

**MINUTES OF A SPECIAL MEETING OF THE  
CORPORATE AUTHORITIES OF THE VILLAGE OF CAMPTON HILLS  
FEBRUARY 7, 2012  
CAMPTON TOWNSHIP COMMUNITY CENTER  
5N082 OLD LAFOX ROAD, CAMPTON HILLS, ILLINOIS**

President Pro-Tem Kopec called the Special Meeting of the Corporate Authorities of the Village of Campton Hills to order at 7:09 P.M.

Roll Call:

- Present in Person: Trustees Andersen, George, Kopec, Millette and Strauss
- Absent: President Smith, Trustee Lenkaitis (arrived at 7:17 P.M. and departed at 9:03 P.M.)
- Also Present: Attorney Braithwaite

President Pro-Tem Kopec led those present in the Pledge of Allegiance.

President Pro-Tem Kopec asked Trustee Millette to be acting President Pro-Tem due to his laryngitis. There being no objection, Trustee Millette assumed the position for this meeting.

Public Comments –None

Trustee Kopec removed item C from the Consent Agenda.

Consent Agenda [By a single 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.]

- A. Motion to approve payment of bills per Warrant List #12-16.
- B. Motion to approve the minutes of the Committee of the Whole Meeting of January 17, 2012.
- D. Motion to approve the minutes of the Special Board Meeting of January 23, 2012.

Trustee Strauss moved to approve the Consent Agenda; seconded by Trustee George.

Clerk Higgins called the Roll:

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

Trustee Millette declared the Consent Agenda approved.

Item C of the Consent Agenda: Motion to approve the minutes of the Regular Meeting of January 17, 2012. Several corrections were made. Trustee George moved to approve the minutes of the Regular Meeting of January 17, 2012 as amended; seconded by Trustee Andersen. A voice vote was called and was unanimous; Trustee Millette declared the minutes of January 17, 2012 approved.

Motion to ratify the acceptance of the Teska and Associates Plan for the Wasco area approved on 12/6/11; miscellaneous typographical changes were made after 12/6/11:

Trustee Strauss moved to ratify the acceptance of the Teska and Associates Plan for the Wasco area approved on 12/6/11 with miscellaneous typographical changes; seconded by Trustee Kopec. Trustee Strauss stated he was impressed by the plan. Trustee Kopec stated they were the right team at the right time for the Village. A voice vote was called and was unanimous, the motion carried.

Discussion and consideration of a motion to repeal Resolution Number R-12-02 relative to the Campton Township Highway District IGA related to right-of-way permits and driveway access permits for Village roads located within Campton Township:

Trustee Lenkaitis arrived at 7:17P.M.

Trustee Strauss moved to repeal Resolution Number R-12-02 relative to the Campton Township Highway District IGA related to right-of-way permits and driveway access permits for Village roads located within Campton Township: seconded by Trustee Andersen.

Clerk Higgins called the Roll:

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

Trustee Millette declared Resolution R-12-02 repealed.

Discussion and consideration of a motion adopting a Resolution approving an amendment relative to the Campton Township Highway District IGA related to right-of-way permits and driveway access permits for Village roads located within Campton Township:

Trustee Strauss moved to adopt a Resolution approving an amendment relative to the Campton Township Highway District IGA related to right-of-way permits and driveway access permits for Village roads located within Campton Township; seconded by Trustee Kopec.

Clerk Higgins called the Roll:

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

President Pro-Tem Millette declared the carried. R-12-03

At the request of Trustee Kopec Agenda item number XIV was moved up on the agenda to accommodate Plan Commission Chairman Rolf Fredrick who was in attendance. Plan Commission Chairman Fredrick, Plan Commissioner Johnson and Land Planner Nicki Brickman joined the discussion with the Village Board. Chairman Fredrick stated that at the Plan Commission Meeting Scenario Two was agreed to be closest to the vision of the those who attended the joint Plan Commission/Village Board meeting.

