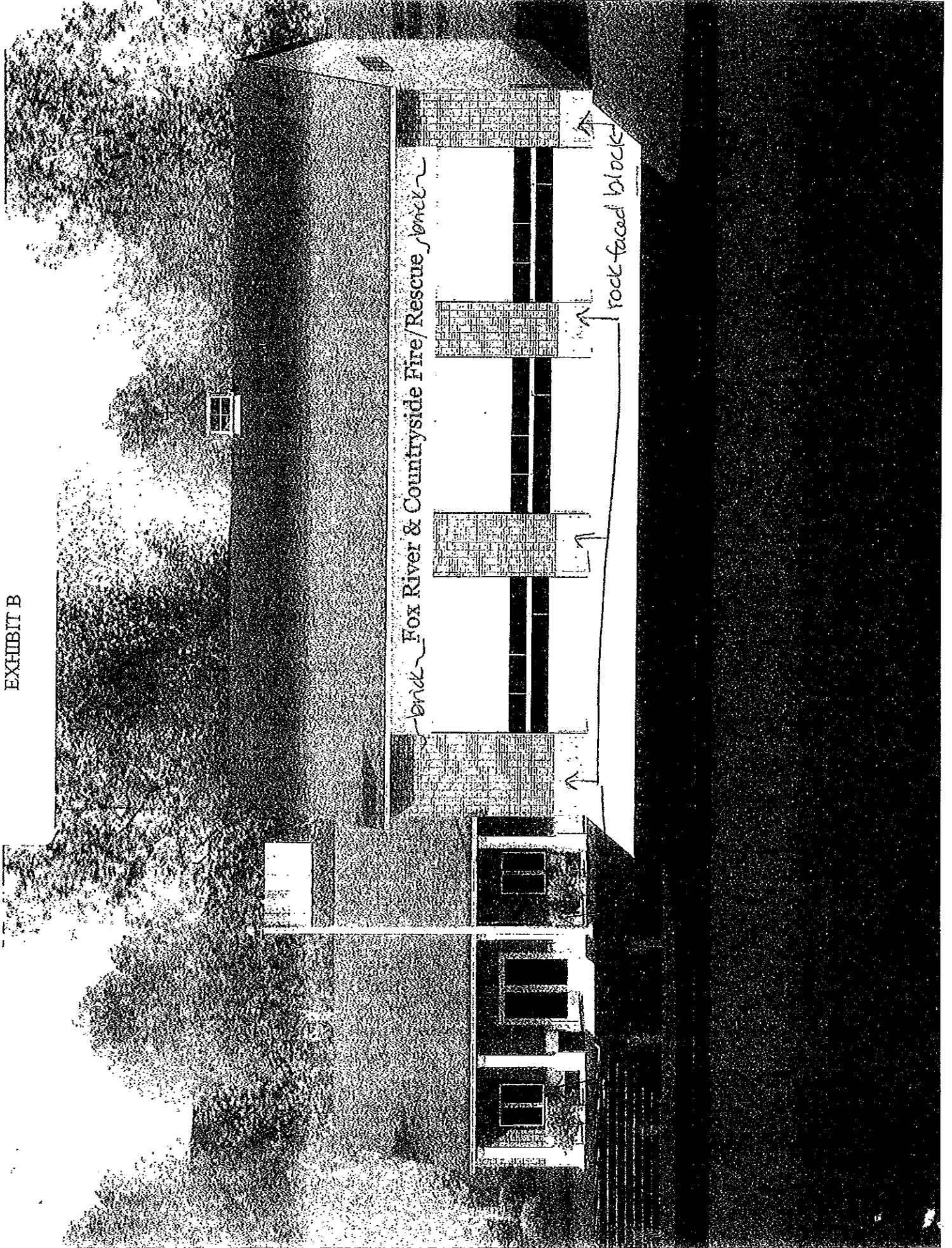
 \_\_\_\_\_  
Secretary

## EXHIBIT A

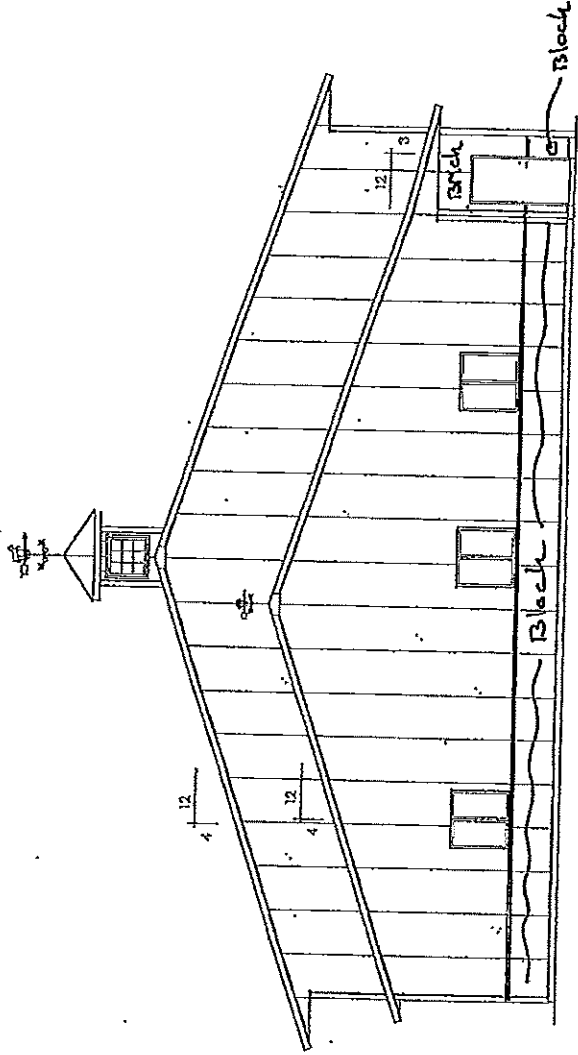
THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER 9.40 CHAINS TO THE EAST LINE OF A 3 ROD ROAD, THENCE NORTH ALONG THE EAST LINE OF SAID ROAD 300 FEET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 200 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID ROAD 300 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, THENCE EAST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION TO A POINT 207.3 FEET SOUTH OF THE CENTER LINE OF STATE ROUTE NO. 64, THENCE WESTERLY ALONG A CURVE PARALLEL TO THE CENTER LINE OF SAID ROUTE NO. 64 AND HAVING A RADIUS OF 1848.5 FEET, 467.80 FEET TO THE SOUTHWEST CORNER OF LANDS CONVEYED BY SOLOMON JOHNSON, ET AL TO HARRY TRAVIS BY WARRANTY DEED DATED SEPTEMBER 18, 1929 AND RECORDED OCTOBER 8, 1929 AS DOCUMENT 328037, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LANDS 