

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

April 26, 2021 at 7:00 P.M.

Held Virtually over Zoom Due to COVID-19, no in person attendance.

<https://zoom.us/j/94837312383>

Meeting ID: 948 3731 2383

+13126266799,94837312383# US (Chicago)

1. CALL TO ORDER

2. ROLL CALL

3. VIRTUAL PUBLIC COMMENTS –

- a.) An individual may **E-mail** their Public Comment (including full name and question/comment) to rsearl@villageofcamptonhills.org **prior to 4:45 pm on 4-26-2021** Any Public comments emailed in prior to 5:45 p.m. will be read on the record by the Village Administrator, or Village Clerk, during this section of the Open Meeting.

OR

- b.) An individual can also participate during this section of the meeting by notifying the Meeting Host of their question/comment through the **“Raising Hand,” option within the Zoom platform.**
- First join the meeting, to be admitted.
 - Second, find the bottom toolbar option that says “Participants.” Click on **Participants**, which will then open a new window. **If it does not**, you can access this by pressing “Alt U,” on your keyboard as a shortcut.
 - Third, in that window, you will be able to see ALL participants in the live meeting. That window will also present 2-3 additional options, including one that reads, **“Raise Hand.”**
 - By clicking **“Raise Hand,”** the meeting host will be made aware that you would like to participate, as a blue hand will now appear by your name on the righthand side.
 - When it is your turn, the Host will unmute you, and ask you to present your full name and your question/comment to the Board.
 - When your time/question/comment is complete, **please remember to click the “Lower Hand,” option.** We thank you.

Please limit remarks to 3 minutes per person and do not repeat topics previously discussed; total time allotted is 30 minutes.

4. Motion to Approve the Regular Meeting Minutes from 3-22-2021.

- 5. **Zoning Code Update Frequently Asked Questions (FAQ) Update**
- 6. **Unfinished Business:**
 - a.) **Zoning Code Update Outstanding items**

Open Space clarification [Village Attorney Explanation]

The following language is from the definition section of the Campton Hills Zoning Ordinance Public Draft:

Section 2.2 - Open Space. That portion of land, either landscaped or left unimproved, which is used to meet active or passive recreation or spatial needs, and/or to protect water, air, or plant resources.

The Plan Commission may wish to consider, instead of designating two classes of Open Space, the addition of an asterisk followed by the italicized language at the bottom of the Matrix:

Table 7-1: Use Matrix OS*

*** Open spaces created under any prior rules or regulations, whether on private or public property, shall continue in perpetuity. Nothing in this Section shall be interpreted to limit or discourage the designation of any land within the Village as open space.**

Finally, the Planning Commission may wish to consider changing the following permitted/special uses in the Campton Hills Zoning Ordinance Public Draft:

[STAFF RECOMMENDATIONS]

Special Uses Requiring ZBA hearings:

Campground [REQUIRES PERMIT], Farmstand,[REQUIRES PERMIT] Utilities [SPECIAL USE/ZBA]

Permitted Uses Requiring Permit Only:

Cemetery [SPECIAL USE/ZBA], Community Center [SPECIAL USE/ZBA], Cultural Facility [SPECIAL USE/ZBA], Golf Course/Driving Range [SPECIAL USE/ZBA], Government Facility [SPECIAL USE/ZBA], Public Works Facility[SPECIAL USE/ZBA], Stable [SPECIAL USE/ZBA].

**Community Garden [REMOVE PER 7.1*], Nature Preserve
[REMOVE PER 7.1*] Park [REMOVE PER 7.1*],**

b.) Review Use Matrix

Blank space = not a permitted or special use, requires a Code Variance.

Permitted Use = a use “of right” that requires no zoning permit but may require a building permit and otherwise must comply with Village Code.

Special Use = requires an application and recommendation by the ZBA, and then final approval by the Village Board.

c.) Status on Public Hearing/Covid -19

7. New Business:

8. Reminder(s):

- a.) Next Regular Meeting is scheduled for Monday, May 24, 2021 at 7 p.m. over Zoom.

9. Adjournment

Mission Statement

Entrusted by its citizens, the Village of Campton Hills is dedicated to delivering municipal services in the most responsive, cost effective and efficient/proficient manner. Campton Hills is committed to upholding high quality of life standards by supporting its school districts, maintaining family values and agriculture traditions, preserving natural resources, encouraging environmental stewardship, supporting passive and active recreational opportunities, honoring rural heritage and generating a strong business foundation for present and future residents and visitors.

Vision Statement

Residents of the Village of Campton Hills wish to maintain the semi-rural quality of their environment and its associated lifestyle. They wish to control their own destiny, act so that property values increase over time at a greater rate than market averages and insure the continue excellence of the schools that educate their children.

The Village of Campton Hills will be an aesthetically appealing, fiscally viable, family-oriented community striving to provide excellent educational, social, recreational, and cultural opportunities. The Village will foster a strong residential and business community, with concern for ecological stewardship while cooperating with other governmental bodies and agencies. Campton Hills will also work with area school districts to provide an exceptional education for their children. Campton Hills will strive to be an inviting and safe community that provides for the quality of life needs of its residents while preserving its character and heritage.