Building Department
quarterly report

Report for period
1 Jul-30 Sep 2026

Presentation to Village Board by
Building and Zoning Officer

13 October 2026

Topics

1. Planning and Zoning Commission Cases
2. Affordable Housing Plan
3. Building Permits and Inspections
4. Code Enforcement (zoning, building, property maintenance)

Case #26-08

Zoning Text Amendments – Accessory Structures in F Districts

Background:

On 9 June the Village Board approved an Ordinance26-34 establishing a 120-day moratorium on the approval of accessory buildings in the F district. The moratorium applies only to buildings greater than 600 square feet. The Village Board tasked the Planning & Zoning Commission (PZC) to: “study and consider potential amendments to the Zoning Ordinance regarding accessory structures in the F District.”

Additionally, the PZC is directed to forward recommendations to the Village President and Board of Trustees regarding any proposed amendments arising from the study. **This issue was a discussion item only.**

Discussion:

A majority of commissioner felt the current regulations regarding accessory structures in F districts are adequate and no further investigation or review is necessary. **The 120-day moratorium has expired.**

AGENDA FOR THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION (PZC)
OF THE VILLAGE OF CAMPTON HILLS
Wednesday, July 8, 2026 7:00 p.m.
Campton Hills Village Hall
40W270 LaFox Road
Campton Hills, Illinois

1. **Call to order.**
2. **Roll call.**
3. **Motion to approve minutes of the PZC regular meeting of June 10, 2026.**
4. **Public comment.**
5. **Discussion - PZC Case # 26-08, Zoning Text Amendments – Accessory Structures in F District.**
6. **Discussion – 2026 Affordable Housing Plan.**
7. **Adjournment.**

Case #26-09
Variance to locate a shed within the required 10-ft setback at 40W573 Burlington Rd.

Summary:

The applicant was cited for a zoning code violation and subsequently filed for a variance. He desired to add to an existing shed, which was already nonconforming because it was too close to the property line. desired to construct a new detached garage in the interior side yard on the northeast side of the property. The garage – 24 feet wide x 37 feet long – would be located approximately one foot from the lot line. Per the Zoning Ordinance, such detached structures must be at least 10 ft from any lot line.

On 12 August the PZC conducted a public hearing on the matter. The commissioners voted 5-2 to recommend approval, with conditions. The two commissioners who voted no felt the applicant had other options for the location of the shed addition.

AGENDA FOR THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION (PZC)
OF THE VILLAGE OF CAMPTON HILLS
Wednesday, August 12, 2026 7:00 p.m.
Campton Hills Village Hall
40W270 LaFox Road
Campton Hills, Illinois

1. **Call to order.**
2. **Roll call.**
3. **Motion to approve minutes of the PZC regular meeting of July 8, 2026.**
4. **Public comment.**
5. **Public hearing, PZC Case # 26-09 – Zoning variance to Table 6.1 of the 2024 Zoning Ordinance to locate an addition to a shed within the required 10-ft setback from a lot line, at 40W573 Burlington Road.**
6. **Motion to recommend approval of a zoning variance to Table 6.1 of the 2024 Zoning Ordinance to locate an addition to a shed within the required 10-ft setback from a lot line, at 40W573 Burlington Road.**
7. **Adjournment.**

AGENDA FOR THE SPECIAL MEETING OF
THE PLANNING AND ZONING COMMISSION (PZC)
OF THE VILLAGE OF CAMPTON HILLS
Wednesday, October 7, 2026 7:00 p.m.
Campton Hills Village Hall
40W270 LaFox Road
Campton Hills, Illinois

1. **Call to order.**

2. **Roll call.**

3. **Motion to approve minutes of the PZC regular meeting of August 12, 2026.**

4. **Public comment.**

5. **PZC Case # 26-10 – Review of Final Plat of Subdivision for 1st Resubdivision of LaFox of Campton Hills.**

6. **Motion to recommend approval of Final Plat of Subdivision for 1st Resubdivision of LaFox of Campton Hills.**
7.
8. **Review of DRAFT Affordable Housing Plan, dated 7 October 2026.**

