

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

MAY 24, 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 7:11 p.m.

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

**Present**

Commissioner Dragoo  
 Commissioner Pree  
 Commissioner Zwier  
 Chairman Johnson

**Absent**

Commissioner Carpenter  
 Commissioner Clarkson

**Also Present**

Administrator Searl  
 Peter Murphy – Village Attorney  
 Lynn Baez – Village Clerk  
 Hank Harrison – Mgr.Norton Lake Dev.  
 Dan Bolin – Attorney -Ancel Glink  
 Eric Mancke – ESM Civil Solutions  
 Kim Muhr – Member of the Public  
 Mike Tyrell – Village President

**VIRTUAL PUBLIC COMMENTS:**

- Administrator Searl read a public comment that was sent via e-mail from Seth Holmen regarding ADU’s – Accessory Dwelling Units.

**4. Motion to Approve the Regular Meeting minutes from 4/26/2021**, made by Commissioner Zwier, seconded by Commissioner Pree.

Roll Call Vote: [AYES:4]      [NAYES: 0]      [ABSENT: 2]      [ABSTAIN: 0]      Motion **CARRIED**  
                             Zwier                                      Carpenter  
                             Pree    Clarkson  
                             Dragoo  
                             Johnson

**5. Unfished Business;**

- a.) Status on Public Hearing/COVID-19 – Still to be determined

**6. New Business:**

- a.) **Norton Lake Subdivision – Plat Unit 2**  
 Norton Lake PUD and Unit 1 was previously approved by the Village Board in 2010. Norton Lake is seeking a recommendation by the PC/ZBA to the Village Board for approval of Unit 2. Hearing on Norton Lake application, followed by Motion to recommend to the Village Board approval of the Plat for Norton Lake, Unit 2.

- Administrator Searl referred to the supporting documents included in the Plan Commission's packet.
- Village Attorney Peter Murphy swore in the witnesses
- Attorney Dan Bolin went over a Power Point presentation of the 5 stages of subdivision approval process for the Norton Lake Development.
- Questions from the Plan Commission:  
 Commissioner Zwier –
  1. Zwier -What is the amount of Open Space?  
 Mr. Harrison answered, 40% of the whole 97 acres.
  2. Zwier - Flooding issues with Unit 1?  
 Mr. Harrison answered, out of 38 lots, 33 have homes built on them and was not aware of any issues.
  3. Zwier - Can this approval wait until the new zoning ordinance is established?  
 Peter Murphy – Village Attorney answered, that this has been previously granted in 2010 and the Village agreed to move quickly when the Developer was ready to move forward. Therefore, we should proceed and not wait for the new zoning ordinance and that the PUD trumps any zoning codes.

Commissioner Dragoo – No questions

Commissioner Pree –

1. Pree - Who has ownership of the Open Space?  
 Mr. Harrison answered, that the HOA has ownership and that is what was agreed in 2016. There is a dedicated 3 acre parcel that belongs to Village but the HOA will maintain it for 10 years (2026).
2. Pree – Who is responsible for the Open Space on the SW corner?  
 Mr. Harrison answered, the HOA.
3. Pree – Questioned the donation amounts for 3,4, & 5 bedroom houses.  
 Mr. Harrison stated, that it was calculated and negotiated by the School Board in the beginning of the development.
4. Pree - Rules regarding fences?  
 Mr. Harrison answered, fences are allowed for swimming pools only.
5. Pree – Roads in Unit 1 have final asphalt, do you have funds to repair if damaged during construction?  
 Mr. Harrison answered, they have additional funds in Letter of Credit.  
 Attorney Murphy also stated that the Village has not accept the roads in Unit 1 yet.

Mr. Manke from ESM Cival Solutions, stated that he has reviewed the Final Plat of Subdivision and it does conform to the preliminary PUD.

Questions from the Public - None

**Motion to Approve Unit 2** as previously approved under the same terms and conditions from the original 2010 Ordinance for the PUD, subject to those rules and regulations of the Village Ordinance as they apply and, subject to deposits as we discussed that need to be made with respect for Unit 2 and payments for permits to be made for Unit 2. Motion made by Commissioner Pree, seconded by Commissioner Dragoo.

Roll Call Vote: [AYES:4] [NAYES: 0] [ABSENT: 2] [ABSTAIN: 0] Motion **CARRIED**  
Pree Carpenter  
Dragoo Clarkson  
Zwier  
Johnson

**Motion to Close Public Hearing** made by Commissioner Dragoo, seconded by Commissioner Zwier.

Roll Call Vote: [AYES:4] [NAYES: 0] [ABSENT: 2] [ABSTAIN: 0] Motion **CARRIED**  
Dragoo Carpenter  
Zwier Clarkson  
Pree  
Johnson

### **Adjournment**

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

Roll Call Vote: [AYES:4] [NAYES: 0] [ABSENT: 2] [ABSTAIN: 0] Motion **CARRIED**  
Zwier Carpenter  
Pree Clarkson  
Dragoo  
Johnson

Meeting adjourned at 7:59 p.m.

**Next Regular meeting scheduled for Monday, June 28, 2021.**