

**VILLAGE OF CAMPTON HILLS
ZONING VARIATION ORDINANCE**

**(41W116 Palomino Drive, Campton Hills, Illinois)
(Edward Simon and Ellen Kockman-Simon)**

WHEREAS, a petition was submitted to the Village of Campton Hills (the "Village") by Edward Simon and Ellen Kockman-Simon, ("Petitioners") owners 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 the E-2 Zoning District; 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, 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, described below, 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 barn on the property, notwithstanding that the barn is located approximately 30 feet from the property line, rather than the 35 feet required by 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.

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 30 in Unit No. 2 of Campton Equestrian Estates, Campton Township, Kane County, Illinois.

PIN: 08-10-227-001

The property is commonly known as 41W116 Palomino Drive, Campton Hills, Illinois.