

**MINUTES FOR THE REGULAR MEETING OF THE
PLAN COMMISSION/ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS
SEPTEMBER 28, 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 7:02 pm

2. Roll Call

Clerk Girka called the roll:

Present: Don Sheluga, Joe Carpenter, Christine Brauer, John Pree, Joseph Dragoo

Absent: Wendy White Eagle, Dave Phillips (ARRIVED AAID-MEETING)

Also Present: Clerk Girka, Zoning Officer Chris Ranieri

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3. Public Comment

No public comment

4. New Business

a. Welcome new Member Joseph Dragoo

Mr. Dragoo was welcomed by Chairperson Sheluga and other member of the committee.

b. Motion to approve the February 25, 2015 Zoning Board of Appeals minutes made by Member Pree; seconded by Member Brauer

Voice Vote:

4-Ayes

0-Nays

Motion carried.

c. Motion to approve the July 27, 2015 Plan Commission meeting minutes made by Member Brauer; seconded by Member Carpenter

Voice Vote:

4-Ayes

0-Nays

Motion carried.

d. Motion to open public hearing and consider recommendations to the Village Board concerning applications for a variance to the signage regulations for property commonly known as 40W134 Campton Crossing Drive, Campton Hills, IL 60175(PIN: 08-23-281-002) made by Member Pree; seconded by Member Carpenter

Voice Vote:

4-Ayes

0-Nays

Motion Carried.

Brian Harrington and Kristie Elizondo were sworn in by Chairperson Sheluga to provide testimony.

Discussion ensued:

- Chris Ranieri opened discussion with an explanation regarding the property. The owners are seeking an allowance for awnings that were installed. Property Association did approve of the signs.
- Member Carpenter asked for an explanation of the difference between awnings and permanent signs.
 - Officer Ranieri explained that the interpretation is that it is one or the other but not both types of signs.
- New owner, Brian Harrington, stated that he was unaware that the awnings and permanent signs were different.
 - The owner's intention is to be as recognizable as possible.
 - Owner Elizondo pointed out that they replaced the awnings that already existed and that they were the same exact size.
- Member Brauer asked Officer Ranieri if these signs presented a problem.
 - Officer Ranieri replied that he does not have a problem with the signs, and if it helps the business to be successful then in his opinion they should be allowed to have them.
- Member Pree wished the new owners success. Member Pree stated that he is not in favor of the variance and would like assurance that the owners will not install excessive signage in the future.
- Chairperson Sheluga asked Officer Ranieri if there have been other requests for variances.
 - Officer Ranieri stated that there has not.

MEMBER PHILLIPS ARRIVED.

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

Brauer

Voice Vote:

4-Ayes

0-Nays

Motion carried.

Member Pree stated that he would like to see language added to the variance setting limitations allowing future signage or advertising.

Motion to approve a recommendation for a variance to allow signage to accommodate existing signage made by Member Pree; seconded by Member

Brauer

Roll Call Vote:

5-ayes: Brauer, Carpenter, Dragoo, Pree, Sheluga

0-Nays

1-Abstain: Phillips

Motion carried.

- e. Any additional items coming before the Plan Commission, including those from Kane County within one and one half (1.5) miles of the Village border for review and possible recommendation to the Village Board
 - i. Rezoning from F-Farming to F-2 Agricultural Related Sales, Service Processing, Research, Warehouse and Marketing and Special Use for Horticultural Services, for property petition to Kane County for a map amendment and a special use permit submitted by Development Properties, Inc. for the Kane County Country Market (4N Route 47)

Discussion ensued:

- Member Pree opened discussion by stating that this property is outside the Village and historically Village residents do not want to see Route 47 developed like Randall Road has been. He is not in favor of this development.
- Member Pree is strongly opposed to spot zoning.
- Member Pree stated his concern with ingress and egress.
- Member Pree would like to see this property become part of a village.
- Member Dragoo is concerned about the effects on traffic flow and congestion caused by the business.
- Member Phillips likes the business because of its agricultural focus.
- Member Brauer likes the business and the possibility it will become an agricultural destination.
 - Member Brauer recommends that the Board use caution due to County's comprehensive plan and its effects on traffic.
- Member Carpenter is in favor of the development.
- Officer Ranieri provided his opinion on the development.
 - Suggested asking county to limit spot zoning along Route 47.
 - Address ingress and egress with IDOT.
 - Overall is in favor of the development.

