

**MINUTES FOR THE REGULAR MEETING
OF THE CORPORATE AUTHORITIES OF THE
VILLAGE OF CAMPTON HILLS
SEPTEMBER 20, 2016
7:00 P.M.**

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

1. Call to Order
President Blecker called the Meeting to Order at 7:05pm
2. Roll Call
Clerk Girka called the Roll:
Present: President Blecker, Trustee Andersen, Trustee McKelvie, Trustee George, Trustee Millette, Trustee O'Dwyer, Trustee Tyrrell
Also Present: Administrator Searl, Chief Hoffman, Zoning Officer Ranieri, Treasurer Tanya Fischer, Clerk Girka, Attorney Stewart Diamond (arrived at 7:10pm)
3. Pledge of Allegiance
President Blecker led the Board and audience in the Pledge of Allegiance
4. Public Comments
 - Keith Herman spoke in opposition to the proposed rezoning of Out lot H due to water drainage and management issues.
 - Eva Riggs spoke in opposition to proposed rezoning of Out lot H due to the potential effect on property values.
 - Gary Campano spoke in opposition to proposed rezoning of Out lot H and wants it kept open space.
 - Jon Whiteside spoke in support of proposed rezoning of Out lot H based on discussion he has had with developer, and sees it as a positive for the community.
 - John Kubar spoke in opposition to proposed rezoning of Out lot H based on his long history with the Township and working to establish and protect open space.
 - Alan Wu spoke in opposition to rezoning of Out lot H. Mr. Wu presented the Board with signed petition packet and cited the Village website where part of the Village's mission statement is to protect open space.
 - Josh Holm owner of Holm Training spoke in support of the development and also as a homeowner. He sees the proposal as a support for local businesses.
 - Richard Johansen spoke in opposition to the proposed rezoning of Out lot H.
 - Barbara Wojnicki spoke on behalf of resident Delores Anderson. Ms. Anderson has been a resident for 75 years and is opposed to the proposed rezoning of Out lot H.
 - John Pree spoke in opposition to proposed rezoning of Out lot H and wants it kept open space. Mr. Pree stated he is a member of the Planning Commission and was disappointed in the decision of the Commission to support this development.
 - Ronald Kowalski spoke on the issue of uncontrolled pit burning in the Village. He is concerned about fires being built in the open and not in a proper fireplace. Would like the 9am to 3pm burning rules be followed.
 - Hend Herman spoke in opposition to the proposed rezoning of Out lot H and would like it to be kept open space.

- Barbara Wojnicki spoke about the history of developing the Open Space plan. Ms. Wojnicki pointed out that the people voted to tax themselves to purchase Open Space. This is the entry gateway to the Village and would like strong consideration to protect that view.
- Holly Deane recently moved to the area because of the open spaces and spoke in opposition to the proposed rezoning of Out lot H.
- David Eshoo EDC Chairperson spoke on behalf of EDC and presented a letter from the EDC supporting this development. Mr. Eshoo also spoke individually as a business owner supporting the development.
- Robert Brandimore spoke in opposition to the proposed rezoning of Out lot H. Mr. Brandimore spoke about his frustration with the continued attempts to develop this area and is worried about the precedent it would set.

5. Consent Agenda

- Motion to approve the minutes of the September 6, 2016 Regular Meeting
- Motion to approve payment of bills per Warrant List #17-10
- Motion to advise and consent to the Village President's re-appointment of Laura B. Andersen as Finance Trustee for a term expiring the first regular meeting in March, 2018
- Motion to advise and consent to the Village President's re-appointment of Jayne Holley to the Community Relations Committee for a term expiring September 20, 2019.
- Motion to advise and consent to the appointment of Ron Searl, Interim Village Administrator, as the Budget Officer.

Trustee McKelvie removed Item B

Trustee George removed Item A

Motion to approve the Village President's re-appointment of Laura B. Andersen as Finance Trustee for a term expiring the first regular meeting in March, 2018, Village President's re-appointment of Jayne Holley to the Community Relations Committee for a term expiring September 20, 2019, the appointment of Ron Searl, Interim Village Administrator, as the Budget Officer 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.

Item A discussion:

- Trustee George asked Clerk Girka if the Board has had time to review the proposed revisions to the Minutes from September 6, 2016
 - Clerk Girka stated those have not been made available yet.

