

MINUTES FOR THE REGULAR MEETING OF THE
PLAN COMMISSION / ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS
APRIL 25, 2022, 7:00 P.M.
CAMPTON HILLS, ILLINOIS

Note: All meetings held are recorded.

1. Call to Order – Chairman Johnson called the meeting to order at 7:15 p.m.

2. Roll Call – Clerk Baez called the roll

Present

Absent

Also Present

Commissioner Carpenter
Commissioner Clarkson
Commissioner Dragoo
Commissioner Pree
Commissioner Zwier
Chairman Johnson

Denise Burchard - Administrator
Ron Searl – Administration Analyst
Lynn Baez – Village Clerk
Matt Welch – Village Attorney
Arista Strungys - Camiros
Jim McKelvie - Liaison
Members of the Public

3. Motion to Approve the Regular Meeting minutes from February 28, 2022, made by Commissioner Pree, seconded by Commissioner Clarkson.

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

4. Public Comments – Unrelated to the Comprehensive Zoning Ordinance

Jim Lange – his property is next to Fritz Landscaping located in Plato Center. He is having difficulties getting issues addressed because of the boundaries. Chair referred him to the Village Administrator.

Gene Surico – inquired about the frequent power outages in the village. Issue referred to the Village Administrator.

No Name – A question was asked about the gas station situation at Route 64 and Route 47. Chairman Johnson explained that there was a gasoline spill. This led to more questions regarding contamination to the aquifers. John Kupar, Campton Township Supervisor, addressed the question.

Kathy Kochevar inquired about a drainage issue in the Burning Tree subdivision. Chairman Johnson referred her to the Village Administrator.

5. Public Hearing of the Comprehensive Zoning Amendment

Motion to Open the Public Hearing on the Comprehensive Zoning Amendment to revise the Village’s current zoning code made by Commissioner Pree, seconded by Commissioner Clarkson.

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

Chairman Johnson welcomed the public and thanked the Steering Committee and Planning Committee for all their time, effort and dedication developing the Comprehensive Zoning Ordinance.

Attorney Welch went over the procedures and expectations for tonight's public hearing.

a) Presentation by the Village to the Commission and Public

Administrator Burchard gave a brief history/timeline of the Kane County Zoning revisions from 1937 to present day from which the Village of Campton Hills in 2007 incorporated and adopted the Kane County Zoning Ordinance.

Arista Strungys – Principal Planner for Camiros gave an overview of the technical aspects of the proposed zoning code.

Motion to Open the Public Testimony portion of the Public Hearing made by Commissioner Carpenter, seconded by Commissioner Pree.

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

b.) Public Comments and Questions session.

Attorney Welch conducted the swearing in for those who requested to speak.

Motion to Close the public testimony portion of the public hearing made by Commissioner Pree, seconded by Commissioner Carpenter.

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

c.) Public Comments and Questions session closed

Chairman Johnson closed the public comments and questions portion of the public hearing.

d.) Final address by Village to Commission regarding public comments and q questions.

Motion to Entertain discussion by the Commission/Board regard the Comprehensive Zoning Amendment made Commissioner Zwier, seconded by Commissioner Pree.

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

e.) Commission discussion and vote regarding Comprehensive Zoning Amendment Ordinance recommendation to the Village Board.

Discussion was held regarding the storing of recreation vehicles. A consensus was determined, and a motion was made to **remove** the following language from the draft ordinance:

Screened from view from any public right away and
Not hooked up to public utilities

Motion to Remove certain language from the draft village ordinance pertaining to recreational vehicles screening and prohibition of public utility hook up made by Commissioner Zwier, seconded by Commissioner Pree.

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

Motion to Recommend (with changes as discussed above in item e), to the Village Board approval of the Comprehensive Zoning Ordinance as presented and to forward all comments received regarding this amendment to the Village Board for final decision. Motion made by Commissioner Pree, seconded by Commissioner Clarkson.

Roll Call Vote: [AYES:6] [NAYES: 0] [ABSENT: 0] [ABSTAIN: 0] Motion **CARRIED**
Carpenter
Clarkson
Dragoo
Pree
Zwier
Johnson

Motion that all currently zoned open space and all forest preserve properties zoned open space are uniformly colored correctly on the map. Motion made by Commission Pree, seconded by Commissioner Carpenter.

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

Motion to Close the public hearing made by Commission Carpenter, seconded by Commissioner Dragoo.

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

6. New Business,

None

7. Reminder(s)

None

8. Adjournment

Motion to Adjourn meeting made by Commissioner Clarkson, seconded by Commissioner Zwier.

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

Meeting adjourned at 10:17 p.m.

VERBATIM PUBLIC HEARING COMMENTS

April 25, 2022

Name: Tim Morgan 38:30

Written statement submitted – Exhibit A

Name: Peggy Sue Seehafer

Written statement submitted – Exhibit B

Name: Russ Newberg 46:07

6N817 Longacre Dr.

