



2013K077320  
SANDY WEGMAN  
RECORDER - KANE COUNTY, IL

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**ORDINANCE NO. O-13-20**

**VILLAGE OF CAMPTON HILLS  
ZONING VARIATION ORDINANCE**

**(6N251 Palomino Drive, Campton Hills, Illinois)  
(Phil Jaynes and Michelle Jaynes)**

**A. WHEREAS**, a petition was submitted to the Village of Campton Hills (the "Village") by Phil Jaynes and Michelle Jaynes ("Petitioners"), owners of the property legally described in Exhibit A attached hereto and a part hereof (the "Subject Property"), requesting a certain variation from the Zoning Ordinance of the Village, said Subject Property being commonly described as follows:

PIN: 08-11-301-012  
6N251 Palomino Drive, Campton Hills; and

**B. WHEREAS**, the question of granting said zoning 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

**C. 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

**D. WHEREAS**, the said Zoning Board of Appeals has made recommendations and has submitted findings of fact and made the following recommendations to the Corporate Authorities of the Village:

"I move that the Zoning Board of Appeals recommends to the Corporate Authorities approval of a Zoning Variation for the property known as 6N251 Palomino Drive, Campton Hills, Illinois, PIN: 08-11-301-012, to allow the separate dwelling unit consisting of approximately 850 square feet in the single family residence to be used as a dwelling unit, subject to the following:

1. The separate dwelling unit shall not be expanded in size; and
2. Water and septic facilities shall continue to be shared with the principal single family residence; and
3. The use of the separate dwelling unit shall be limited to members of the family of the occupants of the principal single family residence, as "family" is defined in the Village Zoning Ordinance"; and

**E. 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 Subject Property 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.** The application of the Zoning Ordinance of the Village of Campton Hills to the Subject Property is hereby varied, and a variation is granted to the Subject Property, to allow the dwelling unit consisting of approximately 850 square feet in the single family residence to be used as a separate dwelling unit subject to the following:

1. The separate dwelling unit shall not be expanded in size; and
2. Water and septic facilities shall continue to be shared with the principal single family residence; and
3. The use of the separate dwelling unit shall be limited to members of the family of the occupants of the principal single family residence, as "family" is defined in the Village Zoning Ordinance.

**Section 2.** This Ordinance shall be in full force and effect upon passage, approval and publication pursuant to law and acceptance by the petitioners as provided herein. This Ordinance shall be published in pamphlet form and shall be duly recorded with the Recorder of Kane County, Illinois.

Passed this 1st day of October, 2013 by roll call vote.

AYES            NAYES            ABSENT            ABSTAIN

Trustee Laura B. Andersen	_____	<u>  X  </u>	_____	_____
Trustee Susan George	_____	_____	<u>  X  </u>	_____
Trustee Jim W. Kopec	<u>  X  </u>	_____	_____	_____
Trustee Albert L. Lenkaitis	<u>  X  </u>	_____	_____	_____
Trustee Mike D. Millette	<u>  X  </u>	_____	_____	_____
Trustee Harry Blecker	<u>  X  </u>	_____	_____	_____
President Patsy J. Smith	_____	_____	_____	_____

APPROVED THIS 4th DAY OF OCTOBER, 2013.

*Patsy J. Smith*  
Patsy J. Smith, Village President

(SEAL)

ATTEST: *Carolyn Higgins*  
Carolyn Higgins, Village Clerk

Accepted?: *Phil Jaynes*  
Phil Jaynes, Petitioner

*Michelle Jaynes*  
Michelle Jaynes, Petitioner

*Prepared by and returns to:*  
Village of Compton Hills *AD*  
40 W 270 La Fox Rd  
Compton Hills, IL 60115