

**AGENDA FOR THE REGULAR MEETING OF THE
PLAN COMMISSION / ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS
March 27, 2017 7:00 P.M.**

CAMPTON TOWNSHIP COMMUNITY CENTER
5N082 OLD LAFOX ROAD
CAMPTON HILLS, ILLINOIS

1. Call to Order
2. Roll Call
3. Public Hearing:
 - Petition for Variance at 3N069 Campton Woods Dr., Campton Hills, IL. 60119; PIN: 08-26-351-005 – allowing in-law suite in basement
 - Petition for Variance at 2N904 Grande Monde., Campton Hills, IL. 60119; PIN: 08-35-126-006 – allowing in-law suite in basement
4. Discussion and consideration of Petition for Variance at 3N069 Campton Woods Dr., Campton Hills, IL. 60119; PIN: 08-26-351-005
5. Discussion and consideration of Petition for Variance at 2N904 Grande Monde., Campton Hills, IL. 60119; PIN: 08-35-126-006
6. Public Comments – Sign-up sheets are at the rear of room. Please limit remarks to 3 minutes per person and do not repeat topics previously discussed; total time allotted is 30 minutes.
7. Motion to approve the March 3, 2017 Plan Commission/Zoning Board of Appeal meeting minutes.
8. Comprehensive Plan
 - i. Review of principles, policies and strategies
 - ii. Status of each strategy
9. Other Business that normally would come before the Plan Commission for discussion
10. Adjournment

**MINUTES FOR THE SPECIAL MEETING OF THE
PLAN COMMISSION / ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS
MARCH 2, 2017 7:00 P.M.**

CAMPTON TOWNSHIP COMMUNITY CENTER
5N082 OLD LAFOX ROAD
CAMPTON HILLS, ILLINOIS

1. Call to Order

Chairperson Carpenter called the Meeting to Order at 7:21pm

2. Roll Call

Clerk Girka called the Roll: Present Carpenter, Phillips, White Eagle, Dragoo, Brauer.
Also Present: Zoning Officer Ranieri, Clerk Girka, Mr. Thornhill, Mr. Theur

3. Public Comments

None

4. Motion to recommend to the Corporate Authorities approval of the Minor Subdivision Unit 1, Reserve of Campton Hills, 42W538 Carol Dr., Campton Hills IL made by Member White Eagle; Seconded by Member Phillips.

- Mr Thornhill have a brief presentation

Roll call vote:

5-Ayes: Carpenter, Brauer, Phillips, Dragoo, White Eagle

0-Nays

Motion Carried.

5. Motion to recommend to the Corporate Authorities approval of the Final Plat of Unit 1, Reserve of Campton Hills, 42W538 Carol Dr., Campton Hills IL made by member Phillips; seconded by Member White Eagle.

- Mr Thornhill have a brief presentation.

Roll Call Vote:

5-Ayes: Carpenter, Brauer, Phillips, Dragoo, White Eagle

0-Nays

Motion Carried.

6. Motion to adjourn the Meeting at 7:38pm made by Member Phillips; seconded by Member White Eagle

Roll Call Vote:

5-Ayes

0-Nays

Motion Carried.

Approved this _____ day of _____, 2017.

Chairperson Joe Carpenter

Village Clerk Nicholas Girka

**VILLAGE OF CAMPTON HILLS
PLAN COMMISSION/ZONING BOARD OF APPEALS**

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Petition for a Variance, to the following described property, to allow a full kitchen / in-law apartment in the basement and any other zoning relief for said property have been filed with the Clerk of the Village of Campton Hills:

LEGAL DESCRIPTION: LOT-35 IN CAMPTON WOODS, IN THE VILLAGE OF CAMPTON HILLS, CAMPTON TOWNSHIP, KANE COUNTY ILLINOIS, 60119

Commonly known as: 3N069 CAMPTON WOODS DR., CAMPTON HILLS, IL. 60119
PIN: 08-26-351-005

A Public Hearing on the Petition will be held by the Village of Campton Hills Plan Commission/ ZBA on Monday, March 27, 2017 at 7:00 p.m. at the Campton Township Community Center, 5N082 Old LaFox Road, Campton Hills, Illinois 60175. All persons present will be given an opportunity to be heard. A copy of the Petition for the Zoning Amendment is available for review at the Village Hall during regular business hours.

