



These Frequently Asked Questions (FAQs) were selected from the most commonly asked questions by the residents of Campton Hills.

Q: Why is Campton Hills creating new Zoning Regulations? I'd moved here to get away from them.

A: This process is NOT creating new zoning regulations. Upon incorporation, in 2007, the Village of Campton Hills adopted the Kane County Zoning Ordinance, which is the same ordinance that governed land use in this community before the incorporation of Campton Hills. This ordinance remains in effect for the Village today. Likewise, this is the same ordinance that Kane County enforces in its unincorporated areas. Area residents are often surprised to learn that *unincorporated* areas have (and enforce) zoning ordinances. This is a crucial starting point in helping people understand that no matter where they live, land use laws are in place to support the vision of any community's Comprehensive Plan. The Village, having adopted this ordinance, has its vision for land use as laid out in its Comprehensive Plan, which promotes a semi-rural environment and open space areas, with high regard for the preservation of natural resources

The Village must also look to the future and ensure that this vision is sustained if/when future development presents itself.

Q: When did the update zoning project begin?

A: 2013.

Q: How come the public was not notified of the proposed zoning changes?

A: There have been numerous notifications and postings throughout the entire process. The first of the public input events occurred in 2013. It was well attended, spanning **three** sessions and with direct interactive public participation. From the resident participation the Village's Vision Statement was developed. The meetings were noticed both on the Village website and in the local newspapers. The 3+ years of the Steering Committee were noticed and open to the public. In late 2019, there were **four** sessions specifically geared toward taking public input on the draft zoning amendment. Over the nearly 8 years **ALL** of the meetings and workshops have been noticed and open to the public for observation and comment.

Q: What is zoning?

A: It is the process and codification by which land and development uses are identified which meet the objectives and vision of the community. The purpose is to ensure the public health, safety and quality of life while protecting the land, air and water quality.

Q: Kane County's zoning was good enough. Why change?

A: Kane County initially adopted zoning regulations in 1937. It was later amended in 1976 to meet the needs of the ever-expanding County growth requirements. In 2007 The Village of Campton Hills was created, by voter referendum, as a means of protecting our semi-rural community from being consumed into existing municipalities to the north, east and south. The newly formed Village adopted the County's Zoning Code. Essentially, today the County Zoning is the same as the Village's.

Q: Why does the Village need more rules and regulations?

A: Approximately, 90+% of the draft code still follows the 2007 adopted and current Kane County zoning code. During the 3+ year Steering Committee process urban elements were removed, and environmental protections were put into place. By example, environmentally sensitive buffer areas were expanded from 50-foot setbacks to over 200ft. Removed were commercial buildings greater than 2 story; multistory parking garages and car dealership sites. These and others were viewed as being contrary to the future of preserving the semi-rural community interests.

Q: I moved here for the semi-rural feel. Why is it necessary to change what we have?

A: Protecting the semi-rural feel is the primary focus. The on-going vision and direction of the Committee was to ensure that the semi-rural character was preserved and protected. Removing urban elements from the text make it more difficult for future boards to approve.

Q: It appears the Campton Hills is taking away my rights.

A: It is difficult to respond to this question without specifics. Again, the current zoning was in place long before the Village came into existence. Consider the question from the perspective of protecting your rights. The Code is not, and has not, been directed at taking away rights. Rather, it can be an enforceable tool when neighbors or businesses abuse land use or place undo hardships on neighboring property owners.

Q: Will my taxes change? I live in the Brierwood subdivision and I am zoned as 'farm'.

A: No. The Village of Campton Hills does NOT have a municipal tax. In that regard we are a rarity. You may verify this by checking your tax bill. The Assessor's Office (Township and County) does not assess the Equalized Assessed Valuation (EAV) of a property based upon the 'zoning'. Rather, the assessment is based upon the primary use of the property. If you live in a subdivision you and your neighbors are assessed a residential tax rate by the Assessor.

Q: The Village is using an urban planner to make a significant number of suburban regulations that are not in line with our semi-rural community.

A: Quite the opposite. A financial grant was made available to the Village to provide assistance with the process of updating the adopted zoning and to craft elements which would simplify complex and convoluted language as well as remove incompatible urban elements. Simply, segments of the County's decades old code did not meet our community's Vision. The Steering Committee controlled the direction and content while the consultant provided technical guidance on language and ensured that we met legal requirements.

Q: Will I still be able to keep my horses?

A: If your property or subdivision was approved for horses, before the incorporation of the Village, the use of your property to keep horses does not change. In fact, the permissions or restrictions of any property / subdivision which were recorded on that property, before the incorporation of the Village, will continue and not be changed provided that such rules do not currently violate State or Federal Laws.

Q: Why is the Village considering setting fence heights?

A: Many of the residents of Campton Hills take pride and enjoyment in the openness of our spaces. However, there comes the occasional need for residential fences. Fences for inground pools (a State legal requirement for safety) or the containment of pets are a few examples. In 2009 the Village adopted a fence ordinance (O-09-31) to address the County's "No Height Limit" ordinance in residential areas. Imagine your neighbor or neighborhood surrounded with fences with no limit on height.

<https://www.countyofkane.org/FDER/Documents/buildingandzoning/zoning/ResidentialZoningRegulations.pdf>

Q: I've always parked my RV on my drive way.

A: Nothing is changing in the updated zoning changes. The language remains the same as those currently in Kane County zoning for the *unincorporated* areas, dating back to 1976. This is 28 years before the incorporation of the Village. The issue (Kane or Campton Hills) is not the parking of RVs in driveways. Rather the code is in regards to storage of these vehicles in the driveways. Kane County Code currently requires that these are set behind the building lot line.

Q: Our HOA is not active. Will we lose the covenants and restrictions of the HOA?

A: No. Although the HOA may be inactive the permissions and restrictions will still prevail.

Q: Does the Zoning replace my HOA Covenants?

A: No. HOAs are civil agreements between residents of that subdivision and typically run with the land. HOA covenants may be more restrictive than a municipal code. Municipalities do not intervene, monitor or enforcing HOA rules and regulations.

Q: Will there be another Public Hearing before the recommendations go to the Village Board?

A: Yes. There will be a Public Hearing and presentation once all of the proposed elements of the draft zoning changes are assembled. A public notice of such a hearing is required by law. There will be an opportunity for comment and Q&A. Additionally, there will two or more opportunities for public comment/input before the Village Board, once those draft recommendations are passed along. All of these meetings are noticed and open to the public.

Q: Where can I get more information?

A: Feel free to contact the Village Hall at 630-584-5700 or email rsearl@villageofcamptonhills.org with your questions. We appreciate your patience as the volume or complexity of the question may involve some research. Also note the 'Helpful Links' below. The first is the County's zoning regulations;

Helpful Links:

Kane County Zoning Ordinance

<https://www.countyofkane.org/FDER/Documents/buildingandzoning/zoning/zoningOrdinance.pdf>

Kane County Residential Zoning Rules and Regulations

<https://www.countyofkane.org/FDER/Documents/buildingandzoning/zoning/ResidentialZoningRegulations.pdf>

Village of Campton Hills Zoning (current): Ordinance O-7-14

<https://camptonhills.illinois.gov/village-of-campton-hills-building-zoning/zoning-info/>

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Should you wish to receive Village information please visit our official webpage at: <https://camptonhills.illinois.gov/>. To receive our weekly newsletter, scroll to the bottom of the page and sign up to *Community Counts*.