198 FEET TO THE CENTER OF STATE ROUTE NO. 64, ALSO BEING THE NORTHWEST CORNER OF SAID TRAVIS LANDS FOR THE POINT OF BEGINNING, THENCE SOUTH 3 DEGREES 36 MINUTES 04 SECONDS WEST, ALONG THE LAST DESCRIBED LINE AND LINE EXTENDED, 213.67 FEET, THENCE NORTH 88 DEGREES 41 MINUTES 00 SECONDS WEST, 124.42 FEET, THENCE NORTH 1 DEGREE 19 MINUTES 00 SECONDS EAST 214.49 FEET TO THE CENTER LINE OF ROUTE 64, THENCE EASTERLY ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2046.50 FEET AND AN ARC LENGTH OF 132.96 FEET, TO THE POINT OF BEGINNING, EXCEPT THE SOUTHERLY 40.00 FEET OF ROUTE 64 AS SHOWN ON THE PLAT OF VACATION RECORDED AS DOCUMENT NO. 3228897 IN BOOK 909 PAGE 319, IN THE TOWNSHIP OF CAMPTON, KANE COUNTY, ILLINOIS. PART OF PIN NO. 08-23-205-007

The property is commonly known as 40W361 Route 64, Wasco, Campton Hills, Kane County, Illinois 60175 and is approximately one (1) acre in size.

