

**AGENDA FOR THE REGULAR MEETING OF THE
PLAN COMMISSION / ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS
July 23, 2018 7:00 P.M.**

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

1. Call to Order
2. Roll Call
3. Motion to approve the draft meeting minutes of June 25, 2018.
4. **Public Hearing**
Petition for an accessory structure size variance at 6N251 Palomino Dr., Campton Hills, IL. 60175; PIN: 08-11-301-012; by Phil Jaynes; to increase the combined total area under roof - of a maximum total of two (2) accessory structures - from the allowable maximum area of 2,880 square feet to 3,922 square feet.
5. **Action Items**
 - a. Vote on Findings of Fact for an accessory structure size variance at 6N251 Palomino Dr., Campton Hills, IL to increase the combined total area under roof - of a maximum total of two (2) accessory structures - from the allowable maximum area of 2,880 square feet to 3,922 square feet.
 - b. Vote on accessory structure size Variance at 6N251 Palomino Dr., Campton Hills, IL to increase the total combined area under roof - of a maximum total of two (2) accessory structures - from the allowable maximum area of 2,880 square feet to 3,922 square feet.
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. **Other Business** that normally would come before the Plan Commission for discussion
8. **Adjournment**

**DRAFT MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS**

JUNE 25, 2018
7:00 P.M.
VILLAGE HALL
40W270 LAFOX ROAD, STE B
CAMPTON HILLS, IL

1. CHAIRMAN JOHNSON CALLED THE MEETING TO ORDER at 7:03 P.M.

2. ROLL CALL – Chairman Johnson called the Roll:

Present	Absent
Commissioner Clarkson	Commissioner Carpenter
Commissioner Dragoo	Commissioner Brauer
Commissioner Phillips	
Commissioner Pree	
Chairman Johnson	

3. PLEDGE OF ALLEGIANCE

Chairman Johnson led the Pledge of Allegiance

4. OTHER ISSUES

Commissioner Dragoo was appointed recording secretary for the meeting.

5. PUBLIC COMMENTS

None

6. MOTION TO APPROVE THE APRIL 27, 2018 PLAN COMMISSION/ZONING BOARD OF APPEAL MEETING MINUTES AS CORRECTED, made by

Commissioner Clarkson; seconded by Commissioner Pree.

Voice Vote: [AYES: 5] [NAYES: 0] [ABSTAIN: 0] Motion: **CARRIED**

7. OTHER BUSINESS

- Chairman Johnson advised the Water Resource Committee and Economic Development Committee have been dissolved by the Village Board.
 - There is a need to work on water resource issues, using Comprehensive Plan as a guide, as the village depends on wells (Shallow and Deep).
- Still waiting on new zoning ordinance draft to be sent to the commission.
- Plan Commission would like staff to talk to CMAP concerning water resources and would like to see this addressed in the 2050 Plan.
 - Looking to preserve existing water resources of the Campton Hills wells.
 - Plan should cover the semi-rural environment of the village including the agricultural feel.

- Especially regarding the western area of the CMAP Plan and rural townships.

8. NEW BUSINESS

The consensus of the Commission is to hold a special meeting at 8:30am on JULY 28, 2018 at the Village Hall to review the existing Comprehensive Plan.

The Plan was divided into sections for presentations as follows:

Commissioner Clarkson	Mixed-Use Centers
	High-Quality Homes and Neighborhoods
Commissioner Dragoo	Transportation and Accessibility
	Community Health
Commissioner Phillips	Food and Farming
	Managed Change
Commissioner Pree	Open Space and Natural Resources
	Water Resources
Chairman Johnson	Community Character
	Community Service, Facilities, and Infrastructure

9. MOTION TO ADJOURN AT 8:55 PM made by Commissioner Phillips; seconded Commissioner Pree.

Voice Vote: [AYES: 5] [NAYES: 0] [ABSTAIN: 0] Motion: **CARRIED**

SUGGESTED GUIDE FOR PUBLIC HEARING

1. **Swearing in of all who may wish to speak**

Anyone interested in testifying tonight at the hearing(s) please rise and raise your right hand.