I would echo Mr. Morgan's comments in various ways and would like to point out a couple of things that were not mentioned in his allotted time. First off, there is very vague knowledge or written of what the enforcements will be and what that plan of attack will be. So, I think that is limiting you and how you approached this. A lot of this is just cut and paste, it seems from other surrounding areas that have adopted certain other types of laws, again going back to what Mr. Morgan said – and what is on the website, this intention is to be a semi-rural community, I think the RV storage, commercial vehicle, the boating, a lot of these laws you're looking to adopt, really are conflicting to one another. Um, as Mr. Morgan stated, the landscaping, talks about landscaping. There's nothing on the commercial vehicle part of enforcement. Again, from a resale value perspective as well as intended use, most people move into this area just for what it is intended for: to be able to have boats, to be able to have RVs, and to have trailers, to be able to have those different types of things. These are neighborhood issues and I think that this board recognizes the neighborhood complexity that is out there. That is why you have you know everything going all the way down from R1 to 5000 square feet obviously 5000square is not going to be incorporated for use with the tax assessor's use, it's about use and it's not going be used the same way that someone is going to use their four acres. And I believe the same goes with as far as grandfathering and looking at that type of law just doesn't make sense. You define the community residents as a community of residents that must seek all federal and state local requirements, including but not limited to the license and building code requirements. I don't see where somewhere of what you are trying to adopt makes sense or conforms to that and it says that every community resident must maintain a residential character which is compatible with the surrounding residential neighborhood. So, these are neighborhood issues. These should be HOA issues that most people are here to represent and talk about today when it comes to some of the use. As far as what you can park on your property and what we pay taxes for. We bought the property for the intended use and now here it is years later and it's changing. I've been a resident of this community for my entire life, except for four years when I moved out of state for various reasons and have returned. And to be able to come back to this community because I frankly didn't like where I lived elsewhere. And so, to be out here for almost fifty years and to see the changes that we are going through, some of this is good, but not all of is good. And to adopt this plan in its current form I think would be negligent by this board and not representing the best of what the community intentions are.

Jim Lake – 42W419 Burlington Rd 49:31

I am surrounded by farms and nurseries. Our original subdivision was Evening Prairie and Mr. VerHagee added a few more houses on a private road and ever since 97 I have had a problem with this village. And it all started with Patsy Smith and incorporated drainage from the pond that is over there. The pond was designated there for fire. I don't want to get into very long but for fire, if there's a fire in the neighborhood regardless, the Illinois state law whose ever (inaudible) are on the property they must maintain them. Well that never happened. We had the same kind of circus went through a bunch of these meetings and the village did what they wanted. They scared the people and tell them that they would lose the river boat money and you guys are doing that that again here. If we don't do this, we want to be another Naperville. We didn't move out here to be a Naperville. We moved out here to be with the farmers and open space. And that's what this township is all about. And I wish you people would recognize that and let everybody vote and be more transparent. Not just this little postcard in my mailbox and I found out from my son who works for open space. And I really think that you people need to go home and take a look in the mirror and see what they are doing to this township. Thank you.

Janie Grillo – the monarch lady. Thank you for your time All these years, line by line as you said. I appreciate that. However, I have some major issues. As you see (inaudible) village trustees and many volunteers, have spent countless hours' time and energy that best reflects the village of Campton Hills. Part of it being trusting its citizens who have turned out in droves. This will tell you that no matter how many times it was put in public announcements, people have busy lives, and we entrust you, even though you announce when meetings will be held, we entrust you to do the job. And now you've down the job and we are pushing back. A little bit. I understand when you present things and you put it out there and no one replies until the end. But we are here. Because we care. I will repeat what that man said – (repeats mission statement of village) I fought a lot in those years in early 07. I had family meetings and I would do it all over again. Because otherwise a lot of our village might be part of Elgin just like the area east of (inaudible). But we chose not, and we are Campton Hills and I would do it all over again. But we did it to preserve that rural structure, not to have additional zoning nit picking zoning, recreational vehicles, how are you going to block main from view of a main road when you have a large vehicle. It is nitpicking and maybe for commercial. So is the 30-day thing with holiday lights. So, if I have a business and put my holiday lights up before Thanksgiving, do I have to take them down before Christmas? I'm sorry I know that there are a lot of issues, but this is another nitpicky things that go far beyond what we represent. So again, I thank you for the time that you put into it, but let's preserve that rural culture and that right. Thank you.

William Beith - Good evening. Thank you for doing all this work, this zoning issue. I have worked on zoning in 4 Illinois municipalities and as a village administrator. I have written and amended building codes, planning and development in wonder lake. Zoning creates the right of citizens through the implementation of land use regulations. The comprehensive plan describes the big picture in the zoning code and it defines those details. The zoning code then identifies and defines the uses of land throughout the municipality. So the zoning code is structured to encompass equity and rule of law regionally focusing on like activities. Which is why we don't have butcher shop or gas station in the middle of a residential neighborhood. So the zoning is the pathway for residents and businesses so that can exist as special use. The code is the structure that organizes and keeps orderly process necessary for the approval of that use. Zoning ensures that the neighbors surrounding that project are protected by having a voice in that process, like we are here tonight. Zoning also ensures that we have an appeal process and also addresses neighborhood issues if there is a problem. Thank you.

David Lora – Hi I'm Dave. I am a new Campton Hills residents. I am an electronics engineer and have moderated free RV forms two of those requests were by the board members due to my technical experience. I have two concerns with the new zoning regulations regarding storage of RVs on a residential property. While I concur with the current regulations, the zoning behind the front building line, and behind the side, within side yards, it will be nearly impossible for most residents to comply with statement free from view of any public right away. RVs are not maneuverable. You can create a labyrinth of buildings and tress to hide behind and then you can't get the RV in there. As soon as you make a path to get the RV in a spot, you also make a path for it to be viewed. As far as fence you really can't hide a 12 foot RV with a 6 foot fence. And even you do having an RV sitting way above the fence line, that really just looks worse than seeing the RV. My second concern has to do with connecting to a public utility. I assume this means plugging into an HC outlet, batteries self discharge. Proper maintenance is to keep the RV plugged in all the time. RVs have special circuitry designed to maintain the batteries, that's how it is designed. It's ironic that the sentence you require us to maintain our RVs but yet in the previous sentence we are not allowed to maintain our RVs so that is something that needs to be worked out. I concur with the concept of that, not wanting people to live in RVs, but one of things is that we have something called winter and I camp in the winter, you go through a tank of propane in about three days. That's about \$800 per month in cost and nobody in their right mind is going to do that. So, RVs, campers, and boats all add value to the neighborhood. These are family activities. Sitting around the campfire has resulted in some very deep talks with my kids about life. Families that spend time together raise stable kids. Camping and boating are great family bonding activities. I would like to see Campton Hills promoting good family activities, not discouraging it. So wrapping it up, Campton Hills is a diverse community, currently we have restricted neighborhood with HOAs and those neighborhoods that don't have HOAs, so I am asking you to be an inclusive government that serves the broader community and just a select few. So I am asking you specifically to remove the text "screen from public view right of way and not connected from public utility" from the zoning law. Let's keep Campton Hills a family friendly place. Thanks.

