MINUTES FOR THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE VILLAGE OF CAMPTON HILLS
August 13, 2025, 7:00 P.M.
Campton Hills Village Hall
40W270 LaFox Road

1. Call to Order.

Chairman Fredrick called the meeting to order at 7:00 p.m.

2. Roll Call.

Secretary Brown called the roll.

PZC Commissioners	Present	Absent
Neil Anderson	x	
Rolf Fredrick (chair)	x	
Jerry Johnson	x	
James Kopec	x	
Andro Lerario		x
Jim McKelvie	x	
Chris Tiedt		x

Also present were: Village Attorney Carmen Forte.

3. Approval of Minutes of the special meeting of July 30, 2025.

Chairman Fredrick noted he had provided corrections to Mr. Brown prior to the meeting. Commissioner Kopec made a motion to approve the minutes; the motion was seconded by Commissioner Anderson. On a voice vote the minutes as presented were 4-0 approved. Commissioner McKelvie abstained.

4. Public Comment.

There was no public comment.

5. Public hearing –Case # 25-04, Special Use Application for a Self-Storage Facility, Old LaFox Rd

Mr. Brown provided a staff report. He said the applicants were Dan and Kellie Wells of Mackie Holdings. They had been in discussion with staff about the proposal for "some time." He described the particulars of the subject site. He understood that the storage units were intended for auto enthusiasts storing cars. He noted that there was no landscape plan submitted with the application; the applicant understood that. They preferred to obtain zoning approval before expending money on such plans. The zoning was RD.

Mr. Dan Wells introduced himself and his wife, Kellie. He said they had owned the property for "a few years" and that they had been working with staff and others to see what they could do on the property. He and his wife desired to put up storage units. They were proposing to have the units sold. There would be a condo association with bylaws. He acknowledged that there were landscaping requirements.

He displayed some renditions on a board.

Ms. Wells said, "The concept in our minds…is to bring community together. There is going to be 8-11 owners. There would be a place for grills, there would be lighting, downlighting." They were trying to ensure the building fit the character of the area. She displayed a rendition and noted that it was a concept. "We are not set in stone {on the design]."

Mr. Wells described easements on the property and some discussions with connecting water and sewer. He summarized discussions with the Wasco Sanitary District.

Chairman Fredrick said he had noted toilets on the plans and asked if each unit would have a toilet. Mr. Wells said yes. "But with that, we're anticipating once a week, evening use." Chairman Fredrick asked about HVAC. Mr. Wells said there would be heating and air. There would be balconies too.

Mr. Wells showed the floor plan and described it: "First floor. Overhead door, entry door, bathroom. And then the mechanical area will be underneath the stair area there. These stairs would go up to a mezzanine area platform on top. Within the building…And it would just – it's really just designed to be a little office space, something that, you know, a car collector had files of all those cars and things and things like that. A little space up there for that."

Commissioner Kopec: "I'm a racer by hobbyist and forever it seems. So I'm really enthused about what your approach is here and, you know, putting something like this, in the village, because it becomes a focal point for community. I really like it. Along those lines, though, applying for a storage unit: is that because you couldn't find any place else to fit it in? Because it almost, in many ways it fits the light industrial description. You've got storage space, you've got power, you've got office, you've got basically, you know, garage door access. It really feels to me more like a light industrial classification. And the reason I bring that up is if I bring in a race car and I want to work on it [but] as a condo, I can bring in [other] equipment. So if I had a lathe and drill press and all this other equipment that was part of the, you know, my race shop, would that still be allowed under the storage requirement? Yet I can see any enthusiast who's really serious about, you know, his car and his hobby wanting to go to that extreme of putting in, putting his shop there that he might have in his garage at home and bring it in here. So is there a question about more occupancy than a storage unit? That's what my question is: why self-storage?"

Mr. Brown: "Are you looking at me for an answer? Okay, because I think it meets the definition. And this is principally, primarily a use that involves storage, as he mentioned,

Mr. Wells mentioned for automobiles, boats, trailers, whatever. I guess if someone purchased it, they could store their household old furniture, sofas or whatever they wanted to, correct? I mean, once they buy it, they can store anything. So I think it fits that. If there's uses or activities that are maybe accessory to that, then to me that would be okay. It's not like a full-blown auto body shop."

Commissioner Kopec: Yeah, it's a hobbyist. But I want to make sure that that type of activity that would be their support of a car or a hobby isn't precluded by zoning."

