

**VILLAGE OF CAMPTON HILLS
PLAN COMMISSION / ZONING BOARD OF APPEALS**

February 27, 2017 - Minutes

1. Call to Order

Chairperson Carpenter called the Meeting to Order at 7:01pm.

2. Roll Call

Acting Clerk Searl called the Roll:

Present: Chairperson Carpenter; Members; Brauer, Dragoo, Johnson, Pree.

Others in attendance: Steve Thuer, Mike Tyrrell, John Thornehill, Lili Wallace, Ed Youngerman, and Kyle Wright.

3. New Business

a. Public Hearing:

Petition to re-zone 42W538 Carol Dr., Campton Hills IL. 60175 PINS: 08-21-201-010; 08-21-100-020

MOTION #1: Member Johnson made a motion to **open** the public hearing regarding the petition to re-zone 42W538 Carol Dr., Campton Hills IL. 60175 PINS: 08-21-201-010; 08-21-100-020; motion was seconded by member Drago.

PASSED

Vote

Ayes – Carpenter, Brauer, Johnson, Pree, and White Eagle

Nays - None

Absent- Phillips

- Chairmen Carpenter swore in testifying attendees and reminded everyone to sign in.
- Zoning Officer Ranieri gave an explanation of the posting and notification process in preparation for the public hearing. Member Pree asked for clarification: the Plan & Zoning Commission is only dealing with the one lot (described by two separate PINs) and not the balance of the property that the Commission had previously discussed to rezone from F- Farming to PUD residential. Zoning Officer Ranieri confirmed this.
- John Thornehill, Development Properties, Inc., 44 White Oak Circle, St. Charles, Il representing the petitioner Steve Thuer, 1210 Lyon Drive, Batavia, Il. explained to the Commission and the attending public that unlike about a month ago when he was before them to describe his clients “Concept Plan” for the entire collection of parcels tonight their request for E2 – Estate rezoning only deals with the 3-acre parcel at the north end of the aforementioned development proposal.

- Chair Carpenter asked if the petitioner has a buyer for the 3-acre parcel with the existing house. Petitioner Thuer replied that he does.
 - Member Pree asked a question about the conservation easement along the south side of the pond shown on the site development plan. Mr. Thornehill replied that the plan has a note regarding the easement. Member Pree also asked the petitioner if the PUD development with the alternate driveway access is this a problem for the property purchaser. Petitioner Thuer responded no.
 - Member Brauer asked the Mr. Thornehill to revisit the storm water drainage issues that were discussed at last month Commission meeting. Mr. Thornehill described how the storm water drainage issues can be improved by the PUD development.
 - Member Johnson further discussed the access easement to the property. Mr. Thornehill noted that regardless of the PUD development the property owner will always have property access.
 - Zoning Officer Ranieri commented that since this a single lot subdivision the petitioner is not required to do anything more at this point to mitigate the drainage concerns. It will have to be address in Phase II or Phase III if and when they go forward with the PUD.
4. Public Comments – Sign-up sheets are at the rear of room. Please limit remarks to 3 minutes per person and do not repeat topics previously discussed; total time allotted is 30 minutes. Chairman Carpenter opened the meeting to public comments:
- Mr. Mike Tyrrell, 5W042 Forest Tree, asked the petitioner to describe the current natural drainage flow for the property. Mr. Thornehill explained that it runs from the South to the North.
 - Mr. Tyrrell commented about a silting problem occurs towards Forest Trail. Asked the Commission to consider a diversion solution towards the decorative pond.
 - Mrs. Lili Wallace asked to speak. Since she arrived, late Chair Carpenter swore her in. Mr. Wallace explained that she has lived at 42W403 Hunter Hill Dr for about 7 years and has had drainage problems. Member Pree opined that Hunters Hill Drive should never have been extended to where it deadends at the east side of the farm property that is part of the future PUD. He further explained that the current petition before the Commission will not solve the drainage problems onto Hunters Hill Drive. Mr. Thornehill explained that the goal of the future PUD development would be engineering that would help provide drainage relief for downstream properties.
 - Chairman Carpenter asked Mr. Thornehill to read the “Finding of Facts” for the record.
 - **Finding of Facts:**
 - a. How does your proposal use relate to the existing uses of property with the general area of the property in questions? (**The proposal will allow for the sale of an existing residence which is a Victorian style house, which is already consistent with the present and surrounding land uses.**)
 - b. What are the zoning classifications of properties in the general area of the property I question? (**Nearly all surrounding uses are residential ith F District- Farming, R1 and PUD Districts – Residential classifications.**)
 - c. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification? (**The subject 3-acre parcel, which is part of a 23-acre zoning lot, is well-suited for the proposed zoning**)

classification since it is already improved with one 30 year-old residence and attached garage, together with a small detached garage, all of which is located the F District – Farming classification. However, the 3-acre parcel cannot be created for residential use in the Farming District.)

