

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

SEPTEMBER 25, 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 7:10 p.m.

2. ROLL CALL – Clerk Quail called the Roll:

Present

Commissioner Clarkson

Commissioner Dragoo

Commissioner Phillips (*arrived 7:56 p.m.*)

Commissioner Pree

Chairman Johnson

Absent

Commissioner Carpenter

Commissioner Brauer

Also Present

Zoning Officer Fitzgibbon

Clerk Quail

Trustee Tyrrell

Chairman Johnson welcomed Sue Clarkson as a new Commissioner of the PC/ZBA, and invited her to speak briefly about her background. Commissioner Clarkson introduced herself and expressed her enthusiasm for the position, noting that she has been a resident of the area for 22 years, having begun her involvement in the Village first as a supporter of incorporation, and later on the Open Space Committee. She also mentioned that she formerly had a career as a real estate paralegal. Chairman Johnson thanked Commissioner Clarkson for presence on the PC/ZBA, and invited the others present to introduce themselves to Commissioner Clarkson.

3. PUBLIC COMMENTS – There were no public comments.

4. **MOTION TO APPROVE THE AUGUST 28, 2017 PLAN COMMISSION/ZONING BOARD OF APPEALS MEETING MINUTES**, made by Commissioner Pree; and seconded by Commissioner Dragoo.

Voice Vote: [AYES: 5]

[NAYES: 0]

Motion **CARRIED**

5. DISCUSSION AND CONSIDERATION OF A KANE COUNTY PETITION FROM GLORIA LINDSTROM, 01N765 BRUNDIGE ROAD, ELBURN, IL 60119, TO AMEND THE ZONING TO E1 DISTRICT – ESTATE

Zoning Officer Fitzgibbon provided a brief summary of the Petition, noting that the original property was approximately 15 acres, zoned “F,” and the request is to rezone from F to E1 for the purpose of constructing 3 single family residences. He explained that one house is already there, and that the plan is to subdivide the property to create two more lots such that each of three houses would each sit on a five acre lot.

Commissioner Clarkson inquired about the possibility of drainage issues with the additional construction on the land. Mr. Andrew Frasz, a neighbor to the Petitioner, who was present to represent himself for Item 6 of this agenda, offered to address questions on this matter. Mr. Frasz

confirmed that drainage issues are being addressed, detention depressions had been formed, and consequently there would be less and slower water runoff than there is currently.

He stated that he supports the proposal, noting that the Petitioner's family has resided on the property for the last 25 years, and emphasized that the plan fits the trend and character of Brundige Road and explained how he personally was involved in establishing Brundige as a rustic road in Kane County.

Commissioner Pree emphasized the importance of adhering to the Village's Dark Skies and Water Conservation ordinances.

Commissioner Clarkson asked inquired about access. Mr. Frasz explained that the current driveway access shared, or that there is also the possibility to create a driveway up the north lot line, which was started years ago; but could be revitalized. Zoning Officer Fitzgibbon noted there is an existing driveway, and that everything to the east is Kane County Forest Preserve land.

Chairman Johnson asked if there are any concerns from the Forest Preserve, and Mr. Frasz said there were none.

Johnson reminded the Board that the petitions before the PC/ZBA are within the planning district but not within the Village of Campton Hills boundaries. He also noted that the Petitioner should be more specific when presenting its case to the Board.

MOTION TO RECOMMEND THAT THE VILLAGE BOARD DOES NOT OBJECT TO THE PETITION; BUT THE PC/ZBA EXPRESSES CONCERNS THAT PETITIONERS FOLLOW CAMPTON HILLS DARK SKIES, AND WATER CONSERVATION ORDINANCES AS MUCH AS POSSIBLE, AND THAT THE PETITIONERS SHOULD BE FULLY AWARE IN CONSIDERATION OF THE FOREST PRESERVE'S UPKEEP OF ADJACENT LAND INCLUDING PRAIRIE BURNS, ERADICATION OF INVASIVE SPECIES, AND OTHER MAINTENANCE OF THE LAND; AND THAT THE OWNERS OF LOT 1 RESPECT THE RUSTIC ROAD PROGRAM AND NOT PLACE ANY STRUCTURES WITHIN 200 FEET OF THE ROAD; WHEREAS, THIS MOTION IS MADE IN SPITE OF THE INACCURACIES NOTED BY THE PC/ZBA IN THE FINDINGS OF FACT, made by Commissioner Pree; and seconded by Commissioner Clarkson.

