

**MINUTES FOR THE REGULAR MEETING OF THE
PLAN COMMISSION / ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS
JULY 24, 2017 AT 7:00 P.M.**

VILLAGE HALL
40W270 LAFOX ROAD, STE B
CAMPTON HILLS, ILLINOIS

1. CALL TO ORDER

Chairman *Pro Tempore* Phillips* called the meeting to order at 7:07 p.m.

2. ROLL CALL – Clerk Quail called the Roll:

Present

Commissioner Brauer
Commissioner Dragoo
Commissioner Johnson
Commissioner Phillips*
Commissioner Pree

Absent

Chairman Carpenter

Also Present

Administrator Searl
Clerk Quail
Village Board Trustee Tyrrell

**The PC/ZBA designated Commissioner Phillips as the Chairman Pro Tempore for the duration of the meeting, in the absence of Chairman Carpenter.*

3. PUBLIC COMMENTS

There were no public comments.

4. **MOTION TO APPROVE THE MAY 22, 2017, PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING MINUTES**, made by Commissioner Pree; and seconded by Commissioner Johnson.

Voice Vote: [AYES: 4] [NAYES: 0]

Motion **CARRIED**

5. **MOTION TO ACCCEPT THE MAY 22, 2017, PLAN COMMISISON/ZOING BOARD OF APPEALS JOINT MEETING WITH THE VILLAGE BOARD MEETING MINUTES, AS AMENDED**, made by Commissioner Brauer; and seconded by Commissioner Johnson.

Clarifications were made to comments by Commissioners Phillips and Pree.

Voice Vote: [AYES: 4] [NAYES: 0]

Motion **CARRIED**

6. DISCUSSION AND CONISDERATION OF A KANE COUNTY PETITION FROM JAMES INNANTONE, 43W185 BURLINGTON ROAD, ELGIN, IL, TO AMEND THE ZONING TO F1.

- Administrator Searl provided a summary of the staff report memo provided to the Commission, and noted that the staff is not recommending that the Village object to the amendment.
- Commissioner Pree expressed his disappointment that the Petitioner did not appear at the meeting to explain Petitioner's intent behind the amendment to the zoning. He further questioned the Petitioner's plan. Commissioner Pree stated his preference for the land to remain zoned "F".
- Discussion continued among the Commissioners regarding clarification of the parcels identified in the Petition.
- Commissioner Johnson stated that he felt he needs more information about the intent of the subdivision; and expressed hope that land in that area would be part of the County Farmland Easement Program.
- Commissioner Brauer urged the Commission to make a recommendation on the zoning; and to offer suggestions about the preservation of farmland.
- Commissioner Phillips noted that the Petition is going in front of the County on August 8th.
- The Commission collectively agreed that their preference is for as much land to remain farmland as possible.
- Commissioner Johnson noted that it does not appear the existing zoning would impair the owner's ability to sell the property, and again questioned the dividing of the property.
- Discussion continued among the Commissioners, in an effort to understand the precise way in which the parcels would be divided, and how those would be zoned.

MOTION TO RECOMMEND TO THE CAMPTON HILLS CORPORATE AUTHORITIES THAT THE 8.7 ACRES BE ZONED F1; AND THE REMAINING 16+ ACRES REMAIN ZONED F, made by Commissioner Brauer; and seconded by Commissioner Dragoo.

Voice Vote: [AYES: 3] [NAYES: 2] Motion **CARRIED**

MOTION TO RECOMMEND TO THE CAMPTON HILLS CORPORATE AUTHORITIES THAT THE VILLAGE REQUEST THE COUNTY TAKE ANY MEASURES POSSIBLE TO ENSURE THAT THE 16+ ACRES REMAIN ZONED F ("FARMING") FOR AS LONG AS POSSIBLE, made by Commissioner Pree; and seconded by Commissioner Johnson.

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

7. OTHER BUSINESS THAT NORMALLY WOULD COME BEFORE THE PLAN COMMISSION FOR DISCUSSION

- Administrator Searl reported that the Village Board would like the Plan Commission to hold off on the evaluation of the Comprehensive Plan until the Village's new zoning code has been finalized.

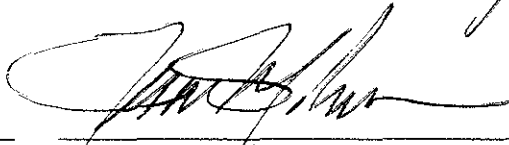
8. **MOTION TO ADJOURN THE MEETING**, made by Commissioner Brauer; and seconded by Commissioner Dragoo.

Voice Vote: [AYES: 5] [NAYES: 0]

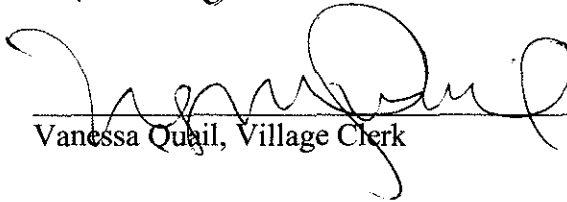
Motion **CARRIED**

The meeting adjourned at 8:24 p.m.

Approved this 28 day of August, 2017.



Jerome H. Johnson
Chairman
Plan Commission/Zoning Board of Appeals



Vanessa Quail, Village Clerk