The following items were noted as suggested changes to Scenario Two:

- The two Strom parcels should be noted as farm preservation areas.
- The commercial area for the Panicki annexation was not noted on the map and should be.
- Possible commercial area on Route 47 should be considered.
- An agriculture business designation should be considered in a portion of the southern part of the Village.
- Trustee Strauss asked for an estimate of the population for Scenario Two.

Trustee Kopec felt the Route 47 corridor was ignored in the draft Comp Plan and recommended plans defining the area as Conservation Light Industrial/Commercial, 500' to 1000' on either side of Route 47 should be considered. A discussion continued about this topic. It was also mentioned there were several sites on Route 38 that could also be considered for light industrial or commercial. Trustee Strauss stated the northwest part of the Village (McDonald and Route 47) was in a ground recharge area and that industrial or commercial are not desirable. Chairman Fredrick stated that in this area there would be guidelines that would limit development to protect the recharge area. Trustee George stated that she would like input from CMAP and The Conservation Design Forum on ground recharge areas in the

Village. She also requested their professional input on the 500' to 1,000' corridor along Route 47 regarding Smart Growth principles. She requested advice on the legal standing of keeping land zoned agricultural.

Trustee Lenkaitis stated that Kane County has an unfunded farmland preservation program and that if the Village wanted to have such a preservation program, the Village would have to fund it. Attorney Braithwaite stated that as long as the surrounding area is developed in the same way, preservation is possible but until a boundary agreement with neighboring communities is negotiated, a developer could approach another municipality to get zoning through an annexation agreement. Trustee Strauss stated this is a sensitive area in the Village. Attorney Braithwaite stated the Village does not need to own the land provided that the land is suitable for agriculture and the adjacent properties are designated as Farm Zoning.

Trustee Millette requested a statement as to the preferences of the Village and in what other enhancements could be included in "Land Use" definitions. Trustee George stated she felt, in the case of development of agricultural zoned land, restoration professionals should evaluate the land and the possibilities of restoration. She mentioned that a combination of development and restoration could work together to regain the natural functionality of the land. Trustee Strauss stated he would like to have the Village take a stand on this area because once it is developed it will never go back to natural. Trustee Lenkaitis stated development could be constructed with zero groundwater runoff.

Chairman Fredrick asked for the Board's input on the "Conservation Neighborhood" Land Use classification. Trustee Strauss stated that the population estimates would impact his opinion.

Trustee Lenkaitis asked for some guidelines for public transportation. Chairman Fredrick stated previous discussions with CMAP indicated that the Village does not have the population for public transportation to be sustainable. The train station in LaFox is the closest transportation hub. Trustee Millette stated that as we look more toward the Comprehensive Plan, the Village should look at parking requirements as a possible factor, specifically the number of required spaces in any particular zoning district or special use and including Prawus pavement design features (permeable brick paver systems).

Several suggested changes included changing the word "assure" to "require" on Item 6 of Page 2 of the Draft Comp Plan as well as changing Item 15 on Page 25 referring to the Green Infrastructure areas instead of "northwest area".

Trustee Lenkaitis stated the Village should adopt the Kane County "Right To Farm" Ordinance.

Trustee Kopec stated that at the previous meeting the statement was changed to say that the Village "consider" adopting a "Right to Farm" Ordinance. Attorney Braithwaite stated there is some flexibility to adopt all or part of the Kane County "right to farm" Ordinance. Attorney Braithwaite also stated that pursuant to the State Statutes; many Kane County regulations do not apply to agriculture but the Village does have the legal right to apply its ordinances to agriculture.

Chairman Fredrick stated the area between Lily Lake and Beith Rd could be developed as a Conservation PUD. Trustee George stated there is a lot of agriculture in the area and questioned using a PUD.

There was a discussion related to primary arterial roadways and their designations and it was specifically discussed whether Anderson Road was considered an arterial road. Trustee Millette stated it is currently a connector road and once it is connected to Keslinger Road the Average Daily Traffic (ADT) may increase and the designation changed to an arterial road classification.

