

**VILLAGE OF CAMPTON HILLS
ZONING VARIATION ORDINANCE
(5N755 Denker Road, Campton Hills, Illinois)
(Gregory Barich)**

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 Gregory Barich (Petitioner), owner 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 5-9-5 of the Village Zoning Ordinance, regulating the maximum size of residential accessory buildings, for the property commonly known as:

5N755 Denker Road, Campton Hills, Illinois 60175

PIN: 08-13-200-012 and;

WHEREAS, the Petitioner proposes to erect a detached residential accessory building that is six thousand (6,000) square feet in size and will make the combined square footage of all detached residential accessory structures on the lot that is five (5) acres or greater eight thousand four hundred (8,400) square feet; and

WHEREAS, Section 5-9-5 of the Village Zoning Ordinance restricts the combined square footage of all detached residential accessory structures on a lot of five (5) acres or greater to two thousand eight hundred eighty (2,880) square feet or less; and

WHEREAS, the question of granting said zoning variation hereinafter provided for, from the Village Zoning Ordinance, 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 Zoning Board of Appeals has made the following recommendation and has submitted findings of fact to the Corporate Authorities of the Village:

"The Zoning Board of Appeals recommends approval of a Zoning Variation to the Corporate Authorities for the property commonly known as 5N755 Denker Road, Campton Hills, Illinois 60175 (PIN: 08-13-200-012) to allow a variation from the regulations of Section 5-9-5 in the amount of five thousand five hundred twenty square feet (5,520) for the purpose of erecting a detached residential accessory building which

would make the total combined square footage of all accessory structures eight thousand four hundred (8,400) square feet on a lot five (5) acres or greater”

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 from the regulations of Section 5-9-5 in the amount of five thousand five hundred twenty square feet (5,520) is hereby granted for the purpose of allowing the erection of a detached residential accessory building which would make the total square footage of all accessory structures eight thousand four hundred (8,400) square feet on a lot five (5) acres or greater.

This variation shall run with the land.

Section 3. This Ordinance shall be in full force and effect upon its passage, approval, and publication pursuant to law. This Ordinance shall be published in pamphlet form.

Passed this 26th day of March, 2015 by roll call vote:

	AYES	NAYS	ABSENT	ABSTAIN
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 30th DAY OF March, 2015


Patsy J. Smith, Village President

(SEAL)

ATTEST:


John Strauss, Interim Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE SOUTH 88 DEGREES, 35 MINUTES, 50 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 564.30 FEET; THENCE SOUTH 15 DEGREES, 18 MINUTES, 09 SEC ONDS EAST 1154.42 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 74 DEGREES, 09 MINUTES, 48 SECONDS EAST 764.40 FEET; THENCE SOUTH 34 DEGREES, 55 MINUTES, 39 SECONDS EAST 93.07 FEET; THENCE 03 DEGREES, 43 MINUTES, 47 SECONDS WEST 98.00 FEET; THENCE SOUTH 55 DEGREES, 42 MINUTES, 27 SECONDS WEST 807.62 FEET; THENCE NORTH 15 DEGREES, 18 MINUTES, 09 SECONDS WEST 435.99 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF CAMPTON, KANE COUNTY, ILLINOIS.

Commonly known as: 5N755 Denker Road, Campton Hills, Illinois 60175

PIN: 08-13-200-012

