

MEETING MINUTES FOR THE MEETING  
OF THE CORPORATE AUTHORITIES OF THE  
VILLAGE OF CAMPTON HILLS

December 6, 2022

7:00 p.m.

Lord of Life Church

40W605 IL-38

Elburn, IL 60119

President Tyrrell called the meeting to order at 7:00 p.m.

**1. Roll Call**

**Clerk Stipetic Called the Roll**

Trustee	Present	Absent	<b>Also Present</b>
Cappell	X		Denise Burchard – Village Administrator
George	X		Police Commander – Michael Zeigler
McKelvie	X		Deputy Clerk – Dory Stipetic
Millette	X		Village Attorney – Ryan Morton
Muncie	X		Members of the Public
White Eagle	X		Tom Fagan, Azavar
President Tyrrell	X		Tim Gavin, Lauterbach & Amen
			Scott Marquardt, HR Green
			Ray Weber, CTHD
			Reps from Campton Township Open Space

**2. Pledge of Allegiance**

**3. Public Comments**

Please see section A for comments slips.

**4. Consent Agenda**

- a.) Motion to approve the minutes of the 11/15/2022 regular village board meeting
- b.) Motion to approve payment of bills per Warrant #23-10

**Trustee George asked to remove 4a from the omnibus vote.**

**Trustee McKelvie made a motion to approve 4b with a second by Trustee White Eagle.**

Trustee	Yea	Nay	Abstain	<b>Motion: Carried Absent</b>
Cappell	X			
George	X			
McKelvie	X			
Millette	X			
Muncie	X			
White Eagle	X			
President Tyrrell				

**Trustee George made a motion to approve 4a with a second by Trustee White Eagle.**

**Motion: Carried**

Trustee	Yea	Nay	Abstain	Absent
Cappell	X			
George			X	
McKelvie	X			
Millette	X			
Muncie	X			
White Eagle			X	
President Tyrrell				

**5. Action Item**

a.) **Motion to approve Resolution R-22-35** a resolution to approve and consent to the appointment of Vanessa Quail to hold the office of Village Clerk until the office is filled by election.

**A motion was made by Trustee Millette and a second by Trustee White Eagle to approve action item 5a.**

**Motion: Carried**

Trustee	Yea	Nay	Abstain	Absent
Cappell	X			
George	X			
McKelvie	X			
Millette	X			
Muncie	X			
White Eagle	X			
President Tyrrell				

b.) **Motion to approve Ordinance O-22-14** an ordinance amending the number of authorized liquor licenses.

**A motion was made by Trustee Muncie and a second by Trustee McKelvie to approve action item 5b.**

Trustee Muncie asked for clarification as to why an ordinance was placed as action item. Administrator Burchard explained that Chime and Stave, a business that once held a liquor license had since closed and that the number of approved licenses needed to be reduced, and an amended ordinance needed to be entered.

**Motion: Carried**

Trustee	Yea	Nay	Abstain	Absent
Cappell	X			
George	X			
McKelvie	X			
Millette	X			
Muncie	X			
White Eagle	X			
President Tyrrell				

- c.) **Motion to approve Resolution R-22-36** a resolution authorizing the agreement between the Village of Campton Hills and Azavar for compliance audit services.

A motion was made by Trustee George and a second by Trustee Cappell to approve action item 5c. Trustee White Eagle asked for clarification of the invoicing and billing structure for Azavar services. It was explained by the Azavar representative that monies would not be collected by Azavar unless they found unpaid monies from those that were audited.

Trustee	Yea	Nay	Abstain	Motion: Carried Absent
Cappell	X			
George	X			
McKelvie	X			
Millette	X			
Muncie	X			
White Eagle	X			
President Tyrrell				

**6. Current Discussion Items**

- a.) An audit presentation was made by Tim Gavin of Lauterbach and Amen, LLP. He stated that the audit was complete, and that the village was in good shape, and found little to no issues. Trustee Cappell asked that the format of the audit in the future reflect that there is NOT a municipal tax collected from village residents. Gavin stated that he would make a note of it for the next audit.
- b.) Scott Marquardt, the village engineer from HR Green, made a presentation showing the preliminary results of pavement cores from Campton Hills Road and Town Hall Road. Mr. Marquardt brought in samples to show the deterioration found under the roads. He stated that from a preliminary perspective for most of the cores that were dug, there will most likely need to be full-depth reclamation, specifically Campton Hills Road between Anderson and Town Hall Roads. Approximately 30 cores were removed and not one core was solid. Trustee Muncie specifically asked if there would need to be full-depth repair and Scott's answer was "yes". Trustee Cappell asked for the cause of the deterioration. It was stated that age, water, and lack of bonding from not being cleaned when initially resurfaced.