Gene Surico – I already spoke

John Toniolo - No comment

Nick Pilotte – I have been a member of this community, Campton Hills for 13 years and in fact you gave me a ticket 30 days after I moved into here. (laughter in the crowd) Anyway.. I understand the need for rezoning, and we moved to Campton Hills for the privacy and the flexibility of the lots. Aligning the lots in a subdivision with consistent zoning, I understand and I do support that to a certain extent. However zoning changes do affect the (inaudible) of current residences and I do have certain concerns for the future residents of those lots. Now I am not a lawyer, definitely not I pay people to do that for me. I may have missed it in this whole 127 page proposal, I don't see how a transfer of ownership of a non-conforming lot is going to allow MR Morgan with his RV, I don't see how that is going to be allowed to continue for a non-conforming lot and afterwards. I am going to talk about a couple of points that kind of concern me and some of them are a little silly but section 8.3 section H – you gotta clause in there saying that you can't slaughter your own chickens. I am sorry but do we have a problem with people slaughtering too many chickens? Do we have reports of excess of slaughtering? It seems a little excessive. It's a rural, not a problem I guess. Anyway that should be a rule for an HOA not for a village.

Section M of 8.3 as well do we have issues with livestock or horses being mistreated in the community? I try to keep up even though I am not a very vocal or outspoken individual, I don't see a lot reports of that, so I kind of have some concerns about that. If you are concerned about properties with livestock, that's not a farm, that should brought up with the HOA as well. That should not be a concern with the village. If somebody moves into a neighborhood that has horses in it, that should be part of the HOA, that shouldn't be a part of the village. Part of the sections regarding solar systems and wind turbines. I do understand the need for renewable energy and wind sources. Solar systems, insulation. I understand that people are going to be moving towards that if they haven't already. But there are very few requirements for aesthetics in that and there is a lot more for just landscaping and business and everything. I am a little concerned with how that is going to look when you are facing the road. I know that I am at time here so I will try to shorten this up a little bit, but I really understand the need for the HOAs and the rezoning but, the zoning errors and discrepancies that were brought up. I did speak to an individual the other night that bought a property with the understanding that it was zoned farm, and it's actually zoned as a residential property. That concerns me that we are looking at re-zoning massive amounts of property in the community and we still have discrepancies between what the county is seeing and with what the village is seeing. I think we need to address that kind of stuff before we start moving on with additional changes to the ordinances.

James Feuerboron – First of all I would like to say that I appreciate those that have been serving on this committee for umpteen years. I know that you have put a lot time in this. My wife and I purchased our property in 1976, so we are not necessarily new people, but we are not old. We have been here 46 years. We live in the Foxfield Subdivision section 1, we have two acres, our subdivision along with Foxfield 1, 2, 3, and (inaudible) were all developed as Z point property, and they included easements on every single parcel for riding your horses. (inaudible) I am asking you to look, maybe you don't have your documents here. I am looking on page 71, the livestock section. M1, I think is contrary to what you say elsewhere within this document and I think it probably needs to be corrected. It says "keeping of livestock including required livestock enclosures permitted on an accessory use on lots in residential use of two or more acres" yet elsewhere in here you are saying it's okay to have a horse on one acre so I think that should probably be modified to one acre, to match what you say elsewhere in here. M5 in that same section talks about that livestock enclosures and livestock structures must be located at least 25 feet from any lot line and I think that's at least the same as the county and maybe a little less than what county (inaudible) but the part that bothers me is the next section "fenced enclosures must be located at least five feet from any lot line". Well, I share my fence with neighbors that have horses or had horses on two sides of me and we share a common fence line that runs down my lot line on either side. That by putting up a horse pasture and whatever, that doesn't make sense to me. In my case we lose almost 4,000 square feet of pasture because of that. I've got a long lot and an acre that is fenced in. My other issue goes back to page 87 which again is the storage of recreational vehicles. I just want to share we have our pop-up camper from the first of May to first of September. We don't have anyone living there, but we have grandchildren and sleepovers. It would be very inconvenient to have to put my trailer someplace else. And if I could just finish. What bother me is the section that says any "adjacent residential area" Well I've got neighbors that are a football field away from me and they will be able to see on my lot. I've got one that is over two football fields away from me. The other concerns I have are about landscaping. Allowing brick and that kind of landscaping.

Brian Bauer – So I am a new resident of Campton Hills, less than one year and everyone has been really wonderful. I really, really enjoy it here. So, I believe that everyone is working in good faith. But the problem is that the people in 10-20 years the people in the zoning code are probably not in this room. So, the words in the zoning code matter a lot more than intentions. So, 14.2.E says that we are going to re-zone a lot of lots. Planning a development to RE3, that might accomplish a few dozen, right? They are non-conforming lots. So, if you discontinue use for more than one year, you lose the non-conforming extension. So, you can't do it. 14.1 B says that the burden is on the property owner to prove that the use has been legal the entire time. So, 20 years from now if I sell my property how is the new owner going to prove that I never mangled the lot? That makes a difference because how can I sell it if the person can't prove that they can use it and how can they prove it if it is up to me before I sell it? But that actually doesn't work that way because how can I pass it then for the future? The other thing is on page 13 the definition of a recreational vehicle, it's my understanding that the county previously had categories. That was like boats, recreational vehicles, etc. and they have limitations on them. But in the zoning code you have condensed that into a single category called recreational vehicles and you've created a sentence that defines what a recreational vehicle is. Unfortunately, that means that almost anything is a recreational vehicle because it says if it was designed for recreation. There are a number of comments and if you pick one of those clauses, you are a recreational vehicle. A pick-up truck, a 4 runner, basically anything that has a radio can be signed as being made for recreation and I think you need to go through all of this and fix the terminology before you go any further and I want to thank you guys for having the meeting, it's a thankless job.

