

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

**March 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 7:05 p.m.

2. **ROLL CALL** - Clerk Quail called the Roll:

***Present***

Commissioner Joe Carpenter

Commissioner Sue Clarkson

Commissioner Joe Dragoo

Commissioner Dave Phillips

Commissioner John Pree

Chairman Jerry Johnson

***Absent***

Commissioner Christine Brauer

***Also Present***

Village Administrator Ron Searl

Village Clerk Vanessa Quail

Village Attorney Kurt Asprooth

Petitioner Rene Edsall

3. **MOTION TO APPROVE MEETING MINUTES OF FEBRUARY 25, 2019**, made by Commissioner Pree; and seconded by Commissioner Dragoo.

Commissioner Pree made a minor clarification to the Minutes.

Voice Vote: [AYES: 5] [NAYES: 0] [ABSENT: 1] Motion **CARRIED**

4. **PUBLIC HEARING**

Petition for a variance at 6N889 HASTINGS DRIVE, CAMPTON HILLS, IL; PIN 08-11-203-005; by Rene Edsall to accommodate for an in-law suite with kitchen.

a. *Swearing In Of All Who May Wish to Speak*

Chairman Johnson administered the oath for all those who wished to speak.

b. **MOTION TO CONVENE THE PUBLIC HEARING TO CONSIDER A VARIANCE AT 6N889 HASTINGS DRIVE, CAMPTON HILLS, IL 60175; PIN 08-110203**, made by Commissioner Dragoo; and seconded by Commissioner Clarkson.

Voice Vote: [AYES: 5] [NAYES: 0] [ABSENT: 1] Motion **CARRIED**

c. *Staff Overview*

Administrator Searl provided an overview of the petition as contained in the Summary Memo. Commissioner Pree asked if the notice of hearing was published; and Administrator Searl confirmed that the appropriate letters were sent.

d. *Presentation by Petitioner(s) or Their Representatives*

Petitioner Rene Edsall explained that her mother-in-law will be living with the family; and because her mother-in-law has mobility problems, Ms. Edsall wants to provide her a separate suite and kitchen. Ms. Edsall noted that her goal is for her mother-in-law to maintain independence, while still living in close proximity.

e. *Plan Commission Review*

Commissioner Phillips and Chairman Johnson inquired about various details pertaining to the square footage of the house and the proportion of the proposed kitchen. Ms. Edsall referred to the plans submitted, which satisfied the questions.

Commissioner Pree added that zoning ordinances are set up to discourage multi-family dwellings or rentals in the community. He asked Ms. Edsall to confirm that there would not be another family living in the house. Ms. Edsall confirmed.

Attorney Asprooth suggested the addition of conditions on renting the property. He noted that such restrictions have been applied in the past.

Chairman Johnson asked how long Ms. Edsall has lived at the property; and she indicated she and her husband purchased the property last summer.

Commissioner Clarkson inquired if there are any homeowners association restrictions; and Ms. Edsall explained that there are no restrictions and that she has already obtained the HOA approval.

Attorney Asprooth enumerated the conditions to be included in the Ordinance, including:

- *No expansion of the accessory dwelling;*
- *No separate utilities;*
- *Recordation of the Ordinance with the Kane County Recorder of Deeds; and*
- *Use Restriction (Use of the accessory must be consistent with the family dwelling unity code; and any breach of the conditions would result in revocation of the approval, as well as removal of the accessory dwelling unit.)*

- f. *Hearing Open to the Public* - There were no questions from the public.
- g. *Further Comment* - There were no further comments.
- h. **MOTION TO ADJOURN PUBLIC HEARING**, made by Commissioner Pree; and seconded by Commissioner Carpenter.

Voice Vote: [AYES: 5] [NAYES: 0] [ABSENT: 1] Motion **CARRIED**

#### **ACTION ITEMS**

5.

- a. **MOTION TO RECOMMEND APPROVAL OF FINDINGS OF FACT FOR A VARIANCE AT 6M889 HASTINGS DRIVE, CAMPTON HILLS, IL 60175; PIN 08-11-203-005; REQUESTED BY RENE EDSALL TO ACCOMMODATE FOR AN IN-LAW SUITE WITH KITCHEN; and**
- b. **MOTION TO RECOMMEND APPROVAL OF VARIANCE AT 6M889 HASTINGS DRIVE, CAMPTON HILLS, IL 60175; PIN 08-11-203-005; REQUESTED BY RENE EDSALL TO ACCOMMODATE FOR AN IN-LAW SUITE WITH KITCHEN**, made by Commissioner Carpenter; and seconded by Commissioner Pree.

Roll Call Vote: [AYES: 5] [NAYES: 0] [ABSENT: 1] Motion **CARRIED**  
Carpenter Brauer  
Clarkson  
Dragoo  
Phillips  
Pree

## 6. PUBLIC COMMENTS

*Harry Blecker, of 8N105 Ickenham,* announced this is the last meeting of his term as President of the Village of Campton Hills. He thanked the members of the Commission for their service to the Village. He also reminded them that they are an independent commission, not to be influenced by elected officials.

Chairman Johnson and the Commissioners thanked President Blecker for his service.

*Craig Hanson, of 40W610 Route 64,* stated that he is appearing at the recommendation of Administrator Searl. Mr. Hanson explained that he spoke to Administrator Searl regarding Mr. Hanson's purchase of a parcel behind Mr. Hanson's residence. He noted that he has lived in the community for 25 years, and explained that his question pertained to zoning as it related to his current property as "R1"; but the land he is purchasing, for his horses, is zoned "F." Has been there 25 years.

Administrator Searl explained that the Village is in the process of revising zoning code, and added that the land could possibly be changed to R1 at a later date, based on the recommendations from the consultant. He said that the preliminary maps contain some recommendations for rezoning; but that the maps are not yet finalized.

Attorney Asprooth added that, in order to have a private stable, there needs to be a residence; and that one or the other of the lots would need to be rezoned. Alternatively, he stated that the two lots could be rezoned the same. He explained that the process should be initiated by an application submitted to the Plan Commission/Zoning Board of Appeals.

Administrator Searl reiterated that no decision would be made today; but that he wanted to introduce the discussion.

Chairman Johnson added that the lots could be consolidated into one parcel; and that a private stable is allowable in the "F" zone. Mr. Hanson explained that the house was built in 1888; and that it is the oldest house in Wasco, known as "The Brown House," named for the family who owned it.

Chairman Johnson thanked Mr. Hanson for coming.

Commissioner Phillips added that there is a general consensus of support of the PC/ZBA for Mr. Hanson's efforts.

## 7. OTHER BUSINESS

Administrator Searl reminded the Commissioners about the Citizen Planner workshop to be held on Wednesday at 7 p.m. with Elburn and other neighboring municipalities. He said that the training will be presented by the American Planning Association at the Elburn Fire Station. Chairman Johnson urged all to attend.

Commissioner Phillips announced that this will be his last meeting, serving as Commissioner of PC/ZBA. Chairman Johnson thanked him for his service to the Village.

8. **MOTION TO ADJOURN THE MEETING AT 8:00PM**, made by Commissioner Clarkson; and seconded by Commissioner Dragoo.

Voice Vote: [AYES: 5] [NAYES: 0] [ABSENT: 1] Motion **CARRIED**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019

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Jerry Johnson  
Chairman, Plan Commission/Zoning Board of Appeals

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Lynn Baez  
Village Clerk