

MINUTES OF THE REGULAR MEETING OF THE CORPORATE AUTHORITIES OF THE  
 VILLAGE OF CAMPTON HILLS  
 3/7/2023, 7:00 p.m.  
 Village Hall, 40W270 LaFox Road  
 Campton Hills, Illinois

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

**1. Roll Call**

**Deputy Clerk Stipetic Called the Roll**

| Trustee           | Present | Absent | Also Present                   |
|-------------------|---------|--------|--------------------------------|
| Cappell           | X       |        | Village Administrator Burchard |
| George            | X       |        | Deputy Clerk Stipetic          |
| McKelvie          | X       |        | Attorney Ryan Morton           |
| Millette          | X       |        | Police Chief Steven Millar     |
| Muncie            | X       |        | Members of the public          |
| White Eagle       | X       |        |                                |
| President Tyrrell | X       |        |                                |

**2. Pledge of Allegiance**

**3. Police Awards**

Chief Millar presented awards to Commander Michael Zeigler and Officer Anthony Bertellotti for call on 9.11.2022.

**4. Public Comments**

The following residents spoke: Patsy Smith, Tim Morgan, Hollie Bauron, Kristin LeBlanc, Charlie Griffey, Brain Larsen. Comments were submitted to the clerk and public comment slips are attached.

**5. Consent Agenda [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.]**

**Motion made by Trustee White Eagle seconded by Trustee McKelvie to approve the consent agenda.** Trustee Cappell asked to remove the January 24, 2023 minutes from the omnibus vote.

- a.) **Motion to approve the minutes of the January 24, 2023 village board meeting**
- b.) At the January 24, 2023 meeting after the approval of the zoning ordinance, Trustee Cappell read a statement defining the purpose of zoning. The language in the statement was outdated. Trustee Cappell read a revised modernized statement and provided it to the clerk. The statement is attached to these minutes.

**Motion made by Trustee Cappell with a second by Trustee Muncie to have the revised statement submitted to the clerk added to the January 24, 2023 minutes.**

| Roll Call Vote:           | AYE: 6 | NAY: | Abstain: | Absent: Motion: Carried |
|---------------------------|--------|------|----------|-------------------------|
| Cappell                   | X      |      |          |                         |
| George                    | X      |      |          |                         |
| McKelvie                  | X      |      |          |                         |
| Millette                  | X      |      |          |                         |
| Muncie                    | X      |      |          |                         |
| White Eagle               | X      |      |          |                         |
| Village President Tyrrell |        |      |          |                         |

Trustee Muncie asked to remove the February 21, 2023 minutes from the omnibus vote.

- c.) **Motion to approve the minutes from the February 21, 2023 village board meeting**
- d.) Trustee Muncie requested that the minutes reflect that discussion was held regarding the variance request outlined in Ordinance -23-04. The village board asked the resident to resubmit the request for the variance with

updated barrier measurements. Trustee Muncie also asked that the minutes reflect his request that HRGreen provide a weekly update on the MFT project schedule for bidding.

**Motion made by Trustee Muncie with a second by Trustee McKelvie to have revisions made to the meeting minutes.**

| <b>Roll Call Vote:</b>    | <b>AYE: 5</b> | <b>NAY:</b> | <b>Abstain: 1</b> | <b>Absent:</b> | <b>Motion: Carried</b> |
|---------------------------|---------------|-------------|-------------------|----------------|------------------------|
| Cappell                   | X             |             |                   |                |                        |
| George                    |               |             | X                 |                |                        |
| McKelvie                  | X             |             |                   |                |                        |
| Millette                  | X             |             |                   |                |                        |
| Muncie                    | X             |             |                   |                |                        |
| White Eagle               | X             |             |                   |                |                        |
| Village President Tyrrell |               |             |                   |                |                        |

**c.) Motion to approve payment of bills per Warrant List #23-16.**

| <b>Roll Call Vote:</b>    | <b>AYE: 6</b> | <b>NAY:</b> | <b>Abstain:</b> | <b>Absent:</b> | <b>Motion: Carried</b> |
|---------------------------|---------------|-------------|-----------------|----------------|------------------------|
| Cappell                   | X             |             |                 |                |                        |
| George                    | X             |             |                 |                |                        |
| McKelvie                  | X             |             |                 |                |                        |
| Millette                  | X             |             |                 |                |                        |
| Muncie                    | X             |             |                 |                |                        |
| White Eagle               | X             |             |                 |                |                        |
| Village President Tyrrell |               |             |                 |                |                        |