Descourez – passed speaking

Dave Comisky – I will submit via email

Bill Muhr – Thank you. My name is Bill Muhr, and I am a resident of the (inaudible) Creek neighborhood. I'd like to address the provisions of section 8.3.C which pertains to amateur radio and antennas. I'd like to make two points: the first is the value and importance of amateur radio to the community. Particularly in regard to emergency situations and second is the importance of antenna height restrictions to emergency communications. There are a number of amateur radio operators in the village and surrounding areas who give up a good amount of their time to support community service and emergency services. Some of the things that amateur radio operators can do we have email and messaging capabilities if your local email internet service is down, amateur radio operators can send emails and messages worldwide by the way of computer. Amateurs also serve as the emergency weather service. We provide onsite real-time reports to the national service, and we also provided real-time local emergency support for management and public service agencies, hospitals, the red cross, the salvation army, and a number of local charities. In short amateur radio operators provide a wide range of valuable services to their communities all for no cost. Most of the radio frequencies being used are line sight frequencies. They don't bounce off the (inaudible), they go straight out. I'm not going to get into a long technical discussion of the physics of amateur radio, I'd just like to comment and quote the federal communications commission which made a public ruling on amateur radios. Their ruling provides that zoning regulations must reasonably accommodate amateur radio operations. It also states that the transmissions to be effective need effective amateur antenna height, they are not effective if heights are not reasonable. One wonders how exactly the relations reasonably accommodate amateur radio services when the village proposal is significantly lower than the surrounding non-rural communities. Geneva has a height restriction of 70 feet, Batavia has one that is 75 feet, St. Charles 100

feet. In short, I think what we'd like to do, in March of last year, we submitted to the then village administrator, requesting modifications to that section of the proposal. We are now requesting, respectfully requesting to reconsider that proposal which provides for a 75-foot antenna limit and (inaudible). Thank you very much for your time and effort.

Chris Titiech – not present

Patrick Hunter – we are good

Jessie Varshall – I am a Campton Township Trustee and they asked me to come and speak on behalf of the trustees and the board. The open spaces program of Campton township was formed from two different referendums. One in 2001 and one in 2005 and set aside almost \$44 million dollars for open space. The open space program has grown to almost 1500 acres and the township manages and develops different parts, open spaces. When we tried to look them up, they had different uses based on what the residents of the township want. Looking at the proposed zoning ordinance, it says that the village has put aside, we are most likely the largest property owner that will be impacted by the proposed changes. Our properties will most likely be changed from an F zoning space to an open space zoning space destination. We've had various conversations with members of the village and provided comments, specifically in February of 2020 to address some of the concerns that we had with the changes to this zoning destination. We have not seen any written correspondence addressing these concerns. Based on what's currently proposed, our concern is that the zoning classifications, specifically some of the limited uses that we have had, would make it current with the current permitted open space plan. I will go through a couple of those examples: specifically, when you look at some of the permitted uses, for example on one of our properties, that is going to change, we have a public works facility. These are the facilities that are used to, for example, apply salt to the roads, for ice, including a vast majority of the roads in the village. Right now, if you would want to modify these public works facilities, we would have to get a special use permit, and to keep it consistent, the township and the village would have to get a special use permit for the future. In addition, there are several other uses that would be non-permitted such as residential. Many of the properties that we purchased, we purchased as old farmsteads. We originally purchased these to keep them from being developed as residential as part of our plan. As part of purchasing these, you typically get a farmstead. We reuse these farmsteads and we typically have them used as (inaudible) care homes. To have someone on property and walk and provide some as security on these properties. Those would now be defined as existing non-conformists, again we have (inaudible) comments, and we currently have under-farming to allow the use or home on sites for farming uses and that is very similar to what is being proposed moving forward. Lastly, probably one that we have the most concern about is related to the standard for onsite parking and loading, development standards, and landscaping. Again, we have to follow many regulations, and we have developed our open space. Some of these regulations and programs include the army corps of engineers. Mitigation (inaudible) these mitigations we have used to purchase additional property, versus using taxpayers' money, (inaudible) water regulations, federal and Illinois preservation districts and divisions, such as east schoolhouse restoration project, open space is commonly referred to as land site regulations and also various grant applications state and federal funded as opposed to using local taxpayer monies to develop these properties. Our concern is that these developing standards, specifically the landscape would contradict or in many cases create nebulous rules of which ones we would have to follow. When it comes to the savannah redevelopment (inaudible) standards. So again, we really want to work with the village and come up with permanent uses I think

meet the vision of both the township and the village and I think that some very simple and basic changes can be met to meet the needs of both of our government entities. So, thank you for your time.

Charles Griffey – Passed

Mike Warick – I'm good

Brian Larson – Jerry thank you. Question when you are thanking the committee for all the time that they put into this for volunteering. I kept hearing you say, Mike Tyrrell.

Trustee Jerry – Well he is not on the committee or the commission.

Brian Larson – But he wrote over 90% of this.

