

**MINUTES FOR THE REGULAR MEETING OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS
JULY 27, 2015, 7:00 P.M.
THE CAMPTON TOWNSHIP COMMUNITY CENTER
5N082 OLD LAFOX ROAD
CAMPTON HILLS, ILLINOIS**

1. Call to Order

Don Sheluga called the meeting to order at 7:08 pm

2. Roll Call

Clerk Girka called the roll:

Present: Don Sheluga, Joe Carpenter, Christine Brauer, John Pree, David Phillips

Absent: Wendy White Eagle, Stephany Impson

Also Present: President Blecker, Clerk Girka, Administrator Johnsen, Building and Zoning Officer Ranieri

3. Public Comment

Village President Blecker thanked Don Sheluga for taking over as Chairperson and thanked the committee members for their time during the transition and noted the importance of this Commission to the Village.

President Blecker left the meeting at 7:13

4. New Business

- a. Motion to approve the minutes of April 27, 2015 and May 18, 2015 made by David Phillips; seconded by John Pree

Voice Vote:

4-Ayes

0-Nays

Motion carried.

- b. Combined with motion a

- c. Motion to open public hearing for recommendations to the Village Board concerning applications for (1) a zoning amendment to re-zone E-2 Estate Residential to F-Farming and (2) a special use permit to allow a public stable and accessory uses on the property commonly known as 41W933 Beith Road, Campton Hills, Illinois 60117 (PINS: 08-27-351-010 and 08-28-478-001) made by John Pree; seconded by Christine Brauer.

Voice Vote:

4-Ayes

0-Nays

Motion Carried.

David Phillips removed himself from the Board to testify.

David Phillips was sworn in by Chairman Sheluga to provide testimony.

Discussion ensued:

Building and Zoning Officer Ranieri provided comment:

- For the owners to construct an accessory structure, they need to have a main living structure on the property.

- Building and Zoning Officer Ranieri recommended changing the zoning on the parcel to Farming District to allow for an accessory structure.
- Building and Zoning Officer Ranieri added that the owner is concerned about the ramifications of changing from a residential to public/commercial use.

Administrator Johnsen noted the current conditions and stipulations currently in place for the existing special use.

David and Bonnie Phillips were invited to provide testimony:

- Mr. Phillips suggested amending the language of the existing special use permit to accommodate their needs.
- The owners are not interested in being a commercial entity and following those guidelines does not suit their intended use.
- Mr. Phillips stated that the property is a horse campus and is intended to only be used by friends and family.
- Mr. Phillips is asking for the Commission to examine the intended use of the property.
- Bonnie Phillips added:
 - Approximately 9 acres would be growing areas for hay and other crops for feed.
 - Another 5-6 acres is being transformed for grazing.

Commissioner Pree:

- Likes the property and wants to keep it rural in nature.
- There are numerous details that need to be reviewed and approved one at a time and cannot vote at this time on the whole project.

Mr. Phillips added that he would like the commission to recommend a change to the fee structure.

Commissioner Brauer:

- Believes this should be resolved and should amend accordingly to suit the Village and resident's needs.
- Some of the suggested rules and regulations should be reviewed.

Motion to close public hearing made by John Pree; seconded by Christine Brauer

Voice Vote:

3-Ayes

0-Nays

Motion carried.

Motion to approve a special use permit to allow a public stable and accessory uses on the property commonly known as 41W933 Beith Road, Campton Hills, Illinois 60117 (PINS: 08-27-351-010 and 08-28-478-001) limited with 4 existing conditions remain in place and no further restrictions; seconded by Joe Carpenter.

Roll Call Vote:

4-eyes: Brauer, Carpenter, Pree, Sheluga

0-Nays

1-Abstain: Phillips

Motion carried.

Administrator Johnsen shared that the summary recommendation comes from Chairperson Sheluga in "Findings of Fact".

David Phillips rejoined the Planning Commission at 8:56 pm.

d. Additional Items coming before the Plan Commission

Discussion ensued:

- Chairman Sheluga commented on the proposed Doppler Radar Tower proposal and recommendations as presented to WLS.
 - Administrator Johnsen added that WLS had provided responses to the requests made and overall they were very positive.
- Commissioner Phillips commented on the conference call he participated in regarding Urban Farming.
 - Urban Agriculture sponsors spoke that they can help implement a more appropriate model tailor-made for our area.
 - There are a lot of learning tools to help protect our rural identity and visual landscape.

5. Old Business

a. Planning the implementation of short, medium, and long term strategies outlined in the Village Comprehensive Plan and report from assigned Chairs

- Administrator Johnsen provided comment on the Tech memo prepared by Camiros.

b. Update Regarding the Consolidation of the Plan Commission and Zoning Board of Appeals

- Chairperson Sheluga stated that the Village Board approved consolidation of Planning Commission and Zoning Board, and clarified new roles.

6. Motion to adjourn the meeting at 9:32 pm made by Commissioner Carpenter; seconded by Commissioner Brauer.

Voice Vote:

5-Ayes

0-Nays

Motion carried.

Approved this 28th day of September, 2015.


Chairman Don Sheluga


Village Clerk Nicholas Girka