

MINUTES OF A SPECIAL MEETING OF THE CORPORATE AUTHORITIES OF
THE VILLAGE OF CAMPTON HILLS
NOVEMBER 29, 2010
CAMPTON TOWNSHIP COMMUNITY CENTER
5N082 OLD LAFOX ROAD, CAMPTON HILLS, IL

***THIS MEETING WAS A RESCHEDULED MEETING FROM THE SPECIAL MEETING
ORIGINALLY CALLED FOR NOVEMBER 22, 2010 WHICH WAS
ADJOURNED DUE TO LACK OF A QUORUM***

President Smith called the Special Board Meeting of the Corporate Authorities of the Village of Campton Hills to order at 6:08P.M.

Clerk Higgins called the Roll:

- Present in Person: Trustees George, Kopec, Lenkaitis, and President Smith
- Absent: Trustees Andersen, Millette and Strauss
- Also Present: Attorney Nancy Harbottle

Discussion and possible consideration of a motion to place a moratorium on any building of a fire station in all zoning classifications in the Village of Campton Hills for a period of up to 90-days. Removed by President Smith.

President Smith stated the reason for the Special Meeting was that the current zoning, as adopted from Kane County, only allows Police and Fire Stations in Residential or Farm Zoning Districts.

Consideration of referring to the Plan Commission an amendment to the Zoning Ordinance to provide for Fire Stations as a Special Use in any Zoning District.

President Smith asked Zoning Officer Ranieri to explain what the current Village Zoning Ordinance allows. He responded that in the Residential and Farming Zoning Districts, Fire Stations are allowed; in the Business Zoning Districts, Fire Stations are not allowed.

Attorney Harbottle stated that a text amendment would require any Fire Station or Police Station to go before the Plan Commission for a Special Use Permit with a public hearing and the applicable public notices. Each permit request would be handled on a case-by-case basis.

Trustee Kopec asked why there was no need for a moratorium at this time. President Smith stated that based upon comment from Mr. Gaffney and since there was no application to be acted on it was better to fix the problem by changing the zoning to allow for a Special Use Permit.

There was a discussion related to the amount of time it would take to change the zoning and consider a Special Use Permit for a Fire Station. It was determined that the process would most likely be completed by the middle of February.

Trustee Lenkaitis moved to refer to the Plan Commission an amendment to the Zoning Ordinance to provide for Fire Stations, Police Stations and Public Water Works as a Special Use in any Zoning District; seconded by Trustee George.

Clerk Higgins called the Roll:

Trustee Andersen	absent	Trustee George	aye
Trustee Kopec	aye	Trustee Lenkaitis	aye
Trustee Millette	absent	Trustee Strauss	absent
President Smith	aye		

President Smith declared the amendment referred to the Plan Commission.

Jim Gaffney, President of the St. Charles Countryside Fire Protection District, stated that he was confused why this issue was not brought up two years ago when there was discussion about a Fire Station in the Village. Mr. Gaffney stated he thought because the Village supported the Fire Protection District's application for a grant in 2009, the Village would be supportive of their current concept to start their own department. President Smith informed Mr. Gaffney that the developer of Campton Square was informed he needed a court order regarding the Fire Protection District's plan from several years ago to build a fire station on the open space east of Village Hall because of the limitations of the PUD. The proposal never moved forward and was never considered by the Village Board. President Smith stated that Zoning Officer Ranieri recently informed her he realized that Police Stations were not allowed in the Campton Square PUD and she stated if the Village allows for Special Use Permits, the Village would be seeking a Special Use Permit in an effort to come into compliance. Mr. Gaffney also stated that it is his impression that the Village does not want a Fire Station in the Village. President Smith responded that he should not make that assumption and that the new Special Use Permit language will provide for a station, but that an application for a Special Use Permit does not guarantee approval and that approval for all Special Use Permits would be based on the individual applications and facts.

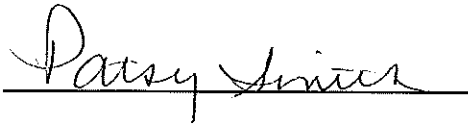
Trustee George stated to Mr. Gaffney her surprise in that the plans for this proposed station was not made public earlier especially in light of the district having two referendum questions on the Novemeber election ballot and that at lease two previous elections the community has voted down construction of a station in the Campton area.

Trustee Andersen arrived 6:34P.M.

Trustee Kopec moved to adjourn the Special Meeting of the Corporate Authorities of the Village of Campton Hills; seconded by Trustee George.

A voice vote was called and was unanimous. President Smith adjourned the meeting at 6:37P.M.

Approved this 7th day of December, 2010



Patsy Smith, Village President



Carolyn Higgins, Village Clerk

Signed this 8th day of December, 2010