

**AN ORDINANCE OF THE VILLAGE OF CAMPTON HILLS, KANE COUNTY, ILLINOIS, AMENDING IN ITS ENTIRETY THE CAMPTON HILLS ZONING ORDINANCE OF THE VILLAGE CODE OF CAMPTON HILLS**

**WHEREAS**, the Village of Campton Hills (the “*Village*”) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

**WHEREAS**, the Village President and Board of Trustees of the Village (the “*Corporate Authorities*”) have heretofore exercised the power conferred on them pursuant to Chapter 11-13-1, *et seq.*, of the Illinois Municipal Code by adopting the Kane County Zoning Ordinance, as subsequently amended from time to time, as the Campton Hills Zoning Ordinance; and

**WHEREAS**, the Corporate Authorities have heretofore provided for the preparation and adoption of a comprehensive revision to the Campton Hills Zoning Ordinance in order to enhance property values, encourage the most appropriate uses of property and foster a pattern of compatibility among various zoning districts to facilitate modern development while making requirements more user friendly with organized standards and procedures to better serve and explain regulations to the residents in accordance with 65 ILCS 5/11-13-2; and

**WHEREAS**, the Village began the process of updating the Campton Hills Zoning Ordinance in 2013; and

**WHEREAS**, the new Village zoning ordinance (the “*New Zoning Ordinance*”) was prepared and made available for inspection by the public in 2019; and

**WHEREAS**, the requisite statutory notice of the Village’s intent to adopt the New Zoning Ordinance was provided, along with additional notices and opportunities to gather public input beyond the statutory requirements, including by mail, telephone, the Village’s website, and in-person; and

**WHEREAS**, the Village held several community workshops and forums before a Steering Committee and the Plan Commission / Zoning Board of Appeals (the “*PC/ZBA*”), culminating in the public hearing on April 25, 2022 (the “*Public Hearing*”), at which time the public and all persons interested were afforded an opportunity to be heard and provide testimony; and,

**WHEREAS**, the PC/ZBA voted to recommend that the New Zoning Ordinance be adopted and sent its findings of fact and recommendation to the Corporate Authorities, which have duly considered said findings and recommendation; and

**WHEREAS**, although not required by statute, the Corporate Authorities have held numerous meetings to review the New Zoning Ordinance and consider additional changes, during which the public was invited to comment; and

**WHEREAS**, the Corporate Authorities believe that the adoption of the New Zoning Ordinance will result in a positive ecological impact upon the Village; and

**WHEREAS**, after considerable discussion and revisions, the Corporate Authorities have duly considered the New Zoning Ordinance and deem it advisable and in the best interests of the

health, safety, and welfare of the residents of the Village and of the impacts to the Village's ecology to adopt the New Zoning Ordinance as amended by the Corporate Authorities.

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CAMPTON HILLS, KANE COUNTY, ILLINOIS, AS FOLLOWS:**

**Section 1.** That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully stated in their entirety.

**Section 2.** That the Corporate Authorities hereby adopt by reference the findings of fact of the Plan Commission / Zoning Board of Appeals as findings of the Corporate Authorities as if completely set forth herein. All documents and exhibits submitted at the Public Hearing are also incorporated by reference into this Ordinance.

**Section 3.** The Corporate Authorities find and determine that the adoption of the New Zoning Ordinance, as amended by the Corporate Authorities, is in the public interest and in furtherance of the progressive demands of orderly Village development which shall ensure the health, safety, and welfare of the residents of the Village as well as consideration of ecological factors of such development.

**Section 4.** Pursuant to the findings set forth herein, the Corporate Authorities hereby delete the previous Village Zoning Ordinance in its entirety and adopt in its place the New Zoning Ordinance, as amended by the Corporate Authorities, a copy of which is attached hereto and made a part hereof as Exhibit A, which shall be codified in Title 10 of the Village Code of Campton Hills without showing changes from prior versions and shall henceforth be known and authorized as the Campton Hills Zoning Ordinance.

**Section 5.** This Ordinance, and its parts, are declared to be severable and any section, paragraph, clause, provision, or portion of this Ordinance that is declared invalid shall not affect the validity of any other provision of this Ordinance, which shall remain in full force and effect.

**Section 6.** All ordinances, resolutions, motions, or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 7.** This Ordinance shall be in full force and effect from and after its passage and approval, in the manner provided by law.

*[continued on next page]*

Passed this 24<sup>th</sup> day of January 2023, pursuant to a roll call vote as follows:

	AYES	NAYES	ABSENT	ABSTAIN
Trustee Charles Cappell	X	_____	_____	_____
Trustee Susan P George	X	_____	_____	_____
Trustee Jim McKelvie	X	_____	_____	_____
Trustee Mike Millette	X	_____	_____	_____
Trustee Edward Muncie	X	_____	_____	_____
Trustee Wendy K. White Eagle	X	_____	_____	_____
President Michael Tyrrell	_____	_____	_____	_____

APPROVED this 24<sup>th</sup> day of January, 2023.



Michael Tyrrell, Village President

(SEAL)

ATTEST:



Vanessa Quail, Village Clerk

Exhibit A

*New Zoning Ordinance*