MINUTES FOR THE REGULAR MEETING OF THE

PLAN COMMISSION / ZONING BOARD OF APPEALS

OF THE VILLAGE OF CAMPTON HILLS

MARCH 22, 2021 7:00 P.M.

CAMPTON HILLS, ILLINOIS

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

Note: All meetings held are recorded.

1. **Call to Order** – Chairman Johnson called the meeting to order at 7:04 p.m.

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

Present	**Absent**	**Also Present**
Commissioner Carpenter	Commissioner Zwier	Administrator Searl
Commissioner Clarkson		Peter Murphy – Village Attorney
Commissioner Dragoo		Lynn Baez – Village Clerk
Commissioner Pree		Ashley Gregory – Executive Assistant
Chairman Johnson		26 Members of the Public

VIRTUAL PUBLIC COMMENTS:

- Nora Endzel – Asked Plan Commission's re-consideration on the Motion that was carried on Oct. 22, 2020 regarding horses and allowable space required.
- Kim Muhr – Emailed proposed verbiage changes to the Village and asked for consideration regarding HAM Radio antennas per the current zoning code 8.3.C.
- Holly Bauron – Asked the Plan Commission's consideration in amending the Use Matrix in reference to – Animal Care Facility 7.3 A, and Bed and Breakfast or "short term rental" 7.3.B currently not allowed based on Matrix designation. Also brought to question again regarding 6' hedge height and Grandfather Clause.
- Seth Holmen – Asked the Plan Commission's consideration modify the language regarding ADU's (Accessory Dwelling Unit) requirements to align more with the ADU's definition.

***All emailed comments are on file with the Village Hall.**

4. **Motion to Approve the Regular Meeting minutes from 3/22/2021,** made by Commissioner Pree, seconded by Commissioner Dragoo.

Roll Call Vote: [AYES:5] Pree, Dragoo, Carpenter, Clarkson, Johnson [NAYES: 0] [ABSENT: 1] Zwier [ABSTAIN: 0] Motion **CARRIED**

5. Zoning Code
Update Frequently Asked Questions (FAQ) Presentation:

Village Attorney – Peter Murphy presented and went through each question and answer of the Zoning Code Update FAQ's that were selected from the most commonly asked questions by the residents of Campton Hills. This is a continued attempt to inform and help the public get an understanding of this initiative.

The FAQ's have been posted on the Village's website and will be mailed out to the residents over the next couple weeks.

6. Unfiinished Business:

a.) Zoning Code Update Outstanding Items

i. Horse clarification

The Board discussed the Motion that was made and carried from the Oct. 22, 2020 meeting regarding the amount of space allowable for 1 horse and subsequent horses thereafter. (**Excerpt below**).

Commissioner Clarkson reconfirmed the information in the motion, and consensus from the Plan Commission, should remain as stated. An additional motion will be made to amend wording as listed below.

****Excerpt from Oct. 22, 2020 meeting minutes:**
Motion to accept Mr. Muncie's Animal Unit Table 1 animal unit per **(1) acre** – horse, mule, donkey (excluding cattle, swine which requires 2 acres). ½ acre increments for each additional horse with **sufficient** manure management in place. Motion made by Commissioner Clarkson, seconded by Commissioner Brauer

Motion to **Amend** the previously accepted Motion above to change the wording from **appropriate** manure management to **sufficient,** was made by Commissioner Pree, seconded by Commissioner Carpenter.

Roll Call Vote: [AYES:5] [NAYES: 0] [ABSENT: 1] [ABSTAIN: 0] Motion **CARRIED**

Pree		Zwier
Carpenter		
Clarkson		
Dragoo		
Johnson		

ii. RV clarification

Attorney Murphy clarified the difference between Storage vs Parked RV's.

iii. Commercial Vehicle

Attorney Murphy read the code and clarified the difference between Storage and Parking of Commercial Vehicles and Commercial trucks vs personal truck and size limitations.

Motion to **Maintain** the Kane County Code adopted by the Village in 2007, regarding **Recreational Vehicles** and **Commercial Vehicles** and **Trucks** parking and storage as it is written. ***Change in size of truck was increased to 1 ton from ¾ ton**. Motion made by Commissioner Carpenter, seconded by Commissioner Clarkson.

Roll Call Vote: [AYES:5] [NAYES: 0] [ABSENT: 1] [ABSTAIN: 0] Motion **CARRIED**
Carpenter
Clarkson
Dragoo
Pree
Johnson
Zwier

Open Space Clarification – by Village Attorney Peter Murphy

Recommendation from the Staff – only have 1 classification of Open Space.

Permitted Use – no permission required
Special Use – needs to go before the ZBA for approval.

iv. Review Use Matrix

Assignment of the Board suggested by Chairman Johnson, to review the **USE Matrix** and prepare to discuss at the April 26th. meeting.

Consensus from the Board is to review.

b). Motion to cancel upcoming Public Hearing, scheduled for 4-26-2021 (Announcement of hearing delay until in-person attendance can be accommodated). Motion made by Commissioner Clarkson, seconded by Commissioner Dragoo.

Roll Call Vote: [AYES:5] [NAYES: 0] [ABSENT: 1] [ABSTAIN: 0] Motion **CARRIED**
Clarkson
Dragoo
Carpenter
Pree
Johnson
Zwier

7. New Business:

a.) Motion **not to recommend** approval of Kane County Application for Zoning Map Amendment and/or Special Use, relating to property at 9N410 Burlington Rd,. Hamshire, Il. (Ludwig Petition). Motion made by Commissioner Pree, seconded by Commissioner Carpenter

Roll Call Vote: [AYES:5] [NAYES: 0] [ABSENT: 1] [ABSTAIN: 0] Motion **CARRIED**
Pree
Carpenter
Clarkson
Dragoo
Johnson
Zwier

Next Regular meeting scheduled for Monday, April 26, 2021.

Adjournment

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

Roll Call Vote:	[AYES:5]	[NAYES: 0]	[ABSENT: 1]	[ABSTAIN: 0]	Motion **CARRIED**
	Pree		Zwier		
	Clarkson				
	Carpenter				
	Dragoo				
	Johnson				

Meeting adjourned at 9:30 p.m.