Joe Carpenter
Chairman, Plan Commission / Zoning Board of Appeals

Village of Campton Hills
40W270 LaFox Rd. Suite B
Campton Hills, IL. 60175

Zoning Department
 Phone: 630-584-5700
 Fax: 630-584-5775

www.villageofcamptonhills.org

Received Date 2-24-17 *CK-*

APPLICATION FOR A VARIATION

Instructions:

To request a variation for a property, complete this application and submit it with all required attachments to the Zoning Officer.

The information you provide must be complete and accurate. If you have a question please call the zoning division, and we will be happy to assist you.

1. Property Information	Parcel Number(s): 08 26 351 005
Street Address (or common location if no address is assigned): 03N069 Campton Woods Drive Elburn IL	

2. Applicant Information	Name Bob McDowell/ McDowell Remodeling	Phone 630 584 2255
	Address 521 W Main St St Charles 60174	Fax 630 584 2271
		Email bobmcdowell@sbcglobal.net

3. Record Owner Info	Name Ost 2005 Dependents Trust	Phone 312 731 7448
	Address 4201 Gulf Shore Blvd. N. Penthouse 102 Naples Florida 34103-2246	Fax
		Email Larryost13@gmail.com

CERTIFICATION OF NOTIFICATION OF ADJACENT PROPERTY OWNERS

Date: 10/18/2016

To: VILLAGE OF CAMPTON HILLS, ZONING BOARD OF APPEALS

From:

Brad Adcock/McDowell Inc on Behalf of Larry and Louise Ost

(Ph #) 630 584 2255

The undersigned, being sworn upon this oath, deposes and says that the list below includes the names and addresses of all owners of property adjacent to property "within 250' not including the R.O.W." referred to in petition for (circle one) Variance, Rezoning, Special Use for the purpose of remodel finished lower level with kitchen - In Law Suite

and, further, that all persons owning property which is adjacent to parcel referred to in petition have been notified of the intent of the petitioner(s).

Petitioner's property is located in Section _____, Township _____, County of Kane.

(Legal Description Attached)

List names of property owners below. (Property Owners do not have to sign this form)

NAME ADDRESS (street, city, state and zip code)

Jeffery J and Marcia Angsten 03N054 Campton Woods Drive Elburn IL 60119 PIN: 08
26 351 002

Mark A Nickel 3N063 Campton Woods Drive Elburn IL 60119 PIN: 08
26 351 004

Kevin & Mary Anastasia K Brown 03N071 Campton Woods Drive ELBURN IL 60119 PIN: 08
26 351 006

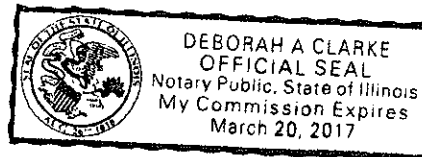
By: Bob McDowell

Bob McDowell/ McDowell Remodeling (Property Owner or Agent)

Subscribed and sworn to before me

this 27th day of January, 2017

Notary Deborah A. Clarke



* We recommend that the petitioner duplicate this form and use it as notification to the adjacent property owners

Zoning and Use Information:

Current zoning of the property: PUD

Current use of the property: _____ Single family with In Law Suite.

Reason for Request:

Variation requested (state specific measurements): _____ Remodeling existing
finished lower level In Law suite

Reason for request: _____ Extended visits during summer months Primary residence
in Florida

Action by Applicant on Property:

What physical characteristics would prevent the property from being used in
conformity with the requirements of the Zoning Ordinance? _____ none

Is the purpose of the proposed variation based on more than a desire to make
money from the property? (explain) _____ For family use only

Has the alleged difficulty or hardship been created by any person presently
having an interest in the property? (explain) _____ No

The Village of Campton Hills Zoning Ordinance requires that the Zoning Board
of Appeals find that there is a practical difficulty or some particular
hardship if existing regulations are applied. The Board must also consider
certain factors related to the granting of a variance. As the Applicant, you
should "make your case" by explaining how your request **will not:**

1. Impair an adequate supply of light and air to adjacent property. Will not

2. Increase the hazard from fire and other dangers to adjacent property. Will
not

3. Diminish the value of adjacent land and buildings. _____
Will not

4. Increase congestion or create traffic hazards. _____ Will not

5. Impair the public health, safety, comfort, morals and general welfare. _____
Will not

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Certification of Notification of adjacent property owners
- Aerial (air photo) with property clearly highlighted contact: The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000 or Google Maps
- Trust Disclosure (If applicable)
- Application fee (make check payable to Village of Campton Hills)
- Site Plan drawn to scale showing house, well and septic.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief. I (we) agree to reimburse the Village of Campton Hills for cost incurred by the Village pursuant to this variation request.

