

**MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF CAMPTON HILLS  
TUESDAY, MARCH 17, 2015 AT 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 7:05 p.m.

- a. Village Administrator Johnsen, acting as Recording Secretary, called the roll:  
Present: Chairman Fredrick and Commissioners Impson, Phillips (arrived at 8:48 p.m.), Pree, Sheluga, and White Eagle.  
Absent: Commissioner Brauer and Impson  
Also Present: Administrator Johnsen
- b. Confirmation of Posting of Meeting Notice and Agenda  
Administrator Johnsen confirmed the publication of the meeting notice and posting of the Agenda.

II. Public Comments – None.

III. New Business

a. **Motion to approve the minutes of the regular meeting of February 23, 2015:**

Commissioner Pree made a motion to approve the minutes of the regular meeting of February 23, 2015 as presented. Commissioner Sheluga seconded. By a voice vote, the motion passed. Chairman Fredrick declared the motion carried.

b. **Review and discussion of the proposed Concept Plan for the Campton Prairie subdivision:**

Building and Zoning Officer Ranieri introduced the Campton Prairie Concept Plan. He confirmed that all of the documents have been received with the exception of the School District and the Forest Preserve comments which have not yet been received. He indicated that Trotter and Associates has indicated in their review letter which comments have been received thus far.

(i) Presentation by Petitioner:

Scott Barenbrugge, Director of Acquisition, presented the Concept Plan for the proposed Campton Prairie subdivision. He reminded the Commission that the concept had been presented last February and they have attempted to incorporate the comments from that meeting.

Mr. Barenbrugge explained the history of K Hovnanian. He introduced those present at the meeting. He noted the location of the proposed development. He stated that they are requesting annexation into the Village and R-1 zoning. He stated that the minimum lot size would be 40,000 square feet.

Mr. Barenbrugge stated that the intent was to work with existing drainage patterns and the concept proposes a road layout that follows the existing topography of the site. He explained the focus on open space and green infrastructure and the prairie style landscaping in the open space. He explained the 2.5 acre area dedicated as park land in the northeast corner with a path that would go around the park. He stated that the park was adjacent to approximately ten additional acres of open space. He stated the intent to focus on ground water recharge and the need to promote groundwater infiltration and the release of water in a controlled manner through the use of the planned storm water management plan.

Mr. Barenbrugge then explained the planned architecture which includes five home plans. He stated that two of the plans were designed specifically for the Campton Prairie development. He described the color and material options for the homes.

Mr. Barenbrugge stated that the purpose of the meeting was to solicit as much feedback as possible and answer any questions that the Commission might have.

(ii) Questions/Comments by Plan Commission:

Commissioner White Eagle asked whether there would be any requirements on the lots that would encourage natural prairie. Mr. Barenbrugge stated that there would not be any such requirements.

Commissioner White Eagle asked whether there would be requirements for permeable driveways or other surfaces. Mr. Barenbrugge stated that there would not be requirements and the initial installation would be asphalt because they focused on other methods of creating permeable area which they feel does a better job of controlling runoff.

Commissioner White Eagle asked if there would be an HOA. Mr. Barenbrugge stated that there would be an HOA created.

Chairman Frederick asked how the high water table will be addressed. John Wills responded that a high water table is a problem throughout the County and he stated that they expect that for a period of time after the subdivision is built, the sump pumps of the homes would help to lower the water table. He stated that they have designed infiltration galleries for each home site in which the sump pumps will pump into. In cases of high rain periods, he stated that the water would then go into the drain tile system. He stated that the development will dramatically improve the drainage conditions for all of the surrounding properties. He stated that approximately 20% of the development will be impervious and that the remaining space will help to absorb runoff. He stated that they focused on the 1 inch rain events and smaller which are most frequent and also on extreme rainfall events. He stated that they have been working with the adjacent landowners as well.

Chairman Fredrick asked for clarification on the volume of water being reduced. Mr. Wills stated that the volume of water will be reduced primarily due to the land cover with year-round vegetation which will reduce runoff.