Mr. Wells: "I think our perspective on that, the bylaws that we've written up, we've done research on other facilities similar to this around this area and other areas, and there's a couple things. Number one, there's probably a noise ordinance here that could be enforced by local authorities if that became a nuisance. The [bylaws are] already 90% done but waiting for review…And nothing can be outside, nothing can be worked on outside. All of those things have been considered, and we would address that with a set of bylaws that would go along with part of the contract when you buy the condo."

Ms. Wells: "This concept is almost—how do I want to say it? It's a high end. So the people that are purchasing, we want to protect them. We want the image to not be household self-storage. That's not at all what we're trying to put here. This is 8 to 10 people. They may have airplanes. It's a collectible condo is the concept. So we have to keep the scale up for the people that we want to come to this facility. So our bylaws we have written, but we just want to get approval by our attorney. But we have noise control and quiet hours, use of garage units. So no living or overnight stays allowed. And that's a big thing that people have asked. Safety and fire prevention, traffic and common area conduct, modifications and customization. You know, you can't burn out. You can't have a lot of noise.We've made it very specific. And I can share that with you too. Waste and disposal, cleanliness, security access, community standards, violations, enforcement. We really thought through on this part. We know that if it were me, I would want this facility."

Mr. Wells: "We're trying to get that image with the design too. We're not just putting up eight pole barns that are next to each other that someone can buy and run our construction company out of there. It is intended for storage. And that's the customer that will be wanting to work with himself. One guy has a bunch of nice cars. He doesn't want a neighbor that is doing a bunch of that. Again, they own that. They can do it. If they want to help them grind a little bit, you know, in the den or do whatever, touch something up, as long as it's within reason, they will be able to do it inside.

Commissioner Kopec: "Yeah, I would expect that anything that I can do in my garage, I should be able to do there."

Mr. Wells: "Correct. And you probably live in a neighborhood that you don't abuse that either.

Ms. Wells: "Right. Yeah. Like we have power tools, air compressors, or detailing vacuums allowed only inside with garage doors shut.

We want this to be a respectable place for the people that are coming in. I mean, any respectable business, you know, isn't a, quote, white industrial complex would be doing the same thing.

Commissioner Kopec concurred with the comments.

Chairman Fredrick expressed a concern that landscaping might obsure the view of and for bicyclists on the Great Western Trail and motorists on Old LaFox Rd.

Mr. Wells: "The fence across the front will be set back with that landscaping inside and out, or it will depend upon the setback there, and then as you pull off the road, the gate will be the way we have it designed. I believe it's 40 feet so that you have plenty of room to come off, even if you're pulling a camper trailer or something like that. You get completely off the road before you hit that gate, so that the gate can open and you're not obstructing traffic or anything like that.

Commissioner Fredrick was also concerned about signage.

Mr. Kopec said he had visited the area of the subject site that day. He asked about the boundary line and trees and if the trees were on the subject site. Mr. and Mrs. Wells explained that some of the trees were on Forest Preserve property and some were on his property. They would trim the trees, but not to the extent that it would thin the buffer, i.e. you would not be able to see the new buildings from the Great Western Trail.

Chairman Fredrick inquired about the material on the exterior of the buildings. Mr. Wells informed him that it would be metal siding. Mr. Wells said it would be metal.

Commissioner Johnson asked if there would be any hazardous chemicals or materials stored in the units.

Ms. Wells responded: No storage of more than five gallons of flammable liquids per unit; All units must have ABC fire rated extinguisher; No welding, cutting, torches, or spraying, painting inside units' Electrical work must be done by licensed electricians.

Commissioner Johnson asked how the bylaws would be enforced. What would happen when the units were resold?

Attorney Forte asked if the association would have common ownership of the rest of the common areas or would Mr. and Mrs. Wells retain them. Mr. Wells said it would be the association. Mr. Forte explained it would require a number of unit owners to amend the bylaws. There was a discussion of the bylaws and their enforcement.

Commissioner Johnson was concerned about the use of the self storage units changing over time. Attorney Forte said there could be conditions attached to the special use approval. For example, a condition of the special use could be that certain restrictions be contained within the bylaws or that the Village be notified if the bylaws were being amended by the association.

Commissioner Kopec expressed concern about a change in use occurring. He wanted to ensure that the use, which he did not think was strictly self-storage, would be codified.

Attorney Forte explained that if the use varied widely from the special use, that would be a violation of the special use.

Commissioner McKelvie asked if a prohibition on an owner renting out the property was in the bylaws. Ms. Wells said they had no intention of having rental units. A bylaw that they be owner-occupied could be included.

Commissioner McKelvie asked about the prohibition on overnight stays. Ms. Wells confirmed that.

