

MINUTES OF THE REGULAR MEETING OF THE  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
OF THE VILLAGE OF CAMPTON HILLS

AUGUST 28, 2017

7:00 P.M.

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

1. CALL TO ORDER – Chairman Johnson called the meeting to order at 7:05 p.m.
2. ROLL CALL – Clerk Quail called the Roll:

***Present***

Commissioner Brauer  
Commissioner Dragoo  
Commissioner Phillips  
Commissioner Pree  
Chairman Johnson

***Absent***

Commissioner Carpenter

***Also Present***

Zoning Officer Fitzgibbon  
Clerk Quail

Commissioner Phillips acknowledged and praised Commissioner Carpenter for his role as the former Chairman of the PC/ZBA, and offered congratulations to Chairman Johnson for assuming the role.

Chairman Johnson praised Commissioner Carpenter’s work as Chairman.

3. PUBLIC COMMENTS – There were no public comments.
4. **MOTION TO APPROVE THE JULY 24, 2017, PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING MINUTES, *AS AMENDED***, made by Commissioner Phillips; and seconded by Commissioner Dragoo.

Commissioner Pree noted a minor change in item 6, such that the word “motive” be changed to “plans.”

Voice Vote:                    [AYES: 4]    [NAYES: 0]                    Motion **CARRIED**

5. COMPREHENSIVE PLAN REVIEW UPDATE

Zoning Officer Fitzgibbon provided a brief update, noting that the zoning code needs to be finalized before discussions resume on the direction of the Comprehensive Plan. Commissioner Pree suggested removing the Comprehensive Plan from the PC/ZBA agenda until the Village Board is prepared to share a draft of the zoning code.

Commissioner Phillips noted that Commissioner Carpenter was formerly on the steering committee while serving as Chairman; and suggested that Chairman Johnson should now be on the steering committee since assuming the role. Commissioner Phillips further expressed his hope that the steering committee would be the evaluation group; and stated concern that the PC/ZBA had not had ample opportunity or input in the process. Commissioner Dragoo noted that the original document draft was difficult to follow.

Commissioner Johnson offered his understanding that the PC/ZBA was to hold off on the Comprehensive Plan because the zoning needs to be completed, as it would influence the Comprehensive Plan. .

Commissioner Philips expressed his gratitude to the Village Administration for their memo, and their guidance and leadership.

#### 6. OPEN MEETINGS ACT TRAINING

Chairman Johnson reminded the Commissioners that everyone needs to complete the Open Meetings Act Training online.

#### 7. INTRODUCTION OF NEW ZONING OFFICER, MATT FITZGIBBON

Chairman Johnson suggested a new idea to create a one-page bio sheet including all the members' names and backgrounds to be available to the public and on hand for future meetings. The Commissioners concurred. Prior to the introduction of Zoning Officer Fitzgibbon, Chairman Johnson invited all the members to introduce themselves and share their background and experience.

Zoning Officer Fitzgibbon provided a brief summary of his background and experience. In particular, he noted that he is the second person in the history of the Village, to hold the position. He characterized his professional philosophy as "careful and fair administration of the Code." He noted that his experience includes 12 years in community development in Bartlett, Roselle and Elgin, with expertise in planning, land use and zoning. He also noted academic experience, having taught in several area community colleges and universities.

Commissioner Pree clarified that the role of the PC/ZBA is to develop policy; whereas the role of the Zoning Officer is to enforce the policy.

Chairman Johnson noted that the role of the PC/ZBA is to listen and to provide recommendations; but that the final decisions reside with the Village Board.

The Commissioners welcomed Zoning Officer Fitzgibbon to the Village.

#### 8. OTHER BUSINESS

Chairman Johnson asked the Commissioners to do their best to attend meetings regularly.

Commissioner Phillips expressed his desire to know the outcome of the PC/ZBA's recommendations to the Village Board, and requested a staff report be provided in the future. He explained that it would be helpful to know how the Village Board handles the recommendations of the PC/ZBA. Zoning Officer Fitzgibbon said that, going forward, he could provide a summary report of such open matters before the Village Board, and place them as agenda items as applicable.

Chairman Johnson noted that communication is key to success between the Village Board and the PC/ZBA. He also encouraged the Commissioners to always speak honestly and vote according to their individual judgment; and emphasized that discourse and difference of opinion are always welcome.

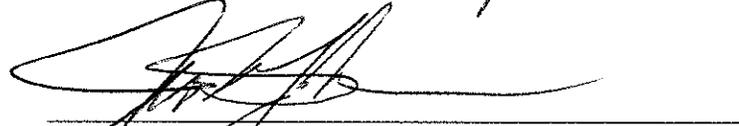
9. ADJOURNMENT – MOTION TO ADJOURN THE MEETING at 8:28 p.m made by Commissioner Pree; and seconded by Commissioner Dragoo.

Voice Vote:

[AYES: 4] [NAYES: 0]

Motion **CARRIED**

Approved this 25 day of September, 2017



Jerry Johnson, Chairman  
Plan Commission/Zoning Board of Appeals



Vanessa Quail  
Village Clerk