EXHIBIT B

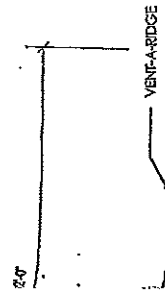






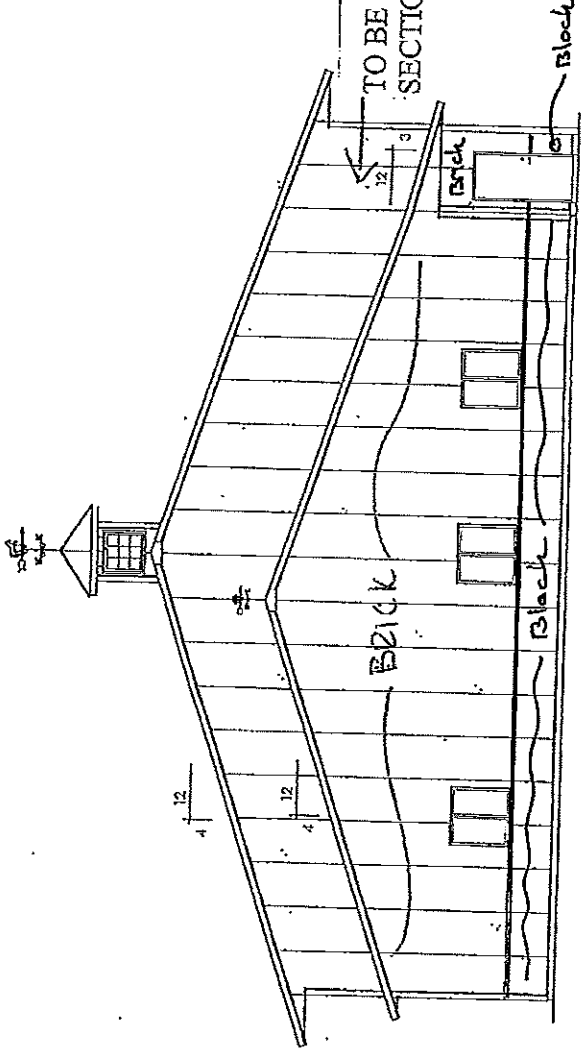
EAST ELEVATION

AT INITIAL INSTALLATION



VENT-PIPE





EAST ELEVATION

WITHIN 150 DAYS OF CONVEYANCE

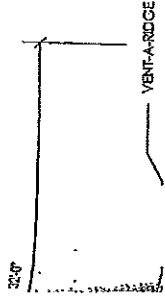
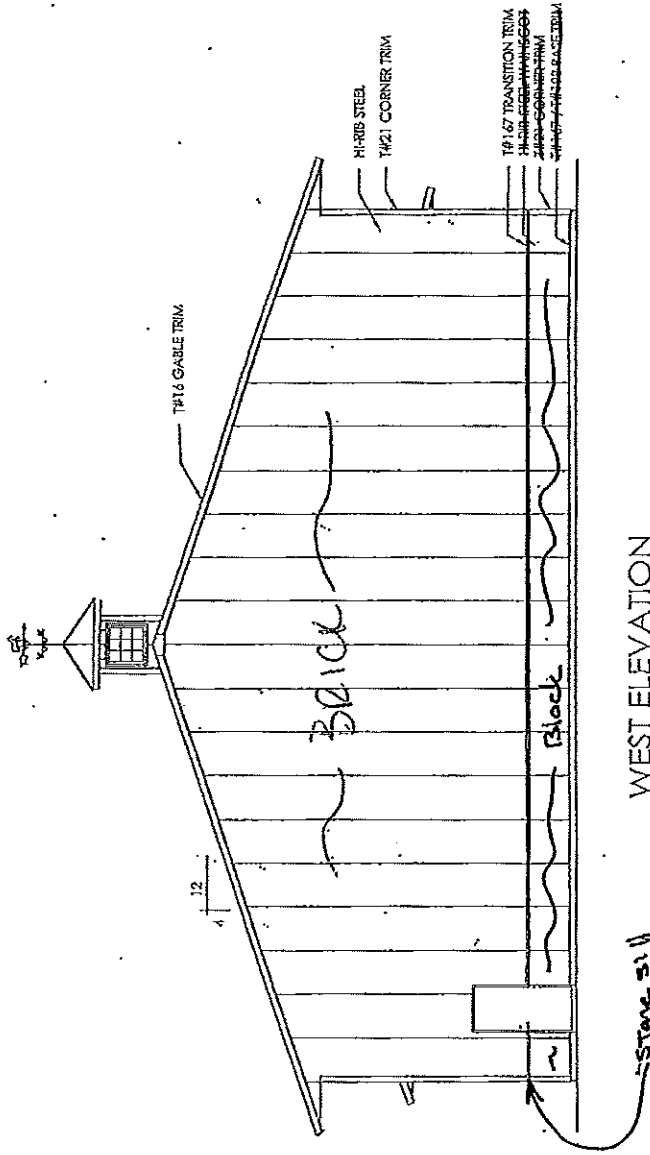