“Do you swear [or affirm] that the evidence you shall give to the board in this action shall be the truth, the whole truth, and nothing but the truth, so help you God?”

Public comments will be limited to 3 minutes. When speaking, state your name and address; avoid repetition of facts already presented; remember you are under oath; speaker allowed to speak one time, unless they can provide further evidence.

2. **Make a motion to convene public hearing**

CONVENE TO PUBLIC HEARING to consider a variance at 6N251 Palomino Ct., Campton Hills, IL 60175 (Voice Vote)

3. **Staff overview**

Building and Zoning Officer provide overview of request.

4. **Presentation**

Petitioners or their representatives.

5. **Plan Commission**

Review the petition and ask questions.

6. **Hearing opened up to public**

Questions from audience.

7. **Further comment**

Petitioners, audience, or petitioners or their representatives. Call out twice.

8. **Make a motion to adjourn public hearing**

ADJOURN THE PUBLIC HEARING regarding the variance request at 6N251 Palomino Ct. (Voice Vote)

Planning and Zoning Item Summary Memo

To: Plan Commission/ZBA

From: Matt Fitzgibbon

Date: July 23, 2018

Subject: Accessory Structure Variance at 6N251 Palomino Dr.

Agenda #: 4, 5a & 5b

Background

4. Conduct a Public Hearing for an Accessory Structure Variance Request

Phil Jaynes has applied to the Village of Campton Hills for a variance to increase the combined total area under roof - of a maximum total of two (2) accessory structures - from the allowable maximum area of 2,880 square feet to 3,922 square feet.

The Village of Campton Hills adopted Ordinance No. O-09-14 in June of 2009 to regulate the size and quantity of accessory structures; the regulations provide for:

900 sq. ft., combined for up to two accessory structures, on lots two (2) acres or less in area

1,800 sq. ft., combined for up to two accessory structures, on lots greater than two (2) acres in area, but less than five (5) acres in area

2,880 sq. ft., combined for up to two accessory structures, on lots greater than five (5) acres in area

The subject site is 5.68 acres, and is permitted 2,880 sq. ft. of accessory structure area under roof.

Action Requested:

5a. Make a motion to recommend approval of the Findings of Fact, to the Village Board, for an accessory structure variance at 6N251 Palomino Dr, Campton Hills, IL. 60175; PIN: 08-23-281-010 to increase the combined total area under roof - of a maximum total of two (2) accessory structures - from the allowable maximum area of 2,880 square feet to 3,922 square feet.

5b. Make a motion to recommend approval of Variance, to the Village Board, for an accessory structure variance at 6N251 Palomino Dr, Campton Hills, IL. 60175; PIN: 08-23-281-010 to increase the combined total area under roof - of a maximum total of two (2) accessory structures - from the allowable maximum area of 2,880 square feet to 3,922 square feet.

Supporting Documents:

Variance application

Budget:

N/A

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

JUN 29 2018

Village of Campton Hills

Received Date 06-29-18

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): 08-11-301-012
Street Address (or common location if no address is assigned): 6W251 Palomino DR Campton Hills, IL 60175	

2. Applicant Information	Name Phil JAYNES	Phone 224.402.4929
	Address 6W251 Palomino DR	Fax
	Campton Hills, IL 60175	Email PJAYNES@GMAIL.COM

3. Record Owner Info	Name Philip A + Michelle JAYNES	Phone 224.402.4929
	Address 6W251 Palomino DR	Fax
	Campton Hills IL 60175	Email P.JAYNES@GMAIL.COM

CERTIFICATION OF NOTIFICATION OF ADJACENT PROPERTY OWNERS

Date: 06-25-18

To: VILLAGE OF CAMPTON HILLS, ZONING BOARD OF APPEALS

From: Philip A. JAMES

(Ph #) 224.402.4929

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

BARX Rebuilding Following 100% loss when it Burned Down 04-30-18.