Chairman Fredrick asked about the number of parking spots. He said if the number was over ten other requirements in the zoning ordinance would be triggered.

There was a discussion of parking and maneuverability of vehicles and trailers within the site.

Mr. Brown: "I'll just make one comment in regard to Commissioner Kopec's concerns or discussions on the uses. Depending on what use it might change to, segue to, if it's a permitted use, that would be fine. The RD district does allow some light industrial type uses, so that would be okay. If it's something that's not a permitted use or special use, that would be illegal. And we would seek to stop that through code enforcement. If it's another special use, then they'd have to come back and request that. But you can go from a special use into a permitted use."

Mr. Kopec: "That's right. Because light industrial is permitted…I feel better about that then.

Chairman Fredrick asked if there was any public comment.

*Scott Edsel, Hastings subdivision, Campton Hills***.** "I just wanted to comment in support of this. I think that I'm sensing that maybe there's a little bit of angst over the term condo. I think it's helpful to remember that I don't know why these are called condos, but they're people, believe it or not, who want to sit around and not only store their cars, but occasionally stare at them and talk to people about them. It's a thing. And a good example of this in the local area is the Iron Gate Motor Condos in Naperville. It's around the corner of 88th and Route 59. And interestingly enough, Naperville does tend to have fairly high standards for development. But if you look at that development, it's actually not as nicely done as what's being proposed here from the standpoint of visual impact on the community.

"And that's something that for residents of Campton Hills, as much as I love living here, I don't necessarily love the fact that I can't actually buy them. I think there is a real market for this. And in my opinion, I think this is a much better use of the property than some of the other options that we could have, and certainly better than sitting vacant and un landscaped as it is now. That's mainly what I wanted to talk about."

Tom Williams. "This is a pretty common use of property like this in many towns. I mean, one was mentioned in Naperville, but Gilberts is doing something like this, Vernon Hills has it. If you go to Indiana, there's like 12 of these units. It's not uncommon. What it really is used for, and I'm wearing on Campton Hills, you know, collector cars, which is one of the best shows around here.

Everybody there wants to store their car. Now, there are options. When I was on the board, we [amended the ordinance to allow larger accessory structures]. Why? Because people want to put their stuff inside. This is just another way, another option, just like they're putting a building on their property, that they could be doing all kinds of crazy stuff. But once again, when I was on the board, we kind of stated, hey, what you do in your building, you do in your building…I've got two Porsche guys in my neighborhood that know about this, and their Porsches are $400,000 Porsches. These guys aren't poor people that are looking. These are people that are going to just, if you get near their car, there could be a fistfight.

"The other thing, and this comes back to being on the board when I was on it, you know, we have a propane company in the middle of our town. I don't know if you could have an uglier use. I'm not knocking them, but it's propane. It is not thrilling We can all walk out, and we'll walk out of the property where [the owner rents parking for semi-trucks]. It's right here. The guy's advertising that he rents spots. It is one of the ugliest use you could possibly have in a town. But once again, the guy has the right to do it because he owns the property. Nobody's saying a word. Nobody's going, wow, your semis are ugly. Is someone sleeping in them? Sometimes we get a little crazy, I think, with some of the things that we ask for. And then across from Brown Road, or is it Brown and the Fox, sorry, there's probably the strip of the ugliest looking dilapidated commercial buildings I've ever seen in my life. I always wonder what's back there and what they're doing back there in those companies. Because if they ever went for sale, I would buy one just to make it look nice because they are the ugliest buildings I've ever seen along that trail.

"So I would say this is going to be the – we're going to wish that he had more property because it's going to make our town look prettier because a lot of the things we have are kind of ugly. I'm sorry. I drive through, and I'm like, ugh, I can't believe we have this in here. Why can't we make it nicer? The coffee shop that Neil's in, gorgeous, gorgeous. It was a total win to have the town do it. But just a comment I wanted to make. Thank you."