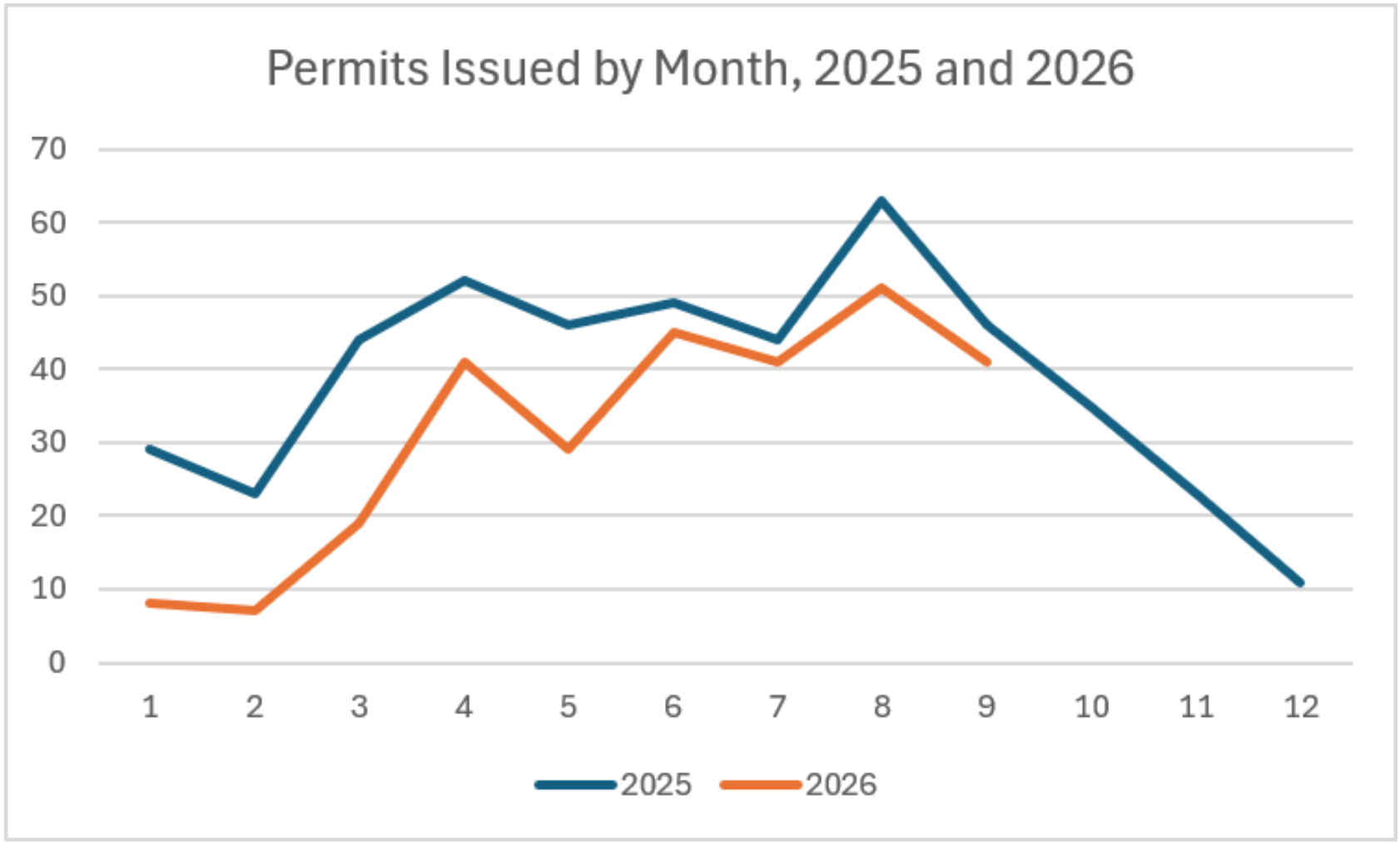
9. **Motion to recommend approval of DRAFT Affordable Housing Plan, dated 7 October 2026.**
10.
11. **Adjournment.**

Affordable Housing Plan

1. Approved by Village Board in April
2. Sent to IHDA for review and approval
3. IHDA cites items to be corrected

Affordable Housing Plan – IHDA Review

1. An identification of lands within the jurisdiction that are most appropriate for the construction of affordable housing.
2. Pursue goal of minimum of 5 percentage point increase instead of 5 pct increase in affordable housing.
3. Proposed timelines to commence, within the first 24 months after the date upon which the affordable housing plan was adopted.
4. Summary of actions taken to implement the previously submitted plan.



3rd Qtr 2025 permits issued = 154
3rd Qtr 2026 permits issued = 133

Building Permitting, con’t

- ❑ Roofing and deck permits were largest categories for 2026
- ❑ New home construction – permits pending for two (41W250 Beith Rd; Lot 99 Briarwood)
- ❑ Approximately 127 less permits issued than last year at this time

Building Inspections

AUGUST
48 inspections. 42 approved, 4 failed

SEPTEMBER
68 inspections. 64 approved, 4 failed

Code Enforcement

❑ Zoning code

❑ Property maintenance code

❑ Building code

AUGUST
Code-enforcement matters opened: 11 For Month of August.
Code-enforcement matters resolved: 3 For Month of August.

SEPTEMBER
Code-enforcement matters opened: 12 For Month of September.
Code-enforcement matters resolved: 13 For Month of September.

Zoning Inquiries

- ❑ Circa 5-6 inquires per week
- ❑ Often from potential home buyers or realtors
- ❑ Circa 1-2 development inquires per week