

**MINUTES FOR THE REGULAR MEETING
OF THE CORPORATE AUTHORITIES OF THE
VILLAGE OF CAMPTON HILLS
AUGUST 18, 2015 7:00 P.M.**

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

1. Call to Order

2. Roll Call

Administrator Johnsen, acting as recording secretary, called the roll:

Present: President Blecker, Trustee Andersen, Trustee George, Trustee McKelvie, Trustee Millette, Trustee O'Dwyer, Trustee Tyrrell

Also present: Clerk Girka (arrived at 7:09pm), Administrator Johnsen, Treasurer Long, Building and Zoning Officer Ranieri

3. Pledge of Allegiance

President Blecker led the Board and audience in the Pledge of Allegiance.

4. Public Comments

Wayne Kinzler commented about a code enforcement complaint at 5N970 Dominion Drive and provided the Village Board with documentation on the issue.

5. Consent Agenda [By a single unanimous vote, called an omnibus vote, the Board may approve a number of unrelated items. There may be no discussion, but any Trustee may remove any one or more items from the Consent Agenda, whereupon that item goes on the agenda below.]

- a. **Motion to approve payment of bills per Warrant List #16-07**
- b. **Motion to approve the minutes of the August 6, 2015 Regular Meeting**
- c. **Motion to accept the resignation of Stephany Impson as the Administrative Adjudication Hearing Officer.**
- d. **Motion to accept the resignation of Stephany Impson from the Plan Commission**

Motion to approve the Consent Agenda as presented made by Trustee Tyrrell; seconded by Trustee McKelvie.

Roll Call Vote:

6-Ayes: Trustees: Andersen, George, McKelvie, Millette, O'Dwyer, Tyrrell

0-Nays

Motion carried.

6. Treasurer's Report Ending July 31, 2015

- Treasurer Long summarized the Treasurer's Report.
- President Blecker commented that litigation expenses are tracking to be over budget and noted that the Village Attorney is not present as a cost savings measure.

7. July 2015 Police Department Report- Written Report Only

- In Chief Hoffman's absence, Administrator Johnsen informed the Village Board about the Senior Citizen Police Academy.
- The Village Board discussed the need to provide scam information to residents through E-Alerts and the website.

Treasurer Long left the meeting at 7:20 p.m.

8. Motion to approve the Re-Zoning of the Property Commonly Known as 41W933 Beith Road, Campton Hills, Illinois from E-2 Estate Residential District to F-Farming District made by Trustee Tyrrell; seconded by Trustee McKelvie

Discussion ensued:

- Planning Commission Chairperson Sheluga was asked what the vote was at the Zoning Board Meeting.
 - Chairperson Sheluga advised that the vote was 4-0 in favor of the rezoning and special use.
- Trustee Millette thanked everyone involved for their hard work on this project.
- Trustee Andersen asked about restrictions on carnival use and horse shows.
 - Administrator Johnsen advised this would fall under the special use and there is no definition of carnival use in the current Zoning Code.
- President Blecker reminded the Village Board that only the map amendment was being discussed at this time. Trustee Andersen stated that the restrictions on the special use would affect her vote on re-zoning.

Roll Call Vote:

5-Ayes: Trustees George, McKelvie, Millette, O'Dwyer, Tyrrell

1-Nay: Trustee Andersen

Motion Carried.

9. Discussion and Consideration of a Special Use Ordinance to Allow a Public Stable at 41W933 Beith Road, Campton Hills, Illinois

Discussion Ensued:

- Administrator Johnsen reviewed the memorandum included in the Village Board packet which detailed the recommendation of the Plan Commission as well as additional conditions for the Village Board's consideration.
- President Blecker expressed concern about security at the property for the protection of property and the animals.
- Concerns about the manure pile placement was discussed.
- Building and Zoning Officer Ranieri stated that the existing use of the property is not changing. The only difference is the owner wanting to build an indoor horse arena.
- Trustee Tyrrell asked Mr. Phillips about his intended use, and if he planned to board animals on a more public nature?
 - Mr. Phillips stated that boarding on a public nature was not their intended use and that it is not going to be a business. They plan to use it privately for friends and family.
- Trustee McKelvie stated that the Board needs to be careful not to be too onerous on this resident or any resident. It is on the owner to provide for the security and wellbeing of their property and care of animals.

