

**MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF CAMPTON HILLS  
MONDAY APRIL 27, 2015 AT 7:00 P.M.  
CAMPTON TOWNSHIP COMMUNITY CENTER  
5N082 OLD LA FOX ROAD  
CAMPTON HILLS, KANE COUNTY ILLINOIS**

**I. Call to Order**

Chairman Fredrick called the meeting to order at 7:24 p.m.

a. Janet McKay, acting as Recording Secretary, called the roll:

Present: Chairman Fredrick and Commissioners Impson, Pree, Sheluga, and Phillips.

Absent: Commissioner Brauers and White Eagle

Also Present: Building & Zoning Officer Ranieri and Janet McKay.

b. Confirmation of Posting of Meeting Notice and Agenda

Building & Zoning Officer Ranieri 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 March 17, 2015 - tabled**

a. **Continued review and discussion of the proposed Concept Plan for the Campton Prairie subdivision and recommendation to the Corporate Authorities**

Chairman Fredrick summarized the discussion and issues raised at the March 17, 2015 Plan Commission meeting when the plan was presented by the petitioner. Areas of concern centered on storm water, ground water, and the conservation design, and a more integrated plan that had been requested by staff. Building & Zoning Officer Ranieri said he had not received any new information or received any updates since the last meeting. Chairman Fredrick summarized the discussion and issues raised at the March 17, 2015,

(i) **Presentation by Petitioner**

Scott Barenbrugge, Director of Acquisition, presented the revised Concept Plan for the proposed Campton Prairie subdivision. He said the plan has evolved since the original proposal that was presented last February, and they have incorporated suggestions made by the Plan Commission at their March 17, 2015 meeting. Only single-family type detached housing is proposed, and in response to the Plan Commission's desire for diversity in housing, several models and variations on models will be offered. They have incorporated a conservation design.

(ii) Questions/comments by Plan Commission

Commissioner Phillips listed the areas he found problematic. He asked if the detention could be combined into a couple larger areas rather than spread around through six basins. Project engineer John Wills, Wills Burke Kelsey Associates, said it is desirable to preserve the natural features and minimize grading and allow the surface water to discharge where the water is at and addressed the efficiency of their plan. They are trying to preserve the natural soil horizons. Mr. Wills pointed out that ponds are considered an amenity.

Chairman Fredrick asked if there was a representative from Trotter and Associates. Building & Zoning Officer Ranieri responded that Mark Bushnell, who had prepared the review, was no longer with the firm. He is now working with a land surveyor. Chairman Fredrick asked Officer Ranieri to contact Trotter and Associates and ask for a full review.

Commissioner Pree said he prefers this plan but asked if fences would be permitted and if there would be a homeowners' association. Mr. Barenbrugge said fences would be allowed but must follow the Village ordinance, and the style would be controlled by covenants. Commissioner Pree strongly opposed fences and thought it took away from the open rural appearance of the community and the theme of the proposed development. Commissioner Pree also had questions about the orientation of garages and the well and septic systems. Mr. Barenbrugge said the garages will all be side loaded. Mr. Hanlon said curtain drains will be available to homeowners, and Mr. Wills further elaborated on curtain/trench drains and drainage.

Chairman Fredrick asked about the gravel access road and noted that the fire department and township wanted two access routes. Mr. Barenbrugge said the eastern access is still included, and the gravel road will be maintained as an emergency access. Chairman Fredrick asked if the two southern accesses were still planned, and if so, were they necessary. Mr. Barenbrugge said his team believed they were necessary, and the alternative would be to substitute the road with cul-de-sacs. Discussion followed on the proposed access and the options of cul-de-sacs or T-turn arounds. Mr. Barenbrugge said when the right-of-way is determined, it will be for public use. He said they will comply with the requirements established by the fire department.

Options for the park were discussed. Mr. Barenbrugge said they are open to discussion and suggestions from Village staff. Commissioner Phillips asked who would maintain the park and said it is not feasible for the Village to maintain it due to financial constraints. He questioned if there is an option with aquatic ability and was not convinced that it would be attractive as proposed. Commissioner Phillips prefers an aggregate area. Mr. Barenbrugge said there will be a walking path surrounding the park and there could be a connecting

trail with the walking paths, but they cannot control property they do not own. An option would be to have the homeowner's association maintain the park and common areas.

Commissioner Pree asked if there would be a Special Service Area (SSA). Mr. Wills responded that a SSA serves as a backup mechanism if a homeowner's association fails. Since the roads would be public, Commissioner Pree was also concerned that road maintenance and snow plowing could be a drain on Village funds and staffing.

The home styles and diversity were discussed. Five floor plans with four elevations are proposed, which provides twenty options with different color palettes. There is one ranch-style home and four two-story elevations. They have their own anti-monotony standards to avoid redundancy.

