

**MINUTES OF THE SPECIAL MEETING OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS
FEBRUARY 13, 2016, 9:00 A.M.
VILLAGE HALL
40W270 LAFOX ROAD, SUITE B
CAMPTON HILLS, ILLINOIS**

1. Call to Order

Don Sheluga called the meeting to order at 9:09 am

2. Roll Call

Don Sheluga called the roll:

Present: Don Sheluga, Joe Carpenter, John Pree, Joseph Drago, Wendy White Eagle,
Dave Phillips

Absent: Christine Brauer

Also Present: President Blecker

3. Public Comment

President Blecker thanked the committee for taking their time on a Saturday morning to hold a meeting.

4. New Business

- a. **Motion to approve the September 28, 2015 Planning Commission/Zoning Board of Appeals meeting minutes with amended corrections made by Member Phillips; Seconded by Member Pree**

Voice Vote:

6-Ayes

0-Nays

Motion Carried.

- Motion to approve the October 26, 2015 Planning Commission/Zoning Board of Appeals meeting minutes made by Member Phillips; Seconded by Member Drago**

Voice Vote:

6-Ayes

0-Nays

Motion Carried.

b. Comprehensive Plan

Discussion ensued:

- Chairperson Sheluga opened discussion suggesting a strategy for working through each part of the document, review it, and suggest changes as needed.
- Member Carpenter clarified his understanding is to review the document and recommend any changes or goals to recommend to the Village Board.
- Member Phillips suggested listing priorities of the plan to help focus on specific goals and move them forward.

- Member Pree stated that the subdivision and zoning ordinances need to be put into place to enforce the Comprehensive Plan.
- Community character was discussed and the need to balance the existing character and facilitate business development along Route 64.
 - Preserve semirural setting.
- President Blecker suggested the commission bring sections to the Board separately to facilitate quick review and action on individual items, rather than an entire package.
- Member White Eagle suggested ranking the individual sections and focus on each separately according to that ranking.
 - **Consensus to have Water Resources as priority number one.**
 - **Consensus to have High Quality Homes as priority number two.**
 - **Consensus to have Food and Farming as priority number three.**
- Water Resources
 - Member Phillips stated the document covers most topics and issues, but one major issue is waste water management.
 - There is a Water Resources Committee and they have been looking at water issues and addressing items in small segments.
 - Storm water management needs to be addressed. Existing communities need to have the ability to see if their rain water management systems are working as intended and if not how to correct issues.
 - HOAs and residents need to have educational resources to deal with storm water management.
 - Water Resources Committee is trying to compile a list of HOAs so these larger land management organizations can be targeted first for educational management purposes.
 - Recommendation to communicate broadly the need for storm water management practices.
 - Consensus to ask Village staff to compile list of HOAs and subdivisions.
 - Member Pree agreed to look at subdivision ordinances regarding storm water management, and report back to the commission.
 - Member Pree asked about potable water and recharge areas. Member Phillips stated that those are covered and efforts are underway to protect those areas.
 - Member Pree stated that the Comprehensive Plan and ordinances need to be put into place to protect areas and regulate how they are developed.
 - **3 action items to be taken and reported on at next meeting**
 - Member Phillips will follow up with Village Administrator on HOA identification.

- Member Pree is going to look at subdivision ordinance and water retention and runoff and see if recommendations are needed.
- Member Sheluga was going to follow up with Village Administrator on copy of new ordinances and what the status of it is.
- Member White Eagle suggested a general communication with the community and give them a status update of what the commission has been working on.

President Blecker left the meeting at 11:20am

5 Minute recess was taken at 11:20am

Meeting reconvened at 11:26am

- High Quality and Neighborhoods
 - Member Phillips suggested renaming Community Character to Historical Preservation
 - Move A4, Adopt policies and regulations that are supporting of community character, to high quality homes and neighborhoods.
 - Consensus to find ways to innovate and combine strategies within the document, and recommend changes to, that can be submitted to the Village Board for consideration and approval.
 - Member Carpenter suggested that green building practices and high efficiency building practices be added to the document.

Member Dragoo left meeting at 11:58am

- c. Confirm ^{sub ds} Committee Chair for upcoming year
No action taken

5. Motion to adjourn meeting at 12:03pm made by Member White Eagle; seconded by Member Phillips.


Voice Vote:

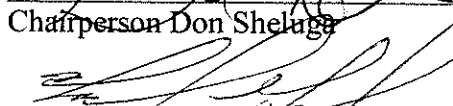
5-Ayes

0-Nays

Motion carried.

Approved this 22 day of February, 2016.


Chairperson Don Sheluga


Village Clerk Nicholas Girka