

**VILLAGE OF CAMPTON HILLS  
ZONING VARIATION ORDINANCE**

**(41W116 Palomino Drive, Campton Hills, Illinois)  
(Edward Simon and Ellen Kockman-Simon)**

**WHEREAS**, a petition was submitted to the Village of Campton Hills (the "Village") by Edward Simon and Ellen Kockman-Simon, ("Petitioners") owners of the property legally described on Exhibit A attached hereto and made a part hereof (the "Subject Property"), requesting certain variations from the Zoning Ordinance of the Village; and

**WHEREAS**, the Subject Property is located in the E-2 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 property in question 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 the present and subsequent owners to continue to utilize an existing barn on the property, notwithstanding that the barn is located approximately 30 feet from the property line, 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 8th day of February 2010 by roll call vote:

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

APPROVED THIS 10th DAY OF FEBRUARY 2010.

Patsy Smith  
Patsy Smith, Village President

(SEAL)

ATTEST:

Carolyn Higgins  
Carolyn Higgins, Village Clerk

Published in pamphlet form on February 10, 2010

ACCEPTED THIS \_\_\_\_\_ DAY OF FEBRUARY 2010.

\_\_\_\_\_  
Edward Simon, Petitioner

\_\_\_\_\_  
Ellen Kockman-Simon, Petitioner

**EXHIBIT A  
LEGAL DESCRIPTION**

Lot 30 in Unit No. 2 of Campton Equestrian Estates, Campton Township, Kane County, Illinois.

**PIN: 08-10-227-001**

The property is commonly known as 41W116 Palomino Drive, Campton Hills, Illinois.