

**MINUTES FOR THE REGULAR MEETING  
OF THE CORPORATE AUTHORITIES OF THE  
VILLAGE OF CAMPTON HILLS  
DECEMBER 1, 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 7:01pm

**2. Roll Call**

Clerk Girka called the Roll:

Present: President Blecker, Trustee Andersen, Trustee McKelvie, Trustee Millette, Trustee Tyrrell

Absent: Trustee George, Trustee O'Dwyer

Also Present: Clerk Girka, Attorney Tappendorf

**3. Pledge of Allegiance**

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

**4. Public Comments**

Illinois State Representative of the 50<sup>th</sup> District Keith Wheeler gave the Board an update regarding the State's Financial and Budget situation.

**5. Motion to move up agenda item 7 regarding the request by K. Hovnanian to use the Village sales tax exemption for public improvements required by the Norton Lakes development made by Trustee Tyrrell; seconded by Trustee Andersen**

Voice Vote:

4-Ayes

0-Nays

Motion Carried.

**6. Discussion of a request by K. Hovnanian to use the Village sales tax exemption for public improvements required for the Norton Lakes development.**

Discussion ensued:

- Attorney Russ Whitaker, for K. Hovnanian, spoke about the need for using the sales tax exemption.
  - Under State law it is possible for a developer to use the Village's tax exemption to purchase materials that will be directly used for public infrastructure.
  - His opinion is that the Village will not lose any tax revenue since none of the materials will be purchased from businesses within the Village.
  - Asked that a letter be provided listing what materials can be purchased with the exemption.

- President Blecker stated he is not comfortable with this money being taken out of State revenue, also stated that this should have been proposed when the PUD was originally put together.
- Trustee Millette stated that he appreciates President Blecker's position, but pointed out that this has generally been standard practice for most municipalities.
- Attorney Tappendorf advised the State Statute provides the option to the Village to provide their exemption if they choose to do so.
- Attorney Whitaker reiterated his position that the developer is making substantial improvements to public infrastructure and is a fair request to ask for this exemption to offset the costs of those improvements.
- Trustee Tyrrell asked Attorney Tappendorf what type of audit points are brought into play if the Board approves this exemption.
  - Attorney Tappendorf provided clarification which improvements would fall under public improvements and a letter could be written listings only those improvements will fall under the exemption.
- Trustee Andersen asked what happens if these items are not completed.
  - Attorney Tappendorf explained that dedicated public improvements would need to be funded with surety's.
- Trustee McKelvie added this should have been brought up at the beginning of the process. He asked if any communities have waived this exemption in the past.
  - Attorney Whitaker confirmed Hoffman Estates, and they have never provided a reason why they did not provide their exemption.
- Jason Hinkle, land development superintendent of K. Hovnanian, provided progress report.
  - Has put in asphalt paving for 39 lots.
  - Complimented Sam Galluci of the Highway Department, and Chris Ranieri of the Village for their hard work and cooperation.
  - Targeting to have two model homes and two 2 spec homes built by March of 2016.

**Motion to approve the request made by K. Hovnanian to use the Village sales tax exemption for public improvements required for the Norton Lakes development, that will be accepted by and maintained by the Village made by Trustee Millette:**

No Second.

Motion Failed.

**7. Motion to approve the Consent Agenda as listed made by Trustee Tyrrell; seconded by Trustee McKelvie**

- a. Motion to approve payment of bills per Warrant List #16-14
- b. Motion to approve the minutes of the November 16, 2015 Meeting

4-Ayes: Trustees: Andersen, McKelvie, Millette, Tyrrell

0-Nays

Motion Carried.

**8. Motion to approve a Resolution Approving an Affordable Housing Plan for the Village of Campton Hills made by Trustee McKelvie; seconded by Trustee Tyrrell.**

Discussion ensued:

- Attorney Tappendorf gave brief explanation of the plan and reasons for passing this resolution.

Roll Call Vote:

4-Ayes: Trustees: Andersen, McKelvie, Millette, Tyrrell

0-Nays

Motion Carried.

**9. CLOSED SESSION**

Board did not enter into closed session.

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

- President Blecker pointed out that the next hearing regarding the Maxxam development conflicts with the next Village Board meeting scheduled.  
**Board consensus is to reschedule the Village Board Meeting from December 15<sup>th</sup>, 2015 to December 16<sup>th</sup>, 2015**
- President Blecker discussed the Strategic Planning Meeting and provided the Board with handouts outlining what will be discussed.
  - President Blecker asked that each member provide 5 short term objectives (6 months to a year) and 5 long term objectives (3 years to 5 years) and please do so independently.
  - Tentatively scheduled for January 23<sup>rd</sup>, 2016 and is a scheduled meeting open to the public.
- Trustee Andersen provided a brief update about proposed Emergency Management Committee.

**11. Motion to adjourn the meeting at 8:38pm made by Trustee Tyrrell; seconded by Trustee McKelvie**

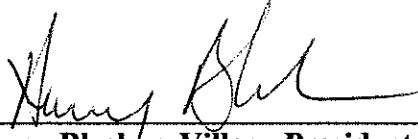
Voice Vote:

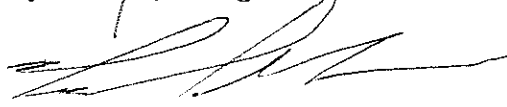
4-Ayes

0-Nays

Motion Carried.

Approved this 16 day of December, 2015.

  
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**Harry Blecker, Village President**

  
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**Nicholas Girka, Village Clerk**