

**VILLAGE OF CAMPTON HILLS
ZONING ORDINANCE**

WHEREAS, the Village of Campton Hills was incorporated by referendum held on April 17, 2007 and declared to be a Village by order of the Circuit Court of Kane County Illinois in Case No. 06 MCK 004 on May 14, 2007; and

WHEREAS, pursuant to State Statutes, the Kane County Zoning Ordinance applies to the Village of Campton Hills unless and until the Village adopts a Zoning Ordinance; and

WHEREAS, the Village of Campton Hills has certain powers pursuant to Section 11-13-1 of the Illinois Municipal Code (65 ILCS 5/11-13-1); and

WHEREAS, the Village President has appointed a Plan Commission, said appointment having been advised and consented to by the Board of Trustees of the Village of Campton Hills; and

WHEREAS, the Village President has designated the Plan Commission as the Zoning Commission for the purpose of preparing a tentative report and recommending to the Corporate Authorities a proposed Zoning Ordinance for the entire Village; and

WHEREAS, the Zoning Commission met on June 26, 2007, pursuant to due notice given in compliance with the Open Meetings Act and pursuant to notice duly published in the Daily Herald, being a newspaper of general circulation within the Village of Campton Hills (there being no newspaper published within the Village) on June 9, 2007; and

WHEREAS, pursuant to said notices the Zoning Commission held a public hearing on June 26, 2007 to consider its tentative report and a proposed Zoning Ordinance for the entire Village of Campton Hills; and

WHEREAS, said Zoning Commission has made its final report, finding and recommended to the Corporate Authorities the text of a proposed Zoning Ordinance and Zoning Map for the entire Village of Campton Hills which is attached hereto; and

WHEREAS, the Corporate Authorities have considered the recommendation of the Zoning Commission and have considered all other input relative to said Zoning Ordinance:

NOW THEREFORE Be It Ordained by the President and Board of Trustees of the Village of Campton Hills, Kane County, Illinois that:

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Section 1. The Corporate Authorities find that the statements in the preamble to this Ordinance are true and correct.

Section 2. The designation by the Village President of the Plan Commission as the Zoning Commission is hereby ratified and confirmed.

Section 3. The attached Exhibit A is hereby adopted as the initial Zoning Ordinance and Zoning Map of the Village of Campton Hill, Kane County, Illinois.

Section 4. This Ordinance shall be in full force and effective September 17, 2007 and publication pursuant to law. This Ordinance shall be published in pamphlet form.

Passed this 21st day of August, 2007, by roll call vote as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Trustee Bernard Bertsche	✓			
Trustee Charles Cappell	✓			
Trustee Jim Kopec	✓			
Trustee Albert Lenkaitis, Jr.	✓			
Trustee Mike Millette			✓	
Trustee Roy Pollack	✓			
President Patsy Smith				

APPROVED THIS 21st DAY OF AUGUST, 2007

Patsy J. Smith
Patsy Smith, Village President

ATTESTED AND FILED this
24th day of August, 2007

Rebecca Lambe
Rebecca Lambe, Village Clerk

EXHIBIT A TO AND PART OF ORDINANCE NO. O-07-14

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The Village of Campton Hills hereby adopts by reference the Kane County Zoning Ordinance (Appendix B to the Kane County Code), said Kane County Zoning Ordinance being Exhibit 1 to this Zoning Ordinance, and the Kane County Zoning Maps for the area within the Village of Campton Hills as and for the Zoning Ordinance and Zoning Maps for the Village of Campton Hills subject to the following changes thereto:

A. Section 1.1 "Designated" is hereby amended to provide:

"Designated.

"This Ordinance shall be known, cited and referred as the Village of Campton Hills Zoning Ordinance. It is an ordinance:

- a. Dividing the Village of Campton Hills into zoning districts;
- b. Regulating and restricting the location and use of buildings, structures and land for residence, agriculture, business, industry, aviation and for other specified uses within said districts;
- c. Regulating and restricting the intensity of such use;
- d. Establishing building lines; and
- e. Requiring permits."

B. All references in said Kane County Zoning Ordinance to:

1. "unincorporated part of Kane County" or other words or phrases indicating unincorporated territory are hereby amended to "the Village of Campton Hills";
2. the "County Board" are hereby amended to "the Village Board" or "Corporate Authorities of the Village of Campton Hills";
3. the "County Government Center" are amended to the "Village offices of the Village of Campton Hills" unless the context makes it appropriate that the County Government Center is intended;
4. "zoning map" or "zoning maps of Kane County, Illinois" are amended to provide that such maps are applicable to the

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territory depicted in the Village of Campton Hills to the as to territory within the Village of Campton Hills;

5. the Zoning Board of Appeals in Section 4.7 and Section 4.8 are amended to the Plan Commission of the Village of Campton Hills.
- C. Section 4.2 is hereby deleted and the Zoning Board of Appeals as established by the Village Code of the Village of Campton Hills and the Plan Commission of the Village of Campton Hills are substituted for the Zoning Board of Appeals of the County in accordance with the Village Code of the Village.
 - D. Section 5.4-2 is deleted.
 - E. Section 5.4-3 9 (a) is hereby amended to provide as follows:
 - a. A telecommunications carrier is permitted only as a special use in any zoning district.
 - b. A wind turbine (for generating electricity) is permitted only as a special use in any zoning district.
 - F. Any Territory hereafter annexed to the Village of Campton Hills shall be automatically classified as the same zoning district which applied pursuant to the Kane County Zoning Ordinance unless changed by a specific rezoning ordinance at the time of annexation.