Plan Commissioner Johnson departed and Commissioner Phillips joined Chairman Fredrick and the Board. Commissioner Phillips stated it had been a pleasure to be a part of the process of the updating of the Comp Plan and that one of the reasons for the Village's incorporation was to have more control over

zoning.

Attorney Braithwaite departed for a few moments to met with Chairman Fredrick.

Discussion and consideration of a motion adopting a Resolution to become a U.S. EPA Watersense Promotional Partner:

Trustee Strauss moved to adopt a Resolution to become a U.S. EPA Watersense Promotional Partner: seconded by Trustee George.

Trustee George stated the Joint Environmental Resource Management Committee (Joint ERMC) submitted to President Smith and Township Supervisor Kupar its recommendation that the Village and Township become partners. But that the Joint ERMC did not feel they had the manpower to maintain the program. Trustee Kopec stated the agreement requires active participation in the program. Trustee Anderson questioned the minimum requirements for participation. Trustee Strauss recommended that the Village President assess the Village's obligation related to partnership to verify whether the Village has the resources to manage the program.

Trustee Kopec moved to table the issue to the second Board meeting in March; second Trustee George. A voice vote was unanimous the motion carried.

Discussion and consideration of a motion to purchase the domain name villageofcamptonhills.com for \$59 with a \$10 annual fee from Village resident Eric Weidl:

Trustee Strauss moved to purchase the domain name villageofcamptonhills.com for \$59 including a \$10 annual fee from Village resident Eric Weidl: seconded by Trustee Kopec.

There was a discussion regarding the fact that a private party had purchased the .com domain and that the Village should purchase it to keep it from being used by others and to use as a link to avoid confusion.

Clerk Higgins called the Roll:

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

Trustee Millette declared the motion carried.

Discussion and consideration of the employment of an engineer or engineering firm to review the Western Trail Outpost, LLC rezoning and Special Use Permit application for a gas station located on Route 64:

Building and Zoning Officer Ranieri stated he received an application from Western Trail Outpost, LLC and that it will be on the agenda for a Public Hearing at the next Plan Commission meeting on February 27<sup>th</sup>. He informed the Board that an engineer needed to be hired to evaluate the application and provide comments.

Trustee Strauss moved to employ Trotter and Associates to review the Western Trail Outpost, LLC rezoning and Special Use Permit application for a gas station located on Route 64 between the Dairy Queen and McDonalds: seconded by Trustee Kopec.

Trustee Millette reminded the Board that the applicant would cover the engineering expenses under the "Trust In Agency/Escrow" account. Building and Zoning Officer Ranieri stated the application fee and "Trust In Agency" funds have been collected. Trustee George stated she received a letter written by Brian Kinzer related to gas stations in general and that it seemed very professional and a valid review. Trustee

Millette requested she forward it to Clerk Higgins for distribution.

Clerk Higgins called the Roll:

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

Trustee Millette declared the motion carried.

Discussion and consideration of a motion to give notice to Kane County of the Village's intent to extend the Intergovernmental Agreement (IGA) with Kane County relative to Animal Control for another year;

Trustee Strauss moved to adopt a Resolution giving notice to Kane County of the Village's intent to extend the IGA with Kane County relative to Animal Control for another year; seconded by Trustee Lenkaitis.

Clerk Higgins called the Roll:

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

Trustee Millette declared the Resolution adopted. R-12-04

Discussion and consideration of adoption of a Resolution approving an IGA with Kane County relative to the collection of Kane County transportation fees;

Trustee Strauss moved to adopt a Resolution approving an IGA with Kane County relative to the collection of Kane County transportation fees; seconded by Trustee Kopec.

Clerk Higgins called the Roll:

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

Trustee Millette declared the Resolution adopted. R-12-05

Continued discussion and consideration of possible action related to the Gail Borden Library Annexation in Campton Hills:

Attorney Braithwaite explained there have been some concerns expressed by residents of the Village related to the annexation of properties into the Gail Borden Library District by annexing a portion of parcels (excluding residences) to remove the ability of the residents and owners to require a referendum for the annexations.

