

**MINUTES FOR THE REGULAR MEETING  
OF THE CORPORATE AUTHORITIES OF THE  
VILLAGE OF CAMPTON HILLS  
OCTOBER 20, 2015 7:00 P.M.**

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

**1. Call to Order**

President Blecker called the meeting to order at 7:06 pm

**2. Roll Call**

Clerk Girka called the roll:

Present: President Blecker, Trustee George, Trustee McKelvie, Trustee Millette, Trustee O'Dwyer, Trustee Tyrrell

Trustee Andersen was present via audio conference as permitted by the Open Meetings Act.

Absent: none

Also Present: Clerk Girka, Administrator Johnsen, Chief Hoffman

**Motion to allow Trustee Andersen to participate by audio conference made by Trustee George; seconded by Trustee O'Dwyer**

Voice Vote:

5-Ayes

0-Nays

Motion carried.

**3. Pledge of Allegiance**

President Blecker led the Board and audience in the Pledge of Allegiance.

**4. Public Comments**

None

President Blecker suggested that Agenda Item 8 be discussed next to accommodate the petitioner

**5. Discussion of a Resolution Objecting by Written Protest to a Petition to the County of Kane for a Map Amendment and a Special Use Permit submitted by Development Properties, Inc. for the Kane County Country Market (4N Route 47, Maple Park, IL 60157) or, in the alternative, direction on presentation of proposed conditions to Kane County**

Discussion ensued:

- Bruce Vajgert, owner of Property, was present to answer any questions from the Board.

- President Blecker summarized the concerns for the Board to consider.
  - Speed limits on Route 47 affecting the ingress and egress of the property.
  - Disturbance to visitors to adjacent cemetery with compost piles.
    - Mr. Vajgert explained the type of compost being used is cold compost and would not create any smell and clarified that the compost would be in a bin and not an eye sore.
  - Concerns to lighting.
    - Owner agreed to full cutoff lighting.
  - Green infrastructure affects
    - Administrator Johnsen provided explanation.
    - Aquifer and endangered species would not be adversely affected. This was provided by the Kane and Dupage County Soil and Water Conservation Land Use opinion.
    - A detention basin is being installed to collect water to be used for irrigation.
    - Trustee George asked for clarification on the size and use of the detention basin.
      - Mr. Vaigert advised that detention basin was sized according to the property needs.
    - Trustee George asked about paving
      - Brick pavers are being installed on front side of building and asphalt on the back side and engineered to flow to detention basin.
    - Trustee George asked for clarification on endangered species area.
      - Administrator Johnsen provided clarification.
      - Endangered species is not necessarily on this site but adjacent.
  - Trustee Tyrrell voiced concern over conflicting reports between USGS and Kane and DuPage differing on water recharge areas.
    - Administrator Johnsen explained the differences using Exhibits A and B of the proposed resolution.
  - Trustee Tyrrell added that a couple of concerns still had not been addressed especially spot zoning and the 2040 Plan.
  - President Blecker asked if this fit into 2040 Plan
    - Administrator Johnsen stated that it does fit into the Kane County 2040 Conceptual Land Use strategy.
  - Trustee George disagrees with it fitting into the 2040 Plan. The plan is very clear on what is covered in preserving and protecting and the language in this petition does not match what is in the 2040 Plan.
  - Trustee Millette added that he drove past the property and likes what this business models in regards to the Village's vision for future development.
    - Supports comment letter rather than a resolution.
  - President Blecker supports the plan for this business as it supports the Village's vision for development along route 47.
    - This use will support local farmers and sell products produced locally.
  - Trustee Andersen added that she does have concerns but supports the business.

- Trustee McKelvie added that this development does fit with the vision of the Village and supports it moving forward.

**Motion to adopt a Resolution Objecting by Written Protest to a Petition to the County of Kane for a Map Amendment and a Special Use Permit submitted by Development Properties, Inc. for the Kane County Country Market (4N Route 47, Maple Park, IL 60157) or, in the alternative, direction on presentation of proposed conditions to Kane County made by Trustee Tyrrell: No Second**

Due to lack of a second, the motion died.

President Blecker suggested that Administrator Johnsen to draft a letter of concerns to be presented to Kane County.

**Motion to follow an alternative direction by Board, direct Administrator Johnsen to draft a comment letter indicating the Board's concerns regarding spot zoning, ingress and egress with IDOT, construct screening for above ground storage for views of cemetery, dark skies, 2030 Open Space Goals, 2040 Conceptual Land Use strategy; seconded by Trustee McKelvie**

Roll Call Vote:

4-Ayes: Trustees: Andersen, McKelvie, Millette, O'Dwyer

2-Nays: Trustees: George, Tyrrell

Motion carried.

Trustee George requested to owner to consider looking into permeable paving and follow practices of water conservation. Also consider what type of asphalt sealer to use.

Owner Vajgert agreed and that they are already planning to use green paving and asphalt products.

