

**MINUTES OF A REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF CAMPTON HILLS  
MONDAY, FEBRUARY 23, 2015 7:00 P.M.  
CAMPTON TOWNSHIP COMMUNITY CENTER  
5N082 OLD LAFOX ROAD, CAMPTON HILLS, KANE COUNTY, ILLINOIS**

**I. Call to Order**

Chairman Fredrick called the meeting to order at 7:00 p.m.

- a. Chairman Fredrick, acting as Recording Secretary, called the roll:  
Present: Chairman Fredrick and Commissioners Impson, Phillips, Pree, Sheluga.  
Absent: Commissioners Brauer and White Eagle.  
Also Present: Attorney Braithwaite and Zoning Officer Ranieri.
- b. Confirmation of Posting of Meeting Notice and Agenda  
Zoning Officer Ranieri confirmed the publication of the meeting notice and posting of signs and of the Agenda.

**II. Public Comments – None.**

**III. New Business**

**a. Motion to approve the minutes of the regular meeting of January 26, 2015**

The Commission recommended changes to the January 26, 2015 minutes. Commissioner Sheluga made a motion to approve the minutes of the regular meeting of January 26, 2015 as amended. Commissioner Impson seconded. By a voice vote, the motion passed. Chairman Fredrick declared the motion carried.

**b. Public Hearing related to a petition for a Zoning Amendment, to re-zone the property commonly known as 41W572 Burlington Road, Campton Hills, Illinois 60175 (PIN: 08-10-126-009) from E-1 – Estate Residential to E-2-A – Estate Residential.**

Roll Call for the Public Hearing: Commissioners Fredrick, Impson, Phillips, Pree, Sheluga present. Commissioners Brauer and White Eagle absent.

Zoning Officer Ranieri informed the Commission of the request and described the current property and the proposed shape, size and location if granted a rezoning. He stated that with the proposed new zoning of the property, this property could not be subdivided in the future without additional rezoning. The petitioner, Mr. Scott Gilmore who represents the property, briefly described his property which is adjacent and to the west, and outlined his intentions which is to sell the proposed rezoned property. Commissioners discussed the surrounding properties and looked current zoning, development and lot sizes to see if they are comparable. The Commission determined that the rezoning request for the subject property is consistent with the surrounding properties.

Commissioner Impson motioned to adjourn the Public Hearing seconded by Commissioner Sheluga. A roll call was called and was unanimous to adjourn. Chairman Fredrick declared the Public Hearing closed.

Commissioner Phillips motioned to recommend to the Corporate Authorities that the Zoning Amendment be approved as presented. Commissioner Impson seconded the motion. By a voice vote, the motion passed. Chairman Fredrick declared the motion carried.

Commissioner Phillips motioned to authorize Chairman Fredrick to submit a report with the finding of facts in this rezoning to the Corporate Authorities to include the substance of the evidence presented. Commissioner Impson seconded the motion. By a voice vote, the motion passed. Chairman Fredrick declared the motion carried.

Commissioner Phillips motioned that in all future Public Hearings or any time that the Plan Commission takes action by a motion, to authorize the Chair of the Plan Commission to submit a report including findings of fact and the substance of the evidence presented to the Corporate Authorities. Commissioner Pree seconded the motion. By a voice vote, the motion passed. Chairman Fredrick declared the motion carried.

(There was no item c.)

- d. **Discussion and motion to recommend to the Corporate Authorities a minor amendment to the Campton Crossings Unit 2 P.U.D. (Campton Square) to expand the list of allowable uses at the request of Towne and County Properties LLC, owners of 40W147 Campton Crossings (Lot 14), for a market/café**

After considerable discussion the Plan Commission was unable to come to a consensus to amend the P.U.D. list of allowable uses. The Petitioner was not present at the meeting and several questions by the Commissioners were left unanswered. It was determined by consensus that this amendment request should go to a public hearing to afford residents nearby the opportunity to voice their opinions and provide input to the Village.

- e. **Any additional items coming before the Plan Commission, including those from Kane County within one and one half (1.5) miles of the Village border for review and possible recommendation to the Village Board**

None.

#### IV. **Old Business**

- a. **Planning the implementation of short, medium, and long term strategies outlined in the Village Comprehensive Plan and report from assigned Chairs.**

None.

- b. **Zoning and Subdivision Ordinance Update**

None.


Chairman Fredrick reported that the next meeting is scheduled for Tuesday March 17, 2015 due to a scheduling conflict on March 23rd.

V. Adjournment

Commissioner Phillips moved to adjourn the meeting at 8:52 p.m. Commissioner Sheluga seconded the motion. By a voice vote, the motion passed. Chairman Fredrick declared that the meeting of the Plan Commission was adjourned.

Approved this 17 day of March, 2015

  
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Rolf Fredrick, Plan Commission Chairman

  
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John Strauss, Interim Village Clerk

Signed this 26 day of MAR 2015