

MINUTES FOR THE REGULAR MEETING OF THE
PLAN COMMISSION / ZONING BOARD OF APPEALS
OF THE VILLAGE OF CAMPTON HILLS
JUNE 26, 2022, 7:00 P.M.
CAMPTON HILLS, ILLINOIS

1. **Call to Order** – Chairman Johnson called the meeting to order at 7:00 p.m.

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

Present	Absent	Also Present
Commissioner Carpenter	Commissioner Clarkson	Administrator Burchard
Commissioner Pree		Seth Sommers – B&F Consultant
Commissioner Zwier		Ryan Morton – Village Attorney
Chairman Johnson		Michael Tyrrell – Village President
Commissioner Dragoo		Jim Coffey - Resident
Commissioner Seehafer		

Chairman Johnson welcomed new member Peggy Sue Seehafer and asked each committee member to introduce themselves

4. **Motion to Approve the Regular Meeting minutes from 5/23/22**, made by Commissioner Pree, seconded by Commissioner Dragoo.

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

5. **Public Hearing**

Petition for a variance at 6N347 Clydesdale Court, Campton Hills, IL. 60175; PIN:08-11-326-006; by Jimmie Coffey to install an 8’ high solid Trex fence to reduce the traffic noise from Corron Road.

Motion to Open the Public Hearing made by Commissioner Zwier, seconded by Commissioner Seehafer

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

Chairman Johnson Swore in Mr. Coffey. Consultant Sommer provided a staff report outlining the request for a variance by Mr. Coffey. Mr. Coffey’s property is located on a corner with roads around three sides. This means he is requesting a fence on a front yard.

A discussion was held following the findings of fact outlined by Attorney Morton. Chairman Johnson reminded the commission members that a variance is usually applied because of a hardship with the property. A question came up with addressing his request as a special use; however, that is not appropriate in this case.

Motion to Close Public Hearing made by Commissioner Seehafer, seconded by Commissioner Carpenter.

6. Action Items

Vote on findings of fact for a variance at 6N347 Clydesdale Court, Campton Hills, IL. 60175; PIN:08-11-326-006; by Jimmie Coffey to install an 8’ high solid Trex fence to reduce the traffic noise from Corron Road.

Motion to approve the findings of fact (attached to these minutes) made by Commissioner Pree, seconded by Commissioner Seehafer.

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

Vote on variance at 6N347 Clydesdale Court, Campton Hills, IL. 60175; PIN:08-11-326-006; by Jimmie Coffey to install an 8’ high solid Trex fence to reduce the traffic noise from Corron Road.

Roll Call Vote: [AYES:5] [NAYES: 1] [ABSENT: 1] [ABSTAIN: 0] Motion **CARRIED**
Dragoo Johnson Clarkson
Zwier
Carpenter
Pree
Seehafer

7. Public Comments: None

8. Discussion of Update of Comprehensive Plan The commission discussed the direction they should take in reviewing the comprehensive plan. Chairman Johnson suggested focusing on anything that they see as an issue and needs review. Anything disturbing or positive. The comprehensive plan should be tailored to the village’s vision and mission. It should need very little refining. Ask yourself if the fundamental things are included. One issue to discuss is the plan to have a Town Center on Rt 64 and LaFox Road. A development like that would require a central sewer and water system and the Wasco District is a maximum capacity. There is also a plan for commercial on Route 47 that should be reviewed to determine if it is in keeping with the village’s vision and mission.

Motion to Adjourn meeting made by Commissioner Carpenter, seconded by Commissioner Seehafer.

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

Zwier
Pree
Johnson
Dragoo
Seehafer

The meeting was adjourned at 9:28 p.m.

Meeting adjourned at 8:58 p.m.

Next Regular meeting scheduled for Monday, July 25, 2022.