Motion to table the approval of Minutes from September 6th, 2016 made by Trustee George; seconded by Trustee O'Dwyer

Voice Vote:

6-Ayes

0-Nays

Motion Carried.

Item B discussion:

- Trustee McKelvie spoke about legal fees, specifically those related to Solicitation Ordinance. Too many hours have been spent on item and needs to be resolved with iron clad language.
- Trustee George asked about Delux HVAC charge.
 - Related to repairs for Helping Hands' Unit repair.
- Trustee George asked about Saint Charles burn fee.
 - Chief Hoffman explained this is related to the destruction of narcotics collected by Police Department.
- Trustee George asked about Helping Hands managed care charge.
 - Mr. Eshoo of Helping Hands provided explanation about the different levels of management for the Village's IT and this related cost.

Motion to approve payment of bills per Warrant List #17-10 made by Trustee McKelvie; seconded by Trustee O'Dwyer

Roll Call Vote:

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

0-Nays.

Motion Carried.

6. August 2016 Treasurer's Report

- Treasurer Fischer gave an overview and explanation of the report.

7. August 2016 Police Report

a. Larsen Holiday Lights

- Chief Hoffman provided an overview and explanation of the Police report.
 - Trustee Andersen asked about staffing levels.
 - Chief Hoffman replied that staffing is good and adequate. He is still waiting for a full time officer to come off of sick leave.
 - Trustee Tyrrell asked about uptick in speeding violations.
 - Chief Hoffman explained that he has directed officers to be more aggressive in ticketing speeders.
- Chief Hoffman spoke about possible solutions for the Larsen Holiday lights.
 - Chief Hoffman stated that the situation has become a public safety hazard.
 - Chief is not trying to shut down the show, but will not allow people to stop or stand to view the display.
 - The roadway cannot be changed to one way traffic for multiple safety and logistically concerns.
 - Trustee Andersen asked if Mr. Larsen has obtained permits for parking lot and advertising signage.
 - Zoning Officer Ranieri spoke that he has not received a permit for either.
 - Trustee George asked for an update about any and all ordinance violations.

Chief Hoffman left the meeting at 8:05pm

Treasurer Fischer left the meeting at 8:05pm

8. IT Project Update

Discussion ensued:

- Mr. Eshoo of Helping Hands provided an update.
 - Mr. Eshoo outlined the process and history of the project with the improvements made to server speed, security, phone services, dedicated server, hosted email service, APC device installation to provide backup and power, server backup has been put in place, and the ability to back up files to the Cloud.
 - Trustee Andersen asked about developing a contingency plan with Comcast for emergency operations.
 - Mr. Eshoo explained that can easily be accomplished with Comcast.
 - Trustee George asked about the need for two servers.
 - Mr. Eshoo explained the new server installed is capable of being subdivided and the current setup is more than capable.
 - Trustee Tyrrell passed along a compliment to Mr. Eshoo and his staff for the transition and implementation of the new IT services.

Board recess at 8:18pm

Meeting reconvened at 8:21pm

9. Discussion and consideration of motion to approve an application filed by Central Development Corporation to amend the Campton Crossings Unit 2 Planned Unit Development and any other necessary zoning relief to allow the re-subdivision and commercial development of Out lot H.

Discussion ensued:

- Ron D'Aversa opened discussion with giving a presentation outlining the proposed development of Out lot H
 - Mr. D'Aversa spoke about the history of the property and outlined the research and process he has taken in pursuing this development.
 - Landscape engineer representing Mr. D'Aversa outlined the landscaping plan and spoke about its function to buffer road noise and preserve sight lines. Back of property will be maintained as Open Space with an increased quality of that open space.
- Trustee McKelvie asked Planning Commission Chairperson Joe Carpenter why the commission suggested to approve this development.
 - Chairperson Carpenter explained:
 - The Plan Commission approved this development in an effort to support local businesses
 - More than half of the property would be maintained as Open Space.
 - This as an improvement for the corner in general.
 - Trustee McKelvie followed up asking how many members were present at the meeting when this decision was made.
 - Chairperson Carpenter advised that 4 were, 3 voted to approve with 1 vote against.
 - Attorney Diamond asked about the sanitary district agreement and if Mr. D'Aversa would consider formally dedicating this open space to the Village or HOA.

