

**VILLAGE OF CAMPTON HILLS
ZONING VARIATION ORDINANCE**

**(39W910 Old Burlington Road, Campton Hills, Illinois)
(Guadalupe and Analae Bautista)**

WHEREAS, a petition was submitted to the Village of Campton Hills (the "Village") by or on behalf of Guadalupe and Analae Bautista, ("Petitioners") owners of the property legally described on Exhibit A attached hereto and made a part hereof (the "Subject Property"), requesting a certain variation from the Zoning Ordinance of the Village; and

WHEREAS, the Subject Property is located in the F Zoning District; and

WHEREAS, the question of granting the variation, 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, 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 present and subsequent owners to continue to utilize an existing garage on the property, notwithstanding that the garage is located approximately 0.37 feet from the property line, rather than the 3.0 feet required by the Zoning Ordinance.

The Variation provided for by this Ordinance shall be subject to moving a certain shed located partially over the property line to be in conformance with the Zoning Ordinance.

Section 2. 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 8th day of February 2010 by roll call vote:

	AYES	NAYS	ABSENT	ABSTAIN
Trustee Laura Andersen	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Susan George	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Jim Kopec	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Albert Lenkaitis, Jr.	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee Mike Millette	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Trustee John Strauss	<u> </u>	<u> </u>	<u>X</u>	<u> </u>
President Patsy Smith	<u> </u>	<u> </u>	<u> </u>	<u> </u>

APPROVED THIS 10th DAY OF FEBRUARY 2010.

Patsy Smith
Patsy Smith, Village President

(SEAL)

ATTEST:

Carolyn Higgins
Carolyn Higgins, Village Clerk

Published in pamphlet form on February 10, 2010

ACCEPTED THIS _____ DAY OF FEBRUARY 2010.

Guadalupe Bautista, Petitioner

Analae Bautista, Petitioner

**EXHIBIT A
LEGAL DESCRIPTION**

That Part Of Sections 13 And 24, Township 40 North, Range 7 East Of The Third Principal Meridian, Described By Commencing At The Southeast Corner Of Said Section 13; Thence North 0 Degrees 11 Minutes 06 Seconds West Along The Easterly Line Of Said Section 13; 1556.53 Feet; Thence South 53 Degrees 06 Minutes 47 Seconds West 4603.45 Feet To The Center Line Of Burlington Road; Thence North 49 Degrees 45 Minutes 31 Seconds West Along Said Center Line 1424.54 Feet For A Point Of Beginning; Thence North 49 Degrees 45 Minutes 31 Seconds West Along Said Center Line 91.02 Feet To An Angle In Said Center Line; Thence North 489 Degrees 29 Minutes 41 Seconds West Along Said Center Line 101.44 Feet; Thence North 52 Degrees 49 Minutes 12 Seconds East 480.0 Feet; Thence South 49 Degrees 33 Minutes 16 Seconds East 97.18 Feet; Thence South 41 Degrees 22 Minutes 20 Seconds West 470.46 Feet To The Point Of Beginning In Campton Township, Kane County, Illinois.

PINs: 08-13-300-017 and 08-24-100-016

The property is commonly known as 39W910 Old Burlington Road, Campton Hills, Illinois.