MINUTES FOR THE REGULAR MEETING OF THE PLAN COMMISSION / ZONING BOARD OF APPEALS OF THE VILLAGE OF CAMPTON HILLS JANUARY 23, 2017 7:00 P.M.

CAMPTON TOWNSHIP COMMUNITY CENTER
5N082 OLD LAFOX ROAD
CAMPTON HILLS, ILLINOIS

1. Call to Order
   Chairperson Carpenter called the Meeting to Order at 7:08pm

2. Roll Call
   Clerk Girka called the Roll:
   Present: Chairperson Carpenter; Members: Brauer, Dragoo, Johnson, Pree, White Eagle, Phillips arrived at 7:27pm
   Also Present: Zoning Officer Ranieri, Clerk Girka

3. Public Comments
   None

4. Conduct a public hearing and consider recommendations to the Village Board concerning a Petition for a Zoning Amendment, to re-zone the following described property commonly known as: 42W546 Rt 64., and 42W538 Carol Dr., Campton Hills IL. 60175 PINS: 08-21-100-014; 08-21-201-010; 08-21-100-020, from F– Farming, to PUD Residential.

   - Chairperson Carpenter swore in all audience members to be able to speak during public portion of the hearing.
   - Zoning Officer Ranieri gave explanation and background regarding property.
   - John Thornhill spoke on behalf of Steve Thuer, owner of the property, and gave a brief outline of the proposed development.
   - Stipulations were read aloud for the record.
   - Mr. Thornhill asked the Planning Commission to consider recommending to the Village Board to move ahead so Mr. Thuer can continue developing his plan to officially present for approval in the future.
   - Member White Eagle stated she would like to hear the public comments.
   - Mr. Thuer fielded questions from the Commission members and audience.
   - Avana King asked about the intended use of the proposed riding arena?
     - Mr. Thuer provided explanation.
   - Ed Governan stated he was not happy about the proposed development of the land and the size of the lots.
   - Mike Tyrrell asked if this is the concept or preliminary stage.
     - Mr. Thornhill explained this is the concept stage.
   - Mike Tyrrell spoke about the historic drainage issues at adjourning properties, and that the proposed storage out building is not consistent with the long term use of the property mainly being residential.
   - Frank Debit stated he is very concerned about drainage and increased traffic.

- Member Pree requested that the proposed storage building not be used for business purposes.
- Member Johnson suggested the petitioner consider pursuing a simplified zoning solution.
- Mike Turgeon stated he is extremely concerned about drainage and flooding issues.
- Member White Eagle suggested scaling back the number of homes to better fit the community character and mitigate the water drainage issues.
- Member Dragoo stated his concerns about the storage building and being sure to follow the Dark Sky Ordinance.
- Cathy Troy stated that she is worried about the actual intent of the petitioner. Asked why Mr. Thuer doesn't live on the property.
    - Mr. Thuer replied that he lives nearby and his family very much enjoys their current home.
- Member Pree suggested adding an easement for walking to connect to Hunter's Hill subdivision.

Motion to adjourn the public portion of the hearing at 8:40pm made by Member Pree; seconded by Member White Eagle
Roll Call Vote:
7-Ayes: Members: Carpenter, Brauer, Dragoo, Johnson, Pree, White Eagle, Phillips
0-Nays
Motion Carried.

- Commission members continued discussion about the proposed land use and development. This discussion included wetlands, water retention, water detention, and many other topics.

Motion to positively accept concept plan for consideration with further consideration of stipulation plan 1, 6, & 7 made by Member Brauer; seconded by Member White Eagle (see attached plan)
Roll Call Vote:
7-Ayes: Members: Brauer, Carpenter, Dragoo, Johnson, Pree, Phillips, White Eagle
0-Nays
Motion Carried.

Motion to close the Public Hearing at 9:17pm made by Trustee Pree; seconded by Trustee Brauer
Roll Call Vote:
6-Ayes: members: Brauer, Carpenter, Dragoo, Johnson, Pree, Phillips, White Eagle
0-Nays
Motion Carried.

5. **Motion to approve the December 19, 2016 Plan Commission/Zoning Board of Appeal meeting minutes made by Member Phillips; seconded by Member White Eagle**
Voice Vote:
6-Ayes
0-Nays
1-Abstain: Johnson

Motion Carried.

6. **Comprehensive Plan**
    i. Review of principles, policies and strategies
    ii. Status of each strategy

- Member White Eagle thanked Administrator Searl for his review and report.
- Member Pree shared his review of the Comprehensive Plan with Commission Members.
    - Member Pree went over grammatical errors inside his review.
    - Member Pree requested that members look over his review and come to the next meeting with corrections and recommendations.

7. **Additional Discussion Items from Commission members**
    - Member White Eagle suggested the Commission seek additional training to better understand their roles and function.
    - Member White Eagle suggested the Commission adopt rules of order such as Robert's Rules or development their own ground rules on how meetings should be conducted.

8. **Motion to adjourn the Meeting at 9:48pm made by Member Phillips; seconded by Member White Eagle**
    Voice Vote:
    7-Ayes
    0-Nays
    Motion Carried.

Approved this 27th day of February, 2017.

Chairperson Joe Carpenter

Village Clerk Nicholas Girka