Jason O'Sullivan. "I live right around the street from the [the subject site]. I drive by it multiple times a day. I think it's interesting. I'm not here necessarily to advocate or not advocate for it, but two things I'd be interested in is: one, I think it's always important when you have your intention of use, and then there's people, right? I think people are going to use it for what they want to use it for. And I think it would be important that whatever the bylaws that you have are enforceable and that, in fact, you can't operate a business out of it. You have noise ordinances and so forth. So I think that's something this could offer. It sounds like you guys are addressing it, but it's very important. And then the other thing is actually more around safety, and [the chairman] mentioned it. I drive by the area, like I said, multiple times a day, and it is a blind corner. People ride their bikes and sift through there. They're supposed to stop. They don't. And I have little kids walking around through there, and it's a very sleepy area. I don't know if anybody lives there. I literally can walk there. I don't know if everybody else will be affected as much as myself because I live there. But it's just important that we really understand what the impact of traffic studies and so forth is going to be because of the people do live there. And I don't know, maybe it wouldn't be as ugly as all the stuff around there, but there's a need to add to the mess. So I just think it's really important that we understand what the actual effect is going to be of that in that area. And frankly, if somebody could park an RV in one of

those spots, I'd give them a prize because that is a small strip of land. I'm impressed that you guys were able to come up with a design here because I think it would be really fascinating to find anybody with anything long that could get in there. But, again, anyway, so that's the main thing, safety and really locking down the use. You guys talked about it quite a bit, so I appreciate that. But I could just see how that would take a U-turn and then, you know, you've got less than 50 motorcycles towing their cars all day long and maybe not be able to get by. So that's it. Thank you."

Renee Edsel. "I am the wife of Scott. But I know that from my husband owning two classic cars for a number of years and looking for something like this, it would be a really great commodity for the community, I think. Also, as they were talking about how these are higher-end units for car storage, and I understand your concern about the safety of people coming in and out. But these higher-end customers are not people that are zipping in and out of places. They're trying to be very cautious and careful with their cars. Their vehicles generally cost probably more than what their condo is going to cost them.

"I think that with that sense of community that you're talking about, of having people there, that will also bring people with money to downtown Camton Hills to be able to eat at the restaurants and to be able to partake in the different places that Camton Hills has to offer as far as the great downtown. So I think that it would be something that would really enhance that downtown Camton Hills area and bring some people with the means to be able to support the businesses in downtown."

Unidentified speaker. "I know you haven't been talking about construction at this point in time, but I would anticipate construction of these units on the interior would not be wood-framed with wood paneling, that it should be some sort of fire penetration over an hour with a 5/8-inch drywall. So that if a fire should occur, like it does periodically in homes across America, the reason the 5/8-inch drywall is there is to protect the home from going up if a fire occurs in the garage. I would think that someone who's having a very expensive car in a neighboring whatever would prefer to have something that's going to protect on the off chance that their unit starts on fire. They don't want it going to the rest of the units. I don't know what the construction would be, but it's a concern of mine for your clients, essentially, and for the village to appropriately—if it's going to be predominantly automobile storage—to correctly zone it and make it so that if a fire occurs in one unit, it can't spread to another."

Mr. Brown: "Sure, there's fire separation regulations."

Commissioner Johnson: "Just, I'm not quite clear. So it looks like the adjacent property is essentially going to have a water runoff. There's nothing out here that shows if there's a need for a detention, whatever."

Chairman Fredrick noted on page 71 of the packet there was a plan showing swales, retention and water connections.

Mr. Wells confirmed Chairman Fredrick's statement. "And the design team's here. So that is exactly where it is…It'll be curbed and pitched to the east. Storm water going to the east in that detention area. And that's one of the things we're working with Kane County."

Commissioner Johnson: "You might check with the Forest Reserve and the landscaping and things like that, since they're ultimately would want to try to get as much native landscaping along the trail." He said they do not want invasive species or something like the Bradford pear tree along the trail.

Mr. Wells described the boundary between the Great Western Trail and the subject property. "That current vegetation that is there, that is owned by the Forest Preserve or Park District and maintained by them, will remain there. And there really won't be a lot of need for us to put anything else back there. What's there will remain. We're not going to level that out and clear that out."

Commissioner Johnson advised Mr. Wells, because of the proximity of his site to the trail, to use native vegetation instead of standard ornamental plants. Mr. Wells thanked him for the comment and that he would consider it. They were looking for such feedback.

Chairman Fredrick asked the commissioners if they wanted to make a motion or continue discussion.

Commissioner McKelvie: "I make a motion that the Planning and Zoning Commission recommend the approval of an application for special use to allow a self-storage facility at the location described in the staff memorandum to the PZC. I motion that the PZC forward the three findings as discussed by the commission at this meeting and stated in the staff memorandum."

Commissioner Kopec seconded the motion.

Chairman Fredrick reviewed conditions:

- We'd like the bylaws reviewed by staff prior to board-level submission;
- The Village must be notified of bylaw changes;
- No units are allowed to be rented; they are to be owner-occupied;
- No businesses should be operated within the units;
- No overnight living, you know, no overnight living.
- The final building and development plans shall comply with all appearance, landscaping, engineering and illumination standards of the Village.