- d. What is the trend of development, if any, in the general area of the property in question? (There has been no recent development in the immediate area during the past 20+ years; all uses are residential except for a horse boarding stable southwest of the subject property that has operated since the 1970's.)
- e. How does the projected use of the property, relate to the Kane County 2040 Plan? (The 2040 Plan defers land use decisions to the adopted plans of local jurisdictions. Therefore, the E2 District-Estate classification being proposed under the Village Zoning Ordinance is compatible with the 2040 Plan and is consistent with the trend and character of the area.)

MOTION #2: Member Pree made a motion to close the public hearing regarding the petition to re-zone 42W538 Carol Dr., Campton Hills IL. 60175 PINS: 08-21-201-010; 08-21-100-020; motion was seconded by member White Eagle. **PASSED**

Vote

Ayes – Carpenter, Brauer, Johnson, Pree, and White Eagle
Nays - None
Absent- Phillips

MOTION #3: Member Pree made a motion to recommend to the Campton Hills Corporate authorities that they approve the zoning change from F - Farm District to E2 Residential as requested by petitioner for this 3.073 acres lot at 42W538 Carol Dr., Campton Hills IL. 60175 PINS: 08-21-201-010; 08-21-100-020, and further the Commission agrees with the Findings of Fact; motion was seconded by member White Eagle. **PASSED**

Vote

Ayes – Carpenter, Brauer, Johnson, Pree, and White Eagle
Nays - None
Absent- Phillips

- 5. Motion to approve the January 23, 2017 Plan Commission/Zoning Board of Appeal meeting minutes. Member Pree took issue with the quality of the minutes. He stated that there was too much detail on certain things and lack of detail on others. Member Pree requested the addition of the words “The Plan Commission also discussed wetlands, water retention, and water detention and many other things”.

MOTION #4: Member Pree made a motion to approve the January 23, 2017 Plan Commission/Zoning Board of Appeal meeting minutes as corrected; motion was seconded by member Brauer. **PASSED**

Vote

Ayes – Carpenter, Brauer, Johnson, Pree, and White Eagle
Nays - None
Absent- Phillips

6. Comprehensive Plan

- i. Review of principles, policies and strategies
- ii. Status of each strategy

Commission members discussed the status of their Comprehensive Plan review and where their “charge” came from. The Commission also asked and received a report from staff regarding the status of the revised Zoning Code and Subdivision Ordinance being developed by Camiros.

7. Adjourn (Recess)

MOTION #5: Motion to recess the Commission meeting at 8:27pm until March 2, 2017 at 7:00pm to continue to Discuss & make a recommendation to the Village Board regarding the **Minor Subdivision Unit 1, Reserve of Campton Hills, 42W538 Carol Dr.**, and Discuss & make a recommendation to the Village Board regarding the **Final Plat of Unit 1, Reserve of Campton Hills, 42W538 Carol Dr.**, Campton Hills IL; motion was seconded by member Drago. **PASSED**

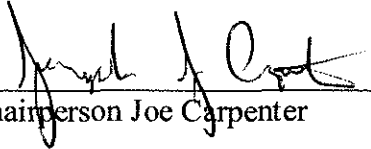
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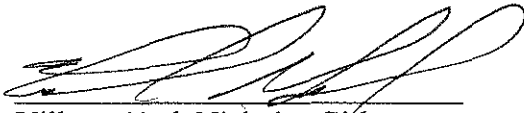
Ayes – Carpenter, Brauer, Johnson, Pree, and White Eagle

Nays - None

Absent- Phillips

Approved this 20th day of May, 2017.


Chairperson Joe Carpenter


Village Clerk Nicholas Girka