

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

November 28, 2022, 7:00 P.M.
CAMPTON HILLS, ILLINOIS

1. Call to Order – Chairman Johnson called the meeting to order at 7:04 p.m. The meeting was held at the Lord of Life Church in Elburn, Illinois.

2. Roll Call – Administrator Burchard called the roll

Present

Absent

Also Present

Commissioner Pree

Chairman Johnson

Commissioner Dragoo (arrived at 7:06 p.m.)

Administrator Burchard

Commissioner Clarkson

Trustee McKelvie

President Tyrrell

Commissioner Seehafer

Commissioner Carpenter

3. Motion to Approve the Regular Meeting minutes from 8/22/2022, made by Commissioner Pree seconded by Commissioner Seehafer.

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

4. A motion was made by Commissioner Seehafer, seconded by Commissioner Pree to amend the agenda to allow Mr. Hayden from Haywell LLC to present his case first. The motion carried by voice vote of all members.

5. A motion was made by Commissioner Pree, seconded by Commissioner Carpenter to open the public hearing regarding Haywell LLC self-storage proposal. The motion carried by a voice vote of all members.

Attorney Morton swore in members in attendance who would be speaking before the commission.

Mr. Tim Hayden presented a plan for a self-storage facility located on the White Brothers property located at 04N763 School Road, Campton Hills, IL 60175. Mr. Hayden presented the plans and explained that the project would develop in two phases. He would keep the mature trees along School Street. Self-storage is a very low traffic use per the IDOT manual. The entrance would be gated. Both houses would be demolished, there would be no office, no use of water or sewer connection. They have a traveling manager who keeps an eye on the units. The manager would be

inspecting the units every few days. There would be cameras around the property, and they would use dark sky lighting to insure a low level lighting of the property. There are a total of 160 units proposed sized from 10 X 10 to 10 X 35. The most common sized unit is 10 X 20. The location of these units would be beneficial to homeowners in the area to be able to store their seasonal items ie. boats, holiday decorations etc.

The Village Attorney explained that the petitioner is making three requests: 1. Self-storage units are specifically not permitted under the draft zoning code that this commission recently recommended to the Village Board. The commission would need to amend the code. The commission would be approving the petition under the current zoning map which zones the property as B3 and F.

The first issue that the commission must consider is the text amendment proposal.

Public Comment: Christine Brauer spoke and explained that she is working on an historical designation for the Wasco area, and she is concerned that the property being developed as a self-storage facility. They would like to see the property be more in line with the historical area.

A motion was made by Commissioner Pree, seconded by Commissioner Seehafer to close the public hearing regarding Haywell LLC self-storage proposal. The motion carried by a voice vote of all members.

A motion was made by Commissioner Pree, seconded by Commissioner Seehafer to recommend the approval of the text amendment allowing self-storage facilities to be built in the Village.

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

A motion was made by Commissioner Pree to approve an amendment to the zoning map. The motion failed for the lack of a second.

A motion was made by Commissioner Pree, seconded by Commissioner Carpenter to open the public hearing regarding the petition for a variance at 6N347 Clydesdale Court, Campton Hills, Illinois 60175. The motion carried by voice vote of all members.

The Village Attorney explained that the Village Board sent the issue back to the commission and they need to consider this to be a new hearing and vote on the variance.

Mr. Coffey spoke and explained that he felt that he did not need a variance to build an 8' fence in back of his home. He did add an 8' berm and would like to add a fence in front of the berm.

The Village Attorney explained that the Village Zoning Officer (Seth Sommer from B & F) has determined that Mr. Coffey does need a variance for the fence. This is not the time for him to argue that he does not. Seth Sommer, from B & F, explained that the current zoning code does not allow for an 8' fence behind the home.

A motion was made to close the public hearing by Commissioner Pree, seconded by Commissioner Seehaver. The motion carried by a unanimous voice vote.

The Village Attorney explained that the Village Board sent this issue back to the commission to reconsider the variance.

A Motion was made by Commissioner Pree, seconded by Commissioner Carpenter to recommend a variance for the 8' privacy fence at 6N347 Clydesdale Court.

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

Motion to Adjourn meeting made by Commissioner Carpenter, seconded by Commissioner Pree. All ayes. The meeting was adjourned at 9:10 p.m.

Next Regular meeting scheduled for Monday, December 26, 2022.