Commissioner McKelvie amended his motion to include the conditions specified by the chairman; Commissioner Kopec seconded the motion.

On a roll call vote the motion was approved 5-0.

Chairman Fredrick reviewed the findings of fact as suggested by staff and included in the staff memorandum:

- "The first finding is the proposed specialty use will not endanger the public health, safety, or welfare. Staff has suggested the subject site is relatively secluded and use of the property by 10 or so people should not create any undue hardships or health, safety, or welfare concerns." The commission concurred with the finding as read.
- "The second finding as proposed, the proposed specialty use is compatible with the general land use of adjacent properties and other properties within the vicinity. The Wasco area is a mix of land uses, like industrial commercial and mixed use, and the

addition of a self-storage unit will not be incompatible with this mix. I would agree with that." The commission concurred with this finding.

- "The third and final finding: This special use in the specific location proposed is consistent with the spirit and intent of the zoning ordinance and adopted village land use policies. The zoning ordinance of 2024 allows various uses throughout Wasco. It was acknowledged that during the zoning commission's deliberation on the new zoning ordinance that this area is unique. A self-storage facility will not be inconsistent with the spirit and intent of the zoning ordinance." The commission concurred with this finding.

On a voice vote the findings as discussed were unanimously approved.

Attorney Forte advised: "The zoning ordinance or build code indicates no later than 60 days the recommendation findings are given to the Village Board." The matter would probably be on the Board's agenda on 16 September.

6. Public hearing - PZC Case # 25-05, Variance application to allow placement of an accessory structure (barn with lean-to) in a front yard, Brown Road

Mr. Brown provided a staff report. There was one parcel where the barn would be built. That parcel was in the Village. There was a discussion with the applicant and his attorney on how to approach this. The subject parcel for the barn did not have a primary structure on it. The applicant lives on a separate parcel that is not in the Village. If he annexed that parcel into the Village, the two lots could be treated as a zoning lot. Thus he could build the barn. However, the desired location for the barn required a zoning variance. The location of the barn is in the front yard.

Commissioner Johnson asked to clarify the locations on a map included in the staff memo. The applicant, Mr. Trcka, described the situation and the history of lot subdivision.

Mr. Trcka: "I think that the crux of the situation is effectively the house is set back so far, set back maybe 100, almost 160 feet, that basically everything that's flat enough to build would be considered the front yard. It's a large piece of property, and you can see from kind of the scale of the drawing of the survey, which I apologize for the smallness of it, but it kind of highlights how small the structure is relative to the property. Behind the house, it goes down, the grade goes down quite a bit, and then into the slough, which is effectively wetland. That is not buildable. Behind the house itself is, you know, sanitary fields, so that's not buildable.

*"*And I had originally looked at building a barn within the unincorporated Kane County portion. Wouldn't need any permission for that, but that's where my kids play, so they'll want to do that. They like their baseball field and soccer field and what not. So this area makes a lot more sense. It used to be, you know, horse pasture back in the day, and so it would make a nice spot for an accessory structure.

*"*The purpose of [the barn] is to basically similar what we were just talking about. I have an RV, I have a boat, I have a classic car that is in dire need of restoration. I have my hobbies, and I like to keep them out of the way and out of the visual sight line, and I don't

think it looks great having them all in what is now considered the front yard. So, I think it makes a lot of sense to put a nicely, you know, nicely appointed barn. We're calling it a barn, it's really a large garage. So, that's really kind of the crux of my proposal."

Commissioner Anderson: The property was divided to be able to build a house on the second lot. So, you're not planning on selling that lot in the future for another house?"

Mr. Trcka: "No, we had gone through that quite back and forth. It was kind of like, well, you know, maybe we keep it as a separate lot because, you know, I like it the way it is and I don't really have any intention of changing that. You know, my wife and I, we're going to raise our family here. We like having it the chunk of property that it is. I don't want it to be as undisturbed as possible into perpetuity within the property we have to do so."

Commissioner Anderson: "I think that's fine. Are you going to put the two lots back to one then?"

Mr. Trcka said that would be included in the annexation agreement.

Commissioner Kopec asked when the Trckas had closed on the property.

Mr. Trcka said April 7, 2025.

Commissioner Anderson said it is a beautiful piece of property. He said there was no way to build anything behind the house. The house was a hillside ranch and the property grade drops off.

Commissioner Kopec asked what the exterior finish would be.

Mr. Trcka: "it's a steel structure, steel siding. And I put the lean-to on the other side." He referred to the rendering included in the staff packet and noted that the image was reversed.