Motion to make a recommendation to the Board to approve the rezoning from F-Farming to F-2 regarding petition to Kane County for a map amendment and a special use permit submitted by Development Properties, Inc. for the Kane County Country Market (4N Route 47) but include concerns to limit spot zoning, address ingress and egress with IDOT due to speed limit at this location made by Member Brauer; seconded by Member Carpenter

Roll Call Vote:

6-Ayes: Members: Brauer, Carpenter, Dragoo, Phillips, Pree, and Sheluga

0-Nays

Motion carried.

- ii. Update on a special use application submitted by Maxxam Partners LLC to Kane County for 41W400 Silver Glen Road
 - Explanation was provided by Officer Ranieri.
 - Chairperson Sheluga provided comment on the intended use of the property and that the petition is available on the County's website.

- f. Discussion regarding enforcement of zoning regulations.
- i. Chairperson Sheluga explained that enforcement of zoning regulations cannot be shared with the committee since it is not part of the committee's responsibilities within the Village. Its complaint driven.
 - ii. Officer Ranieri added that the businesses are struggling and uses his discretion on a case by case basis to enforce zoning violations.
 - Excessive temporary signage along roadways are commonly collected and warnings are issued or fines given for multiple violations.
 - There are also time constraints on pursuing violations. Most serious violations are pursued first.
 - iii. Chairperson Sheluga stated that he has concerns about lack of enforcement causing larger problems long term.
 - Would like to see that the findings of the Committee and work done by the Committee has relevance.
 - Not interested in small violations or harming local businesses, but would certainly like to see the proper resources are allocated to pursue most ardent violations.
- g. Discussion regarding School District 303 with regards to Wasco Elementary School

Discussion ensued:

Member Brauer opened discussion explaining that District 303 is considering closing the Wasco Elementary School.

- Member Brauer is concerned that this decision might be premature.
- Member Brauer stressed the importance of people getting involved and suggested filling out relevant surveys being offered.
- Member Brauer feels the Wasco Elementary can be saved if potential growth can be shown.
- District 303 has been very willing to meet and keep the lines of communication open.
- Suggested residents attend scheduled meetings with the school district.

Member Carpenter questioned the numbers being used to justify these closings. Growth is cyclical and making these closures prematurely is not a prudent path to take.

5. Old Business

- a. Comprehensive Plan

- i. Planning the implementation of short, medium, and long term strategies outlined in the Village Comprehensive Plan and report from assigned Chairs and review and update of assignments
 - Member Brauer is in charge of Historical Preservation. Does not have time to head it but would support whomever is appointed.
 - Member Phillips would like to call a special meeting to discuss comprehensive plan and have a workshop.
 - Member Pree provided explanation that each member focuses on a specific section.
 - Member Carpenter volunteered to head up High Quality Homes and Transportation.
 - Chairperson Sheluga suggested attending other committee meetings and gain knowledge on what topics are being worked on and discussed.
 - Clerk Girka added that the importance of finishing this review would be of incredible value to the Village.
 - Plan to schedule a special meeting to further discuss the details of the Plan.

- b. Update on the Zoning and Subdivision Ordinance
 - Officer Ranieri provided an update.

6. Motion to adjourn meeting at 8:45 pm made by Member Phillips; seconded by Member Brauer.

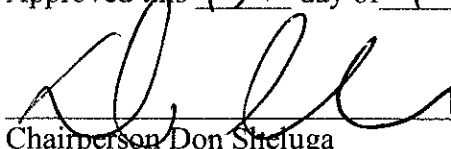
Voice Vote:

5-Ayes

0-Nays

Motion carried.

AS AMENDED DS
Approved this 13th day of February, 2015.


Chairperson Don Sheluga


Village Clerk Nicholas Girka