

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

1/3/2023

7:00 p.m.

Lord of Life Church

40W605 IL-38, Elburn, IL 60119

Call to order – President Tyrrell called the meeting to order at 7:03 pm

1. Roll Call – Deputy Clerk Stipetic called the roll

Roll Call	Present	Absent	Also Present
Trustee Cappell	X		Village Administrator-Denise Burchard
Trustee George	X		Deputy Clerk Stipetic
Trustee McKelvie		X	Chief of Police – Chief Millar
Trustee Millette	Arrived at 8:39 p.m.		Village Attorney – Ryan Morton
Trustee Muncie	X		B&F – Joanne Kalchbrenner
Trustee White Eagle		X	Members of the public
President Tyrrell	X		Village Engineer - Scott Marquardt
			Township Foreman – Ray Weber

2. Pledge of Allegiance – President Tyrrell led those present in the Pledge of Allegiance

3. Public Comments

Hollie Baroun spoke about the proposed zoning ordinance

Janet Burson spoke about the proposed zoning ordinance

4. Consent Agenda

a.) **Motion to approve** the minutes from December 20, 2022, village board meeting (the minutes are not available and will be sent and approved at the January 17, 2023 meeting).

Item 4a was removed from the consent agenda and will be approved at a future date.

b.) **Motion to approve** payment of bills per Warrant List #23-12.

By a single unanimous vote, called an omnibus vote, the Board may approve a number of unrelated items. There may be no discussion, but any Trustee may remove any one or more items from the Consent Agenda, whereupon that item goes on the agenda below.

A motion was made by Trustee Cappell and a second motion was made by Trustee Muncie.

Motion: Carried

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

5. Action Item

- a.) **Motion to approve Resolution R-22-38** a resolution authorizing the Letter of Credit Reduction for Norton Lakes Subdivision, Unit 2 in the amount of \$790,439.65.

A motion was made by Trustee Cappell and a second motion was made by Trustee Muncie.

Motion: Carried

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

6. Current Discussion Items

- a.) Review of Draft Zoning Ordinance to prepare for approval at the January 17, 2023, village board meeting. The following is a summary of the edits discussed and consensus reached.

Page 2 Section D. Relation to Private Agreements

This Ordinance does not nullify any private agreement, homeowner’s association rules or covenants, or any other recorded covenants or restrictions on the land. Those private agreements, rules, and covenants may be **more** restrictive than this Ordinance, but not less restrictive, otherwise this Ordinance controls.

Those charged with administration and enforcement of this Ordinance do not enforce any private agreement, homeowner’s association rules or covenants, or any other recorded covenants or restrictions on the land.

Trustees concurred with the added language.

Page 45 7.2 Use Matrix

Designated open space created under any prior rules or regulations, whether on private or public property, shall continue in perpetuity. Nothing in this Section shall be interpreted to limit or discourage the designation of any land within the Village as open space. All rights and privileges granted, by Statute, to an Open Space District shall not be abridged.

The word “designated” was added to this paragraph to distinguish from privately owned open space.

Trustees concurred with the addition of this word.

Page 47

Matrix table listing for Stable – P was listed under RE-3 and R-1.

Trustees concurred with the addition to the table.

Page 66

C. Amateur (ham) Radio Equipment

Trustees concurred with the edits.

Pages 67 and 68

G. Carport

Trustees concurred with the edits.

H. Chicken Keeping

1. Requirements:

- a. No chickens shall be kept, harbored, or maintained inside any residence except for the temporary keeping of newborn chicks until they are able to live outside.

Trustees concurred with all the edits and suggested the addition of language regarding newborn chicks.

Pages 69 and 70

2. Heights of Fences and Walls

Trustees concurred with the edits as presented.

Page 72

M. Livestock

Section 1. a. Horses – remove the list

2. Keeping of livestock, including required livestock enclosures, is permitted as an accessory use on lots in RE-1, RE-2, and RE-3. Keeping of such livestock is allowed in the R-1 District if the property is at least 1.25 acres. However, an administrative permit is required if the property is between 1.25 acres and 1.5 acres.