Commissioner Pree asked what the plans are for the ditches adjacent to the roads. Mr. Wills stated that the roads will be engineered with proper sub-grade and that the network of drainage systems planned within the development will protect the roads and improve the roadway conditions of the other roads.

Commissioner White Eagle asked about how they are going to address having only one entrance off of Route 38. Mr. Barenbrugge described their intent to have a temporary emergency entrance through the property directly to the east which would consist of a stone surface at the existing grade. Commissioner Sheluga asked about how the temporary road will affect drainage and whether the Campton Township Highway District had approved the road. Mr. Barenbrugge stated that the temporary road will not affect the drainage and that the road has not been engineered yet because they are in the process of securing approval from the adjacent property owner. He stated that they anticipate this would be presented to the Commission as part of the preliminary plat application.

Commissioner Pree asked whether there is an existing road on the property to the east just south of the proposed temporary road. Mr. Barenbrugge confirmed that there is an existing private drive.

Attorney Braithwaite stated that the Village will be requesting a permanent back-up SSA from the homeowner's association to maintain the drainage and that some funds would be collected for the SSA on a per lot basis for immediate relief if necessary.

Chairman Fredrick asked how this proposed project would fit into the existing Comprehensive Plan. Mr. Barenbrugge stated that the development meets the comprehensive plan guidelines with regards to responsible development and architecture of the existing housing stock.

Chairman Fredrick stated that the Comprehensive Plan calls for a semi-rural feel and the need to promote housing diversity since the vast majority of the homes are single-family. He stated his desire to see diversity in the housing stock and suggested that the developers look at that concept.

Chairman Fredrick stated that adjacent zoning is PUD and farm zoning. Mr. Barenbrugge stated that they would be open to PUD zoning if more creativity is required.

Attorney Braithwaite described that the PUD is a district and that the Village will be recommending PUD zoning so that the requirements in the annexation agreement that will come to an end after twenty years can be carried forward in the PUD.

Chairman Fredrick spoke about the connectivity of open space and encouraged the developers to look into connectivity to open space. He also stated that the County 2040 plan calls for a four lane road for Route 38 and that the developer should take the road expansion into consideration for the homes that back up to Route 38. Mr. Barenbrugge stated that he is aware of the expansion and that the plan proposes naturalized open space adjacent to the road.



Chairman Fredrick talked about the requirement of the Elburn Fire District to have sufficient water available. Mr. Barenbrugge responded that the water volume will be addressed in a proposed wet bottom basin.

Commissioner White Eagle asked about financing for the development. Mr. Barenbrugge stated that the project is corporate-backed and that they will not be requesting funding from the Village.

Chairman Fredrick asked whether there was thought about more open space and the same number of units. Mr. Barenbrugge stated that the previous plan submitted last February called for less open space and a grid-like layout and that the concept plan calls for an increase in open space. He stated that to do anything smaller might require Village water and sewer services as there would not be enough land available for the septic fields. Chairman Fredrick asked that the developer explore sewer treatment options to see if it were feasible. Mr. Barenbrugge stated that they could explore other options. Mr. Wills stated that any options will be subject to Kane County Health Department regulations regarding septic systems and that the Village would need to assist in getting these developments permitted.

Attorney Braithwaite stated that there are new septic systems which reduce the lot size needed for functioning septic systems. Mr. Wills stated that mechanical systems will allow for less area but are currently not permitted but perhaps this could be permitted through the PUD. Attorney Braithwaite stated that the Village should be open to exploring policy changes.

Commission White Eagle asked whether the developer would consider developing something other than single-family. Mr. Barenbrugge stated that he is surprised to get the request since multi-family zoning would not be consistent with the surrounding properties. He also stated that they were trying to match what the remaining Village looks like. He also said that the market for townhomes and duplexes has reduced substantially and that he wasn't sure whether they would be willing to take the risk.

Commissioner Fredrick reiterated his concern to reduce the imprint of the development and asked whether a community well had been considered. Mr. Barenbrugge stated that there are currently no issues with the individual wells but the lot requirements are really driven by the septic requirements. Mr. Wills stated his concerns about the maintenance of a community well that makes it difficult to permit.