Larry H Ost **Larry H Ost** _____
Record Owner Print Name Date

Bob McDowell **Bob McDowell / McDowell Remodeling** _____
Applicant or Authorized Agent Print Name Date

STATE OF FLORIDA)
) SS
COUNTY OF COLLIER)

AFFIDAVIT OF TRUSTEE

I, the undersigned, Louise H. Ost, being first duly sworn, do hereby state under oath and under penalty of perjury that the following facts are true:

1. I am over the age of 18 and am a resident of the State of Florida.
2. I serve as Trustee under the Ost 2005 Descendants' Trust.
3. I am the beneficiary under the Ost 2005 Descendants' Trust along with each of Brandon H. Ost, Kurtis E. Ost, Ashley L. Ost, and their respective descendants, *per stirpes*.

I declare that, to the best of my knowledge and belief, the information herein is true, correct, and complete.

Executed this 24 day of February 2017.

Louise H. Ost TRUSTEE
Louise H. Ost

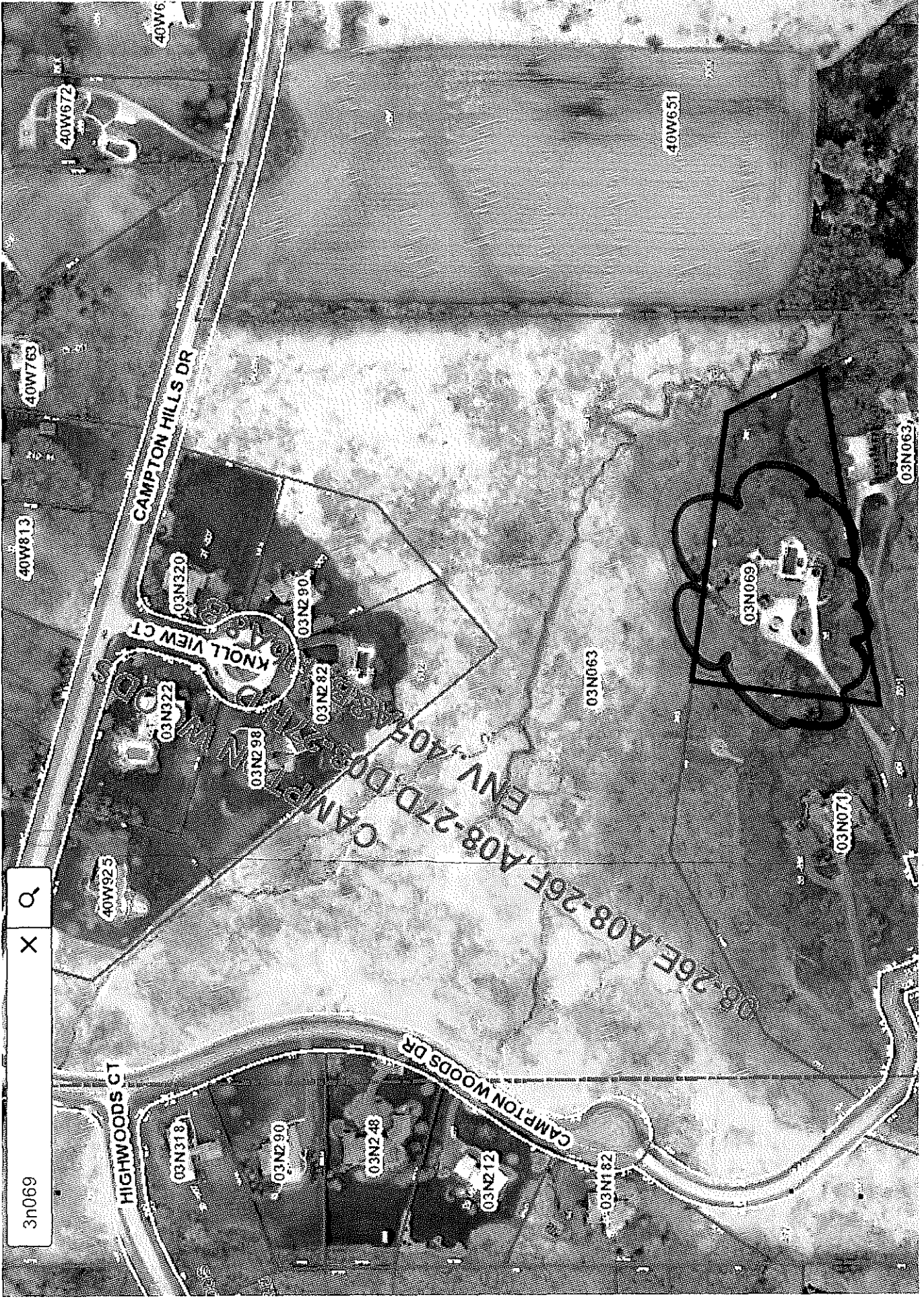
SUBSCRIBED and SWORN
to before me this 24th day of
February 2017.

