

**AGENDA FOR THE SPECIAL MEETING OF THE  
PLAN COMMISSION/ZONING BOARD OF APPEALS  
OF THE VILLAGE OF CAMPTON HILLS**

**OCTOBER 9, 2019**

**7:00 P.M.**

**CAMPTON TOWNSHIP COMMUNITY CENTER  
5N082 OLD LAFOX ROAD  
Campton Hills, IL**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENTS**

*Sign-up sheets are at the rear of the room. Please limit remarks to three minutes per person and do not repeat topics previously discussed. A total time of 30 minutes is allotted for Public Comments.*

**4. MOTION TO APPROVE MEETING MINUTES OF JUNE 24, 2019**

**5. DISCUSSION ITEMS**

- a. Revisions of draft Zoning Ordinance
- b. Release of draft Zoning Ordinance to the public
- c. Timeline of public review, workshop/public hearings and approval process

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

**7. ADJOURNMENT**

**INFORMATION:**

**a. ZONING CODE MEETING SCHEDULE:**

- i. 2nd Draft Zoning Code Meeting: 7 p.m. Wednesday, Oct. 23 -- public comments**
- ii. 3rd Draft Zoning Code Meeting: 7 p.m. Thursday, Nov. 7 -- public comments**
- iii. Public Hearing on Draft Zoning Code Meeting: 7 p.m. Monday, Nov. 18 -- voting**

**All meetings will be held at the Campton Township Community Center, 5N082 Old LaFox Road, Campton Hills.**

**Mission Statement**

Entrusted by its citizens, the Village of Campton Hills is dedicated to delivering municipal services in the most responsive, cost effective and efficient/proficient manner. Campton Hills is committed to upholding high quality of life standards by supporting its school districts, maintaining family values and agriculture traditions, preserving natural resources, encouraging environmental stewardship, supporting passive and active recreational opportunities, honoring rural heritage and generating a strong business foundation for present and future residents and visitors.

**Vision Statement**

Residents of the Village of Campton Hills wish to maintain the semi-rural quality of their environment and its associated lifestyle. They wish to control their own destiny, act so that property values increase over time at a greater rate than market averages, and insure the continue excellence of the schools that educate their children.

The Village of Campton Hills will be an aesthetically appealing, fiscally viable, family-oriented community striving to provide excellent educational, social, recreational, and cultural opportunities. The Village will foster a strong residential and business community, with concern for ecological stewardship while cooperating with other governmental bodies and agencies. Campton Hills will also work with area school districts to provide an exceptional education for their children. Campton Hills will strive to be an inviting and safe community that provides for the quality of life needs of its residents while preserving its character and heritage.

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

**June 24, 2019 7:00 P.M.**

Village Hall  
40W270 LaFox Road, Ste b  
CAMPTON HILLS, ILLINOIS

**1. Call to Order** - Chairman Johnson called the meeting to order at 7:06 p.m.

**2. Roll Call**

<i>Present</i>	<i>Absent</i>	<i>Also Present</i>
Commissioner Christine Brauer		Administrator Ron Searl
Commissioner Joe Carpenter		Zoning Officer Vanessa Quail
Commissioner Sue Clarkson		President Mike Tyrrell
Commissioner Joe Dragoo		
Commissioner John Pree		
Chairman Jerry Johnson		

**Public Comments**

Dr. Adam Conroy – Introduced himself and gave a little background on when and where he has veterinarian practices in the area including Algonquin, South Elgin, Hoffman Estates, Geneva and most recently Pingree Grove. Has an interest in the KinderCare building. Has done a walk through and sees a potential to add to Campton Hills. In the way of possibility of opening a full service customized vet hospital, boarding and grooming along with a doggy daycare.

Chairman Johnson appreciated Dr. Conroy coming in. He stated that the board is here to interpret the zoning code which Campton Hills adopted from Kane County with some amendments along the way. Currently have a Steering Committee that is in process of finishing up with developing a zoning code that is customized to Campton Hills. Chairman Johnson did advise that the Village Board makes the final approval on any changes to the code.

**3. Motion to approve meeting minutes of May 20, 2019 as corrected** made by Commissioner Clarkson; seconded by Commissioner Dragoo

Roll Call Vote for approval of variance should be corrected to Commissioner Clarkson – NAY vote.

Voice Vote: [AYES: 6] [NAYES: 0] [ABSENT: 0] Motion **CARRIED**

**4. Discussion Items:**

a. Review current **zoning code**

The question was raised and much discussion went back and forth regarding tracking of changes that have already been made to the Village codes in the way of ordinances and amendments and what still remains the same of the original codes adopted from Kane County.

- Commissioner Quail and Administrator Searl said that there has not been a good way of tracking the changes in the past.
- President Tyrrell said the intent of this process is for the committee to take what they have been given, get familiar with it as it stands today,

