

**MINUTES FOR THE JOINT MEETING OF THE VILLAGE BOARD AND THE
PLAN COMMISSION / ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS
MAY 22, 2017 AT 7:30 P.M.**

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

1. President Blecker called the meeting to order at 7:31 p.m.
2. ROLL CALL
Clerk Quail called the roll.

VILLAGE BOARD

Present

President Blecker
Trustee Andersen
Trustee Millette
Trustee Tyrrell

Absent

Trustee George
Trustee Girka
Trustee O'Dwyer

PLAN COMMISSION/ZONING BOARD OF APPEALS

Present

Chairman Carpenter
Commissioner Brauer
Commissioner Dragoo
Commissioner Johnson
Commissioner Phillips (*arrived at 8:03 p.m.*)
Commissioner Pree

ALSO PRESENT

Administrator Searl
Zoning Officer Ranieri
Clerk Quail

3. President Blecker led all those present in the Pledge of Allegiance.
4. PUBLIC COMMENTS
There were no public comments.
5. NEW BUSINESS
 - a. Plan Commission/Zoning Board of Appeals
 - i. Roles and Responsibilities - Overview
 - *President Blecker read from the Village Code the roles and responsibilities of both the Plan Commission and the Zoning Board of Appeals ("PC/ZBA"). Commissioner Pree clarified that the PC/ZBA's function is that of an advisory role.*
 - *Discussion followed amongst Trustees Tyrrell, Andersen and Millette regarding the Village Board's high regard for the recommendations of the PC/ZBA; and its concern for adherence to the Comprehensive Plan as well as the Green Infrastructure Plan.*
 - *Trustee Tyrrell noted that, according to State statute, Committees and Commissions are advisory.*

- *Commissioner Johnson noted that the Zoning Board of Appeals carries authority in legal challenges.*
- *President Blecker stated that the PC/ZBA and the Village Board have a mutual responsibility to serve the best interest of the community. Chairman Carpenter concurred.*
- *Trustee Andersen inquired as to why the public hearing (scheduled in the PC/ZBA meeting dated 5/22/2017), was canceled; and Mr. Ranieri clarified that the cancellation was due to some incorrect information which had been identified in the application.*
- *Chairman Carpenter asked for clarification about what the Trustees rely upon to make their decisions, and asked if the Trustees use or obtain any other materials apart from the PC/ZBA meeting minutes. Chairman Carpenter further inquired as to why the Trustees do not contact the PC/ZBA with questions, prior to making decisions. Trustee Andersen stated that she routinely accesses all the information available to her, before making a decision. Trustee Millette reiterated his respect for the PC/ZBA's opinions, and further noted his own practical experience in decision-making processes.*

ii. **Community Development Philosophy**

- *Trustee Tyrrell noted the importance of the Comprehensive Plan and the long term vision of the Village, which should continue to drive the mission and vision statements. He further offered a brief historical background of the spirit behind the incorporation of the village – namely to protect the borders from high-density housing, and to maintain a semi-rural environment for the community.*
- *Trustee Andersen also noted the conservation of water resources as another motivating factor behind the Village's incorporation. Discussion followed amongst Chairman Carpenter, Commissioner Johnson and President Blecker, regarding what realistic control the Village has over the water resources - and how that relates to Wasco Sanitary District; and the recharging areas for wells. Commissioner Johnson noted that property values and housing demand trends, as well as the prospect of senior housing should also be evaluated.*
- *Trustee Tyrrell offered the example of the Strom Family Farm, which is the first to enroll in the County's Farm Preservation, to illustrate the community development philosophy.*
- *Commissioner Phillips asked Trustee Tyrrell if he believes the Plan Commission has ever strayed from the vision of the Community Development Philosophy. Discussion followed in which Trustee Tyrrell explained slight ways in which he believes the Plan Commission has deviated from the Village's original mission to preserve open space. Commissioner Phillips affirmed that the PC/ZBA and the Board of Trustees share the same commitment and vision; and that they also share an obligation to evaluate the demand for large lot developments in the long term.*
- *Commissioner Phillips noted the balance of reality versus expectations in a semi-rural lifestyle; and cited the examples of comparatively slow snow removal on the streets, as well as the environmental impact of road salt seeping into wetlands.*

b. Plan Commission Comprehensive Plan Work

- *Trustee Tyrrell noted the importance of water resources in the Comprehensive Plan, and specifically mentioned Burlington/McDonald as one of the largest groundwater recharge areas in the county. He encouraged the PC/ZBA to prioritize items in the Comprehensive Plan, which may need refinement.*
- *Chairman Carpenter clarified that the Water Resources Committee is a subcommittee of the Plan Commission. Administrator Searl concurred. Chairman Carpenter further asked the Board for some clarification about what the Board expects of the PC/ZBA. He questioned where the directive for change would come from.*
- *Trustee Millette reiterated Commissioner Johnson's earlier point about housing demand trends, particularly regarding a future potential for senior housing.*
- *Trustee Andersen expressed the importance for having tools to discern critical areas for development.*
- *Commissioner Pree noted the Village's responsibility to take care of the people who currently live in the Village, to ensure their water supply is protected.*
- *Administrator Searl explained a water resources grant application currently in progress with CMAP, on which Trustee George is also working, with a due date of June 29, 2017.*
- *Trustee Tyrrell urged Chairman Carpenter to direct the Plan Commission's efforts toward "macro-level" topics like water recharge areas, and obtaining water recharge maps.*
- *Trustee Andersen reiterated earlier points emphasizing concern about younger generations' desire to live in a semi-rural setting, and suggested enhancing the Village's appeal by making it a biking/walking community.*
- *Commissioner Phillips suggested public hearings on the Village's zoning, as a way for the community to provide input that can lead to revisions which are representative of what people in the community want.*
- *President Blecker stated that the public will have an opportunity to participate in a public hearing process when the new zoning ordinance is presented.*
- *Administrator Searl explained the process by which the consultant and the steering committee will have made modifications to the zoning ordinance to ensure it is appropriate to the Village. He further explained that the existing ordinance had been adopted from the county at the time of the Village's inception ten years ago.*

c. CMAP ON TO 2050

- *Administrator Searl explained CMAP has launched "On To 2050" a revision of their "Go to 2040" plan. CMAP has asked the Village to host a workshop, and would invite the neighboring communities of Burlington, Lily Lake, Maple Park and Virgil. Plan Commission, Village Board members and staff would also be invited to attend. CMAP is looking for input as they proceed toward creating the 2050 plan. Administrator Searl said that he would work with CMAP to determine an ideal date for the event.*

6. **MOTION TO ADJOURN THE MEETING**, made by Trustee Tyrrell; and seconded by Trustee Andersen.

Voice Vote: [AYES: 3] [NAYES: 0] **Motion CARRIED**

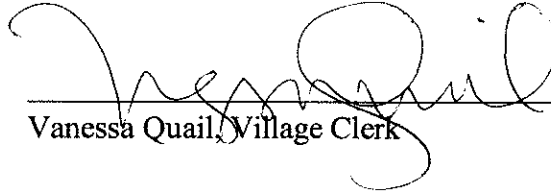
President Blecker adjourned the meeting at 9:17 p.m.

Approved this 12th day

of July, 2017



Harry Blecker, Village President



Vanessa Quail, Village Clerk