EXHIBIT B

N



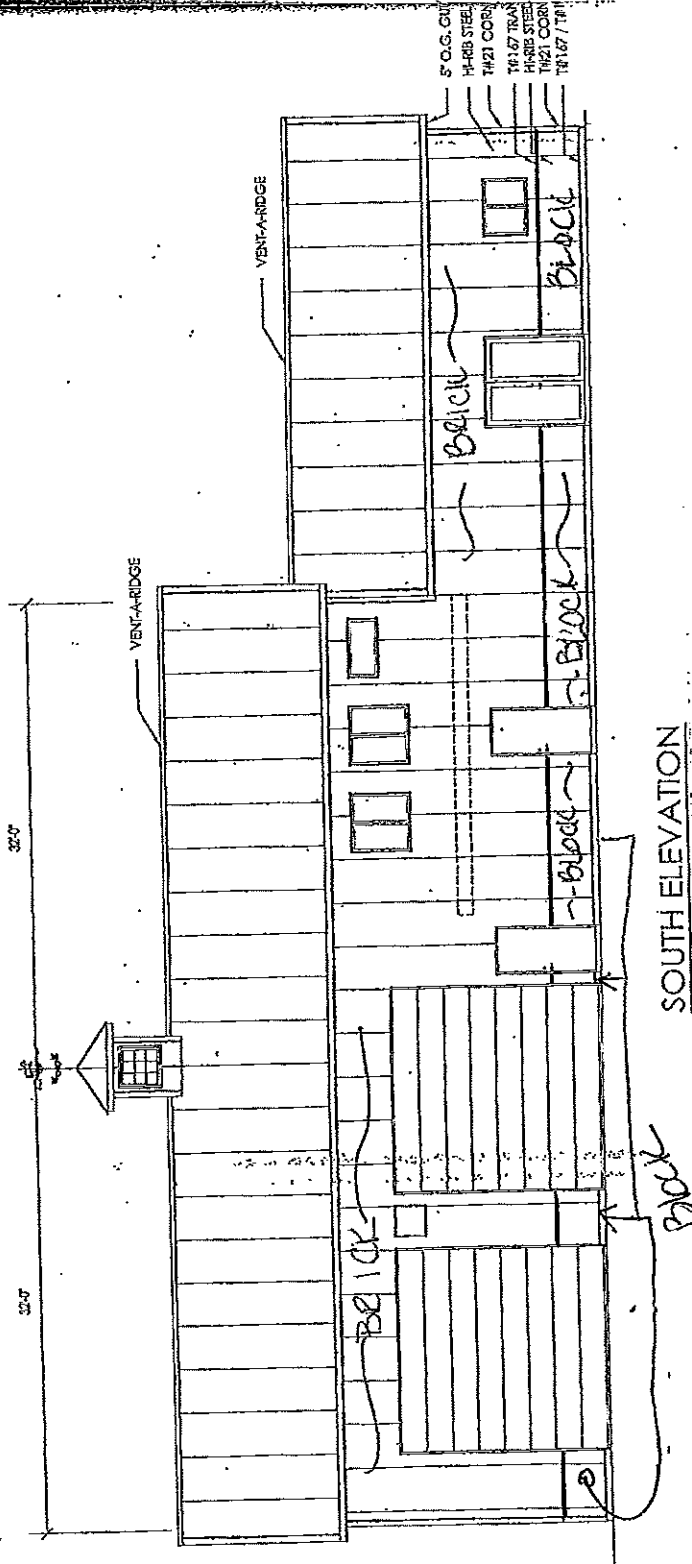
WEST ELEVATION

WITHIN 150 DAYS OF CONVEYANCE

32'0"



