

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

APRIL 23, 2018

7:00 P.M.

VILLAGE HALL

40W270 LAFOX ROAD, STE B
CAMPTON HILLS, IL

1. CHAIRMAN JOHNSON CALLED THE MEETING TO ORDER at 7:02 P.M.

2. ROLL CALL – Chairman Johnson called the Roll:

Present	Absent	Also Present
Commissioner Carpenter	Commissioner Brauer	Building and Zoning Officer Fitzgibbon
Commissioner Clarkson		Trustee Tyrell
Commissioner Dragoo		
Commissioner Phillips		
Commissioner Pree		
Chairman Johnson		

3. PLEDGE OF ALLEGIANCE

Chairman Johnson led the Pledge of Allegiance

4. Commissioner Dragoo was appointed recording secretary for the meeting.

5. PUBLIC COMMENTS

Chairman Eshoo -Village of Campton Hills Economic Development Committee

- Informational presentation on the future possibility of Video Gaming coming to the Village of Campton Hills:
 - i. All surrounding communities with the exception of Campton Hills and Geneva have video gaming
 - ii. Money would go to Village
 - iii. State regulates the machines
 - iv. Would require a pouring liquor license for the establishment to have the machines
 - v. There has been no proof of increased crime due to video gaming
 - vi. Presentation will be made by a consortium at a date to be determined

6. UPDATE FROM CAMPTON TOWNSHIP PLANNING COMMISSION

No representative in attendance.

7. MOTION TO APPROVE THE OCTOBER 23, 2017 PLAN COMMISSION/ZONING BOARD OF APPEAL MEETING MINUTES AS CORRECTED, made by

Commissioner Phillips; seconded by Commissioner Pree.

Voice Vote: [AYES: 6] [NAYES: 0] [ABSTAIN: 0] **Motion: CARRIED**

8. DISCUSSION AND CONSIDERATION OF A PLAN COMMISSION MEMBER TO BE A LIASON TO THE WATER RESOURCE COMMITTEE

Motion to table made by Commissioner Pree; seconded by Commissioner Carpenter

9. DISCUSSION AND CONSIDERATION OF A KANE COUNTY PETITION FROM BRUCE VAJGERT, PROPERTY LOCATED AT 4N250 ROUTE 47, MAPLE PARK, IL 60151 TO INCLUDE SALE OF BEER AND WINE BEVERAGES TO PATRONS.

- Trustee Tyrell explained that while the property is outside of our Village, it is within the 1 ½ mile parameter that allows us to make recommendations.
- Building and Zoning Officer Fitzgibbon explained that this would be Special Use Permit and would attach to the land, so future owners would be covered as long as the business remained the same.
- Commissioner Phillips raised a concern as to where the alcohol would be served and how it would be controlled.
- Commissioner Pree expressed concerns of serving alcohol at the property based on the traffic situation on Route 47.
 - This is a two-lane road with no turning lanes available into the property.
 - This could increase the incidents of accidents.
- Commissioner Dragoo concurs as this concern was also raised at the time of the original request for the property. Also opposed due to the fact that Kane County would be in control rather than a local municipality.
- Chairman Johnson not in favor due to the need for a liquor license.

MOTION TO RECOMMEND AGAINST THE PETITION FOR A LIQUOR LICENSE FOR THE PROPERTY LOCATED AT 4N250 ROUTE 47, MAPLE PARK, IL, 60151 made by Commissioner Phillips, seconded by Commissioner Clarkson.

Voice Vote: [AYES: 6] [NAYES: 0] [ABSTAIN: 0] **Motion: CARRIED**

10. DISCUSSION AND CONSIDERATION OF A KANE COUNTY PETITION FROM DOMINICK AND JEANNINE AURELIO, 43W675 BURLINGTON ROAD, ELGIN IL, 60124 TO REZONE PROPERTY FROM F TO F1 TO CONSTRUCT A SINGLE FAMILY DWELLING.

- Building and Zoning Officer Fitzgibbon explained that Kane County recommended annexation and to go through the subdivision process.
 - The zoning of F allows for one house per lot, F1 would allow for the second home.
- Consensus among the members is no objection as Kane County should handle. An individual said it would be nice to have the property annexed into the Village of Campton Hills.

MOTION TO RAISE NO OBJECTION TO THE PROPOSAL TO REZONE PROPERTY LOCATED AT 43W675 BURLINGTON ROAD, ELGIN IL 60124, FROM F TO F1 TO CONSTRUCT A SINGLE FAMILY DWELLING made by Commissioner Pree; seconded by Commissioner Clarkson.

Voice Vote: [AYES: 6] [NAYES: 0] [ABSTAIN: 0] **Motion: CARRIED**

11. OTHER BUSINESS THAT NORMALLY WOULD COME BEFORE THE PLAN COMMISSION FOR DISCUSSION.

- Trustee Tyrell updated the board on the progress being made on the new zoning ordinances.

- Expect that they will be presented to the Planning Commission sometime this summer.
- Building and Zoning Officer Fitzgibbon concurred stating that there have been many meetings regarding the ordinances.
- They have continued to condense the recommendations provided by CMAP so they align with our Village Plan.
- Commissioner Phillips inquired whether there will be guidelines regarding signage, as the signs for the Balmoral Restaurant were approved and posted months ago, but the restaurant has yet to open.
- Consensus of the Commission is that the Commission will need to plan to review these upon receipt, in preparation for public hearings.

12. MOTION TO ADJOURN AT 8:45PM made by Chairman Johnson; seconded Commissioner Clarkson.

Voice Vote: [AYES: 6] [NAYES: 0] [ABSTAIN: 0] **Motion: CARRIED**

APPROVED THIS _____ DAY OF _____, 2018

Jerry Johnson, Chairman
Plan Commission/Zoning Board of Appeals

Vanessa Quail
Village Clerk