Mr. Braithwaite reported the St. Charles Library District has expressed some interest in filing a lawsuit against the annexation process. Trustee George asked for an update from the Village President as to any actions or discussions she has had on this issue.

Additional Items from Village President, Trustees, Staff or Citizens:

- A. There was no information from the Community Relations Committee regarding a 5-year Anniversary Celebration for the Village.
- B. The Finance Committee will continue using the term Net Income/Loss on Financial Statements
- C. Trustee Kopec stated Village Planner Nicki Brickman is going to apply for a 60-day trial for ARC GIS software and that the cost of the program is approximately \$1300 plus a \$400 annually fee.

He stated the funds may be available to purchase the software under the 2012 Budget.

- D. It was reported that Village President Smith, Trustee Millette and Trustee Andersen were planning on attending this year's Metro West Drive Down to Springfield. Trustee Geroge expressed some interest in attending. A question was raised related to funding.
- E. The Safe Routes to School grant was cosponsored by the D303 School District and Campton for improvements related to Bell-Graham Elementary School. The grant awarded in the amount of \$14,387. It was noted that this funding would probably not have been available to the School District without the Village's participation.
- F. Nikos Liquor License has been reinstated.
- G. Memo of understanding with the Campton Township Highway District regarding the property located at 39W205 Osage Dr. was distributed showing reimbursement for the cost of removal and restoration by the Highway District.
- H. The 2012 Illinois Transportation Enhancement Program (ITEP) Calls For Project will be passed on to the Public Works Committee for review of possible projects.
- I. Trustee Andersen stated St. Charles is going to host the National Incidents Command System NIMS training numbers 300 and 400. Classes 100 and 200 are the pre-requisites to the 300 and 400 classes.

Trustee Lenkaitis departed 9:03 P.M.

Trustee Strauss moved that a portion of the meeting be closed to the public, effective immediately as permitted by 5 ILCS 120/2(c)(11) to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in a court or administrative tribunal or which is probable or imminent, and as permitted by 5 ILCS 120/2(c)(1), to consider the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the Village and, as permitted by 5 ILCS 120/2(c)(21), to approve Closed Session Minutes and to consider release of minutes of Closed Sessions; seconded by Trustee Andersen.

Clerk Higgins called the Roll:

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

Trustee Millette declared the Regular Meeting of the Corporate Authorities closed to the public at 9:04 P.M.

*NOTE: No one requested to be called when the meeting resumes after Closed Session.*

**CLOSED SESSION:**

Trustee Millette called the Regular Meeting of the Corporate Authorities of the Village of Campton Hills to order at 9:24 P.M.

**Roll Call:**

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

Update, discussion and possible action as to Violation/Citations/Litigation regarding the Fox Mill Subdivision zoning and other issues regarding the subdivision's Public Open Space: No Action

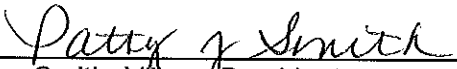
Report and possible action related to the Fox River & Countryside Fire/Rescue District Route 64 Fire Station, the code violations by Charles & Genevieve White related to the installation of fuel tanks and the outstanding invoice issued in the amount of \$9,941.40 to Virgil Leasing for the construction of the fire station: No Action

Motion to approve the destruction of Closed Sessions recordings where minutes have been approved and the session occurred more than 18 months ago:

Trustee Strauss moved to approve the destruction of the July 20, 2010 Closed Session recording whose minutes were approved and the session occurred more than 18 months ago seconded by Trustee George. A voice vote was unanimous the motion carried.

Trustee Strauss moved to adjourn the Special Meeting of the Corporate Authorities of the Village of Campton Hills; seconded by Trustee George. A voice vote was unanimous the motion carried. Trustee Millette declared the Special Meeting of the Corporate Authorities closed at 9:26 P.M.

Approved this 21<sup>st</sup> day of February, 2012

  
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Patsy Smith, Village President

  
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Carolyn Higgins, Village Clerk

Signed this 22<sup>nd</sup> day of February, 2012