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).

08-11-301-012

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

(Legal Description Attached)

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

SULLIVAN, DAVID 6N360 Palomino Dr Campton Hills David Sullivan 08-10-427-010

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

BREEN, STEVE 6N170 Palomino DR Campton Hills [Signature] PIN: 08-11-301-010

JAGER, KARL 6N317 Palomino DR Campton Hills Karl Jager PIN: 08-11-302-003

(FANNIE MAE) 6N200 Palomino DR Campton Hills [Signature] PIN: 08-11-301-011

BURKEST, LORENE 6N280 Palomino DR Campton Hills [Signature] PIN: 08-10-427-011

MCGEE, JAMES 6N395 Palomino DR Campton Hills [Signature] PIN: 08-11-302-002

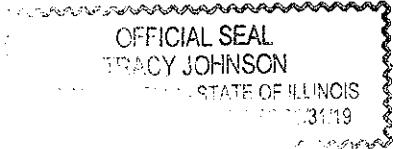
KERRIGAN, JAMES 6N459 Palomino DR Campton Hills [Signature] PIN: 08-11-302-001

JAMES, RONALD 6N249 Palomino DR Campton Hills [Signature] 08-11-301-016

By: Phil James [Signature] 06-26-18
(Property Owner or Agent)

Subscribed and sworn to before me
this 27 day of June, 2018

Notary Tracy Johnson



* 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: Single Family - EZ

Current use of the property: Single Family

Reason for Request:

Variation requested (state specific measurements): The 100⁺ Year old BARN caught FIRE AND resulted in A total loss. It measured 60 x 25'. I am proposing to Rebuild A slightly Larger BARN measuring 60 x 30' with A covered open Storage between BARNS. This measures 30 x 30'. Total New square footage would be

Reason for request: The combined covered storage of the 2 BARNS before the fire was 2722 square feet. Village Code states 5⁺ ACRES can have a max of 2800 #. The proposed BARN AND covered storage in addition to the old standing BARN is 3922 #. SEE ATTACHMENT ADDENDUM.

Action by Applicant on Property:

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance? The proposed covered Building Extension square footage would violate the 2800 # max currently allowed for 5⁺ ACRE Lots.

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain) There is no money making in this desired change. The Rebuilding of the lost BARN is A Woodworking hobby shop. The covered storage is for LAWN mower AND TRACTOR Parking AND Fencing materials for FATHER/MOTHER who live next door with 40 ACRES AND PASTURE.

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain) The only hardship was the loss of the Antique Dairy BARN with Grandparents Memorabilia. This is not A property for sale.

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. I HAVE Presently only 3 neighbors who can see the BARN from their Property, AND ALL HAVE BARNs of their own. THERE is NO AIR OR Light Hindrance. The covered Storage between Buildings is An open BREEZEWAY.

2. Increase the hazard from fire and other dangers to adjacent property. The new BARN + covered Storage will pose no threat to additional FIRE OR other DANGER to adjacent Property. No other adjacent items of Neighbors are nearby.
3. Diminish the value of adjacent land and buildings. This will only give Better Aesthetic Appeal over Aged BARN that was present before.
4. Increase congestion or create traffic hazards. No additional traffic will be Generated OR HAZARDS.
5. Impair the public health, safety, comfort, morals and general welfare. This would not impact any of the mentioned items. ~~is~~

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description on Record with Building Permit From 2012 confirmed by MATH F.
- 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) See Attachments
- Application fee (make check payable to Village of Campton Hills)
- Site Plan drawn to scale showing house, well and septic. on Record with Building Permit From 2012

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.

Record Owner	Print Name	Date
	Phil JAYNES	
Applicant or Authorized Agent	Print Name	Date

Dear Zoning Board of Appeals,

I am writing this letter to help describe my position and to provide background information for my application. My 100+ year old barn caught fire and resulted in a 100% loss of structure and possessions in the early hours of April 29th 2018.

