

MINUTES FOR THE SPECIAL MEETING OF THE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
OF THE VILLAGE OF CAMPTON HILLS

February 8, 2021 7:00 P.M.

CAMPTON HILLS, ILLINOIS

Meeting to be held remotely VIA Zoom due to COVID-19 Health and Safety Precautions.

**1. Call to Order** – Chairman Johnson called the meeting to order at 7:07 p.m.

**2. Roll Call** – Clerk Baez called the roll

**Present**

Commissioner Carpenter  
Commissioner Clarkson  
Commissioner Dragoo  
Commissioner Pree  
Chairman Johnson

**Absent**

Commissioner Zwier

**Also Present**

Administrator Searl  
Matt Welch – Village Attorney  
Peter Murphy – Village Attorney  
Lynn Baez – Village Clerk  
Jim McKelvie – Plan Commission Liason  
Michael Tyrrell – Village President  
Members of the Public

**3. Unfinished Business:**

**a) Updated Zoning Code**

**i. Definitions/Question/Comment Review**

Village Attorney, Peter Murphy introduced himself and gave a brief overview regarding;

- The roles of the Plan Commission working under Illinois law.
- Currently, the Village of Campton Hills is operating under the Kane County Zoning Code since the Village was formed in 2007.
- The Code Amendment project started in 2013 and is a legal process again, working under Illinois law.
- Amendment recommendations will be submitted to the Village Board for final review and the voting process.
- Attorney Murphy reiterated that this is not a new zoning code.
- The goal of these meetings are to inform and educate the public.

**ii. Summary on Recommended Changes to Updated Zoning Code**

Administrator Searl presented to the public a Zoning Code Update presentation that highlighted the history and timeline of the project since it began in 2013.

- Purpose
- Comp Plans – Values
- The Code Update Project

- Public input and project timeline
  - Map still zoned Farming with surrounding residential that was never updated by Kane County – displayed Sec. 8.1 of the Kane County Code – which has a list of all the permitted/special uses.
  - Animals Unit Table
  - Storage Rules – that have been in effect county wide, as written within the Kane County code even before the Village was formed.
  - HOA’s – not enforced by the Village. Subdivisions have their own set of regulations and ordinances.
- President Tyrrell acknowledged and commended the commitment and the work of the Committee. He also gave a brief background of his active involvement in the community for the past 31 years, of his 36 year residency, in effectively trying to preserve and maintain the semi-rural/rural environment of Campton Hills. Some of which were;
  - Taking the existing Kane County code, reviewing and removing as many “urban” codes that do not fit the mission/vision of Campton Hills. Such as, multi - story buildings, car lots, grocery stores, etc.
  - Future initiative;
    - Maps need to be updated after the Proposed Zoning Code project is completed, as they have not been updated by the County.
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#### 4. New Business:

Administrator Searl shared the Animal Unit Table and the Commissioners reviewed/updated any changes that weren’t captured in previous meetings.

Administrator Searl will update and send out to the Commissioners for review before the February 22nd. Regular Zoning Board meeting.

#### 5. Virtual Public Comments

- **Taylor Cook** – Voiced concerns regarding Animal Unit Table in regards to qty. of chickens, storage of commercial and recreational vehicles and landscaping restrictions. Emailed comments on file.
- **Holly Bauron** – Voiced concerns regarding Animal Unit Table in regards to qty. of chickens and goats, and recreational vehicles. Emailed comments on file.
- **Kent Kassenbrock** – Voiced concerns over proposed zoning changes. Emailed comments on file.
- **Tim Morgan** – Voiced concerns regarding storage of commercial, recreational vehicles, boats and trailers. Emailed comments on file.
- **Rashada** - Suggested the Board do research regarding animals (chickens in particular).
- **Dani B** – Wondering if the background information that decisions were based off of could be provided when the zoning draft is released.
- **Ed Muncie** – Concurred with Administrator Searl’s earlier suggestion in forming a small group task force to assist in the process regarding the Animal Unit Table.
- **Chris Tiedt** – Mentioned a report summary from the citizens that was already in place created by Vanessa Quail. Emailed comments on file.

- **Bill Sax** – Inquired about **Item #5** under **M. Livestock** in regards to the set back of fencing.
- **Sandy Klinkey** – inquired about existing structures being grandfathered.

A log of emailed public comments that were submitted for **2/8/2021 Special** meeting are on file.

Next Regular meeting scheduled for Monday, February 22, 2021.

### **Adjournment**

Motion to adjourn meeting made by Commissioner Pree, seconded by Commissioner Clarkson.

Roll Call Vote: [AYES:6]      [NAYES: 0]      [ABSENT: 0]      [ABSTAIN: 0]      Motion **CARRIED**  
Pree  
Clarkson  
Carpenter  
Dragoo  
Pree  
Johnson

Meeting adjourned at 9:18 p.m.