

**VILLAGE OF CAMPTON HILLS  
ZONING VARIATION ORDINANCE**

**(5N090 Oak Hill Drive, Campton Hills, Illinois)  
(Matthew P. and Nicole R. Sidman)**

WHEREAS, the Corporate Authorities of the Village of Campton Hills are authorized by the Illinois Municipal Code, 65 ILCS 5/11-13-5, to vary the application of zoning regulations relating to the use, construction, or alteration of buildings or structures or use of land within the Village; and,

WHEREAS, an application has been made by Matthew P. and Nicole R. Sidman (“Petitioners”), owners of the property legally described in Exhibit A attached hereto and made a part hereof (the “Subject Property”) for a variation from the regulations of Section 9-4-1 of the Campton Hills Zoning Ordinance specifying the required lot width as the setback line on the recorded plat of Wolf’s Subdivision, for the property commonly known as:

5N090 Oak Hill Drive, Campton Hills, Illinois 60175

PIN: 08-16-476-021

and;

WHEREAS, Petitioners propose to construct a single family residence on the Subject Property at a point which is 121 feet from Oak Hill Drive, rather than at the platted setback line of 171 feet; and

WHEREAS, the Village does not have authority to change the platted setback line in a zoning variation ordinance; and

WHEREAS, the zoning ordinance of the Village provides for a minimum lot width of 132 feet on the Subject Property if the setback is established at 121 feet but the lot width at that point is 126 feet; and

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

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 the following recommendations and has submitted findings of fact to the Corporate Authorities of the Village:

“The Zoning Board of Appeals recommends recommend approval of a Zoning Variation to the Corporate Authorities for the property commonly known as Lot 1 Oak Hill Drive, Campton Hills, Illinois 60175 (PIN: 08-16-476-021), to allow a single family residence to be erected on a building lot where the lot is 126 feet in width, rather than 132 feet at a setback line of 121 feet otherwise required, rather than at the setback line of 171 feet as established by the recorded plat of subdivision, subject to the condition and requirement that the Petitioners shall secure a tree survey from an arborist certified by the Illinois Arborist Association prior to placement of the residence on the Subject Property and shall cooperate with the Village Building and Zoning Officer in such placement to attempt to minimize possible damage to trees on adjacent properties.

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 foregoing preambles are incorporated in this Section as if fully set forth herein.

**Section 2.** 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 a single family residence to be erected on a building lot where the lot is 126 feet in width, rather than 132 feet as required by the Village Zoning Ordinance at a setback line of 121 feet from Oak Hill Drive, rather than at the building line of 171 feet as established by the recorded plat of subdivision, subject to the condition and requirement that the Petitioners shall secure a tree survey from an arborist certified by the Illinois Arborist Association prior to placement of the residence on the Subject Property and shall cooperate with the Village Building and Zoning Officer in such placement to attempt to minimize possible damage to trees on adjacent properties.

This variation shall run with the land.

**Section 3.** Nothing in this Variation Ordinance purports to, or does, affect the building line established by the Plat of Wolf Subdivision, of which the Subject Property is part.

**Section 4.** This Ordinance be in full force and effect upon its 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 19th day of August, 2014 by roll call vote:

	<b>AYES</b>	<b>NAYS</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Trustee Laura B. Andersen	X_____	_____	_____	_____
Trustee Harry Blecker	X_____	_____	_____	_____
Trustee Susan P. George	_____	_____	X_____	_____
Trustee Jim W. Kopec	X_____	_____	_____	_____
Trustee Albert Lenkaitis	X_____	_____	_____	_____
Trustee Mike D. Millette	_____	_____	X_____	_____
President Patsy J. Smith	_____	_____	_____	_____

APPROVED THIS 21st DAY OF August, 2014

  
 \_\_\_\_\_  
 Patsy J. Smith, Village President

(SEAL)

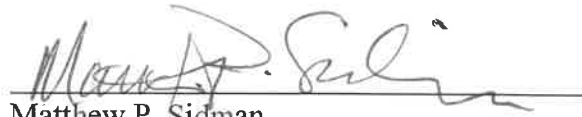
ATTEST:


  
 \_\_\_\_\_  
 Juliette Paul, Village Clerk

Acceptance by Petitioners

The undersigned petitioners have read the foregoing ordinance, understand the same, and accept the terms thereof.

Dated: 10/20/2014

  
 \_\_\_\_\_  
 Matthew P. Sidman

  
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 Nicole R. Sidman