Commissioner Fredrick recapped a conversation he had with Mr. Barenbrugge about bringing in a third-party planner. Mr. Barenbrugge said if a third-party planner is needed, he suggested bringing them in after the preliminary documents have been submitted. Commissioner Fredrick asked the commissioners if they felt a third-party planner was necessary. Commissioner Impson noted the Village revenue is limited and felt that the developer had a good concept and was endeavoring to integrate the plan into the existing site. Commissioner Sheluga concurred and added that the petitioner has been working with staff and addressing concerns. Commissioner Pree liked the plan but reiterated that he did not want fences to be allowed. Commissioner Phillips also liked the plan and felt it worked well with the topography but did not support the Village maintaining the park or roads. Commissioner Pree wanted to see the property at the four dead-end streets maintained by the homeowner's association. He also did not support the Village owning or maintaining the park or roads. He asked to have the Trotter and Associates review updated and a more thorough review presented.

Brief discussion followed on the Land Use Analysis and tree preservation. Mr. Barenbrugge said every attempt would be made to retain good specimens, but the tree preservation plan would be done later in the development process.

- (iii) Questions/comments, by public, including correspondence Chairman Fredrick called for comments from the audience. There was no one in the audience
- (iv) Discussion by Plan Commission

Discussion took place on whether a prohibition on fences should be recommended and part of the motion. Commissioner Pree did not want the lots to be segregated with fences. Chairman Fredrick did not think it should be part of the motion and noted there is an ordinance governing fences.

(v) Motion by Plan Commission

Commissioner Pree made a motion to to recommend approval to Corporate Authorities of the Campton Prairie Subdivision with three changes. Commissioner Impson seconded.

The proposed changes were:

1. The park land would not be owned or maintained by the Village.
2. The roads would not be owned or maintained by the Village.
3. The Trotter Associates report and letter dated March 16 be updated and include a more detailed review.

Upon roll call vote, Chairman Fredrick, Commissioners Impson, Sheluga, Phillips, and Pree voted aye. The motion passed unanimously and Chairman Fredrick declared the motion carried.

Chairman Fredrick called a five minute recess at 8:52 p.m. The meeting was called back to order at 8:57 p.m. The meeting resumed with all members returning and a quorum present.

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**

Commissioner Phillips recused himself and left the dais and sat in the audience.

Building & Zoning Officer Ranieri reviewed his Staff Statement to the Plan Commission dated April 27, 2015 that discusses how Dave and Bonnie Phillips' recent approval for a special use permit allowing a boarding stable on their property (Ordinance O-14-04) is affected by their decision not to build a home on their property. Per 9.1-3 of the Village Code, "Garages or other accessory buildings shall not be permitted in this district except as accessory to a residential use". Officer Ranieri stated that Mr. Phillips could apply for an Agricultural Exempt Permit for the riding arena if the property was still in unincorporated Kane County, but the Village does not have the ability to issue an Agricultural Exempt permit. Discussion followed.

Mr. Phillips said their plans to build a home on the property fell through, but they would like to continue with the other plans to build an indoor riding arena. Mr. Phillips said if he is unable to work things out with the Village, he will ask to de-annex his property with mutual consent. He questioned why the Village does not have the ability to offer an agricultural exemption as Kane County can. Officer Ranieri recapped the research done by Village Attorney Braithwaite. Officer Ranieri answered questions posed by the Plan Commission and explained the intent of the prohibition in the code and possible solutions.

The Plan Commission concurred that staff should work with the Phillips and take any necessary action to allow the addition of a riding arena but it should be limited to the special use permit for this property. Officer Ranieri will discuss their recommendation with the Village Attorney and explore options to allow the riding arena and to consider the prohibition and how it affects other property in the Village and whether it should be expanded to other properties since there are so few that it would affect. General discussion followed. Chairman Fredrick said the Plan Commission supports and encourages agricultural use of the property. He asked that the Village Attorney review this item and include Administrator Johnsen and Mr. Phillips in the discussions.

#### **IV. Old Business**

Commissioner Phillips returned to the dais at this time.

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

Commissioner Phillips said he and Chairman Fredrick participated in a conference call with the Iowa State University liaison and discussed agricultural urbanism, test sites for food production, and agricultural protection. They discussed ways that Illinois could participate and work to spread these ideas to Illinois.

**b. Zoning and Subdivision Ordinance Update**  
This item was tabled.

#### **III. New Business (continued)**

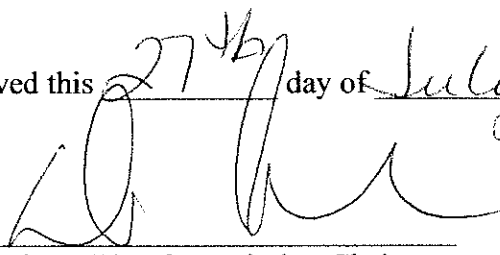
**a. Motion to approve the minutes of the regular meeting of March 17, 2015**  
Commissioner Impson asked that the minutes be corrected to list her as absent.

Commissioner Phillips made a motion to approve the minutes of the regular meeting of March 17, 2015 as amended. Commissioner Sheluga seconded. By a voice vote, the motion passed. Chairman Fredrick declared the motion carried.

#### **V. Adjournment**

Commissioner Pree moved to adjourn the meeting at 9:34 p.m. Commissioner Impson 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<sup>th</sup> day of July, 2015



Don Sheluga, Plan Commission Chairman

Signed this 22<sup>nd</sup> day of Sept 2015