Laura Sjogren
Notary Public



- FullExtent
- Map
- Aerial
- Hybrid
- Help
- News

3n069 X Q



**VILLAGE OF CAMPTON HILLS
PLAN COMMISSION/ZONING BOARD OF APPEALS**

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Petition for a Variance, to the following described property, to allow a full kitchen / in-law apartment in the basement and any other zoning relief for said property have been filed with the Clerk of the Village of Campton Hills:

LEGAL DESCRIPTION: LOT-6 OF GRANDE MONDE, IN THE VILLAGE OF CAMPTON HILLS, CAMPTON TOWNSHIP, KANE COUNTY, ILLINOIS, 60119

Commonly known as: 2N904 GRANDE MONDE., CAMPTON HILLS, IL. 60119
PIN: 08-35-126-006

A Public Hearing on the Petition will be held by the Village of Campton Hills Plan Commission/ ZBA on Monday, March 27, 2017 at 7:00 p.m. at the Campton Township Community Center, 5N082 Old LaFox Road, Campton Hills, Illinois 60175. All persons present will be given an opportunity to be heard. A copy of the Petition for the Zoning Amendment is available for review at the Village Hall during regular business hours.

Joe Carpenter
Chairman, Plan Commission / Zoning Board of Appeals

Village of Campton Hills

40W270 LaFox Rd. Suite B

Campton Hills, IL. 60175

Zoning Department

Phone: 630-584-5700

Fax: 630-584-5775

www.villageofcamptonhills.org

Received Date 3-6-17 CR

APPLICATION FOR A VARIATION

Instructions:

To request a variation for a property, complete this application and submit it with all required attachments to the Zoning Officer.

The information you provide must be complete and accurate. If you have a question please call the zoning division, and we will be happy to assist you.

1. Property Information	Parcel Number(s): <u>08-35-126-006</u>
Street Address (or common location if no address is assigned): <u>2N904 Grand Monde</u>	

2. Applicant Information	Name <u>Peter + Whitney Martino</u>	Phone <u>630 689 7385 Whitney</u> <u>630 392 1667 Peter</u>
	Address <u>2N904 Grand Monde</u>	Fax
	<u>Campton Hills</u>	Email

3. Record Owner Info	Name	Phone
	Address	Fax
		Email

CERTIFICATION OF NOTIFICATION OF ADJACENT PROPERTY OWNERS

Date: 3-6-17

To: VILLAGE OF CAMPTON HILLS, ZONING BOARD OF APPEALS

From: Peter and Whitney Martino

(Ph #) 630-689-7385

The undersigned, being sworn upon this oath, deposes and says that the list below includes the names and addresses of all owners of property adjacent to property "within 250' not including the R.O.W." referred to in petition for (circle one) Variance, Rezoning, Special Use for the purpose of Inlaw suite in basement.

and, further, that all persons owning property which is adjacent to parcel referred to in petition have been notified of the intent of the petitioner(s).

Petitioner's property is located in Section 35, Township Campton, County of Kane.