Attorney Braithwaite stated that the Village is willing to work in an innovative fashion if it were mutually advantageous.

Commissioner Pree stated his concern about the entrance on Route 38 and the proposed dead-end streets. He asked whether the dead-end streets could be private drives. Mr. Barenbrugge stated that the dead-end streets were increased at the request of the Plan Commission at the meeting held last February. Mr. Barenbrugge stated that the turnaround hammerheads would be enlarged for Fire District vehicle access.

Chairman Fredrick stated the Plan Commission's intent to promote connectivity between developments. He asked whether the two dead-end streets to the south of the development are necessary. Mr. Barenbrugge stated that the two access points would be to create a turnaround for future development.

(iii) Questions/Comments, by Public, Including Correspondence:

Chairman Fredrick opened the floor to the public.

Gary Ciampi (845 Citizen, Elburn, IL) stated that he owns property adjacent to the development and is a developer. He stated that he has worked with a community well and septic system and that the homeowners were displeased and had contamination and water pressure issues. He stated that he sees a need for rural development rather than dense development in this particular area.

Laura Andersen (3N890 Emily Dickenson Lane, Campton Hills, IL) asked where the field tiles will drain. Mr. Willis responded that most of the field tiles will connect to existing field tile systems. He stated that they will lay new systems that are parallel and not in conflict with the existing systems. Ms. Andersen also asked about the lighting plan for the development. Mr. Barenbrugge stated that they would be looking to reduce lighting and are familiar with the lighting regulations of the Village. She also stated that she was pleased to see ranch style homes proposed in the concept plan.

Chairman Fredrick asked about the age of the existing drain tile. Mr. Willis stated that there is very little drain tile on their site and that they will be running parallel systems and use the drain tile on adjacent properties.

Chairman Fredrick thanked the developer for the level of detail provided.

Laura Andersen asked whether the property on the north end of the property is excluded. Mr. Barenbrugge confirmed that the property would be excluded.

Commissioner Pree stated that he hoped that the HOA would be responsible for the park as the Village does not have the resources to manage the park. Mr. Barenbrugge stated that the cash in lieu of the park would be cost prohibitive for the development and that he is willing to work with the Village on how the park is maintained.

Chairman Fredrick asked that Mark Bushnell with Trotter and Associates explain his review. Mr. Bushnell stated that he and the Village have met with the developer several times and that there are outstanding issues that the developer will provide responses to during the preliminary plan submittal.

Commissioner Sheluga asked Mr. Bushnell whether the one entrance would be sufficient with the temporary access. Mr. Bushnell stated that from his perspective it would.

Harry Blecker (8N105 Ickenham Lane, Campton Hills, IL) asked what will be done when there is excess snow on the temporary road. He asked whether a gravel road could be maintained sufficiently without having to be repaired. Mr.

Barenbrugge stated that it would be the intent to pave the road eventually but that a substantial base would need to be put in place.

Russ Whitiker, attorney for K Hovnanian, stated the need to move forward but that there is a commitment to look at design options and present these at the preliminary plan stage. He stated that he would like the Village Board feedback before entertaining the conservation design concept.

Chairman Fredrick recommended that the Plan Commission meet again to discuss options before the next Village Board meeting.

Mr. Barenbrugge stated that he would want to try to incorporate conservation design options but not present two drastically different designs.

Commissioner Sheluga asked about the timeframe. Attorney Braithwaite stated that the developer should consider the elections when deciding when to go before the Village Board. At the inquiry from Commissioner Pree, Mr. Barenbrugge confirmed that they would be willing to go before the Village Board following the elections.

Chairman Fredrick stated that the next Plan Commission meeting is scheduled for April and if schedules would work, then they could come before the Plan Commission with revised plans.

(iv) Discussion by Plan Commission:

Chairman Fredrick called a five minute recess at 8:38 p.m. The meeting was called back to order at 8:43 p.m.

c. **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:**

There were none.

