

VILLAGE OF CAMPTON HILLS
ZONING VARIATION ORDINANCE

(8N861 Burlington Road, Campton Hills, Illinois)
(Jacqueline Kramer)

WHEREAS, a petition was submitted to the Village of Campton Hills (the "Village") by Jacqueline Kramer, ("Petitioner") owner of the property legally described below (the "Subject Property"), requesting a certain variation from the Zoning Ordinance of the Village, said Subject Property being described as follows:

That part of the North half of Section 31, Township 41 North, Range 7 East of the Third Principal Meridian, lying Easterly of the center line of Burlington Road described as follows: Beginning in the East line of Section 31 aforesaid 23.82 chains North of quarter section line; thence South 87 degrees West 10.24 chains to the center line of the highway; thence North 30 degrees 57 minutes 35 seconds West along said center line 880.01 feet; thence North 89 degrees 59 minutes 44 seconds East parallel with the North line of Section 31 aforesaid, 17.74 chains to the East line of the Northeast quarter of said Section 31; thence South along said East line 718.58 feet to a place of beginning, all in the Village of Campton Hills, Plato Township, Kane County, Illinois

PIN: 05-31-200-017; and

WHEREAS, the Subject Property is located in the F, Farm 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 and make the following recommendations to the Corporate Authorities of the Village:

"The Zoning Board of Appeals of the Village of Campton Hills recommends to the Corporate Authorities that the Petition of Jacqueline Kramer for a variation to allow the replacement of an existing home on the parcel consisting of approximately 15 to 16 acres in the F Farm Zoning District be granted (the F Farm zoning district otherwise requiring (40) acres for a residence), subject to the following:

a) The new home to be constructed on the property shall be occupied simultaneously with the existing home; and

b) The existing home on the property shall be demolished within three months before occupancy of the new home;" 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 Zoning Ordinance of the Village of Campton Hills to the Subject Property is hereby varied to permit construction of a single family residence, notwithstanding the fact that the Subject Property consists of approximately 15 to 16 acres in the F Farming Zoning District, subject to the following condition and restriction:

a) The existing home on the property shall be demolished before issuance of an occupancy permit for the new home.

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.

Passed this 5th day of July, 2011 by roll call vote:


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

APPROVED THIS 11th DAY OF JULY 2011.


Patsy J. Smith, Village President

(SEAL)

ATTEST:



Carolyn Higgins, Village Clerk

Published in pamphlet form on July 11, 2011

ACCEPTED THIS _____ DAY OF JULY 2011.

Jacqueline Kramer, Petitioner