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

6. DISCUSSION AND CONSIDERATION OF A KANE COUNTY PETITION FROM ANDREW FRASZ, 1N545 BRUNDIGE ROAD, ELBURN, IL 60119, TO EXTEND F ZONING WITH INTERIM SPECIAL USE FOR RESIDENTIAL SITE WORK FOR ADDITIONAL 2 YEARS

Mr. Frasz provided some background to the Petition, and history of his landscaping business, family residence and the acquisition of surrounding land, spanning over a period of time between 1978 and present. He explained that he was granted an interim special use permit in 2012, which allowed him to keep operating his business. He since renewed the extension to allow additional time for him to work on site development plans. He indicated that his plans were to exit the business from the property, and that the Petition will allow him to continue the process of removing the related business equipment.

Commissioner Dragoo commended Mr. Frasz for preserving open space.

MOTION TO RECOMMEND THAT THE VILLAGE BOARD NOT OBJECT TO THE PETITION, BUT THAT MR. FRASZ SHOULD PROCEED AS HE STATED IN HIS PROPOSAL made by Commissioner Pree; and seconded by Commissioner Dragoo.

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

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

Zoning Officer Fitzgibbon distributed handouts on Metro West planning/zoning workshop, and encouraged members to attend.

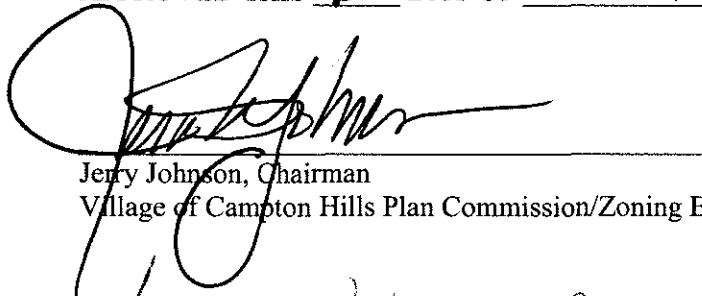
Commissioner Johnson reminded the members about completing the Open Meetings Act training. Zoning Officer Fitzgibbon said he would send the information to Commissioner Clarkson.

Chariman Johnson reiterated the Village Board's prior directive for the PC/ZBA to put on hold their review of the Village's Comprehensive Plan; but he also emphasized the importance for the PC/ZBA to be knowledgeable of the Comprehensive Plan, so they will be ready to review it when the zoning code is completed. He noted the two are interconnected.

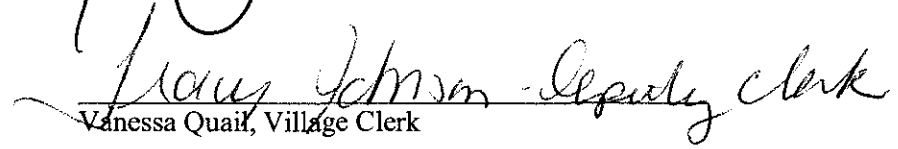
8. ADJOURNMENT – MOTION TO ADJOURN THE MEETING at 8:47pm made by Commissioner Pree; and seconded by Commissioner Clarkson.

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

APPROVED THIS 23 DAY OF October, 2017



Jerry Johnson, Chairman
Village of Campton Hills Plan Commission/Zoning Board of Appeals



Vanessa Quail, Village Clerk