There was a discussion of orientation of barn and route of the driveway. The barn doors would be facing the house. The driveway would have a tear-shaped turn-around. The driveway entrance would be widened. There is no culvert.

Chairman Fredrick asked if trees would be removed.

Mr. Trcka said, "Given that the area is what would basically form the horse prairie, the trees there are, you know, most of them would need to get cut down. They're small, kind of, you know—they're not planned trees. So, my plan would be to, you know, build a vegetation wall, whether it's on a Friday or something else. My wife is particularly good at those things. Along the road to, you know, create a visual barrier. Our goal is to have a very aesthetically pleasing lawn."

Chairman Fredrick thought a landscape barrier along the ground road would be a wise addition.

Commissioner Kopec said he had been by the site that afternoon; the plants were dense already.

Mr. Trcka said even after he removed a few trees for construction, it would be hard to see the structure. There was a discussion of existing conditions and potential landscaping.

Mr. Trcka: “You know, the whole proposal, from my perspective, is that this is a win-win. So, Campton Hills gets this odd-shaped cutout back, and I get to put a secondary structure where I want to put it. And it makes everything look better, because right now I have an RV, a boat, an orange, rusty skid-steer, and soon-to-be, you know, an inherited classic car. And I don't want them all sitting in front of me. Neither do you.”

Chairman Fredrick: “My only concern, I don't know the exact landscape layout and everything, but maybe some type of a buffer, an evergreen type of buffer between the building and the road—"

The commissioners did not agree with the suggestion for such a buffer.

Mr. Johnson: “It's not out of keeping of the immediate character of the neighborhood because on that side of the road the barn is in front of the house that's in store at 5N328. Yes. So it'll be hard to tell which came first—certainly with your building styles.”

Mr. Brown read a public comment letter: “Please address concerns from homeowners on the request for a metal building on Brown Road. Will it just be a big silver metal structure or actually a barn designed to fit in with the area? How far will it be set back from the road as to not be visible to all? Will all the trees and prairie look be kept as is? Will there be a separate driveway coming off Brown Road? And then finally, as much as we respect homeowners doing as they like with their own property, we do not like the idea of an industrial look creeping into our area. Thank you.”

Chairman Fredick thought they had addressed most of the issues raised in the letter.

Mr. Brown: “Again, the variance, he's only getting a variance to place it in the front yard.But there's still the issue of he's placing a building on a lot without a primary structure. So he still couldn't do it. He still has to, this is only one of two things he has to do. And the annexation would solve the other kind of showstopper here. Which needs to occur first, the annexation, so it becomes one lot? I mean, what will happen at the village board letter, they'll have a level, they'll have a recommendation from the planning and zoning commission with conditions perhaps. And then they would do the annexation agreement, annexation hearing. They're probably have to come back here for a rezoning as well. And then plat of consolidation. If you decide to do that, that's not a hearing. And then, and then it would all be right. And then the variance would get approved. I haven't seen, I haven't seen their annexation agreement what they're proposing. That was still in the works.”

There was a discussion of potential rezoning and process for approval.

Attorney Forte suggested a condition of approval: the variance would not be granted until the other parcel was annexed. Legally, a plat of consolidation was not required since the two lots, upon annexation, could be viewed as a zoning lot. Commissioner Johnson asked if it could be zoned F. Chairman Fredrick thought the primary use not farming; it was residential.

Unidentified speaker made a public comment. He asked how the barn could be constructed without a primary structure. Mr. Brown explained the meaning of a zoning lot and the annexation.

The unidentified speaker: “My question is, why does it have to be 35 feet foot from the front lot line if you have, what your home is, 170 feet setback from the street?”

Mr. Trcka: “So it won't be 35, it'll be 50. And the diagonal nature of the house is, and the diagonal nature of the lot, the way the road comes in. It tapers, the shape of the lot just kind of tapers in that way. If you ran the front wing of the house, it would intersect with the road at one point, right? So while the house is this far back, as you move north, they get closer, right? And so the way the property falls off, the area that it's flat enough to build on without going crazy is, it's just, that's about as far back as I can push it.”

The unidentified speaker offered a history of the annexation and subdivision. Mr. Trcka disagreed with the speaker’s version of events.

There was a discussion with the unidentified speaker regarding dimensions.

Chairman Fredrick suggested a motion for a positive recommendation with a condition of annexation. There was discussion on how to form the motion.

