



Preserving a quality of life for future generations.

Village Hall Address

40W115 Campton
Crossings Dr., Unit B
Campton Hills, IL
60175
630.584.5700
Fax: 630.584-5775
[www.villageof
camptonhills.org](http://www.villageofcamptonhills.org)

Village Hall Hours

Mon. - Fri.
9 a.m. - 4 p.m. or
by appointment

Village Officials

Patsy Smith
President

Bern Bertsche
Trustee

Charles Cappell
Trustee

Jim Kopec
Trustee

Al Lenkaitis Jr.
Trustee

Mike Millette
Trustee

Roy Pollack
Trustee

Rebecca Lambe
Village Clerk

William Beith
Deputy Village Clerk

Kathy Catalano
Village Treasurer

Chris Ranieri
Zoning Officer

Greg Anderson
Chief of Police

Dear Fellow Campton Hills' Resident,

The Village of Campton Hills just celebrated its seven month anniversary and we've been working hard to provide services for all the residents of Campton Hills. One of the most important developments is the establishment of our own Police Department to ensure that our streets, neighborhoods and families are safe. In addition to our local police force, important day-to-day needs of the Village are being handled by our Village Board, Plan Commission, Community Relations Committee, Fire and Police Commission, Finance Committee, Finance Director, Zoning Officer and full-time Deputy Village Clerk.

We also encourage residents to visit our Village Hall to learn more about our roles and responsibilities, to express concerns and offer input on how to make our Village a better place to live. Our Village Hall is officially open from 9:00 a.m. to 4:00 p.m Monday through Friday and is located in the Campton Square Shopping Center on the southwest Corner of LaFox and Rt. 64. Be sure to call if you would like an appointment after hours (630) 584-5700. Please feel free to visit our website at www.villageofcamptonhills.org which has a lot of information about the Village.

Some aspects of Village life remain as they were before incorporation. Fire protection is handled by the four Fire Protection Districts serving our area: St. Charles, South Elgin, Pingree Grove, and Elburn. School district boundaries remain the same. The Wasco Sanitary District remains a separate and distinct taxing and administrative district. The Campton Township Highway District remains intact and will continue to provide the same level of services through a contract with the Village for those living in Campton Township. For those living in Plato Township, a change has occurred. The Campton Township Highway District is providing services for your area. The three subdivisions west of Dittman Road will be receiving snow removal services from Plow and Pour this winter.

NO PROPERTY TAX INCREASES WITHOUT VOTER APPROVAL

One of the main reasons voters supported incorporation is to have a more direct voice on tax issues. **And, your Village is committed to keeping taxes low.** In fact, the Village of Campton Hills cannot impose property taxes on the voters without referendum. This fact was reported by the Kane County Chronicle on October 28th ("State: Taxes need voter Ok") citing the Illinois Department of Revenue. "According to the Illinois Department of Revenue, Campton Hills is under the Property Tax Extension Limitation Law, or Tax Cap, and cannot levy any property tax for any purpose without voter approval in a referendum." We are pleased to report that there is no municipal tax referendum on the ballot in February, so you can rest assured your property taxes will not increase because we are now incorporated.

The Property Tax Extension Limitation Law (a.k.a. PTELL or Tax Cap Law) requires **"new municipalities which have not extended a tax levy (Campton Hills' has a zero levy) shall hold a referendum establishing a maximum aggregate extension for the levy year."** - see Illinois State Statute 35 ILCS 200/18-210. This rule requiring voter approval via referenda for new taxes for a new municipality applies to all property taxes including those which are exempt from referendum requirements in previously established Villages. - **2006 Illinois Municipal League Handbook, p. 199.** Basically, this means there will be no property taxes without voters' approval.

DEDICATED POLICE COVERAGE FOR CAMPTON HILLS' RESIDENTS

Before incorporation, only two Kane County Sheriff patrol cars were assigned to patrol five central county townships. As a result of our incorporation, the Campton Hills Police Department began patrolling on November 1st. **Four full-time officers and five additional part-time officers are now dedicated to your public safety during this first year of incorporation.** Having our own police department dedicated to patrolling Campton Hills on a full-time basis greatly increases our police presence. Additional officers will be added over the next two years as we grow.

Chief Greg Anderson will address and clarify any policing & public safety concern you may have and/or can correct any inaccurate information you may have heard about police protection. Chief Anderson is also willing to speak to your neighborhood group as well. You may email the Chief at chief@villageofcamptonhills.org. **For emergencies, continue to dial 911. For non-emergency service or questions call (630) 584-0330.**

Benefits of Incorporation

- Control your own destiny
- Protect water resources
- Support responsible growth
- Negotiating equality with surrounding communities
- Appropriate impact fees for our schools

Note: The above will be accomplished without a municipal property tax

Village Meetings

Jan. 21
Plan/Zoning
Commission Meeting-
6:30 p.m.