Trustee Jerry – No

Brian Larson – Okay. That's fine. It's a very sad day today. I stand here and I have thought about this moment since November 13th, 2017. I moved on Beith Road when I was a senior in high school. With a rent-to-own house. And I have battled the government since day one. It has been an utter battle. And while I can't speak about everything I do, everything. I do have a few questions and statements. And I really already know what your answer is going to be. You get this one nice fat question (inaudible), why is Campton hills creating a new zoning regulation? I moved here to getaway. So, after nine years of planning to come up with this answer (inaudible). The process is not creating new zoning and regulations, basically what you're saying is, what your justification is. Approving this new ordinance will be made by long hours and efforts made these volunteers that took several years. Even though it was unnecessary from the get-go. I know not all of you have been on the committee the whole time, I have followed this silently waiting. When this village first came back in 2003, you guys came and incorporated the village of Campton hills, it became all of us, no changes. Yet we stand here today with a 127-page document, and 43 individual maps, these are changes. You guys put out this sheet of paper with "trust me" as your answers. I don't trust you. For eight years I have dealt with you guys and the harassment, the lies, and deceit. I don't trust you. Nor should anybody here trust this village. Mark my words, this is why citizens are flying from Illinois. 100,000 citizens a year leave Illinois and this is exactly why because of this crap. Right here. This village isn't out here to preserve the rural, it's all about control. They might not raise your taxes, but the (inaudible) to do any of the stuff that you want to do are going to affect you. Trust me when I say this, the zoning is going to cause more lawsuits, you guys are not seeing the ramifications of this down the line. There is nothing wrong with what is already in place. They just want more control. That's what this is all about. This is one man's desire to change the village into something that he wants. I want to recall the time Todd from the planning commission called me and sent me a text saying, "Brian you need to come to the next planning committee" There are two members of this committee that are strictly reOwrting the zoning to prevent your light show. Well, I showed up to the meeting and Mr. Ron Searl stopped me in the hallway and said "Don't come in. You're not needed here. You don't need to come to this." I picked up the phone and I called my attorney and he said absolutely go in there. You have every right to go on there. I sat at that table and you guys tabled everything I said at that meeting. You didn't even want to discuss it. You tabled and tabled and tabled it and the two following meetings you guys cancelled. With all of this harassment and abuse, I've taken from this village, and I can't even explain it all, I will later when the time is right. The light show is something that I provided for this community. I ended it strictly because of this abuse and the attacks from this village.

And it will come out, on a clear day when I show everything to the public. I didn't want to have to say all of this publicly, but it's why the light show ended. (Inaudible) Neighbors and there were solutions on the table that this board didn't want to hear. They said that they wanted to fight me and to put stipulations on to make me pay out of my own pocket to keep that show alive. I apologize to all of my neighbors having to go through all of this here. That wasn't my intention. I never wanted to get into the legal of it, I didn't think it would (inaudible) and I apologize. (Inaudible) Does someone want to forward me their minutes? I only have about two left. People we need to stand out ground. Why do you think this board meets in closed sessions at the majority of the meetings?

Multiple Trustees stated – This is the planning commission; we don't meet in closed sessions.

Larson – I have been collecting emails, fines, letters, texts, and I will tell you when the time is right, this is a truth David versus Goliath story against our village. I encourage you guys to FOIA request legal bills, the village paid a tech company to wipe computers, (inaudible) reach out to past employees, and ask yourself why so many people who have worked for this have resigned and they left. I know the truth; you all need to know the truth.

Trustee Jerry – stated that time was up

Larson – Long and short they will pass this zoning. They will pass this zoning because the person that wants this is our board president. Don't think that for one instant you come in here and they (inaudible) your concerns and make a difference.

Chief Millar – Mr. Larson. Thank you.

Larson – I'm not done.

Ken Michales – Good evening. Can you hear me? First things first. Who all here has an issue with the RV. Okay, everyone here take a look around. A lot of people left but there sure are a lot of people here with their hands up. I was happy, I have been a 60175 resident for, since 1983. I've had an RV in my driveway since 1985. It fits all of the parameters, except it sits there seven days, it doesn't have a fence, I plug it in to keep the batteries charged and, in all honesty, clearly even though what came out this morning, your RV is fine, everything is good, but then 9.10 doesn't say that. So hopefully it gets re-written. Okay?

Tom Morefence – Resident of Campton Hills for about nine years now. We live off off... road. Many of you drive down. My neighbors are here. My neighbor Paul with his beautiful wife. Hi Paul. Paul and I live on a property. **Deep voice – hard to understand.** I am here because I want to be able to do what I want with my property. When I first came here, there were a lot of people that showed up. In the hundreds. I am in the restaurant industry and there were a lot of people. I know that this showing of this presence means that you guys need to get this right. You need to get you I's dotted and t's crossed. You need to make it right for the residents.

Charles Greene – Some of these, kind of like the RVs, I'll just read this, it's short. I disagree with the implication that recreational vehicles either powered or non-powered are generally an eye sore and to be hidden out of public view on a residential property. I see nothing inherently ugly about the, if they

are in presentable condition, i.e. (inaudible). I can understand that an objection of such vehicles in a broken or starved condition or if it were raised on blocks instead of wheels. Similarly, a vehicle like that I consider to be an eyesore. Recreational vehicles are widely used and most of them live within boundaries. Use of these vehicles should not be hindered by parking. They should have the same accessibility as cars parked in the driveway.