**6. Action Items**

**a.) Motion to approve O-23-04 – An Ordinance approving a variance for a privacy fence in the front corner yard at 6N347 Clydesdale Court, Campton Hills, Illinois**

**Motion made by Trustee Millette to approve Ordinance O-23-04 seconded by Trustee Muncie with the following amendment: Section 5, Number 2 was amended as follows: “The privacy fence or “sound barrier structure” shall be installed no further than 20 feet from north nor 35 feet from the east wall of the Applicant’s residence.”**

| <b>Roll Call Vote:</b>    | <b>AYE: 5</b> | <b>NAY:</b> | <b>Abstain:</b> | <b>Absent:</b> | <b>Motion: Carried</b> |
|---------------------------|---------------|-------------|-----------------|----------------|------------------------|
| Cappell                   | X             |             |                 |                |                        |
| George                    | X             |             |                 |                |                        |
| McKelvie                  |               | X           |                 |                |                        |
| Millette                  | X             |             |                 |                |                        |
| Muncie                    | X             |             |                 |                |                        |
| White Eagle               | X             |             |                 |                |                        |
| Village President Tyrrell |               |             |                 |                |                        |

**b.) Motion to authorize Resolution R-23-05 approving the purchase of a Police squad car for an amount not to exceed \$43,145**

**Motion made by Trustee McKelvie to approve R-23-05, seconded by Trustee Millette**

| <b>Roll Call Vote:</b> | <b>AYE: 6</b> | <b>NAY:</b> | <b>Abstain:</b> | <b>Absent:</b> | <b>Motion: Carried</b> |
|------------------------|---------------|-------------|-----------------|----------------|------------------------|
| Cappell                | X             |             |                 |                |                        |
| George                 | X             |             |                 |                |                        |
| McKelvie               | X             |             |                 |                |                        |
| Millette               | X             |             |                 |                |                        |
| Muncie                 | X             |             |                 |                |                        |

White Eagle X  
Village President Tyrrell

**7. Current Discussion Items**

- a.) Schedule for MFT bid award for street resurfacing project  
Scott Marquardt provided an update on the bid documents. IDOT requested a few edits be made to the submittal. HRGreen will resubmit with the revisions this week.
- b.) Contract for Janitorial Services for the FY 23/24 Fiscal Year  
Administrator Burchard presented two RFPs that were submitted for new janitorial services. A resolution will be on the next village board agenda to provide an annual contract for janitorial services to Paradise Services.
- c.) Lauterbach & Amen, LLP police pension actuarial study proposal  
The board discussed having Lauterbach and Amen conduct an actuarial valuation of the pension fund.

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

**9. Additional Informational Items**

Trustee Millette congratulated the St. Charles East High School Boys' Wrestling Team for winning the state championship.  
Trustee White Eagle asked if vendor diversity was taken into consideration when exploring new vendors for service. Administrator Burchard stated that diversity is taken into account.

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

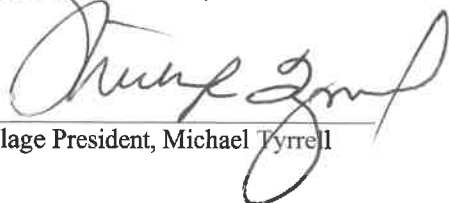
Move that the Village Board go into closed session as permitted by the Open Meetings Act to discuss one or more of the following matters:

- Appointment, employment, compensation, discipline, performance, or dismissal of specific employees or contractors. (2(c)(1))
- Selection of person to fill public office. (2(c)(3))
- Purchase or lease of real property by the public body. (2(c)(5))
- Litigation that is filed and pending or is probable or imminent. (2(c)(11))
- Discussion of closed session minutes. (2(c)(21))
- Another matter specifically permitted as an exception under the Open Meetings Act.

