



VILLAGE OF CAMPTON HILLS  
VILLAGE HALL  
40W270 LAFOX ROAD, STE B  
CAMPTON HILLS, IL 60175

**SPECIAL MEETING MINUTES  
OF THE VILLAGE OF CAMPTON HILLS ZONING AND SUBDIVISION  
ORDINANCE STEERING COMMITTEE**

**June 12, 2017  
7:00 P.M.**

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1. **Call to Order.** President Blecker called the meeting to order at 7:045pm.
2. **Roll Call: In Attendance:** Chris Ranieri, Ron Searl, Harry Blecker, Chuck Johnson and Dave Newkirk, Joe Carpenter, Mike Tyrrell, Mike Millette and Arista Strungys, Camiros, Ltd.
3. **Public Comments** – none
4. **Discussion and consideration of a motion to provide comments to the Plan Commission regarding the Campton Hills ZONING ORDINANCE – STEERING COMMITTEE DRAFT REPORT prepared by Camiros**

Arista Strungys, Principal Consultant, Camiros described the process of making the “public draft”. The “public draft” will then go to the Plan Commission. The Committee discussed the potential of combining the Pubic Workshop with the Plan Commission’s Public Hearing.

Mr. Carpenter asked if anyone else had concerns about having only one pubic hearing?  
Ms. Strungy stated that this type of acceleration is just an option to speed up the process.

Ms. Strungy’s explained that since the Subdivision regulations do not require a public hearing it is often separated from the zoning coded rewrite process.

Trustee Tyrrell asked if the draft ordinance can be published online and available at Village Hall in advance of the Public Hearing. Ms. Strungy stated that this is very typical and should be done. She went on to say that they recommend the draft be available at least a month in advance so the public has time to read document.

Ms. Strungy suggested that since this meeting is intended to be a working group discussion she intended to lead the group through the document section by section. She cautioned the group against focusing on typos or grammar as the document is a very rough draft and will be edited after the conceptional and substative issues are vetted.

- **Discussed Article 1. Title, Purpose and Applicability.** Trustee Tyrrell asked for clarification on applicability, if any, on Homeowners Associations rules. Administrator Searl asked Ms. Arista to explain how the draft document addresses the comprehensive plan environmental and resource conservation topics. She explained the use of Environmentally Sensitive Overlays and how they work.



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- **Discussed Article 2. Definitions and Rules of Measurement**
- **Discussed Article 3. Zoning Districts.** Commissioner Carpenter asked how the definition of families is addressed. Ms. Strungy stated that Camiros recommends that you do not try to define family in the zoning code. However, Administrator Searl indicated that the Village Attorney will most likely weigh in on this when it is the appropriate time.

Trusee Tyrrell asked about the language on annexation and that property automatically comes into the Village as R-1. He asked if the minimum lot size is 30,000 square feet. BZO Raneiri verified this.

- **Discussed Article 4. Residential Districts.** Ms. Strungy explained that the Article 4.2 describes the uses allowed within the various residential districts. She explained that this is where you see the differences.
- **Discussed Article 5. Commercial Districts**
- **Discussed Article 6. Agriculture and Natural Resource Districts**
- **Discussed Article 7. Uses**
- **Discussed Article 8. On-Site Development Standards**
- **Discussed Article 9. Off-Street Parking and Loading**
- **Discussed Article 9. Landscape**
- **Discussed Article 10. Signs**
- **Discussed Article 11. Zoning Administrators**
- **Discussed Article 12. Applications**
- **Discussed Article 13. Applications**
- **Discussed Article 14. Zoning Applications**
- **Discussed Article 15. Nonconformities**
- **Discussed Article 16. Enforcement**

Ms. Stungy asked the Committee members to email to Administrator Searl, in the next couple of weeks, any other changes or questions so they can be sent to her for response.

5. **Adjourned** at 8:50pm.