

**MINUTES FOR THE REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF CAMPTON HILLS
APRIL 25, 2016 7:00 P.M.**

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

1. Call to Order

2. Roll Call

Clerk Girka called the roll:

Present: Don Sheluga, Joe Carpenter, Joe Dragoo, Dave Phillips, Wendy White Eagle (arrived at 7:14pm)

Absent: Christine Brauer, John Pree

Also Present: Zoning Officer Ranieri, Clerk Girka, Trustee Mike Tyrrell

3. Public Comments

None

4. Public hearing - Petition to re-zone 39W425 Silver Glen Road, Campton Hills, IL from F-Farming to E-2A – Estate residential, PIN: 08-12-200-052.

i. Clerk Girka called the roll:

Present: Don Sheluga, Joe Carpenter, Joe Dragoo, Dave Phillips, Wendy White Eagle arrived at 7:14pm

Absent: Christine Brauer, John Pree

Also Present: Zoning Officer Ranieri, Clerk Girka, Trustee Mike Tyrrell

ii. Confirmation of publication, placement of signs and posting of notice.

Zoning Officer Ranieri confirmed publication, placement of signs, and posting of notice

iii. Swearing in of all who may speak.

Chairperson Sheluga swore in John Thornhill and Alan Hefner

iv. Explanation of request by Building and Zoning Officer.

Zoning Officer Ranieri provided history and explanation. Ranieri stated he had no issues with the application, the property is similar to existing properties.

v. Presentation by Petitioners and their representatives.

Mr. Thornhill spoke on behalf of the petition and provided history and explanation of why they want to change from Farming to E2-A.

vi. Plan Commission questions.

Commission member asked questions; all were addressed.

vii. Public comments and questions.

None

viii. Further comment and presentations by Petitioners.

None

ix. Plan Commission questions and comments.

None

- x. **Motion to close public hearing made by Member Phillips; seconded by Member Dragoo**

Voice Vote:

5-Ayes

0-Nays

Motion carried.

Plan Commission consensus is to approve rezoning of 39W425 Silver Glen Road, Campton Hills, IL from F-Farming to E-2A – Estate residential, PIN: 08-12-200-052

5. New Business

- a. Motion to approve the March 28, 2016 Plan Commission/Zoning Board of Appeals meeting minutes

Member White Eagle requested that an edit be added to the minutes on page 2. Language changed from “Member White Eagle advised a report will be coming on High Quality Homes at the next meeting” to “Member White Eagle noted that a draft definition on High Quality Homes would be coming and distributed at the next Planning Commission Meeting”

Motion to approve the March 28, 2016 Plan Commission/Zoning Board of Appeals meeting minutes as amended made by Member White Eagle; seconded by Member Dragoo

Voice Vote:

5-Ayes

0-Nays

Motion carried.

- b. Kane County within one and one half (1.5) miles of the Village border for review and possible recommendation to the Village Board. (attached)
 - 1. **Kane County - Mata Amitanandamayi Center, Elburn, IL**
No objection.
Member White Eagle added that this would be a great business and will be advantageous for the community.
 - 2. **Kane County - Rezoning of Parcel F-Farming to F-1 Rural Residential, Hampshire, IL**
No objection.

6. Old Business

- a. Comprehensive Plan
 - i. Review of short, medium, and long term strategies
 - ii. Status of each strategy
 - iii. Suggested changes since the plan was drafted and recommend how to be addressed
 - iv. Any suggested recommendations

Discussion ensued:

- Joe Carpenter presented the Commission with a handout containing a rough draft of the mission statement to Guide Sustainability Definition for High Quality Homes.
 - Committee agreed the final draft should be part of the next meeting agenda to approve for the recommendation to advise the Village Board to adopt this language as part of Village Code.
 - Member White Eagle suggested that anyone provide revisions or suggestions.
 - Chairperson Sheluga requested that Member Carpenter keep a master hardcopy and send him a copy to be included in the next meeting's agenda to pass onto the Village Board.
- Member Phillips spoke about water resources
 - A meeting is going to be held on May 25th with Village staff and County staff.
 - Goal is to provide Village HOAs with best practices on water resources and pass on tools of implementing solutions.
- Chairperson Sheluga updated that zoning ordinance is moving forward and steering committee will be reviewing soon.
- Chairperson Sheluga informed the committee that he is moving and will be resigning from his position.

7. Motion to adjourn at 8:05pm made by Member White Eagle; seconded by Member Drago

Voice Vote:

5-Ayes

0-Nays

Motion carried.