

MINUTES FOR THE REGULAR MEETING OF THE  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
OF THE VILLAGE OF CAMPTON HILLS

July 25, 2022, 7:00 P.M.

CAMPTON HILLS, ILLINOIS

**1. Call to Order** – Chairman Johnson called the meeting to order at 7:05 p.m.

**2. Roll Call** – Administrator Burchard called the roll

**Present**

Commissioner Pree  
Chairman Johnson  
Commissioner Dragoo  
Commissioner Seehafer

**Absent**

Commissioner Carpenter  
Commissioner Clarkson

**Also Present**

Administrator Burchard  
President Tyrrell  
Trustee McKelvie

President Tyrrell asked for a moment to speak to the Commission. He thanked them for persevering through the zoning process and provided an update on the village board's process for reviewing the draft zoning code. The village decided to hold special meetings to discuss the draft zoning ordinance. They held one meeting in July and will be holding the second meeting on August 9, 2022. The board divided the topics of concern for the residents who commented at the public hearing. The first meeting covered recreational vehicles. The second meeting will cover chickens and possibly livestock. The village board is limiting each meeting to two hours. We do not know yet how many meetings it will take to complete the process.

President Tyrrell then provided a brief charge to the commission regarding the review of the Comprehensive Plan update. The purpose is to review the plan after ten years and look for outdated elements or items that are not in line with the Village's mission and vision. For example, the initial plan promoted a Town Square at Route 64 and LaFox Road. Based upon what we know of the Wasco Sanitary District's lack of capacity, that development would not be feasible at this time.

**3. Motion to Approve the Regular Meeting minutes from 6/26/2022**, made by Commissioner Seehafer seconded by Commissioner Pree.

Commissioner Pree expressed concern that Seth Sommer was listed as consultant and asked that he be recognized throughout the minutes as Village Zoning Consultant.

The first row of each column reflecting the votes on the motions were skewed and showed an incorrect number of votes. The roll call vote should have been 5 ayes, one absent – Clarkson and one abstain – Seehafer.

The motion to open the public hearing should have been 6 ayes with one absent – Clarkson.

The motion to approve the findings of fact should have been 5 ayes, one nay – Johnson and one absent – Clarkson.

The motion to approve the variance should have been 5 ayes, one nay – Johnson and one absent – Clarkson.

The minutes were approved unanimously as corrected.

Roll Call Vote: [AYES:4] [NAYES: 0] [ABSENT: 1] [ABSTAIN: 1] Motion **CARRIED**  
Pree Clarkson  
Seehafer Carpenter  
Johnson  
Dragoo

**4. Public Comments:** None

**5. Discussion of Comprehensive Plan** The commission discussed how they would proceed with reviewing the 2012 Comprehensive Plan. Considering the changes over the past ten years, they would put together a 2022 plan looking forward. They gave staff direction to remove CMAP from the title page and remove the acknowledgement page. The commission started with the first page of the plan and went through to page 23 with suggested edits on pages. The Comprehensive Plan document with redlined edits is included in the August 22, 2022 meeting commission packet.

**Motion to Adjourn** meeting made by Commissioner Seehafer, seconded by Commissioner Pree.

Roll Call Vote: [AYES:4] [NAYES: 0] [ABSENT: 1] [ABSTAIN: 0] Motion **CARRIED**  
Pree Carpenter  
Johnson Clarkson  
Dragoo  
Seehafer

The meeting was adjourned at 9:04 p.m.

**Next Regular meeting scheduled for Monday, August 22, 2022.**