**11. Next Meeting: Tuesday, March 21, 2023**

**12. Adjournment: Meeting adjourned at: 8:05 p.m.**

Approved this 21<sup>st</sup> day of March 2023

  
Village President, Michael Tyrrell

  
Deputy Clerk, Dorothea Stipetic



**PUBLIC COMMENT - VILLAGE OF CAMPTON HILLS**

INSTRUCTIONS: Any individual, or group spokesperson may address the Board of any matters coming before the Village Board of Trustees, Plan Commission and/or Zoning Board of Appeals at a regularly scheduled or special call meeting. Such matters must be set forth in the agenda or the added-to-agenda for a regularly scheduled meeting or in the notice for a special call meeting. Please complete the information items requested below. Submit the completed form to the Clerk of the Board. You must first be recognized by the President. You may have a time limitation placed on your presentation by the President.

DATE: 3/7/2023

NAME: TIM MORGAN

ADDRESS: 6N395 CLYDESDALE CT

CITY: CH STATE: ZIP:

TELEPHONE: EMAIL:

REPRESENTING: (If you are representing yourself put self.)

TOPIC OF COMMENTS OR AGENDA ITEM NUMBER :

YOUR POSITION ON THIS ITEM/ISSUE: FOR: AGAINST:

NOTE: if your comments are not related to items before the board as outlined above, you will be asked to make your comments to the appropriate standing committee at a later date.



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DATE:

NAME: Hollie Bauron

ADDRESS: 12w500 Foxfield Dr.

CITY: St. Charles STATE: IL ZIP: 60175

TELEPHONE: (847) 977-3599 EMAIL: HollieRedinger@gmail.com

REPRESENTING: (If you are representing yourself put self.)

TOPIC OF COMMENTS OR AGENDA ITEM NUMBER :

YOUR POSITION ON THIS ITEM/ISSUE:

FOR:

AGAINST:

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DATE: Mch 7, 2023

NAME: Kristin LeBlanc

ADDRESS: 4N225 William Cullen Bryant

CITY: JF Charles STATE: IL ZIP: 60175

TELEPHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

REPRESENTING: (If you are representing yourself put self.) Self

TOPIC OF COMMENTS OR AGENDA ITEM NUMBER : \_\_\_\_\_

YOUR POSITION ON THIS ITEM/ISSUE: \_\_\_\_\_ FOR: \_\_\_\_\_ AGAINST: \_\_\_\_\_

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DATE: 3-7-23

NAME: Charlie Griffey -

ADDRESS:

CITY: STATE: ZIP:

TELEPHONE: EMAIL:

REPRESENTING: (If you are representing yourself put self.)

TOPIC OF COMMENTS OR AGENDA ITEM NUMBER :

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DATE:

NAME: Brian Laisen

ADDRESS: 42W 891 Beith Rd

CITY: Elburn STATE: IL ZIP: 60119

TELEPHONE: 630-632-3412 EMAIL: Brian.Laisen@gmail.com

REPRESENTING: (If you are representing yourself put self.)

TOPIC OF COMMENTS OR AGENDA ITEM NUMBER :

YOUR POSITION ON THIS ITEM/ISSUE:

FOR:

AGAINST:

NOTE: if your comments are not related to items before the board as outlined above, you will be asked to make your comments to the appropriate standing committee at a later date.





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DATE: 3-7-23

NAME: Patsy Smith

ADDRESS: 71087 Hemenward Glen Dr

CITY: Campton Hills STATE: IL ZIP: 60175

TELEPHONE: 630-269-0616 EMAIL: Pjpub@aol.com

REPRESENTING: (if you are representing yourself put self.)

TOPIC OF COMMENTS OR AGENDA ITEM NUMBER :

YOUR POSITION ON THIS ITEM/ISSUE: \_\_\_\_\_ FOR: \_\_\_\_\_ AGAINST: \_\_\_\_\_

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**Public comment March 7th, 2023**

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**hollie redinger** <hollieredinger@gmail.com>  
To: hollie redinger <Hollieredinger@gmail.com>

Tue, Mar 7 at 5:27 PM

For the second time, I'd like to bring to the Board's attention the issues that some residents are having with FOIAs. I'm hearing more and more about people not receiving any response, a formal denial, or responses to their follow-up emails. I looked up the statutes and I'm wondering why the village is not following the FOIA regulations that seem quite easy to understand. I can also tell you that I'm currently awaiting a FOIA requesting all letters and correspondence with the Public Access Counselor since May of 2019. I sent that in because some residents have told me they've actually filed formal complaints with the PAC before, so I'm awaiting those results to confirm or deny those stories.