- Mr. D’Aversa stated that they have and would consider agreeing to that.
- Attorney Diamond suggested creating a document that would be an agreement permanently making this land as PUD.
- Trustee Tyrrell clarified that the process is not a decision about what business would be allowed but to decide about the rezoning this property.
 - Trustee Tyrrell is concerned about traffic patterns and flows of access to Route 64.
 - Asked for clarification about original document stating the designation for this property.
 - Stated his concern for soil limitations as a previous report stated.
 - Mr. D’Aversa stated that his current report shows differently and the area is completely feasible to build upon.
 - Attorney Richard Gerard representing Mr. D’Aversa, stated that his knowledge of projects and it is up to the engineering plan to deal with soil compaction and storm water management.
- Trustee Andersen commented on the “benefit” of this project, and who exactly would be benefited.
 - The people do not see the “benefit”.
 - Trustee Andersen wants to hear from the people what they want and need, not being told what is a benefit.
 - Also by allowing this a dangerous precedent is being set for future development and management of open space.
- Trustee Tyrrell pointed out that in 2001 it was clearly pointed out that this is open space and that it is in the best interest of the people to keep it open space. I will vote No.
- Trustee George thanked Mr. D’Aversa for his service to the Village and his genuine desire to improve the Village. In her opinion, the community has made it clear open space trumps any sort of economic development.
- Trustee Andersen suggested the Village needs events and businesses to support this area as being a destination. This is not a necessarily a destination development supporting the area.
- Trustee McKelvie stated that with his knowledge of similar developments he has a clear concern about the traffic flow becoming a real issue.

Motion to extend the meeting made by Trustee Tyrrell; seconded by Trustee George

Voice Vote:

6-Ayes

0-Nays

Motion Carried.

- Trustee McKelvie stated that this is open space, and the community values open space, therefore he cannot support this proposal.
- Trustee O’Dwyer thanked Mr. D’Aversa for his service to the Village. His opinion is it is not the Board’s position to pick winners and losers. This is a semi-rural community and this type of business doesn’t really fit. Open space is more important for this community. He cannot support this development.
- Trustee Millette stated he does not necessarily have an issue with this business but this has to do with open space. He cannot support this proposal without a

tangible asset in return. This discussion is about the ordinance being inherited from the County and amending it to allow this use. Would be in favor of hearing a modified proposal.

Motion to approve an application filed by Central Development Corporation to amend the Campton Crossings Unit 2 Planned Unit Development and any other necessary zoning relief to allow the re-subdivision and commercial development of Out lot H made by Trustee O'Dwyer; seconded by Trustee McKelvie

Roll Call Vote:

0-Ayes

5-Nays: Trustees: Andersen, George, McKelvie, O'Dwyer, Tyrrell

1-Abstain: Trustee Millette

Motion failed.

10. CLOSED SESSION:

The Board did not go into closed session.

11. Motion to approve an Employment Agreement with the Chief of Police made by Trustee McKelvie; seconded by Trustee Tyrrell

Roll Call Vote:

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

0-Nays

Motion Carried.

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

- a. Organizational Chart
No dicussionon
- b. Peddlers and Solicitors Permitting
No dicussionon
- c. Village Administrator Code
No dicussionon

Discussion ensued:

- Administrator Searl gave an update on the Employee Handbook.
 - A document exists that is fairly well developed and will a little more work the Handbook will be ready for attorney review.
- Trustee Tyrrell pointed out the importance of the Zoning and Subdivision Ordinance accurately reflecting the needs of the Village.
 - Trustee George added the need for Municipal Ordinances comply with the Clean Water Act.
 - Trustee George stated the potential need to include language around the use of drones.
- Adminstrator Searl spoke about the HVAC bill presented and worked approved by Helping Hands.
 - Board directed Administrator Searl to discuss with Helping Hands about splitting the cost and directing them they do not have the authority to approve of such work with the consent of the Village in the future.
- Trustee O'Dwyer spoke about the success of the Electrical Aggregation contract for the Village residents and suggested it be included in the next Community Counts newsletter.

13. Motion to adjourn at 10:20pm made by Trustee Tyrrell; seconded by Trustee O'Dwyer

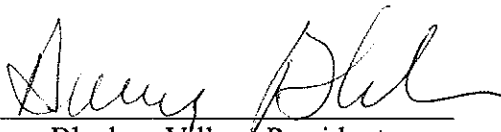
Voice Vote:

6-Ayes

0-Nays

Motion Carried.

Approved this 18 day of October, 2016.



Harry Blecker, Village President



Nicholas Girka, Village Clerk