MINUTES FOR THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE VILLAGE OF CAMPTON HILLS
August 12, 2026, 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	(joined meeting at 7:02 pm)
Rolf Fredrick (chair)	x	
Jerry Johnson	x	
James Kopec	x	
Andro Lerario	x	
Chris Ruback	x	
Chris Tiedt	x	

Also present: Village Attorney Forte.

3. Approval of Minutes of the regular meeting of July 8, 2026.

Commissioner Tiedt motioned to approve the minutes; Commissioner Kopec seconded the motion. There were neither corrections nor comments. On a voice vote the motion was unanimously approved.

4. Public Comment.

Chairman Fredrick noted there was no audience present. There was no comment.

5. Public hearing – PZC Case # 26-09 – Zoning variance to Table 6.1 of the 2024 Zoning Ordinance in order to locate a shed within the required 10-ft setback from a lot line.

Commissioner Anderson motioned to open the public hearing; Commissioner Tiedt seconded the motion. On a roll call vote the motion was unanimously approved. Attorney Forte swore in the applicant, Mr. Brian Darflinger.

Mr. Darflinger said he was the homeowner. He wanted to put up a lean-to on his shed for the storage of equipment. The shed was "within the easement." He said the addition was 90% built, and he apologized for proceeding without a permit.

Commissioner Kopec asked the applicant if he intended to place any screening in front of the shed. Mr. Darflinger said he could do that. Commissioner Kopec suggested that landscaped screening be made part of the conditions of approval of the variance.

Commissioner Lerario noted that if the addition were on the septic field side of the existing building, water run-off from the roof could negatively impact the septic field. A discussion of stormwater drainage ensued.

Commissioner Lerario asked if the building setback of approximately 10 feet was measured from the lot line to the building wall or roof overhang.

Commissioner Tiedt asked what the floor of the addition would be. Mr. Darflinger said it would be gravel with possibly landscape fabric. It would not be concrete, he said. Commissioner Tiedt said the stormwater ordinance did not make a distinction between gravel or concrete—they are both considered impervious surfaces. Commissioner Kopec asked if Mr. Darflinger if he was simply extending a roof over an existing gravel area. Mr. Darflinger said yes.

There was a discussion on what the addition to the shed actually was. Mr. Brown explained that any accessory structure, shed, addition to a shed, gazebo, etc., still needed to be 10 feet from the lot line.

Chairman Fredrick asked if there was any additional public comment. There was none. He then asked for a motion to close the public hearing. A motion to close the public hearing was made by Commissioner Kopec; Commissioner Anderson seconded the motion. On a roll call vote the motion was unanimously approved.

6. Motion to recommend approval of a zoning variance to Table 6.1 of the 2024 Zoning Ordinance to locate an addition to a shed within the required 10-ft setback from a lot line, at 40W573 Burlington Road.

Chairman Fredrick first asked if the commissioners wanted to discuss the item further. With no commissioner desiring to make additional comment, Chairman Fredrick asked what suggested conditions for approval might be. Commission Kopec offered the following conditions: vegetative screening toward the street side of the structure; no walls permitted on the shed addition; installation of a gutter on the side of the structure closest to the property line.

Attorney Forte summarized the conditions as follows: a single addition with dimensions as specified in the application; location no closer than two feet to the lot line; (3) applicant shall obtain building permit after the [variance] ordinance is approved; no portion of the addition shall encroach over the lot line; no construction allowed in a drainage or access easement; the structure shall be open on three sides, i.e., not enclosed; the structure shall be screened from the front with vegetation; roof stormwater run-off shall be collected with gutters and directed to the applicant's property; the structure shall

be used for items of a general nature that the applicant discussed, i.e. not used to conduct a business; the structure shall comply with all applicable codes of the Village.

Commissioner Kopec said: "I motion that the Planning and Zoning Commission recommend to the Village Board the approval of a variance from the requirements of Paragraph 8.2.A.4 of the 2024 Zoning Ordinance and allow an addition to an existing nonconforming shed within the required 10-ft setback with the enumerated requirements as provided by the Village Attorney. Additionally, I motion that the Planning and Zoning Commission forward findings of fact as discussed by the Planning and Zoning Commission." Commissioner Lerario seconded the motion. There was no additional discussion, whereupon a roll call vote on the motion was taken:

Commissioner	Vote
Tiedt	No
Ruback	Yes
Anderson	Yes
Fredrick	No
Johnson	Yes
Kopec	Yes
Lerario	Yes

Chairman Fredrick noted that the motion was approved and explained the remaining approval process to the applicant. He noted that no work could continue until the variance was approved.

7. Adjournment.

Commissioner Johnson motioned to adjourn the meeting; Commissioner Anderson seconded the motion. Upon a question from Commissioner Kopec, Mr. Brown said he had not received any applications. He noted the commission needed to return to the Affordable Housing Plan. A discussion on whether the commission had concurred on areas appropriate for affordable housing ensued. Mr. Brown was under the impression that there had not been consensus; he would review the minutes. Commissioner Tiedt reviewed the discussion at the previous meeting. He thought the commission had agreed upon the areas within the Village limits near the intersection of Burlington Rd and Route 47. Commissioner Anderson said, "If we come up with a plan with specific parcels, the public needs to know that those parcels are in our plan." Chairman Fredick said we needed to pick the parcels first and then we can figure out how to disseminate the information. He said, "We have an obligation that we have to delineate certain areas, and fairly specifically." Mr. Brown read a portion of the minutes of the previous meeting regarding discussion of the plan. He said he could complete a list of parcels and forward it directly to the Board for approval. Chairman Fredrick said he wanted to meet with Mr. Brown to discuss some specific option, "and then maybe we can bring it back to the [commission] so we can get more of a consensus here." A discussion about the requirements of the Affordable Housing Act and what was "affordable" ensued.

Chairman Fredrick noted there was a motion to adjourn on the floor. On a voice vote, the motion was unanimously approved.

The meeting ended at 7:47 pm.

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

Approved this 7th day of October 2026

Rolf Fredrick
Chairman, Planning and Zoning Commission