

**MINUTES FOR THE REGULAR MEETING
OF THE CORPORATE AUTHORITIES OF THE
VILLAGE OF CAMPTON HILLS**

May 15, 2018

7:00 P.M.

CAMPTON TOWNSHIP COMMUNITY CENTER
5N082 OLD LAFOX ROAD
Campton Hills, IL

1. **CALL TO ORDER** - President Blecker called the meeting to order at 7:02 p.m.

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

Present

Trustee Andersen

Trustee Girka

Trustee Millette*

Trustee O'Dwyer

Trustee Tyrrell

President Blecker

Absent

Trustee George

Also Present

Administrator Ron Searl

Clerk Vanessa Quail

Police Chief Dan Hoffman

Treasurer Taunya Fischer

B&Z Officer Matt Fitzgibbon

Village Attorney Stewart Diamond

**arrived 8:18 p.m.*

3. **PLEDGE OF ALLEGIANCE** - President Blecker led all those present in the Pledge of Allegiance.

4. **PUBLIC COMMENTS**

Mary Fredrick of Phar Lap Drive, explained her concerns about the road closure of McDonald Road in connection with the Ponds of Stony Creek development. She expressed her view that Elgin has not adequately considered land use plans of neighboring communities; and urged the Board to spend adequate time researching and analyzing the issue. Referencing the KDOT memo in the Board packet, she strongly advised the Board to oppose the road closure - and offered to avail herself for a separate meeting with any of the Board who might wish to further discuss the matter's history.

Jim Kopec of Canterbury Court, identified himself as a founder and former trustee of the Village, and expressed his opposition to transferring the disputed 1,000-foot section of McDonald Road to the City of Elgin. He further explained that the curve on McDonald Road is dangerous, in need of adjustment, regrading, and stop signs; and that while under the jurisdiction of the Village, the Board would retain the power to make necessary improvements to the roadway. Noting the importance of cooperating with the City of Elgin, he asked the Board to reconsider its position and to prevent Cal-Atlantic from encroaching on the right of way.

Mike Redmer of Fielding Court, identified himself as the Vice-President of the Cranston Meadows North Homeowners Association. Citing Elgin's expectation of a 3,000 vehicle/day increase as a result of the Ponds of Stony Creek development, he raised safety concerns for all users of the roadway. He noted that significant diverted traffic will lead to backups, particularly because of the hills, curves, driveways and side streets along McDonald Road. He expressed particular safety concerns for special needs children in the area. Speaking on behalf of the Homeowners Association, he proposed a joint impact study with other appropriate jurisdictions and urged the Board to consider the long-term implications of the Ponds of Stony Creek development.

Dave Wilson of Whirlaway Drive in the Arlington Estates subdivision praised the Board's consistent dedication to the well-being of the residents and environment over the past 11 years. He expressed his appreciation for the open space and sense of community within the Village; but stated that he felt Elgin's agenda is contrary to the Village's values. He stated that Arlington Estates has well over 100 families, many of whom have young children whose safety is a concern. He urged the Board to continue to take good care in representing the community and to consider the long-term implications of the 1,000-foot stretch of McDonald Road.

Aubry Neville of McDonald Road, reiterated the points made by earlier speakers regarding the McDonald Road closure. He explained that, as a resident who lives directly on McDonald Road, he was troubled by the fact that he only learned of the closure a day ago, since there will be no other lead entry into his property for the two month duration of the closure. He further expressed disappointment over the Elgin mayor's poor handling of the matter; and he cautioned the Board against giving up any Village property.

Josh Nelson of Corron Road, identified himself as a lifelong resident of the area, as well as an employee of Campton Township, working as an ecological restoration technician. He spoke about the Ponds of Stony Creek's negative impacts to natural habitats for birds as well as other species the Township is hoping to restore, such as varieties of bees and turtles. He explained that ground water tables will be adversely impacted by the development, and that the water quality would be compromised because of the road salt, herbicides and pesticides. Emphasizing the importance of protecting Corron Farm, he urged the Board to support 100 feet of natural buffer and to conduct a water resource study.

Joseph Marinacci of Johnsway Lane, explained that he is a 27-year resident of the Arlington Estates community. He referenced Administrator Searls letter (contained in the Board packet) pertaining to the potential transfer of roadway to Elgin. He cautioned the Board against offering such concessions, should it appear that the Village is relinquishing control. He asked the Board to strengthen its position in favor of keeping the roadway.