Commissioner Kopec: “I motion that the Planning Commission/Zoning Board of Appeals, recommend to the Village Board, the approval of a variance on the requirements of Table 8.1 of the 2024 Zoning Ordinance, and allow a barn to be located in a front yard, subject to granting annexation of the adjacent property, 5N428 Brown. Additionally, I motion that the Planning Commission/Zoning Board of Appeals, forward the findings as discussed and stated on pages 6 of the staff report.”

Commissioner Johnson seconded the motion.

On a roll call vote the motion was approved 5-0.

7. Discussion of the affordable housing plan 2015 draft revisions.

Mr. Brown: “How much do you want me to tell you about the state statute requiring an affordable housing plan? There is a list that comes out about every three years, long computations to determine what local governments are not supplied, do not have their share of affordable housing. And that list has been coming out since 2004, maybe was the first one. Campton Hills has been on that list of what is referred to as non-exempt local governments. Those are the ones that aren't meeting this certain threshold. We've been out since 2015. There's 44 communities on the current list. It used to be 48 or 49, so I guess there's been--somehow some progress has been made. If you're on that non-exempt list, if a local government is on that list, then they have to submit an affordable housing plan to the Illinois Housing Development Authority. And that plan has to contain certain items.

“So we had a plan done in 2015. The plan has to be updated every 10 years. So that's one of the reasons we're doing this now. And secondly, the state statute has amended. So there's slightly different requirements. So we have to fulfill that. And thirdly, we would

have to update some of the demographic data. That's kind of the easy part here. So we'd have to do that. So that's why we're revisiting this."

"I really didn't want to change a whole lot. I changed the introduction because that discusses some of the changes to the state statute…Some of the strategies that you can propose that you need to fulfill have changed. It used to be a minimum. So you have three choices to pursue. One is a minimum of 15% now, used to be 10%, of all new development or redevelopment within the local government that would be defined as affordable. A minimum of a 5% increase, our goal would be a minimum of 5% increase in the affordable housing. Or a minimum of 10% of all housing within the jurisdiction would be affordable.

"This is our 2015 plan. I made, I think, a few relatively minor changes to it. The actual plan itself, I didn't touch. I'd have to change where it says 10% to 15% probably. But I'm just looking for feedback before I really try and dive in and change things.

Commissioner Anderson: "And what happens if we don't do it?"

Mr. Brown: "Well, again, the state statute changed. It used to be if an affordable housing developer came, and there was a definition for affordable housing developer, came and made a proposal, and for affordable housing, and the municipality, for whatever reason, turned that down, then that developer could take it to a state board, and that board could essentially overrule your local zoning. Now, it's a little broader who can make that appeal to the state board. Almost like any bona fide affordable housing advocacy group, for example, could do it. Wouldn't necessarily have to be a developer. So that's the state statute."

Chairman Fredrick: "I got a couple of comments for you. All right, so let's go, I'm just making some changes here, changing three to five, and up to 15%, and just kind of, there's a little wordsmithing on some of this stuff, which is good…Page 99, it says at the very top, it says background and intent, which I think is the third page of it. If you go down, you've got it in something brown. The big question is, you said how? It's just striking as above."

"It says 'establish affordable housing in a manner inconsistent with the overall character of the village would be detrimental to the village's environment, and put at risk public safety and health and safety,' and you say how, and I think that's your question. How do you validate that statement? The only thing I could come up with, lack of sewage capacity, and the overall use of existing sewage spray fields…That would be the only thing I could come up with, but I think it could hurt the farming environment if you try to overload the system and you start spraying raw sewage or whatever, untreated that hasn't been treated long enough, but you just don't have the capacity, and I think that would be."

Commissioner Anderson: "You'd have to challenge the IEPA."

Chairman Fredrick: "I'm just trying to answer your question. I guess under the next page, the title says three affordable housing plan, section III or three, 3A. I just see a whole bunch of numbers in there, and my question was, are these numbers still accurate?"

Mr. Brown: "No, that's what I have to update. I have to, I didn't do that. I didn't really have time to do that, but I would, that obviously needs to be updated. The format would

be pretty much the same, and there's language in our new comprehensive plan that I think is a little different. I'd have to review that so we aren't quoting anything that's, I mean, we haven't approved the new plan yet. That is, I think, a discussion item on the 19th, and then probably a vote September 2nd for the comp plan. It seems kind of odd that we would use an old plan that we know is gonna be updated very shortly. So, I think the final version of this would not be forwarded to the Village Board until we do that.