Mr. Marquardt reviewed the proposal for Phase I and Phase II Engineering Scope of Services for Anderson Road to Town Hall Road for Full Depth Reclamation and Functional Overlay Resurfacing Improvements. The total cost for engineering services is \$75,650.

- c.) The Village Board reviewed the following sections of the Draft Zoning Ordinance:
- i. Amateur radios  
All six trustees agreed with the revisions that were presented in packet
  - ii. Commercial Vehicles  
All six trustees agreed with the revisions that were presented in packet
  - iii. Fences  
All six trustees agreed with the revisions that were presented in packet and to remove the word "hedge" from section cii from Heights of fences and walls

- iv. **Holiday Decorations**  
All six trustees agreed that holiday decorations section should be removed from the zoning ordinance.
- v. **Carpports**  
All six trustees agreed with the revisions that were presented in the packet. This included removing section one and changing the setback requirement from 10' from the lot line to 5' from the lot line in section 3.
- vi. **Solar Panels**  
All six trustees were in agreement with the solar panel section that allowed for building-mounted systems. They made a change in section 2 d. by increasing the projection of the panels from 2' to 3' from the building façade. There was discussion regarding allowing freestanding systems and the need for screening. The board requested that staff research what other municipalities are doing to screen solar panels. Administrator Burchard will look into this and report a recommendation to the Village Board.
- vii. **Open Space**  
All six trustees agreed with the revisions that were presented in the packet. Village President Tyrrell clearly stated that the current open space provisions and rules/regulations that are in the village and owned by the township, forest preserve, etc., will remain in place with current rights for said entities. President Tyrrell invited the Open Space representatives to e-mail their concerns to the Village Administrator for discussion.

**Items – Parking Lot (90-day limit will be placed on future items)**

**7. Additional Informational Items**

Trustee White Eagle asked if there were safeguards in place to protect substations, given the damage to several of them throughout the country at the present time. She also asked to have something put in Community Counts. Commander Zeigler let her know that Homeland Security and the proper agencies are aware and communicate with local law enforcement regarding safety and precautionary measures are taken. It was also stated that utility companies need to and do take the matter seriously and are aware of potential issues.

Trustee Cappell stated that he wants the new zoning ordinance to clearly state what will happen in the case of non-compliance.

Trustee George stated that she would like to have Jody Wollnik come back for a presentation regarding water quality or to have a report presented at a future meeting. President Tyrrell instructed Administrator Burchard to provide the latest water quality report prepared by Ms. Wollnik's office.

The Village Board will be receiving the edited sections of the zoning code after review by the village attorney.

**NONE – There was not a closed session.**

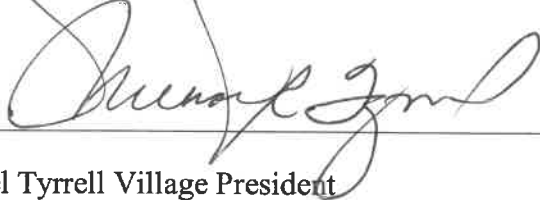
8. **Next Meeting: December 20th, 2022**

A motion was made by Trustee White Eagle and a second by Trustee McKelvie to adjourn at 9:33 p.m.

Trustee	Yea	Nay	Abstain	Motion: Carried Absent
Cappell	X			
George	X			
McKelvie	X			
Millette	X			
Muncie	X			
White Eagle	X			
President Tyrrell				

9. **Adjournment:** The meeting adjourned at 9:33 p.m.

Approved this 20th of December 2022



Michael Tyrrell Village President



Dorothea Stipetic, Deputy Village Clerk

Vanessa Quail 