Wanda Brost of Northern Dancer Lane, reiterated concerns shared with others speaking in Public Comments. She noted specifically that McDonald Road is a main concern since, along with concerns relating to the Ponds of Stony Creek, there is another 300-unit development in progress near the Jewel grocery store. As a result, she explained that McDonald will experience significantly more traffic as a mode to access Route 47. She further expressed serious concerns over the compromise to homeowner safety. Speaking on her own behalf and that of the original petitioners and steadfast supporters of the Village's incorporation, she asked that the Board take all such concerns into consideration.

Donna Zocher of Northern Dancer Lane, presented her expertise based on her civil engineering background. Accordingly, she asked the Board to impose weight restrictions, noting static loads on the road are more damaging than live loads. She further urged the Board to discourage the Ponds of Stony Creek development from using the village portion of the road. She advised that the traffic study should take into account future commercial/office space building near Corron and McDonald Roads. Stating that current construction hours appear to be sun up to sun down, with no specifics hours imposed by Elgin, she suggested that the Village make an effort to limit the time frame to the customary 7:00 a.m. - 3:00 p.m. weekday hours.

Patsy Smith of Homeward Glen Drive, spoke on the Ponds of Stony Creek matter and reiterated opposition shared with others in Public Comments. She emphasized that the

Village has the power to negotiate and advised the Board against giving anything away without applying pressure in return. She recommended first a close examination of the map to determine proper borders, and to subsequently engage Elgin in conversation before taking any action. She made further recommendations including: to resurrect an IGA for snow removal with Plato and Campton Townships; to keep the road in the Village's jurisdiction; to use escrow funds to pay for a traffic study; and to examine Elgin's annexation agreement to confirm that the land in question is the Village's right of way. On matters unrelated to the Ponds of Stony Creek development, she expressed her support for Kyle Wright's nomination to the Community Relations Committee; and said she is in favor of waiving legal fees in connection with the Strom Family's zoning application process.

Dan McSweeney of Cloverfield Circle emphasized that the community members present are the ones who made incorporation happen; and he reiterated the sentiment expressed by earlier speakers in Public Comments who have been steadfast in their commitment to preserving open space. He cautioned the Board about the adverse effects of the Ponds of Stony Creek development will have on the community and the environment and urged the Board to research the consequences and to go to reasonable lengths to address the residents' concerns.

President Blecker stated that although it is unorthodox to hold discussion during the Public Comments portion of the agenda, he acknowledged the seriousness of the public's concerns and asked Attorney Diamond to explain the facts and legal ramifications of this multi-faceted issue. Accordingly, Attorney Diamond advised that one municipality has no power with regard to how the other zones the property; and that one government body cannot use its roadway to prevent another government body from pursuing its plans. He expressed regret that Elgin was not responsive; but that he plans to carefully review the matter and address concerns. Trustee Andersen raised questions about the service access for emergency vehicles; and Attorney Diamond agreed that also needs to be addressed.

5. CONSENT AGENDA

- a. Motion to approve the minutes of the April 26, 2018 Special Meeting
- b. Motion to approve the minutes of the May 1, 2018 Regular Meeting
- c. Motion to approve payment of bills per Warrant List #18-26
- d. Motion to approve payment of bills per Warrant List #19-02
- e. Motion to approve the President's appointment of Kyle Wright to the Community Relations Committee for a term to expire May 15, 2021

Trustee Tyrrell pulled Item C of the Consent Agenda.

MOTION TO APPROVE ITEMS A, B, D and E, OF THE CONSENT AGENDA, made by Trustee Tyrrell; seconded by Trustee O'Dwyer.

Roll Call Vote:	[AYES: 4]	[NAYES: 0]	[ABSENT: 2]	Motion CARRIED
	Andersen		George	
	Girka		Millette	
	O'Dwyer			
	Tyrrell			

MOTION TO APPROVE PAYMENT OF BILLS PER WARRANT LIST #18-26 (ITEM C OF THE CONSENT AGENDA) made by Trustee Tyrrell; seconded by Trustee O'Dwyer.

President Blecker pulled Item 7b from the Agenda, and explained that upon review of the contract, the Village Attorney advised that the matter could be handled with a work order. No action would therefore be required.

- c. **MOTION TO WAIVE \$1,000 IN LEGAL FEES INCURRED BY TYLER STROM RELATING TO THE PLANNING OF HIS PROPERTY AS A WEDDING VENUE**, made by Trustee Millette; and seconded by Trustee Andersen.

