

**VILLAGE OF CAMPTON HILLS
ZONING VARIATION ORDINANCE**

**(41W042 Colson Drive, Campton Hills, Illinois)
(Michael O'Kelly and Cynthia O'Kelley)**

WHEREAS, a petition was submitted to the Village of Campton Hills (the "Village") by Michael O'Kelly and Cynthia O'Kelley, ("Petitioners") owners of the property legally described on Exhibit A attached hereto and made a part hereof (the "Subject Property"), requesting a certain variation from the Zoning Ordinance of the Village; and

WHEREAS, the Subject Property is located in the F 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 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:

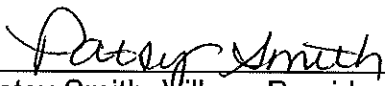
Section 1. Subject to the provisions of this Ordinance, the application of the front yard setback regulation of Section 7.5-2 of the Zoning Ordinance of the Village to the Subject Property is hereby varied to permit the present and subsequent owners to continue to utilize an existing garage and to construct the addition of a room over the garage, with a portion of the garage existing at a setback of 29.6 feet from the right of way, 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.

Passed this 3rd day of May, 2011 by roll call vote:

	AYES	NAYS	ABSENT	ABSTAIN
Trustee Laura Andersen	X			
Trustee Susan George	X			
Trustee Jim Kopec	X			
Trustee Albert Lenkaitis, Jr.	X			
Trustee Mike Millette	X			
Trustee John Strauss			X	
President Patsy Smith				

APPROVED THIS 5th DAY OF MAY 2011.



 Patsy Smith, Village President

(SEAL)

ATTEST: 


 Carolyn Higgins, Village Clerk

Published in pamphlet form on May 5, 2011

ACCEPTED THIS 5 DAY OF MAY 2011.



 Michael O'Kelley, Petitioner



 Cynthia O'Kelley, Petitioner

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 15, Unit No. 4 in King's Mill Subdivision, being a subdivision in part of the Northeast Quarter of Section 15, Township 40 North, Range 7 East of the Third Principal Meridian, Village of Campton Hills, Kane County, IL.

PIN 08-15-277-006

The property is commonly known as 41W042 Colson Dr. Campton Hills, IL. 60175.



2012K002041
SANDY WEGMAN
RECORDER - KANE COUNTY, IL


RECORDED: 1/11/2012 11:48 AM
REG FEE: 32.00
PAGES: 4

**VILLAGE OF CAMPTON HILLS
CERTIFICATE OF VILLAGE CLERK
ORDINANCE**

I, CAROLYN HIGGINS, DO CERTIFY that I am the duly elected Village Clerk of the Village of Campton Hills, Kane County, Illinois; and

I FURTHER CERTIFY that the attached copy of Ordinance No. O-11-11 is a true and correct copy of the Ordinance as duly adopted by the President and Board of Trustees of the Village of Campton Hills on the 3rd day of May, 2011 and that the Ordinance has not been amended or repealed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Official Seal of the Village of Campton Hills, Kane County, Illinois this 6th day of January, 2012.



Carolyn Higgins
Village Clerk

(SEAL)

Prepared by: Carolyn Higgins
Return to: Village of Campton Hills
40W115 Campton Crossing Dr., Unit B
Campton Hills, IL 60175