Jennifer Muzzo – Hi. I'm Jennifer Muzzo. Thank you everyone for (inaudible) Is it possible to send to review before it goes to the board? I feel like not only are there issues about the RVs, but what about the rural? If this is a farming community, why are we re-zoning so much of the farming? I grew up in the center of (inaudible). I lived in a subdivision surrounded by farm fields and it was lovely. I lived in Chicago and moved to the suburbs and Campton Hills is heaven. This was like a little piece of home, but that is no longer a farm it is zoned as a residential subdivision. That community is not semi-rural. We didn't have this kind of revision and planning. How can we take what was supposed to protect our open spaces and our farming heritage and take that away from people? And the people that bought what was sold to them as farming and was zoned by the county as farming and now the county is saying that some of it is residential? This may be true, but there are possibly some legal implications for what it really is. Functionally it is still farming. So that is applied to areas that are traditionally more farming and now it's residential and my concern is that it is one step from residential, this being space for this and this being space. I don't know why we move to a residential community. I love it here but I don't want it to stay the same forever, but we obviously have to modernize and I appreciate the forethought of some of the zoning that applies to urban areas. It basically covers that a suggestion that there are probably some uses and I appreciate that. But could we consider what it would mean to take away so much of our farming? It feels to me like an historically preserved building is being entirely gutted and changed to something modern. The façade looks great but it was not done to what the true intention was. And the website I see, but my biggest concern is I might want a chicken. I shouldn't have to have this much trouble if I want a chicken. (inaudible due to clapping and audience comments) I didn't move to Campton Hills so that (inaudible) could be an HOA, that's not (inaudible due to clapping). I feel like there a lot of negative feeling about farming and I appreciate your concern about the environment and the open spaces and redoing the urban aspects. So I don't want you to throw the entire thing away, cost-effectiveness is (inaudible) but for me I really want you to reconsider the farming, and for other people the RV and fences and not becoming another suburb and moving away from the real aspects of what we really love.

Rafael Bauron – Thanks for taking the time to meet with us. My family and I moved to Campton Hills, what we were told was St. Charles back then in September of 2020. There was no mention of Campton Hills, but regardless we really happy with the purchase. A few months before we decided, my family and I decided to move from Sleepy Hollow because of a lack of freedom which allowed to not enjoy our property. We familiarize ourselves with the code, with the RVFs and residential and all that, and we looked for a property that we would be interested in. My wife called the county directly and said that our property was zone F. And there are so many beautiful homes on beautiful lots everywhere. (inaudible) and we found this beautiful piece of property in Foxfield zoned F, no problem. Go for it. We signed, we rushed. We got in right before the winter. Perfect, Zone F no problem. A few months later my wife met with an elected official of the village at the village hall who pulled a bunch of maps and they pinned them to the wall and here is your property, you are zoned F no problem. Okay we're aware

of the re-zoning, we attended Zoom meetings, but we are Zone F. Then we got the flyer in the mail a couple of weeks ago and we looked at the maps. No change. We looked at the maps and no change. We looked at the proposed and now we see RE-3. Where does it come from? Where is the discrepancy? Does the county have it wrong? Does the village have it wrong? Where is it? So now we go back to the county a couple of weeks ago and we are told Zone F. We then go the map and see incorporated Campton Hills, we can't see on it. It's a big and colored thing. So, it just doesn't make sense. Is it the county, is it the village, is it us? It just doesn't make sense. Something is fishy. Something just doesn't make sense to that big (inaudible). I mean keeping records is not that complicated. It is just our 1.3 acres? I mean anybody can be the resident and double-check. Call the county. They are super friendly and super nice. He's going to tell you right away. He's going to tell you and compare with that map on the left and tell you if it's right or wrong. So and to conclude what are the motivations for such changes? I mean a lot of people have said that. Are there a lot of complaints for RVs in site? Some chickens? No you, but the elected official are elected by the people for the people. Who complained? Where did this come from and I think that in the end, it's for the people? I think that such change should go up for referendum. (inaudible due to clapping)

Hollie Bauron – So I don't even know what I want to say to be honest. I didn't even want to talk. I didn't want to bullseye on us at all because we are on 1.3 acres, we thought that we bought farm. We have 70 chickens, we provide eggs to 17 families every month. We are not increasing residential traffic, I know that that is a thing. We're just not. We have one person come a day. They come and pick up their eggs. We've got ten turkeys. I'm going to kill them. I'm going to slaughter them on my property. I also kill chickens, and we eat our chickens. We have two pigs. We thought we would get the pigs in before we wouldn't be allowed to have them. We have bunnies, meat rabbits. We are 1.3 acres and we are extremely organized and clean and tidy. It looks phenomenal. No one would have any complaint. It is possible to do homesteading on a small acreage. It is. So to put an arbitrary number, it is nice to see everybody in person by the way. Because I was on the Zoom calls with you guys and to out an arbitrary number when all of the lots are extremely different it just doesn't make sense. But I do want to bring up something, my ten year old's dad made it so that I am stuck within a 25 mile bubble of Elgin. So I did extensive research where we could go be within 25 miles of Elgin. And you can't go to a lot of places. Woodstock doesn't even allow chickens. Okay Woodstock, so um we are talking Wayne, Bull Valley, and Barrington Hills. That sets us apart and people are moving out of the city and they are coming with their city money. So \$500,000, \$700,000 is nothing to them to get an acre to do whatever. Wayne is just for horse people. Bull Valley is kind of too. And so we are indirectly comparing ourselves to Barrington Hills. And Barrington Hills has very high property value. So in the statement that "we wish to control our own destinies and act so that property values increase" being such a specific theme, in an area where we can have livestock, that's going to drive up property prices. Period. So Barrington Hills has zero on livestock, they don't even have fencing permits. You don't have to, there is no fencing ordinance. Because they trust their residents. I called them and said why don't you have a fencing ordinance? And the lady said "well because we trust the adults in our community" (INAUDIBLE DUE TO CLAPPING).

