

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

**February 25, 2019
7:00 P.M.**

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

1. **CALL TO ORDER** - Chairman Johnson called the meeting to order at 7:02 p.m.
2. **ROLL CALL** - Clerk Quail called the Roll:

Present

Commissioner Joe Drago
Commissioner Dave Phillips
Commissioner John Pree
Chairman Jerry Johnson

Absent

Commissioner Christine Brauer
Commissioner Joe Carpenter
Commissioner Sue Clarkson

Also Present

Administrator Ron Searl
Village Attorney Kurt Asprooth
Village Clerk Vanessa Quail

3. **PUBLIC COMMENTS** - There were no public comments.
4. **MOTION TO APPROVE THE OCTOBER 22, 2018, PLAN COMMISSION ZONING BOARD OF APPEALS MEETING MINUTES**, made by Commissioner Drago and seconded by Commissioner Pree.

Commissioner Pree made minor typographical corrections.

Roll Call Vote: [AYES: 3] [NAYES: 0] [ABSENT: 3] [ABSTAIN: 1] Motion **CARRIED**

Dragoo	Brauer	Phillips
Pree	Carpenter	
Johnson	Clarkson	

5. **NEW BUSINESS**
 - Chairman Johnson encouraged the members of the PC/ZBA to attend the upcoming training session on March 27th in Elburn, presented by the American Planning Association.
6. **DISCUSSION OF THE CIAMPI DEVELOPMENT/PUD ON HARLEY RD - PROPOSED 12 LOT RESIDENTIAL/AGRICULTURAL COMMUNITY**
 - Attorney Asprooth noted for the record that is not a public hearing because no application has been submitted, no vote will be taken, and that nothing is binding.

- Administrator Searl invited Mr. Stephen Ciampi, owner of the subject property, to address the PC/ZBA about his potential plans for development.
 - Mr. Ciampi thanked the Board for their time and consideration. He explained that he had been in front of the PC/ZBA several times in the past, regarding plans for the property. Most recently, he envisioned a “farm to table” concept with seemed to be a popular trend; but he added that due to economic considerations, those plans did not move forward.
 - Presently, his intent is to change the PUD from the approved seven lots on 27 acres, to six lots with two private drives onto Harley Road. He noted that the approved PUD includes a road connection to the west side property from Harley which is still under Kane County jurisdiction. He explained that the lots would be larger than originally planned, and exceed the 1.25-acre minimum. He said that he is contemplating ranch style homes which seem to be trending in the marketplace.
 - Chairman Johnson remarked that not having a third road is possibly more attractive for privacy. Discussion continued regarding road access to the property.
 - Commissioner Dragoo said that he was concerned about the property to the west being landlocked from Harley Road. Attorney Asprooth said that it is not an issue because no roadways are being cut off; but he also noted that the private roads would have to be another amendment to the PUD.
 - Commissioner Pree inquired about the size of the smallest lot; and Mr. Ciampi stated that it would be 3.3 acres. Commissioner Pree suggested that both the Fire Department and the School District be contacted regarding the appropriate width of the roadways for fire trucks and school busses to successfully and safely navigate the turns.
 - Chairman Johnson thanked Mr. Ciampi for his presentation.
- Commissioner Phillips announced his impending retirement and subsequent move to Colorado in the coming months. He stated that he will submit a formal letter to the Village, with notification of his intent to serve on the PC/ZBA for one more month.

7. **ADJOURNMENT - MOTION TO ADJOURN THE MEETING at 7:39**, made by Commissioner Dragoo; and seconded by Commissioner Phillips.

Voice Vote: [AYES: 4] [NAYES: 0] [ABSENT: 3] Motion **CARRIED**

Approved this _____ day of _____, 2019

Jerry Johnson
Chairman, Plan Commission/Zoning Board of Appeals

Vanessa Quail
Village Clerk