EXHIBIT B



SOUTH ELEVATION

WITHIN 150 DAYS OF CONVEYANCE

**ARNSTEIN & LEHR LLP**  
ATTORNEYS AT LAW SINCE 1893

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J. William Braithwaite

jwbraithwaite@arnstein.com

**EXHIBIT C TO VILLAGE OF CAMPTON HILLS**  
**SPECIAL USE ORDINANCE NO. O-11-5**

April 1, 2011

**VIA EMAIL: kcshepro@aol.com**  
**AND U.S. REGULAR MAIL**

Mr. Kenneth C. Shepro  
Attorney at Law  
P. O. Box 760  
33W542 Army Trail Road  
Wayne, IL 60184

RE: Village of Campton Hills Proposed Special Use Ordinance  
Relative to the Fox River and Countryside Fire/Rescue District Property

Dear Ken:

As you know, this office represents the Village of Campton Hills and we have prepared a Special Use Ordinance for consideration by the Village Board at the meeting which has been called for today, April 1, 2011. The ordinance which I forwarded to you on March 31, 2011, while initially prepared by the undersigned, is the product of substantial discussions and negotiations between the parties and between you and me.

Paragraph 2 of this ordinance provides:

Brick compatible in style and color to the brick installed on the northerly elevation of the Building upon initial installation, shall be installed on the remaining portions of the easterly, southerly and westerly elevations of the Building, within One Hundred Fifty (150) days after any conveyance or leasing of the Fire District Property or any part thereof.

We understand that the property which is referred to and described in the ordinance is now owned by Virgil Leasing, Inc. and that the Fox River and Countryside Fire/Rescue District has a contract to purchase said property in the immediate future.

CHICAGO HOFFMAN ESTATES SPRINGFIELD MILWAUKEE  
FORT LAUDERDALE MIAMI TAMPA WEST PALM BEACH BOCA RATON CORAL GABLES

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ARNSTEIN & LEHR LLP

Mr. Kenneth C. Shepro

April 1, 2011  
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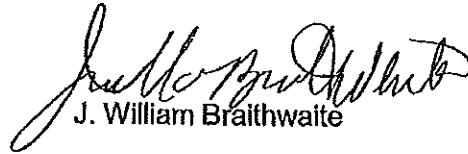
By this letter I hereby confirm to you that the reference to the installation of brick within 150 days "after any conveyance or leasing of the Fire District Property or any part thereof," is intended to apply to a conveyance or leasing other than and subsequent to the conveyance which will occur in the immediate future when the Fire District acquires the property from Virgil Leasing.

At the time of adoption of the Special Use Ordinance on this date, it was amended to add a reference to Exhibit C, being this letter.

One further clarification is that although paragraph 2 of the Ordinance refers to brick on the easterly elevation of the Building, the parties recognize that it may not be feasible to install brick on that portion of the fire station which is above the roofline of the office building. Therefore, it is agreed that some material other than metal may be utilized which will be generally compatible in color and design of the brick on the Building, as agreed by the Fire District and the Village prior to conveyance or leasing.

If you have any questions or desire further clarification, please do not hesitate to contact me.

Sincerely,



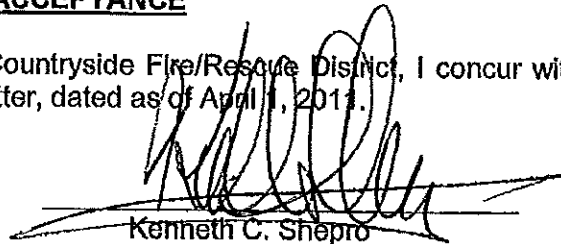
J. William Braithwaite

JWB:clr

Cc: President and Board of Trustees  
Zoning Officer  
Village of Campton Hills

**ACCEPTANCE**

As attorney for the Fox River and Countryside Fire/Rescue District, I concur with and accept the provisions of the above letter, dated as of April 1, 2011.



Kenneth C. Shepro