Number 27 – Masiner – not present

Terry Foley – Hi. My name is Terry Foley. I live on south Bridle Creek Drive and I have been here since 1987. I have had a boat in my driveway ever since. I want to reiterate what everyone said tonight. What is the value that you are going to get from telling me that I can't park my boat in my driveway? What is the aesthetic value of this whole this? Where am I going to park my boat? Are you going to subsidize

me? This is one of the safest communities in Illinois and have to park somewhere else, if it gets vandalized are you guys going to subsidize me for that? My insurance will cover it, but are you going to pay my deductible? What are you going to do about the people that have lived here forever? Are you going to grandfather us in after this? If I have a boat that's been in my driveway for 35 years? It's aesthetically ugly? Are you going to tell me that the 5 Disney characters that I have in my yard for Christmas are ugly? I can't do that anymore either? I just don't see the value out of this. I appreciate your time. Thank you.

Vytas S.- We moved to Campton Hills 12 years ago and as we moved we bought an RV trailer. We had it parked in the driveway and we kept it private ever since. Our driveway is 200 feet long and you will still make it illegal to park it there. You are going to force me to storage facility which is more unsightly and the next thing is storage facilities. The next provision is no plugging into public utilities. You know it needs to be plugged in and so reading these new rules, that we like HOA, essentially, that's completely different from what we imagined when we moved here 12 years ago. We live in a wooded quiet neighborhood, and our RV parked 200 feet away from the street, and no one uses that street is now somehow unsightly. Why is it so important to be outlawed? Thank you.

Steve Dominick – Thank you. All previous speakers said what I wanted to say and feel. One of the issues I have is that our county zoning ordinance doesn't apply to our rules. I want to see why it doesn't. I have been here for 45 years and of course, my property was zoned F and now it is being re-zoned. Some people are saying that it was a mistake. The one other comment is that I supported and promoted the village formation and I was all for it because I thought it would keep St. Charles and Elgin out of our business. But now it looks like the village is being like the city of Elgin and St. Charles. I see it as government intrusion, that the government is (inaudible) we should try to restructure the zoning. Thank you.

Todd Culvertson – I've lived in Campton Hills for a couple of years now, I lived in St. Charles for 22 years. I guess if anyone had an RV parked and a boat parked I really wouldn't have a problem with it. I live on a little over a one acre of land, which is now a R-3 which is less than an acre. I got a next-door neighbor that has an RV and I don't have a problem with it. And there's a boat in another driveway and I don't care about it. I bought my custom cedar ranch and I have a boat in it. Across the street is Kane County forest preserve. And there is a part of the map that shows RE-3 but it's forest preserve. The creek that runs between our two properties is also forest preserve. I would like the map to reflect that to make sure that the open space stays preserved. I guess if we don't have a problem with what our neighbors are doing, I don't care about that.

Sarah Elliot – Good evening. Thank you for your patience. This is my daughter Hooley. I grew up on Briarwood Drive. My mom is back there. As a grown-up we bought a house in Campton Hills. And now I am going to out myself like my friends there. Chickens. We have about 40 chickens. I appreciate the intentionality about creating guidance and food sovereignty to allow families in Campton Hills to produce food to feed our families if we choose to. I currently have three three roosters and I live on 3 acres. With the zoning in place, I currently cannot have those three roosters. I don't slaughter them and I would like to know what to do with those three roosters due to the variants of avian flu right now because I can't re-home. Over spring break, Hooley and her two sisters collected nine eggs and they are not in incubators at their school, in the classroom as an educational opportunity to hatch chicks from a family in their school. I would like to keep those chicks, but if one of them is a rooster, I will only be able

to keep it for 6 months and then someone will let me know or enforce these zoning rules to re-home it. Not your property, because you are less than 5 acres also. I would just like these restrictions to not limit our ability to feed our families. That is to me part of the purpose why I have three acres. I don't care if my neighbor has an RV and I have to look at it.

Daniel Leiacono – Hey there. I just want to repeat what everyone said. Kudos to everyone that got me to come here. I want to call out section 9.9. I moved here in 2017 and I saw the property and I saw an opportunity to run a business. With this new zoning, I will not be able to run a business out of my parent's home. I wouldn't be able to afford a commercial slot. I decided to do this to hopefully one day raise my own family and maybe my parents can retire and I can help them. Just like (inaudible) I am not running the business out of the house, I am just storing two commercial vehicles there to do business elsewhere. They are very clean and I am doing to make money and to put it back into my family and society. I feel very restricted not being able to do that.

Kaite Comisky – I just want to make a quick comment – super fast. It is something that hasn't been mentioned yet. It has to do with farming and homesteading and the preservation of homesteads. I just want to point out that there is a food supply shortage right now. It is not going to go away anytime soon. We have four children and there are many here with families that they support. I just think that these changes that you are initiating or trying to promote to lead to more preservation of farms and homesteads rather than take them away.

Phil Jaynes – Good evening. Thank you very much for hearing us out. I am sure that it must be uncomfortable for you. One of the things that I wanted to bring up that is near and dear to us is, as a third-generation Campton Hills, I brought my parents with me. You went to high school with my mother. You said that nothing is going to change, but it still scares me. Currently, my property and my parent's property, which is joined and zoned as E3. We currently have 20 acres that is farmed for a dairy farm. The second to last in Kane County because it is moving out of the area because of things like this. We preserve our history, very important. That is just not the way things work. We want to keep it that way. I have an issue because my parents didn't receive a flyer and my land should be zoned back to farm because it is currently farmed. It has been since 1890. This needs to be on the record. If I inherit the property, I could get a violation. Please keep the area rural.

EXHIBIT A

NEXT PAGE

Tim Morgan

My name is Tim Morgan, a Campton Hills resident since 2018. I came to this community for its semi-rural atmosphere. I must say your published requirements to speak at this meeting are narrow minded to think that we as residents would not repeat our same concerns as we have not conspired our message and you have asked our input in this public forum. We all came to this meeting to express OUR opinions, if we duplicate the same message, it should form concern for you as Administrators we have entrusted with our community!

The Campton Hills Website boasts the Residents Vision on the landing page:

“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 ensure the continued excellence of the schools that educate their children.”