Administrator Searl provided a summary of the issue and explained that there did not appear to be any portion of the legal bills which could be attributable to the transition of the Zoning Administrator position. He noted that the meeting with Tyler Strom was positive and proactive; but that the issue was brought before the Board on the basis that the Strom family are long-time residents, and that the plans for the property are in harmony with the Village's plan. Discussion followed in which Trustees O'Dwyer and Tyrrell objected to setting a precedent whereby the Village would pay residents' legal fees. President Blecker concurred.

Trustees Andersen and Millette discussed the good and fair practice of informing the residents of the application process which often involves legal engineering fees. They agreed that a discount in this case would be appropriate because the Village did not fully inform the Strom Family of the process. Trustee Millette suggested that the process ought to be clear and well defined, and that the application should be complete before it is sent for legal review. He also noted that the transition in the Zoning Administrator position (between Chris Ranieri and Matt Fitzgibbon) should not be underestimated.

Roll Call Vote: [AYES: 2] [NAYES: 3] [ABSENT: 1] Motion **FAILED**
 Andersen Girka George
 Millette O'Dwyer
 Tyrrell

8. DISCUSSION ITEMS

- a. *McDonald Road Right of Way adjacent to Ponds of Stony Creek Development* - President Blecker noted that the matter had already been discussed by Attorney Diamond earlier in the Agenda.
- b. *Strategic Plan Goals Review* - Trustee Tyrrell asked Administrator Searl to update the matrix by removing old dates and updating as needed. There was no further discussion.
- c. *Legislative Counsel Usage Procedure* - There was no discussion.
- d. *Board and Committee Appointments*
 - i. *Presentation to the Board at the June 5, 2018 meeting* - There was no discussion.
- e. *Items for Future Consideration*
 - i. *10-Year Capital Plan Beginning FY 2019*
 - ii. *Ordinance 18-05 Committing Portions of the General Fund Balance and Capital Projects Reserve Fund Balance and Transferring Funds to the Police Pension Fund*

Trustee O'Dwyer led the discussion on items (i.) and (ii.) about strategizing the best possible way to optimize the transfer of funds to the Police Pension Fund, in order to have some assurance of improved performance. He emphasized that such action would alleviate the burden on the community in the future. President Blecker concurred and supported the idea for the Police Pension Fund put out an RFP for pension fund managers. Attorney Diamond explained that the Board could enter into a formal agreement with the Police Pension Fund, to ensure that certain specifications are met if such an amount of money were placed in the Fund. The Board concurred; and Administrator Searl said that he would verify the specific numbers.

9. ADDITIONAL ITEMS FROM THE VILLAGE PRESIDENT, TRUSTEES, VILLAGE ADMINISTRATOR, VILLAGE ATTORNEY OR STAFF

- Trustee Andersen said that she is continuing her efforts on the tornado siren project.
- Trustee Girka raised a previously tabled discussion on his idea for business and contractor licensing, which he said that he would like to pursue. Attorney Diamond explained that such fees charged like taxes are not permitted under Illinois law, and that fees must have a reasonable relationship to the government's enforcement.

10. CLOSED SESSION - MOTION FOR THE VILLAGE BOARD TO GO INTO CLOSED SESSION AS PERMITTED BY THE OPEN MEETINGS ACT TO DISCUSS ONE OR MORE OF THE FOLLOWING MATTERS:

- a. Litigation that is filed and pending or is probable or imminent. 2(c)(11)
- b. Appointment, employment, compensation, discipline, performance, or dismissal of specific employees or officials, including legal counsel. 2(c)(1) & (3), made by Trustee Millette; and seconded by Trustee O'Dwyer.

Roll Call Vote:	[AYES: 5]	[NAYES: 0]	[ABSENT: 1]	Motion CARRIED
	Andersen		George	
	Girka			
	Millette			
	O'Dwyer			
	Tyrrell			

The Board went into Closed Session at 9:24 p.m.; and President Blecker reconvened the Regular Meeting at 10:15 p.m.

Clerk Quail called the Roll:

<i>Present</i>	<i>Absent</i>	<i>Also Present</i>
Trustee Andersen	Trustee George	Administrator Searl
Trustee Girka		Clerk Quail
Trustee Millette		Attorney Stewart Diamond
Trustee O'Dwyer		
Trustee Tyrrell		
President Blecker		

MOTION TO EXTEND THE MEETING PAST 9:30 P.M., made by Trustee Andersen; and seconded by Trustee Tyrrell.

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