ORDINANCE NO. O-09-33

VILLAGE OF CAMPTON HILLS
ZONING VARIATION ORDINANCE
(Panichi Sign)

WHEREAS, a petition was submitted to the Village of Campton Hills (the "Village") by Casey A. Panichi, ("Petitioner") owner of record of the property legally described on Exhibit A attached hereto and made a part hereof (the "Subject Property"), requesting certain variations from the Zoning Ordinance of the Village; and

WHEREAS, the Subject Property is located in Plato Township in the Village of Campton Hills; and

WHEREAS, the question of granting the variations, hereinafter provided for, from the Zoning Ordinance of the Village was referred to the Zoning Board of Appeals of the Village to hold a public hearing thereon; and

WHEREAS, after due publication of notice of a public hearing as provided by law. and after notice given as provided by the Village Zoning Ordinance, said Zoning Board of Appeals held a public hearing; and

WHEREAS, the said Zoning Board of Appeals has made recommendations and has submitted findings of fact to the Corporate Authorities of the Village; and

WHEREAS, the Corporate Authorities find that the variation is appropriate by reason of the location of the premises on Route 47, a busy arterial highway and by reason of the topography of the petitioner's property which requires that the sign be located within the required setback area; and

WHEREAS, it appears to the Corporate Authorities of the Village that there are practical difficulties, particular hardships and unique circumstances from the application of the strict letter of the Zoning Ordinance to the property in question and that the proposed variation will not (a) impair an adequate supply of light, water and air to adjacent property; (b) increase the hazard from fire and other dangers to adjacent property; (c) diminish the value of adjacent land and buildings; (d) increase the congestion or traffic hazards in the public streets and highways; (e) otherwise impair the public health, safety, comfort, morals and general welfare:

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Campton Hills, Kane County, Illinois, that:

Section 1. Subject to the provisions of this Ordinance, the application of the Zoning Ordinance of the Village of Campton Hills to the Subject Property is hereby varied to permit the following:

The installation of a "V" shaped, 2-sided sign advertising wind turbine generators, the bottom of which shall be approximately 4 feet from the adjacent ground area, said sign will be approximately 6 feet long by 4 feet high with the location as shown in a drawing filed with the Village.

The sign will be subject to the following:

1. Lighting shall be installed pursuant to consultation with the Village Zoning Officer.
2. Sales of the wind turbines which shall be advertised by said sign shall be billed from 9N078 Route 47, Campton Hills.

Section 2. A certified copy of this Ordinance shall be recorded with the Recorder of Deeds of Kane County, Illinois.

Section 3. This Ordinance shall be in full force and effect upon passage, approval and publication pursuant to law and acceptance as provided for herein by the petitioners. This Ordinance shall be published in pamphlet form.

Passed this 7th day of July 2009 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 26th DAY OF AUGUST 2009.

Patsy Smith

Patsy Smith, Village President

(SEAL)
ATTEST: Bill Beith

Bill Beith, Deputy Village Clerk

Published in pamphlet form on August 27, 2009

ACCEPTED THIS 27th DAY OF

AUGUST, 2009.

Casey A. Panichi, Owner

EXHIBIT A
LEGAL DESCRIPTION

The Southwest Quarter of Section 29 (except the north 27.50 chains and except that part falling in the highway) in Township 41 North, Range 7, East of the Third Principal Meridian, in the Township of Plato, in Kane County, Illinois.

The property is commonly known as 9N078 North Route 47, Campton Hills, IL.

Real Estate Property Index Number: 05-29-300-003