You as Village President, Trustees, and Planning and Zoning Commission should be following our Vision as residents. Through the Mission Statement of:

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.

I have attended several of the planning meetings regarding this subject, and listened to the commentary and voting within the group and changes that were to be made that do not reflect this 'final product'.

This Zoning change was brought forward by a Grant. WHO asked for the Grant, I don't believe it was the residents.

We as residents reside here to be semi-rural. I myself have nearly 200 head of cattle across the street from me, smell them everyday! But you tell me that my property should be zoned RE-2 even though my largest fronted is to F, Farm.

(See 9.10 Storage of Recreational Vehicles) I have an RV, it is on the gravel driveway, within the guidelines as of today, with the NEW Change I am sure from the other changes within the zoning it would have to be removed.

WHY:

'Carports' would now except only be legal on FARM PROPERTY. Then why do they call them CARPORTS? Thought they were for CARS? Then the Carport can only be 20 feet long, sorry won't fit my RV. Mine is over 40 feet long and 13' 6" High.

So enclosing it would require an addition to my current out building that the Village according to the new ordinance suggestion would be impossible with the square footage allotment. Even Shielding it would exceed all new regulations for landscape, fencing, or other methods.

My lot is irregular with my largest property line along a county road, and farm across the street. Even if I store my RV like I have since 2018 it won't comply it is stored behind the main residence but exposed to Corron Road.

Then looking that RV's cannot be connected to public utilities proves that the authors of this ordinance have 'no clue' how RV's operate, or are maintained. Because they require what is called 'Shore Power' to maintain batteries in between trips. This requires an electrical connection, hence a PUBLIC UTILITY!

Next, as many in this community, I collect Cars, Motorcycles, and Tractors as a hobby. Keeping them secure inside is not the problem minus the yard art, but I own multiple trailers (depends on configuration needed) personally that their storage would be impossible with the new proposed regulation. As would my personal vehicle that late at night may bring home a commercial marked trailer out of exhaustion in the middle of the night instead of continuing on to my business risking life of myself and the motoring public. **(SEE 9.9 Storage of Commercial Vehicles)**

Then look at land usage **(SEE TABLE 7-1: USE MATRIX or 7.3.A. Use Standards): Current Section 9.5.2 "D" in R1 allows:** Kennels, private, not-for-profit, for pets as defined herein on tracts of land not less than one acre and where permitted said animals shall not be housed, kenneled or yarded closer than one hundred (100) feet from any residence other than that of the owner or user of property. We have operated '2nd Chance Ranch-NFP' not-for-profit since 2018 assisting local Police Departments including Campton Hills with stray dogs needing help. In addition our NFP has sponsored KODA the CH Police Officer, and provided food, and gift cards for residents in need through the Campton Hills Police Department, and the 303 Schools since our incorporation in 2018. New proposed regulation for RE-2 does not allow this, which will be detrimental to the local Police Departments we work with and the community that we focus our philanthropy on. We have operated with ZERO Calls or Complaints since our existence.

I'm not asking you to send out the zoning police to my property or others, I am saying open your eyes and realize, we are all here to coincide, and we all came here for the same reasons. Semi- Rural, as we are, NOT NAPERVILLE, as you are trying to pass Zoning to enforce.

I am very concerned for our community with the use of the words 'Special Use' 'Grandfathered' and anything else that disguises change after we leave. We all pay a premium to reside here, and the next owner should be able to do the same. My property had horses. Lamas, and Alpacas, not my thing, but to maintain my resale value has the 'Residents Vision' shown our community website new restrictions would appease that.

I have not even touched on the changes of animals, landscaping, lighting, and many other changes in this zoning change. I do know from my canvassing the neighborhoods last year to look for support in my quest to become a trustee, residents DO NOT WANT CHANGE. They want to maintain what they own.

I think that the Trustees should abandon this resolution, maintain status current rules and give back the grant monies received.

EXHIBIT B

NEXT PAGE

April 26, 2022

To the Village of Campton Hills Board and committee,

Upon listening to many of the concerns from this evenings meeting, I have some of my own concerns that have not been addressed. My subdivision of Bridlecreek Estates was developed with specific lots that were allowed to have TWO horses on their parcels. There is not one lot that would restrict it to one horse. Horses are herd animals and many do not do well alone.

Our subdivision is adjacent to 300 acres of groomed trails for horse back riding. I have lived here for 37 years, and having built a barn and fencing to safely care for my horses while always keeping the esthetics in mind of my neighbors. All the other neighbors who have had horses here have also done the same.

A horse trailer was used and parked on my property so two of us could be active members of the Kane County Mounted Rangers and patrol the forest preserves. With your changes, parking that trailer will create the same issues that many of the people who have RV's and other types of trailers voiced their objections to in tonights meeting.

We already have rules that do not allow broken down vehicles and storage units like Pods to be kept on properties for extended lengths of time, yet we have those now and no on polices them! We even have a tarpaper unsided storage building for years that has never been addressed. So I do wonder, why are you making more rules on things that are not unsightly, hazardous or dangerous when rules that are in place are not enforced?

I have to pay insurance on my barn at a value of \$50,000 and now I would not be allowed to house the two horses I love in the same building on the same property! And that certainly effects my value of my home since resale of horse property is dependent on having at least two horses on these lots!

When I moved here and looked out my kitchen window at a farm. Now there are 700 houses, I have had to accept change. All the while I have been told "we" want to keep the rural atmosphere of this community! You cannot have it both ways. Telling us you want our community to have a rural atmosphere and then cutting so many of the things that give us that environment does not mesh.

I will lose money on the value of my home and lose the reasons I moved here should you choose to implement many of these new regulations!

A very concerned member of this community,

Peggy Sue Seehafer
4N115 Trotter Lane
Campton Hills, IL 60175