4. A livestock enclosure onsite is required. An enclosure consists of a stable, or suitable protective “shelter,” and a well-maintained enclosed paddock per large animal, minimum 600 sq. ft. for horses. A livestock enclosure must accommodate a space for each animal and sufficient area for storage of hay and feed.

10. The method of manure storage must be in a covered container and must be conducted so as not to be offensive and to minimize any health hazards and nuisance. Manure must be removed on a regular basis.

Trustees concurred with the edits. In addition they suggested removing specific horse types, added administrative to permit, changed the 600 sq ft minimum enclosure area to just horses, and changed the word annoyance to nuisance as highlighted.

Additionally, Trustee George suggested that the board discuss increasing the maximum number of small animals in each district. No discussion was held.

Page 73

N. Mailbox

The following standards apply to mailboxes located on private property. All mailboxes must adhere to applicable United States Postal Code regulations. This Ordinance does not control those located on the public right-of-way.

Trustees concurred with the addition of the above language.

O. Mechanical Equipment

Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment.

Trustees concurred added solar panels and wind turbines to the exception.

Page 75

T. Solar Panels

3. Freestanding Systems

c. A freestanding system must be located and screened so that the support structure of the panels cannot be readily seen from public rights-of-way or adjacent properties. Screening includes privacy fences, plant materials, and/or earth berms located to conceal the support structure.

Trustees concurred with the edits and removed the sentence “plants must be a minimum of five feet tall at the time of installation.”

Page 79

Table 8-1: PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS

Trustees rejected legal’s suggestion to remove sheds from this table. Trustees also concurred in leaving garages and carports out of this table, thus showing there are no permitted setback encroachments for those structures.

Page 89

Section 9.10 Storage of Recreational Vehicles

A. Recreational vehicles may be stored in a residential district if they are: (a) within a fully enclosed structure; (b) within the interior side yard behind the front building line; (c) within the rear yard; or (d) on the residential driveway. The recreational vehicle must be located inside the required setback line and required side yard width.

Trustees concurred with the language recommended by the village attorney as shown above.

Page 123

Article 14.1 General Applicability

Any use, structure, lot, or site element that legally existed as a nonconformity as of the adoption of this Ordinance (and any subsequent amendments to it) may continue subject to the provisions of this Article.

Any use, structure, lot, or site element that previously conformed with zoning regulations and now has been made nonconforming by the adoption of this Ordinance (and any subsequent amendments to it) may continue subject to the provisions of this Article.

A nonconformity may only continue so long as it remains otherwise legal. A use, structure, lot, or site element that was illegal before this Ordinance was adopted remains illegal.

Trustees concurred with the additional language, which made the section read as highlighted.

Page 124

F. Extension of Walls for Nonconforming Single-Family Dwellings

Trustees concurred with the deletion of this section and the associated graphics. Keeping this language would allow non-conforming structures to become more intensely non-conforming.

- b.) Village Engineer, Scott Marquardt with HR Green, discussed the current condition of roads within the village and had a map to show what areas are more severe and should take priority for repair.

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

8. **Additional Informational Items**

9. **CLOSED SESSION – There was no closed session**

10. **Potential Action Pertaining to Closed Session**

11. **Next Meeting:** January 17, 2023

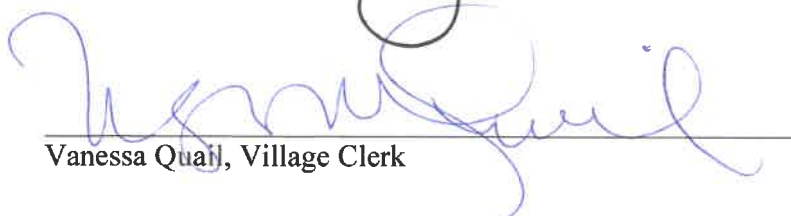
12. **Adjournment:**

The meeting adjourned at 9:50 p.m. with all trustees that were present in agreement to adjourn.

Approved this 24th day of January, 2023



Michael Tyrrell, Village President



Vanessa Quail, Village Clerk