IV. Old Business

a. **Discussion and motion to recommend to the Corporate Authorities (approval)/(denial) of 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 (Agenda Item 3):**

Andy Garcia (40W147 Campton Crossings) presented his plan to turn the former Montessori School into a market/café with retail and a yoga studio. He stated his request for an outdoor patio. He stated that he is requesting consumption of liquor on the property but is not sure about the sale of liquor at this point. He stated that the patio would be preferable but that they would be willing to consider eliminating it. He stated that he had spoken to the surrounding businesses and that they do not have an issue with the use as they have a need for additional food options.



Commissioner Phillips arrived at 8:48 p.m.

Commissioner Shelgua stated his concerns about the consumption of liquor on the patio and asked what the hours of operation would be. Mr. Garcia stated that the market would be closed by approximately 8:00 p.m. Commissioner Shelgua asked for clarification on the concept. Mr. Garcia stated that the intent was to provide food and beverages while you are purchasing retail in a market-style environment.

Chairman Fredrick asked what his line of business was. Mr. Garcia stated that he is a building contractor. Chairman Fredrick asked whether being the only retail space on the east end of the Campton Crossings would be an issue for business. Mr. Garcia said that it would not be an issue.

Commissioner Pree asked whether there is an existing fence around the patio. Mr. Garcia stated that he intends to fence the patio around his private patio.

Commissioner Pree asked whether there was a separate entrance for the yoga use. Mr. Garcia stated that there is a separate entrance for the yoga use.

Chairman Fredrick read the written request from Mr. Garcia.

Commissioner Pree stated his concern about serving alcohol and carrying out alcohol. Mr. Garcia stated that his preference would be the service of alcohol on premise. He said he was willing to withdraw the request for liquor consumption on the patio.

Commissioner Phillips asked whether there would be music outside. Mr. Garcia stated that he had not discussed this but if there was music outside, it would be at a volume that is so low that it would not be heard by the neighbors. Chairman Fredrick stated his concern about having music outside.

Commissioner Pree asked whether the Plan Commission could recommend hours of operation for the consumption of liquor. Building and Zoning Officer Ranieri stated that the hours are regulated through the liquor license.

Commissioner Shelgua stated his concern about notifying the adjacent property owners. Administrator Johnsen confirmed that the property owners had not been notified since Mr. and Mrs. Garcia were contemplating whether or not to continue with the request. Discussion ensued about the patio.

Commissioner Shelgua reiterated his concerns that the adjacent owners were not notified and his concerns for alcohol consumption, hours and noise levels. Although Mr. Garcia agreed to eliminate the patio use, Commission Phillips and Pree stated that the patio should remain in the concept.

Commissioner Phillips stated his concern for the noise and combination of the serving of liquor and the selling of packaged goods. Mr. Garcia stated that he would prefer the serving of liquor.

Administrator Johnsen agreed to notify the adjacent residential properties and request their feedback on the request.

There was discussion about the yoga use and it was confirmed that it was currently permitted.

There was discussion about limiting the type of retail sales. The Commission agreed not to restrict the retail sales.

Commissioner White Eagle made a motion to recommend to the Corporate Authorities the approval of a minor amendment to the existing Campton Crossing Unit 2 P.U.D. to allow for retail sales, serving of alcohol, and outdoor patio seating for Lot 14, subject to the notification for comments of such of the residents to the rear of Lot 14 as determined by the Village's Building and Zoning Officer as appropriate to provide reasonable notice to properties which may be affected. Commissioner Phillips seconded. By a voice vote, the motion carried.

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

Commissioner White Eagle discussed her desire to survey the Commission on their feelings towards managed change. She agreed to work with Administrator Johnsen to issue the survey and collect the responses.

**c. Zoning and Subdivision Ordinance Update:**

The Zoning and Subdivision Ordinance was not discussed.

**d. Attorney Braithwaite and the Commission discussed the Open Meeting Act and the need to share information as a one-way conversation and avoid replying to the comments of other commissioners.**

**V. Adjournment**

Commissioner White Eagle moved to adjourn the meeting at 9:58 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 27 day of April, 2015

  
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Rolf Fredrick, Plan Commission Chairman

Signed this 18 day of May 2015