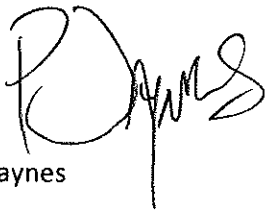
The 2 barns as seen in the aerial photos in the application (also below) were the only 2 outbuildings remaining after the original 1860's farm was shut down. Shortly afterwards the 2 silos and main hay/hog barn were demolished in 1988 located just to the East. The Hog Barn (top of map) measures 47 x 26' for 1222 square feet, and the Farrowing Barn (burned down) measured 25 x 60' for 1500 square feet. The total square footage of the 2 barns was just under the Village Ordinance for a 5+ acre lot having a maximum of 2800 square feet under roof (2722 square feet combined). I'm looking to demolish the remaining age and heat damaged foundation (pictured below) and rebuild anew in the same location on my property. With the need to remove the damaged foundation, comes the opportunity to rebuild in a size and configuration that is suited for my hobbies and needs.

I am proposing building a new barn in the same location that is 5' wider to accommodate freer movement of raw materials when hobby woodworking. The new design also adds a gabled roof extending in the 30 x 30' space between the 2 barns as breezeway covered outdoor storage for a tractor, lawnmower, fencing materials, etc. (as outlined in red on the aerial map with the application). The proposed 5' addition of width brings the barn to 30 x 60' = 1800 square feet. The 30 x 30' breezeway equals 900 square feet, bringing the total covered square foot storage to 3922.

The proposed barn rebuild is 320' from the nearest neighbor's house (see measurement below) imposing no obstruction to light or air and is only visible from 3 of the 9 neighboring parcels requiring notification for this application. My parents have 40 acres containing pasture and farmed fields on the North, East, and South surrounding my parcel on 3 sides. In the coming years the North Barn (untouched by the fire) will be reinforced, reroofed, and resided to match the proposed new structure and hopefully last another 100 years.

I welcome any and all board members to come walk the fields surrounding the proposed barn and see how neatly it fits with this piece of property.

