

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

April 24, 2023 7:00 P.M.  
Campton Hills Village Hall  
40W270 LaFox Road

1. CALL TO ORDER - Chairman Johnson called the meeting to order at 7:00 p.m.

2. ROLL CALL - called the Roll:

**Present**

**Absent**

**Also Present**

Commissioner Pree

Administrator Burchard

Chairman Johnson

Trustee McKelvie

Commissioner Dragoo (arrived at 7:10 p.m.)

Commissioner Seehafer

Commissioner Carpenter

3. **Motion to approve the minutes** of the regular meeting of March 27, 2023 made by Commissioner Carpenter; seconded by Commissioner Pree

**Voice Vote: [AYES: 5] [NAYES: 0] [ABSENT: 0] Motion CARRIED**

**4. Public Hearing**

**Motion to open public hearing** on the Yockey map amendment to Rezone 41W189 Burlington Road, Campton Hills, IL 60175; PIN:08-10-476-002; from "F" Farming District to "R-1" Residential District made by Commissioner Pree, seconded by Commissioner Carpenter

**a. Swearing In Of All Who May Wish to Speak**

Chairman Johnson gave the oath for all those who wished to speak.

Members of the public attended the public hearing and asked several questions regarding Mr. Yockey's plans but did not object to the proposal.

Motion to close public hearing made by Commissioner Pree, seconded by Commissioner Seehafer.

**5. Petition from Randy Yockey for a proposed subdivision of property at 41W189 Burlington Road, PIN: 08-10-476-002 and 08-10-476-003 into two lots of 5.413 acres and 0.937 acre**

The Plan Commission reviewed the proposed plat of subdivision and found that it complies with the subdivision requirements.

In making its recommendation and decision, the Plan Commission/Zoning Board of Appeals made the following findings of fact:

a. The compatibility with the existing use and zoning of nearby property. The properties to the west have comparable lot sizes near one acre.

- b. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village. The proposed rezoning does not impact the health, safety and welfare.
- c. The relative gain to the public, as compared to the hardship imposed upon the applicant. The proposed rezoning will benefit the public as it will allow reconstruction of a house that is beginning to deteriorate.
- d. The suitability of the property for the purposes for which it is presently zoned, i.e., the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification. The proposed zoning will only allow reconstruction of an existing house and will not allow additional development.
- e. The length of time that the property in question has been vacant, as presently zoned, considered in the context of development in the area where the property is located. The property is not currently vacant.
- f. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies. The proposed zoning allows reconstruction of a house and is in compliance with the Comprehensive Plan designation of residential.
- g. That the proposed amendment will benefit the residents of the Village as a whole, and not serve solely the interest of the applicant. The residents will benefit as the proposed zoning will allow reconstruction of a house that is beginning to deteriorate.
- h. The extent to which the proposed amendment creates or eliminates nonconformities. The proposed zoning eliminates the nonconformity of a house in the F, Farm zoning district on a lot less than 40 acres.
- i. The trend of development, if any, in the general area of the property in question. There is no development in the immediate vicinity.
- j. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to the development of the uses, which would be permitted on the subject property if the amendment were adopted. No additional facilities are required. The proposed rezoning only allows reconstruction of an existing house.

The Plan Commission unanimously recommended approval of the proposed Yockey Subdivision.

**6. Petition from Balbir Singh for a proposed resubdivision to consolidate two lots into one lot, PIN: 08-27- 276-002 and 08-27-276-014**

An adjacent property owner did attend the meeting and expressed concern with flooding in the area. Staff advised that the Village Engineer will review the grading and address any potential flooding issues when a building permit is submitted.

Consolidation of the two lots into one lot would reduce the number of homes from two to one, which will reduce impervious surfaces and reduce the risk of flooding.

The Plan Commission reviewed the proposed plat of subdivision and found that it complies with the subdivision requirements.

The Plan Commission unanimously recommended approval of the proposed Gray Mist Subdivision.

**7. Public Comments**

**8. Discussion of Comprehensive**

**9. Adjournment**

Motion to adjourn the meeting at 8:23 p.m. made by Commissioner Carpenter ;  
seconded by Commissioner Seehafer.

**Voice Vote: [AYES: 5] [NAYES: 0] [ABSENT: 0] Motion CARRIED**

**Submitted by: Tracy Johnson, Village Clerk**