

**MINUTES FOR THE REGULAR MEETING
OF THE PLAN COMMISSION
OF THE VILLAGE OF CAMPTON HILLS
MAY 23, 2016 7:00 P.M.**

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

1. Call to Order

Clerk Girka called the meeting to order at 7:08pm

2. Roll Call

Present: Joe Carpenter, Joe Dragoo, Christine Brauer, Wendy White Eagle, John Pree, Dave Phillips (arrived at 7:11pm)

Also Present: Clerk Girka, Zoning Officer Ranieri

Motion to appoint Joe Carpenter as Chairperson Pro Tem made by Member White Eagle; seconded by Member Brauer

Roll Call Vote:

5-Ayes: Members: Brauer, Dragoo, Pree, Phillips, White Eagle

0-Nays

Motion Carried.

3. Public Comments

Public was present, no comments

4. Conduct a public hearing and consider recommendations to the Village Board concerning application for a variation to allow for the stable and keeping of no more than 2 horses on their lot on the property commonly known as 40W633 Bridle Creek Dr, Campton Hills, IL, Zoned R-1
- A. Chairperson Carpenter called the Public Hearing to Order.
 - B. Zoning Officer Ranieri confirmed that proper notice had been posted.
 - C. Zoning Officer Ranieri gave a summary of the petition.
 - D. Petitioners Sworn in.
 - E. Member White Eagle asked about the R-1 zoning and if horses are allowed?
 - a. Officer Ranieri gave explanation why it is.
 - F. Member Phillips asked about staff recommendations?
 - a. Officer Ranieri recommended that it be allowed and showed numerous adjoining properties that already have horses.
 - G. Property owner Jack Cronan spoke about the reason for this request being a part of his agreement with the potential buyer of this property. Mr. Cronan fielded numerous questions for the commission members.
 - H. Kimberly Hancock, prospective buyer, gave explanation about her intended use for the property.

Motion to close the Public Hearing made by Member Phillips; seconded by Member Brauer

Roll Call Vote:

6-Ayes: Members: Brauer, Carpenter, Dragoo, Pree, Phillips, and White Eagle

0-Nays

Motion Carried.

Motion to recommend approval to the Village Board concerning application for a variation to allow for the stable and keeping of no more than 2 horses on their lot on the property commonly known as 40W633 Bridle Creek Dr, Campton Hills, IL, Zoned R-1 made by Member Phillips; seconded by Member White Eagle

Roll Call Vote:

5-Ayes: Members: Brauer, Carpenter, Dragoo, Phillips, and White Eagle

1-Nay: Member: Pree

Motion Carried.

5. New Business

- a. Discussion and consider recommendations to the Village Board for a Minor Amendment to the Campton Crossings PUD Unit 2 (Campton Square) to expand the list of allowable uses at the request of the contract purchaser " 40W099 ROUTE 64 LLC", for a 4000 sq.ft. restaurant that will request a liquor license. Common address 40W099 Rte 64.

Discussion ensued:

- Restaurateur Colin Smith gave an explanation of the restaurant he is planning to open and why he has chosen Campton Hills.
 - Fine Dining Scottish themed food and drink.
 - Chose Campton Hills because his research showed that it is an up and coming community.
- Member of the Commission were very excited to hear about this establishment and wished Mr. Smith the best of luck.

Motion to recommend to the Village Board to approve for a Minor Amendment to the Campton Crossing PUD Unit 2(Campton Square) to expand the list of allowable uses at the request of the contract purchaser "40W099 Route 64 LLC" for a 4000 sq. ft. restaurant that will request a liquor license. Common address 40W099 Rte. 64 made by Member Pree; seconded by Member White Eagle

Roll Call Vote:

6-Ayes: Members: Brauer, Carpenter, Dragoo, Pree, Phillips, and White Eagle

0-Nays

Motion Carried.

Officer Ranieri left the meeting at 7:55pm

- b. Motion to approve the April 25, 2016 Plan Commission/Zoning Board of Appeals meeting minutes

Discussion ensued:

- Member Pree pointed out corrections to be made.

Motion to approve the April 25, 2016 Plan Commission/Zoning Board of Appeals, as amended made by Member Phillips; seconded by Member White Eagle

Voice Vote:

5-Ayes

0-Nays

1-Abstain

Motion Carried.

- c. Motion to approve the May 17, 2016 Plan Commission/Zoning Board of Appeals meeting minutes.

Motion to approve the May 17, 2016 Plan Commission/Zoning Board of Appeals meeting minutes made by Member Phillips; seconded by Member Drago

Voice Vote:

4-Ayes

0-Nays

2-Abstain

Motion Carried.

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:

- Member Phillips presented the members with a handout describing cluster housing being connected to agricultural land to produce food for the residents of the housing.
- Member Phillips spoke about an upcoming meeting the Water Resources Committee will be having with Village HOAs to discuss best use policies for water.

Motion to endorse the Sustainable Building Statement as written and to present to the Steering Committee and Village Authorities to be considered for including in the drafting of Zoning and Sub Division Ordinances made by Member Pree; seconded by Member White Eagle

Voice Vote:

6-Ayes

0-Nays.

Motion Carried.

Members reached consensus to recommend to the Village Board the appointment of Joe Carpenter as Chair Person.

7. Adjournment

Motion to adjourn the meeting at 8:42pm made by Member White Eagle; seconded by Member Drago

Voice Vote:

6-Ayes


0-Nays

Motion Carried.

Approved this 28 day of July, 2016.



Chairperson Joe Carpenter



Village Clerk Nicholas Girka