

**VILLAGE OF CAMPTON HILLS
ZONING VARIATION ORDINANCE**

**(40W633 Bridle Creek Drive, Campton Hills, Illinois)
(Karyn J. Cronan Trust #1)**

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 the Karyn J. Cronan Trust #1 (“Petitioner”), owner of the property legally described in EXHIBIT A attached hereto and a made a part hereof (the “Subject Property”), for a variation from the regulations of Section 9.5 of the Campton Hills Zoning Ordinance specifying the permitted uses of the Subject Property; and

WHEREAS, the question of granting said zoning variation hereinafter provided for, from the Zoning Ordinance of the Village, was referred to the Plan Commission/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 Plan Commission/Zoning Board of Appeals held a public hearing; and

WHEREAS, per Section 9.5 of the Zoning Ordinance, the raising of poultry, rabbits and other small animals for private use shall be permitted on tracts of land of once acre or more provided said poultry and animals are housed and yarded no closer than one hundred (100) feet from any residence other than that of the owner or user of the property; and

WHEREAS, the Subject Property is over one (1) acre and is adjacent to several parcels which are at least one (1) acre and were allowed to keep horses prior to the incorporation of the Village; and

WHEREAS, given the location of adjacent residences, it will be possible to yard and stable the horses at least one (100) feet from any residence; and

WHEREAS, the said Plan Commission/Zoning Board of Appeals has made the following recommendations and has submitted findings of fact to the Corporate Authorities of the Village:

“The Plan Commission/Zoning Board of Appeals recommended to the Corporate Authorities that a variation to the permitted uses be granted to the property located at 40W633 Bridle Creek Drive, Campton Hills, Illinois, Zoned R-1, to allow for a stable and keeping of no more than two (2) horses on the lot.”

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 for a stable and the keeping of no more than two (2) horses on the subject to the following conditions. This variation shall run with the land.


1. The horses and stable shall be for private use only.
2. The horses shall not be stabled or yarded closer than one hundred (100) feet from any residence other than that of the owner or user of the property.

Section 3. 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 7 day of June, 2016 pursuant to a roll call vote as follows:

	AYES	NAYES	ABSENT	ABSTAIN
Trustee Laura B. Andersen	_____	_____	<u> </u>	_____
Trustee Susan P. George	<u> </u>	_____	_____	_____
Trustee James McKelvie	<u> </u>	_____	_____	_____
Trustee Mike Millette	_____	_____	<u> </u>	_____
Trustee Mike O'Dwyer	<u> </u>	_____	_____	_____
Trustee Michael Tyrrell	_____	_____	<u> </u>	_____
President Harry Blecker	<u> </u>	_____	_____	_____

APPROVED this 7 day of June, 2016



 Harry Blecker, Village President

(SEAL)

ATTEST:



 Nicholas Girka, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

LOT 28 OF BRIDLE CREEK ESTATES, IN THE TOWNSHIP OF CAMPTON, KANE COUNTY, ILLINOIS.

PIN: 08-23-377-003

The property is commonly known as 40W633 Campton Crossings Drive, Campton Hills, IL 60175.