6. **Consent Agenda [By a single unanimous vote, called an omnibus vote, the Board may approve a number of unrelated items. There may be no discussion, but any Trustee may remove any one or more items from the Consent Agenda, whereupon that item goes on the agenda below.]**
  - a. Motion to approve payment of bills per Warrant List #16-11
  - b. Motion to approve the minutes of the October 6, 2015 Meeting
  - c. Motion to advise and consent to the Village President's reappointment of Patrick McMahon to the Police Pension Board for a term expiring May 9, 2017

Trustee O'Dwyer removed item 5A

**Motion to approve the minutes of the October 6, 2015 Meeting and consent to the Village President's reappointment of Patrick McMahon to the Police Pension Board for a term expiring May 9, 2017 made by Trustee Tyrrell; seconded by Trustee O'Dwyer**

Roll Call Vote:

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

0-Nays

Motion carried.

Discussion about Item A:

Discussion ensued:

- Trustee O'Dwyer asked questions about billing cycles.
  - Administrator Johnsen provided explanation.
- Trustee O'Dwyer asked about Intern costs
  - Administrator Johnsen explained how the payment for interns works and the agreement with the University.

**Motion to approve payment of bills per Warrant List #16-11 made by Trustee Tyrrell; seconded by Trustee O'Dwyer**

Roll Call Vote:

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

0-Nays

Motion Carried.

**7. Treasurer's Report Ending September 31, 2015**

Administrator Johnsen provided summary of Treasurer's report.

**8. September 2015 Police Department Report**

Chief Hoffman provided a summary of Police Department Report

- Two new Part time officers have been hired.
- Experiencing difficulty in filling all shifts
  - Industry-wide issue in finding officers willing to work part-time and meet Chief Hoffman's criteria.
  - Many shifts cannot be filled.

Chief Hoffman left the meeting at 8:12 pm

**9. Discussion of a petition to Kane County for a special use permit submitted by Maxxam Partners LLC for the property formerly known as Glenwood Academy (41W400 Silver Glen Road)**

Discussion ensued:

- Administrator Johnsen opened discussion explaining a meeting she attended with Attorney Tappendorf and Zoning Officer Ranieri, at Kane County.
  - Kane County stated that the petition appeared to be reasonable and is willing to allow it to proceed without a determination by the enforcing officer or State's Attorney.
  - The County received a legal opinion from resident Abe Andrzejewski and would provide it to the Zoning Board of Appeals.
  - Administrator Johnsen asked the Board how they would like to proceed.
- President Blecker stated that the Village needs to do something.

- Suggested having a legal opinion be prepared to define a course of action for the Board to consider.
- Trustee George asked who would have final approval.
  - Administrator Johnsen explained there are several steps moving forward, but the Kane County Board will have final decision.
- Consensus was to direct Attorney Tappendorf to write a legal opinion opposing the process that the County is taking regarding this petition.

**10. CLOSED SESSION: Move that the Village Board go into closed session as permitted by the Open Meetings Act to discuss one or more of the following matters:**

- a. Litigation that is filed and pending, or is probable or imminent. 2(c)(11)
- b. Collective negotiating matters. 2(c)(2)
- c. Closed session meeting minutes. 2(c)(21)
- d. Security procedures and the use of personnel and equipment to respond to an actual, a threatened, or a reasonably potential danger to the safety of employees, students, staff, the public, or public property. 2(c)(8)
- e. Appointment, employment, compensation, discipline, performance, or dismissal of specific employees or officials, including legal counsel. 2(c)(1) & (3)

**Motion to enter into closed session at 8:27 pm made by Trustee Tyrrell; seconded by Trustee McKelvie**

Voice Vote:

6-Ayes

0-Nays

Motion Carried.

Trustee Andersen left the meeting at 11:07 pm

Board went into closed session at 8:27pm.

Regular meeting reconvened at 11:10 pm

Clerk Girka Called the Roll:

Present: President Blecker, Trustee George, Trustee McKelvie, Trustee Millette, Trustee O'Dwyer, Trustee Tyrrell

Absent: Trustee Andersen

Also Present: Clerk Girka, Administrator Johnsen (left the meeting at 9:42pm and returned at 11:05pm.)

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

Voice Vote:

4-Ayes

1-Nay

Motion carried.

**11. Motion to approve a Resolution Adopting the Emergency Operations Plan for the Village of Campton Hills with Additional Items regarding Fire Districts support and express care facilities made by Trustee George; seconded by Trustee Mellette.**

Roll Call Vote:

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

0-Nays

Motion Carried.

**12. Consideration of an Employment Agreement with the Village Administrator**

No action taken

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

**a. Facebook Page Presentation by Clerk Girka**

Discussion ensued:

- Clerk Girka stated he will wait to make the presentation until the next meeting.
- Trustee O'Dwyer asked about Q&A sessions with public and discussion ensued.
- President Blecker commented on the success of EDC's After Hours event on October 14<sup>th</sup>.

**14. Motion to adjourn the meeting at 11:18 pm made by Trustee Tyrrell; seconded by Trustee George**

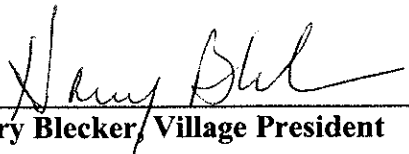
Voice Vote:

5-Ayes

0-Nays

Motion Carried.

Approved this 3 day of November, 2015.

  
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Harry Blecker, Village President

  
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Nicholas Girka, Village Clerk