Jan. 22
Committee of the
Whole- 6:30 p.m.
Village Board
meeting- 7:30 p.m.

- all meetings are held at the Campton Township Community Center on Old LaFox Rd. (1/2 mi. North of Hwy. 64)

Mailing Address & 411 Calls

Your mailing address did not change after incorporation. Village Hall uses Campton Hills, IL 60175 in an effort not to confuse people. Our official mailing address remains St. Charles, IL 60175.

When calling 411, do not say Campton Hills.

COMPREHENSIVE LAND USE PLAN

As a municipality, Campton Hills has the right to have a Comprehensive Land Use Plan to guide and coordinate future development within the Village and within the unincorporated area within 1.5 miles of our borders. The County designated our area in its 2030 Comprehensive Land Use Plan as part of the "Critical Growth" area, areas that are projected in their plan to absorb 50% of the total growth in the County's population over the next 25 years. According to Kane County, the Critical Growth area faces the greatest challenges to sensible, managed growth. This Comprehensive Plan is a starting point and the first sketch was adopted at the November 27th Village board meeting. We will be holding workshops next year to get residents' input. Being a Village with a Comprehensive Plan and Zoning Ordinance allows us to control our own destiny in managing growth.

Priorities of Campton Hills' Comprehensive Land Use Plan

- Maintain the rural trend and character of the Village of Campton Hills
- Preserve the quality of life for all residents
- Link development to potable water availability and to soil compatibility
- Utilize centralized utilities where appropriate
- Support the efforts of local school districts to maintain quality education while working to minimize the tax burden through managed growth
- Guard and enhance our natural features while maintaining aesthetic diversity in our community
- Preserve Wasco's traditional character
- Role of impact fees on developing areas
- Policies affecting open space, agricultural/agribusiness and transportation.

RETURNING YOUR TAX DOLLARS TO BENEFIT CAMPTON HILLS

Before incorporation, our local tax dollars were spread throughout Kane County and the State of Illinois. Little of this revenue was returned to benefit our local community and our local needs. With the creation of our Village, we will now see a better return on our taxes to directly benefit the people who paid them.

The Village receives 1% of the sales price of most goods sold within our borders instead of the 0% that is returned to unincorporated areas. As a municipality, we also receive hundreds of thousands of additional dollars, compared to the amount received by the township road districts, from motor fuel tax to assist us in maintaining our roads. The Village is also **eligible to apply for grants** to benefit Village roads; an opportunity not available to township road districts. We also have the ability to enter into **franchise agreements** with companies that utilize road right-of-ways which would return 5% of sales to the Village.

In 2000, our population was 10,504, as certified by the U.S. Census Bureau. We started receiving some revenues in August based on this population. Subsequently, we filed paperwork to begin a "Special Census" to recount certain areas where we are certain the population has grown by as much as an estimated 2,500 additional people. The new count will increase our revenue transfers by hundreds of thousands of dollars before the 2010 census is certified. The State of Illinois is estimated to pay \$132.75 per person to each municipality in the 2007-2008 fiscal year which gives us the ability to pay for Village operations. Again, our focus at the Village is to live within our means and this "Special Census" will help us do that.

SUMMARY

On Election Day, April 17, 2007, a record number of registered voters (49%) for a local, consolidated election turned out to vote on the incorporation question. The voters approved the creation of Campton Hills. Over the course of the following seven months, we have come a long way in building a Village from the ground up. **In addition, we are operating within our Appropriations Budget which is a top priority for your Village leaders. Our Village ensures that the taxes we already pay benefit our local area. Our Village improves your police protection at no additional costs to residents. Our Village will help our schools cope with growth. Our Village increases the chances we will have sustainable water sources. Our Village can also provide assistance during natural disasters and help to maintain our semi-rural environment and life-style.**

As your public servants, we are excited about the opportunities ahead to make Campton Hills the best place to reside in Kane County. But we all need to work together to establish and realize our common goals. As 2007 comes to a close, we would like to wish all residents of Campton Hills a safe and happy holiday season. We're looking forward to celebrating the new year and entering 2008 as a new and united community. As always, Campton Hills' officials are eager to discuss the future of our Village with you. Please call us at (630) 584-7500 or email us at president@villageofcamptonhills.org.

Patsy Smith, Rebecca Lambe, Bill Beith, Kathy Catalano, Bern Bertsche, Charles Cappell, Jim Kopec, Al Lenkaitis Jr., Mike Millette, Roy Pollack and Chief Anderson