"I failed to mention, there was a deadline on this. It was back in June, June 20th or something like that. I'm not concerned, because there's, of those 44 to 49 communities that have been on this list for about two decades now, there is a handful, maybe more than a handful, that have just never done it. I actually took a call from a planner from another community in great panic. She saw we were on the list and wanted to know what we were doing about it, because their community had never done it. They had no interest in doing it." and I said, yeah, I worked as a consultant when this first came out, and I was the consultant planner."

Commissioner Anderson: How did they determine affordability?

Mr. Brown: "I can't really answer that off the top of my head. I don't think I can explain."

There was a discussion on how the affordability is determined. Attorney Forte read from the statute. He added, "Median income level is very high. Median home value is very high. Extremely low level of rental units in the village and multi-family housing, that's the biggest one. Combined with the other two, brings you to the top of the list. A couple other that are near the top of the list are similar in, similar communities in characteristic, more rural, not rural, but larger homes, mostly developed, no rental units or no multi-family units. And then you have some very, very affluent communities that just don't have a lot of housing units in them or are very, very small and may only have a very small population…Some of the communities that are near Chicago, think River Forest, for instance, had a very difficult time getting to that 10% that you were at. I know because I worked out their plan a few years back and they were stuck at 9.5…"

There was a discussion on a potential annexation and new PUD and how that might affect the affordability level.

Attorney Forte: "The problem you could run into is if you don't have a plan that has been approved or updated, that has been passed or has been later updated, if an affordable development comes to town, comes for proposal and it's denied, either outright or it's approved, but with conditions that the developer feels would make it unreasonable to ever be built, they can appeal to the state, to this housing board, who can then take action against the village to essentially make the village approve the development."

Commissioner Anderson: "But the new development is providing, in a sense, some possible affordable—if your town homes might be more affordable, I guess."

Attorney Forte: "Sure, and I imagine there will be a range of home values themselves, from smaller to larger."

Mr. Brown: "We need to get some type of senior housing here. That's what really does it for a lot of communities. That pushes them over the threshold."

Commissioner McKelvie: “I'm curious, of the 44 communities, are there any that recognize? I didn't really take a look. A lot are kind of North Shore communities, River Forest, Winnetka, Kenilworth. Highland Park has been on the list since it first came out, and they have made honest, bona fide efforts to increase their affordable housing, and they just haven't really made that much of a dent.”

Other towns on the list were mentioned.

Chairman Fredrick: “I’ll just finish up a couple of my comments there on the next page, under C, Affordable Housing Policies and Incentives. It just came up with expedited permit reviews and flexible zoning and density bonuses, which are not, I don't think, I'm just trying to give you some feedback. So, expedited permit reviews, I don't know how that is defined, what's an expedited permit process. I guess they're trying to say, hey, what are we gonna do for incentives? Well, we're gonna give them an expedited. Why would we expedite? I don't know. Yeah. So, that's my feedback. The other one was flexible zoning. I have no idea what flexible zoning is. We've got zoning. And then the other was density bonuses. I'm not really sure what density bonuses are, so those kind of raised little red flags for me. So, I'd take a look at that if you're gonna tweak it. If you are gonna tweak it, I'd look at those couple things.

“A little further down under next steps, under item E, I think item number two and three, it says ‘monitor potential affordable housing units and monitor the reservation rehabilitation.’ And you're like, what does it even mean? And I think the use of the word monitor is not a good word. Maybe look for renovate, look for potential, look or seek potential affordable housing or look for renovation opportunities. I think that's the idea. Like, hey, can we be on the lookout for those opportunities that are out there? So, that's just a little wordsmithing in there, but those are a couple suggestions I have down to it.”

Mr. Brown: “For number four, I would maybe say, periodically review the comprehensive plan. That's always advisable.

Commissioner Johnson discussed teardowns in places like Elmhurst. “How does a community that's not well-established is sort of being affordable become more expensive? It's desirable to live in, and therefore, there's an economic incentive to get rid of housing that is not as valuable, but then that kills the affordable.”

Attorney Forte read some other towns from the non-exempt list.

There was a discussion of the upcoming schedule for the commission. Mr. Brown noted there would be two cases for September 10. He said they were both rezonings.

Chairman Fredrick said there might be a special meeting on September 24. There was a discussion of updating the calendar on the website.

8. Adjournment.

Commissioner McKelvie made a motion to adjourn; Commissioner Kopec seconded the motion. On a voice vote the motion was unanimously approved. The meeting adjourned at 8:55 pm.

Respectfully submitted, James A. Brown, Building and Zoning Officer and Secretary to the Planning and Zoning Commission

Approved this 10th day of September 2025

Rolf Fredrick
Chairman, Planning and Zoning Commission