(Legal Description Attached)

List names of property owners below. (Property Owners do not have to sign this form) See Attached list

NAME ADDRESS (street, city, state and zip code)

Helen Bauer 40W753 Grand Monde 60119 PIN: _____

Megan Evans 2N924 Grand Monde 60119 PIN: _____

Marcia & Tom Clark 2N962 Grand Monde 60119 PIN: _____

Doug and Barb Felton 40W750 Grand Monde 60119 PIN: _____

Mary and George Cella 40W759 Grand Monde 60119 PIN: _____

Joel Johnson 40W709 Grand Monde 60119 PIN: _____

By: Whitney Martino

Whitney Martino (Property Owner or Agent)

Subscribed and sworn to before me

this 6 day of March, 2017

Notary Tracy Johnson



Zoning and Use Information:

Current zoning of the property: no rental property

Current use of the property: single family home

Reason for Request:

Variation requested (state specific measurements): _____
approval for a stove in air basement

Reason for request: complete kitchen in basement for in-law suite

Action by Applicant on Property:

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance? none

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain) no this is not to make money

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain) NA

The Village of Campton Hills Zoning Ordinance requires that the Zoning Board of Appeals find that there is a practical difficulty or some particular hardship if existing regulations are applied. The Board must also consider certain factors related to the granting of a variance. As the Applicant, you should "make your case" by explaining how your request **will not:**

1. Impair an adequate supply of light and air to adjacent property. _____
NO

2. Increase the hazard from fire and other dangers to adjacent property. _____

Not if vented properly and done by licensed contractors should this apply

3. Diminish the value of adjacent land and buildings. _____

No

4. Increase congestion or create traffic hazards. _____

No

5. Impair the public health, safety, comfort, morals and general welfare. _____

No

Attachment Checklist

- NA* Plat of Survey prepared by an Illinois' Registered Land Surveyor.
 - Legal description
 - Certification of Notification of adjacent property owners
 - Aerial (air photo) with property clearly highlighted contact: The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000 or Google Maps
- NA* Trust Disclosure (If applicable)
 - Application fee (make check payable to Village of Campton Hills)
- NA* Site Plan drawn to scale showing house, well and septic.

Envelope, Stamp

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief. I (we) agree to reimburse the Village of Campton Hills for cost incurred by the Village pursuant to this variation request.

Whitney Martino
Record Owner

Whitney Martino
Print Name

3-6-17
Date

Applicant or Authorized Agent Print Name

Date

BRILL, ROBERT P JR & CATHY VAN BOGAERT .
2N890 ELODIE
ELBURN, IL 60119 PIN 08-35-103-002

HATT, DANIEL & MAREK-HATT ANDREA .
2N921 ELODIE DR
ELBURN, IL 6011 PIN 08-35-102-006

BRADY, JAMES B JR & SCHARRIE I TRS, .
JAMES B & SCHARRIE I BRADY, CO-TRUSTEES
2N820 ELODIE DR
ELBURN, IL 60119 PIN 08-35-103-004

CLEMEN, DONALD & MARILYN .
2N825 ELODIE DR
ELBURN, IL 60119 PIN 08-35-102-008

EHLERS, RONALD J & CHARLOTTE LYNN .
40W780 ELODIE
ELBURN, IL 60119 PIN 08-35-102-009

FESSLER, ERIC & SHARON M .
40W740 ELODIE DR
ELBURN, IL 60119 PIN 08-35-102-011

LECROY, MICHAEL J & INFUSINO, NORINA M .
40W705 GRAND MONDE DR
ELBURN, IL 60119 PIN 08-35-126-008

BAUER, HELEN A LIVING TRUST . TRUSTEE
40W753 GRAND MONDE DR
ELBURN, IL 60119 PIN 08-35-126-007

EVANS, MEGAN M .
2N924 GRAND MONDE DR
ELBURN, IL 60119 PIN 08-35-126-005

CLARK, THOMAS L LIVING TRUST .
2N962 GRAND MONDE DR
ELBURN, IL 60119 PIN 08-35-126-001

FELTON, DOUGLAS C & BARBARA J .
40W750 GRANDE MONDE
ELBURN, IL 60119 PIN 08-35-126-002

CELLA, GEORGE A & MARY P .
40W759 GRAND MONDE DR
ELBURN, IL 60119 PIN 08-35-127-001

RUNGE, GERALD L TRUST, TRUSTEE, .
PO BOX 157
ELBURN, IL 60119 PIN 08-35-127-002

MONAGHAN, JOHN P & CINDY M .
02N893 ELODIE DR
ELBURN, IL 60119 PIN 08-35-102-007

- FullExtent
- Map
- Aerial
- Hybrid
- Help
- News

2n904 X Q

