

**MINUTES FOR A SPECIAL MEETING
OF THE ZONING AND SUBDIVISION ORDINANCE STEERING COMMITTEE
December 12, 2017
7:00 P.M.**

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

1. Call to Order
President Blecker called the meeting to order at 7:04 p.m.
2. Roll Call
Administrator Searl, acting as recording secretary, called the roll:

COMMITTEE MEMBERS

Present: President Blecker, Trustee Tyrrell, Jerry Johnson, Todd Hoppenstedt

Absent: Chuck Johnson (ED Comm Rep) Mike Millette (Trustee Alt.)

STAFF LIAISONS

Present: Administrator Searl, Building & Zoning Officer Fitzgibbon

Absent: Village Attorney Tappendorf

Also Present: Resident Tom King, Resident Kyle Wright, Trustee Sue George, Planning & Zoning Member John Pree

3. Public Comments – Sign-up sheets are at the rear of the room. Please limit remarks to 3 minutes per person and please do not repeat topics previously discussed; total time allotted is 30 minutes. Please note, questions will not be answered during this time.
 - There were none.
4. Continued the discussion and consideration of comments to Camiros regarding the Campton Hills Zoning Ordinance – Steering Committee Draft. President Blecker opened the discussion noting that some further consideration should be give to “cluster housing and more affordable housing for seniors” to address goals established in the Village’s Comprehensive Plan. At the November 14th workshop discussion there was some thought of removing references to these in the draft zoning code. President Blecker further stated that the Comprehensive Plan requests the identification of “key” locations for these types of housing developments. Further there was discussion on how the Comprehensive Plan intertwines the May 2008 Community Workshop that was hosted by CMAP.

Trustee Tyrrell opined that it gets down to the question of what comes first the Comprehensive Plan or the Zoning Ordinance- he said the Village chose to pursue the

Zoning Ordinance before the Comprehensive Plan. (NOTE: The Comprehensive Plan was actually created and adopted before the Zoning Ordinance project.

The Committee further discussed, in broad terms, what kind of community does Campton Hills want to be? The vigorous discussion raised the point of tension between existing State legislation regarding affordable housing and the community strongly wanting to preserve its rural nature with adequate open space and any future development that will lean towards lower density. The Committee discussed that lower density development won't necessarily be more affordable nor attractive to seniors who want to stay in the area but either can't afford existing higher valued housing or would prefer to "downsize" their living space.

Following this conversation, the Steering Committee members agreed to move on to the discussion various allowable uses in Article 7 of the draft Zoning Code.

The Committee members went through the proposed use table row by row and discussed whether or not something should be marked as S for special use, P for permitted use, or left blank- essentially eliminating it from zoning. BZO Fitzgibbon stated that he would take notes on the Committee's consensus and provide them to the consulting firm Camiros.

5. Adjournment

Member Johnson made a motion to adjourn. Member Tyrrell seconded. By a voice vote, the motion carried. The meeting adjourned at 9:24 p.m.

Respectfully Submitted By: Ron Searl, Village Administrator

Approved: 1.3.2018:

Handwritten signature of Ron Searl in black ink.