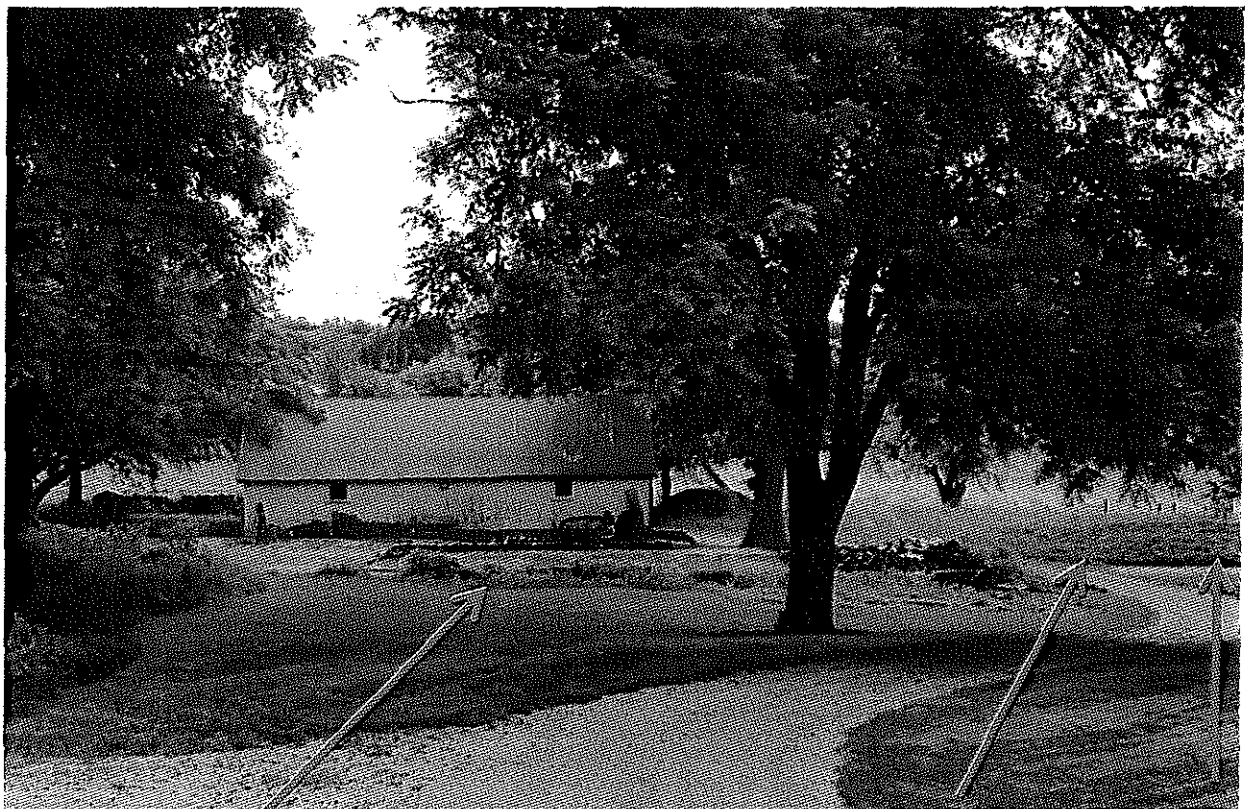
Sincerely,



Phil Jaynes



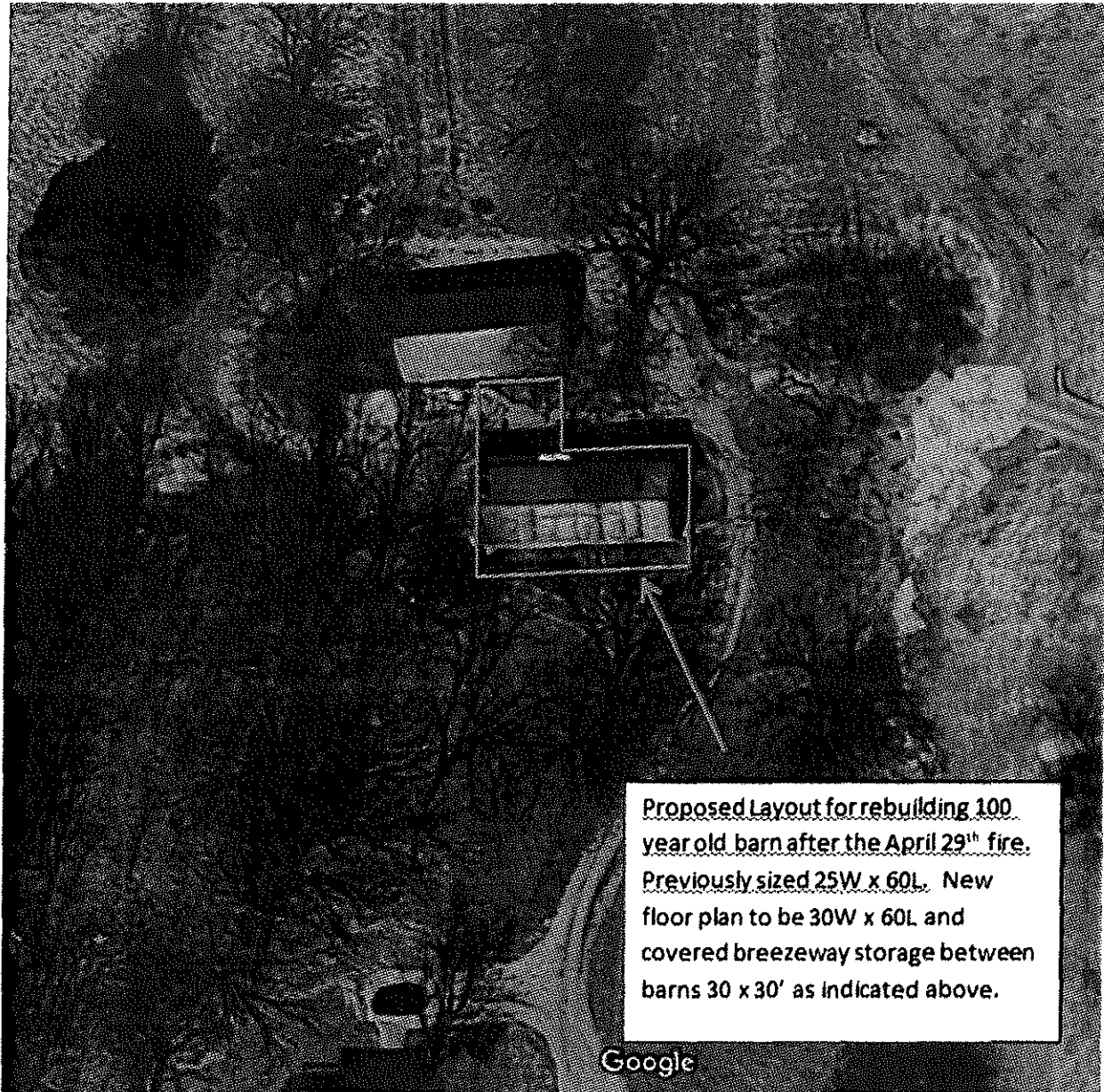
Distance to nearest neighbor



Remaining slab foundation

2 concrete silo bases buried under pumpkin hill





Proposed Layout for rebuilding 100 year old barn after the April 29th fire. Previously sized 25W x 60L. New floor plan to be 30W x 60L and covered breezeway storage between barns 30 x 30' as indicated above.

Google

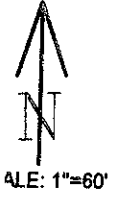
6N251 PALOMINO DR.

N. CORNER OF LOT 61
100.70

FND.I.P.
FENCE 14.03 W

291.17 REC
N89°57'28"W 291.22 MEA

Gabled Breestway



FENCE 10.88 W

FENCE 3.32 W

S0°00'00"W 534.30 REC
S0°01'11"W 534.60 MEA

FENCE 1.21 E

FND.I.P.

S57°41'55"W
177.49 REC
S57°15'45"W
176.52 MEA

PALOMINO DRIVE
R-416.00
E-162.43

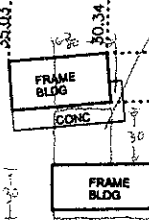
N86°08'54"E
75.47 MEA
S10°24'E

P.O.B.
N0°13'55"W
44.00 M & R

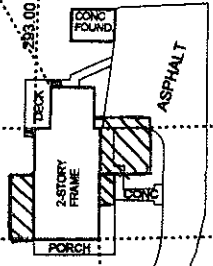
ASPHALT
N86°46'05"E 256.00 M & R

246,069.47 ACRES
5.65 ACRES

APPROX SEPTIC FIELD



SEPTIC CLEAN OUT
APPROX SEPTIC LINES



FND.I.P.

FENCE 3.94 W

N1°39'51"W 729.14 MEA
N1°40'55"W 729.00 REC

FENCE ON LINE

FND.I.P.

RECEIVED
JUN 29 2018
Village of Campton Hills

JAYNES AND JODY JAYNES TRACT
#1698686

Print Info Dialog

Clear Graphics

Dev Log

County Layers Disclaimer
 These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either as expressed or implied by Kane County or its employees. These layers are compiled from official records including plats, surveys, recorded deeds and contracts, and only contain information required for local government purposes. See the recorded documents for more detailed legal information.

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extent: xmin:961731.82 xmax: 963365.50 ymin:1927337.42 ymax: 1928140.37

weby/webx: 5116032.591359, -9868490.884818

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