

**AGENDA FOR THE REGULAR MEETING OF THE
PLAN COMMISSION / ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS
June 24, 2019 7:00 P.M.**

Village Hall
40W270 LaFox Road, Ste B
CAMPTON HILLS, ILLINOIS

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comments**
Sign-up sheets are at the rear of room. Please limit remarks to 3 minutes per person and do not repeat topics previously discussed; total time allotted is 30 minutes.
- 4. Motion to approve meeting minutes** of May 20, 2019.
- 5. Discussion Items:**
 - a. Review current **zoning code**
- 6. Other Business** that normally would come before the Plan Commission for discussion
- 7. Adjournment**

MINUTES FOR THE REGULAR MEETING

OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS

VILLAGE OF CAMPTON HILLS

May 20, 2019

7:00 P.M.

CAMPTON TOWNSHIP COMMUNITY CENTER

5N082 OLD LAFOX ROAD

Campton Hills, IL

1. **CALL TO ORDER** – Chairman Johnson called the meeting to order at 7:02 p.m.

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

Present

Commissioner Christine Brauer
Commissioner Joe Carpenter
Commissioner Sue Clarkson
Commissioner Joe Dragoo
Commissioner John Pree
Chairman Jerry Johnson

Absent

Also Present

Attorney Kurt Asprooth
Administrator Ron Searl
Village Clerk Lynn Baez

3. **MOTION TO APPROVE MEETING MINUTES OF MARCH 25, 2019**, made by Commissioner Brauer, and second by Commissioner Dragoo

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

4 **PUBLIC HEARING**

Petition for a variance at 42W271 Burlington Road, Campton Hills, IL. 60124; PIN: 08-04-452-002; by Bryan Dalzell to increase the combined total area under roof of a maximum total of two (2) accessory structures – from the allowable maximum area of 900 square feet to 1,248 square feet.

Swearing In Of All Who May Wish to Speak

Chairman Johnson administered the oath for all those who wished to speak.

a. **MOTION TO CONVENE THE PUBLIC HEARING TO CONSIDER A VARIANCE AT 42W271 BURLINGTON RD, CAMPTON HILLS, IL 60124; PIN 08-04-452-002** made by Commissioner Clarkson, and second by Commissioner Carpenter.

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

Staff Overview

The proposed new structure would be an increase of 672 square feet over the existing 576 square feet. The request exceeds the maximum allowable by 348 square feet.

Presentation by Petitioner(s) or Their Representatives

The applicant testified at the hearing and presented documentary evidence.

Plan Commission Review

- There appears no presence of hardship conditions concerning the topography of the land
- The Applicant identified no physical characteristics in the Application, nor in the course of the public hearing, which would prevent the property from being used in conformity with the existing requirements of the Zoning Ordinance

Hearing Open to the Public – No public present.

Further Comment – None

MOTION TO ADJOURN PUBLIC HEARING, made by Commissioner Pree; and seconded by Commissioner Carpenter.

ACTION ITEMS

- a. **MOTION TO RECOMMEND APPROVAL OF FINDING OF FACT FOR A VARIANCE AT 42W271 BURLINGTON RD, CAMPTON HILLS, IL, 60175; PIN 08-04-452-002 BY BRYAN DALZELL TO ACCOMMODATE BUILDING A LARGER GARAGE** made by Commissioner Clarkson, seconded by Commissioner Carpenter

Roll Call Vote: [AYES: 5] [NAYES: 0] [ABSENT: 0] Motion **CARRIED**
Brauer
Carpenter
Clarkson
Dragoo
Pree

- a. **MOTION TO RECOMMEND APPROVAL OF VARIANCE AT 42W271 BURLINGTON RD, CAMPTON HILLS, IL 60175; PIN PIN 08-04-452-002 BY BRYAN DALZELL TO ACCOMMODATE BUILDING A LARGER GARAGE** made by Commissioner Bauer; seconded by Commissioner Dragoo.

Roll Call Vote: [AYES: 2] [NAYES: 3] [ABSENT: 0] Motion **FAILED**
Brauer Dragoo
Clarkson Carpenter
Pree

Attorney Asprooth commented the next step is for the petition to be presented to the Village Board. In order for the Village Board to override the recommendation of the Plan Commission/Zoning Board of Appeals, the Village Board will require a supermajority vote

10. ADJOURNMENT - MOTION TO ADJOURN THE MEETING at 8:00pm, made by Commissioner Brauer, and seconded Commissioner Dragoo

Voice Vote: [AYES: 6] [NAYES: 0] [ABSENT: 0] Motion **CARRIED**

Approved this _____ day of _____, 2019

Jerry Johnson – Chairman

Lynn Baez - Village Clerk