I have also been attempting to do more research on our Village website and have found the record keeping to be extremely subpar and difficult to navigate. There are so many missing minutes. Here is just a list of MISSING Village Board minutes for the last few years. As a resident, I should never have to FOIA meeting minutes. These are some of the most basic records that should always be available and organized for the public and officials to reference.

I also had to FOIA 7 treasurer's reports that were missing just out of the last year. Just as recently, Trustee Muncie questioned when the Village Board would again receive a complete treasurer's report, including backup for the warrants that represent money we spend. President Tyrrell is removing the backup for the warrants of money spent by the Village. More surprisingly, to me, Trustee Cappell endorsed this notion, saying it would save him a lengthy read. This forces the public to FOIA the backup for the checks the Village writes if we want to see them.

In addition to missing documents, the consistency of them is all over the place. Sometimes you have agendas listed in the minute sections or vice versa. Sometimes the minutes are not even signed. Very often a packet will say "attached", but there is very rarely attachments. This becomes frustrating when trying to fact-check things.

After I get all the minutes and agendas sorted out, I will then be tackling the warrant lists. In some years, there are only 5 warrants for the entire year available. To do any research, I have to then go reference the Agenda packets and some of those are missing, too. In the warrant lists that actually exist, some are scanned sideways and the totals are cut off, basically rendering them useless.

Recently, President Tyrrell said that streamlining of records to serve the public is nearly complete. As a frequent visitor to our site for the last 2 years, I have not seen this happening. I'm hoping that they really are going to be streamlined like he said. I'm anxiously awaiting it so that I don't have to FOIA basic things anymore.

It has also come to my attention that our Clerk has resigned. Due to the fact that Tracy Johnson WILL be our clerk soon, it just seems like a no-brainer that you should appoint her to the position 8 weeks early.

Public Comments 3-7-23 by Patsy Smith

At the last meeting, the Village President implied I had not spoken the truth about my February 7th Public Comments related to the Campton Township Highway District IGA. I pulled my Verizon wireless records for that date, which show I spoke to township personnel for 68 minutes. I also have three emails from that day supporting my comment as to my ability to prove what I said.

Also, I haven't heard anyone voice their concern about the recently passed Zoning Ordinance. I believe the Village totally messed up the rewriting of the Zoning Ordinance and I assume the Board doesn't even realize it. Their Ordinance states they followed the correct statute, well.... they didn't.

The Municipal Code states, *"The corporate authorities... which... desire to adopt a new [zoning] ordinance, shall provide for a zoning commission with the duty to recommend the boundaries of districts and appropriate regulations to be enforced therein. The commission shall be appointed by the mayor or president, subject to confirmation by the corporate authorities. The commission shall prepare a tentative report and a proposed zoning ordinance for the entire municipality. After the preparation of such a tentative report and ordinance, the commission shall hold a hearing thereon and shall afford persons interested an opportunity to be heard..."*.

The last time a Zoning Commission was appointed was by me in 2007 when the Village adopted the Kane County Zoning Ordinance as its own. I'm guessing if residents challenge the new Zoning Ordinance, it might not hold up in court. And, even if a Judge were to rule the Village didn't have to follow state statute, which I believe is highly unlikely since we aren't a home-rule municipality, I suspect it would be determined the Village's neglect of not approving a new Zoning Map simultaneously to match the new zoning ordinance and zoning districts, caused almost all of our parcels to be non-conforming uses. When we go to sell our houses, if this issue isn't corrected, our title insurance policies will create confusion for buyers when it lists our zoning as a non-conforming use. This process was painful, expensive and caused much hardship for the residents of the Village. What a waste of time, energy and money. After a new Board is elected, this issue should be investigated by zoning professionals and corrected.