- Trustee George asked if there a need to call this a public stable?
 - Administrator Johnsen provided clarity stating that the public stable is the only stable that can be considered a principle use.
- The Board inquired about the existing restrictions on the boarding stable.
 - Mr. Phillips advised the pasture is 7 acres and the minimum is 1 acre per horse.
 - Administrator Johnsen elaborated that the boarding stable special use language was created specifically for this property and that the language presented for the public stable mirrored the language for the boarding stable.
- Administrator Johnsen added that, as a public stable, it is important to state in the special use ordinance specifically what restrictions will be placed on this specific property.
- Christine Brauer of the Plan Commission provided comment:
 - The need of zoning this property public was not the fault of the Phillips family, it was necessary due to the existing zoning rules.
 - Suggested the first four special use provisions are more than adequate for this situation.
 - Special use runs with the owner and not the land.
- Discussion ensued about which special use restrictions are agreeable and objectionable to both the Board and the owner, Mr. Phillips.
- Emphasis was placed by the Board to provide contact information for emergencies.

Motion to approve a Special Use Ordinance to Allow a Public Stable at 41W933 Beith Road, Campton Hills, Illinois including items 1-6 below made by Trustee George; seconded by Millette.

1. **The Special Use shall not run with the land but be limited to the present owners.**
2. **Parked horse trailers shall be screened from view from Beith Road with the adequacy of such screening to be reasonably determined by the Building and Zoning Officer**
3. **The number of horses on the property at one time shall not exceed one horse per acre of undeveloped land dedicated for the pasture of horses.**
4. **The property be a minimum of (7) acres.**
5. **An indoor riding arena of no more than 15,000 square feet be permitted as an accessory use to the public stable for the purpose of serving the public stable.**
 - a. **No other accessory uses shall be permitted on the property without amending the special use ordinance for the property.**
 - b. **That a caretaker, authorized by the property owner, be registered with the Village.**

Roll Call Vote:

6-Ayes: Trustees: Andersen, George, McKelvie, Millette, O'Dwyer, Tyrrell

0-Nays

Motion carried.

10. Discussion of the fee schedule for filing zoning petitions

Discussion ensued:

- Administrator Johnsen summarized the memorandum in the Village Board packet and spoke about the Phillips request to have an agricultural fee of \$400 plus legal fees. She stated that this fee was derived from the County's agricultural exemption fee structure.
 - She stated that the Village Code states that the Village Board has determined that the development costs should be borne by the person filing the development petition rather than the taxpayers of the village.
- Discussion ensued about precedence and the cost of filing such petitions.
- The Village Board reached a consensus to leave fees as they are and deny Mr. Phillips request to amend the zoning fees.

11. CLOSED SESSION:

The Board did not meet in closed session.

12. Additional Items from the Village President, Trustees, Village Administrator, Village Attorney, Staff or Citizens

- Trustee George requested that the Water Resources Committee be on the next agenda.
- Trustee George requested that new Board Members attend a Dark Skies tour.
- Trustee O'Dwyer asked if permits needed to be pulled for new bike paths in Fox Mill.
 - Administrator Johnsen said the matter was being looked into, and that the process was underway to pull the appropriate permits.
- Trustee O'Dwyer asked the Board members what their positions are on future development in the Village.
 - Administrator Johnsen stated that this conversation will be part of the Zoning and Subdivision Ordinance re-write.
- President Blecker requested that all new Board members sign up for the New Board Orientation being provided by Metro West.
- President Blecker added to please respect staff time and try not to burden them with requests. He also stated that all information is readily available to Board members at Village Hall and they have access to all of it but that information should not be freely given out. Public members wanting such information should file a proper FOIA request to properly log how information is flowing in and out of the Village.
- Trustee Millette asked if we have the means to pursue code enforcement and discussion ensued about code enforcement staff and limitations.
- Administrator Johnsen added that Village Code project should be completed sooner and with less attorney review than anticipated.

13. Adjournment

Motion to adjourn meeting at 9:04 pm made by Trustee Tyrrell; seconded by Trustee Andersen.

Voice Vote:

6-Ayes

0-Nays

Motion carried

Approved this 1 day of September, 2015.



Nicholas Girka, Village Clerk



Harry Blecker, Village President