

MINUTES FOR COMMITTEE OF THE WHOLE
VILLAGE BOARD
OF THE VILLAGE OF CAMPTON HILLS
DECEMBER 18, 2007 6:30 P.M.
CAMPTON COMMUNITY CENTER
5N082 OLD LA FOX ROAD
CAMPTON HILLS, ILLINOIS

The Committee of the Whole meeting of the President and Board of Trustees of the Village of Campton Hills was called to order by the Village President on Tuesday, December 18, 2007 at 7:10 pm at the Campton Township Community Center, 5N082 Old LaFox Road, Village of Campton Hills, Kane County, Illinois having been delayed by a meeting of the Village Electoral Board.

Clerk Lambe called the roll.

Present in person at roll call:

Trustee Bernard Bertsche

Trustee Charles Cappell

Trustee Jim Kopec

Trustee Albert Lenkaitis, Jr.

Trustee Mike Millette

Absent at Roll Call:

Trustee Roy Pollack

Also Present: Three staff members, three members of the press and approximately four residents.

Police Chief Report: The report was provided by President Smith.

1. *Police Officer Applicant Residency:* This ordinance will clarify that police officers do not have to be a resident of the Village, but do need to live within 25 miles of the Village border.
2. *Parking Ordinance:* This will allow the police officers to ticket or tow vehicles parked in the way of snowplows on days with snow in excess of one inch.

Trustee Pollack entered the meeting at 7:22pm.

Zoning and Ordinance Enforcement Report:

1. *Kane County Nuisance Ordinance:* This is a new ordinance that was passed by the Kane County Board on December 7th. It would be helpful to our Zoning Officer if we could adopt an ordinance of similar language to help with some nuisance issues. The Adjudication document before the Board in our regular meeting provides the teeth behind the ordinance and gives the Village authority to enforce the ordinance. The Board previously had approved John Noble to act as Administrative Hearing Officer on minor issues. Mr. Ranieri, Zoning Officer, has reviewed the document and believes that if we had something similar within the Village it would give him more strength to enforce necessary action. We cannot rely on the County's ordinance since it only applies to unincorporated areas. We need our own.
2. *State Smoking Ban:* This goes into effect on January 1st.
3. *State Curfew Law:* President Smith is uncertain if it was passed.
4. *Billy's Roadhouse Update:* They have brought their plans to the County however we have not received the two items we requested, the confirmation of sanitary sewer capacity from WSD or the offsite parking lease agreement from Petersons. They have not applied for a liquor license yet. President Smith intends to veto the ordinance if those conditions are not met.
5. *Cup of Joy Report:* The coffee shop that was vacated by Bean Appetite' will have a parking issue. The developer of the properties had stated that once Bean Appetite' left there would be a retail establishment there and not a restaurant. By allowing a coffee shop/restaurant it would require more parking than a retail establishment. Therefore Billy's Roadhouse will not have enough spaces. The developer is looking at the availability of using some of Old Second Banks parking area for employees of the businesses in the two centers.

Planning and Development:

1. *Plan Commission Report* provided by Plan Commission Chairman, Stan Walcynski. The Plan Commission has completed the first step of the creation of a comprehensive plan for the Village. Commissioner Phillips has done a great job of trying to collect the facts so that the Plan Commission can create a starting point for the Land/Cash Ordinance. Key elements of any good land/cash ordinance would be looking at who would be the benefactors of the ordinance and what they need for support. In our area we believe the major benefactors should be the school districts, public safety protection and aquifer protection. Land value is a key basis component of the formula. Commissioner Phillips has met with the various school districts in our area to determine the quantitative measure of the financial impact that would be generated by a single student to the district. There will be more discussion at the next meeting and expect a proposal to come after their meeting on January 21st.

President Smith added that they looked at the value of one acre of land, determined by the average of the last three year sales and found a variance depending on the area.

- Property with well and septic in Campton Township sold a one acre lot for approximately \$165,345.
- Property with well and septic in Plato Township sold a one acre lot for approximately \$175,414.
- Property in the Wasco Sanitary District sold a one acre lot for approximately \$472,546.
- The City of St. Charles uses the figure of \$185,000 as their average cost basis of a one acre lot.

2. *Norton Lake Subdivision:* This subdivision has 106 lots spread over 113 acres. This development has been in process since 1999. They have spent a great deal of time working with the county to get approval for development while in the conceptual stage. This development has to obtain its sanitary services via the WSD and with B&B assessing the approval of that capacity and availability. Our Zoning Officer is working with the County and the developer so that they do not have to start over but we can learn from what they have already gone through. Next step get approval of conceptual plan and move on to engineering and preliminary plan stage. Kane County was concerned whether they have enough water and they still have to do a storm-water plan and get approval. Previously, their conceptual plan made it through the Kane County Regional Plan Commission, Kane County Development Committee and the developer thought they had approval for sanitary services before B&B decided to build Prairie Lakes and Fox Creek. The developer would like to break ground and build the first home built in 2010. The WSD needs to prove to the Village and the IEPA that they have sufficient capacity available to service this subdivision.

3. *Issues within 1.5-mile jurisdictional area* that the County is giving us opportunity to give comment.

Stonefield Subdivision: Kane County is in the process of rezoning the parcel to a total of 225 acres and 81 lots. All of the lots will have well and septic. There was a concern of a resident in a nearby parcel located southwest of the development, about the developers taking water out of a pond. The issue with the resident has been addressed and the development will not affect the pond. Nancy Lane residents would like to have a dead end road to decrease the cut through traffic that is anticipated since Kane County has lined the road up exiting the subdivision with Nancy Lane. The County did consider it and didn't want to offset the alignment; this was addressed in the public comment phase. Inland property has stated it is willing to take some of the stormwater run off from neighboring parcels as part of their engineering.

Trustee Cappell voiced his concern regarding having an isolated subdivision and requested that the bike path go across the road and connect to Poyner Park. He further added that he would like to incorporate a running or bike path along Swanburg Road. Maybe negotiate an easement with neighboring property owners.

The consensus of the Board was to directed the Zoning Officer to work with Trustee Cappell and Bill Braithwaite, Village Attorney to draft a letter for signature by the President stating the following comments:

1. Maximize the connectivity of the subdivision to the park and bike paths and Silver Glen and Empire Road
2. Concerns with Empire Road and some with Silver Glen Road and the increased traffic and connectivity with alternative transportation bikes, scooters and equestrian trails.
3. Suggest the addition of a traffic calming device at the entrance to Nancy Lane. A large island would discourage regular traffic patterns.
4. We appreciate their willingness to allow stormwater runoff from the parcels in Nancy Lane.

4. *Sign Variance:* On Lafox Road south of the railroad tracks. There is a business in the historic Lafox area that wants to put a sign up advertising their business. The sign variance is required for the sign to be placed one foot off the right or way which is a 34 foot variance. The normal location is at building line. The Board commented they have no problem with the sign but would appreciate it if the business owners would consider the aesthetics and rural characteristics of the historic district when designing their sign.

5. *Eakin Farm Subdivision:* This is a 2 lot subdivision and is represented by John Thornhill. He spoke to the Board on behalf of the property owners. These parcels are the remainder of the family farmstead and are owned by the two sons of the original owners. Each lot meets R-1 zoning standard of 40,000 square feet or above. They would like to designate their portion of Brundige Road as a historic road. This subdivision is designated a minor subdivision and will go straight to final review. The Board had no comments.

Road Maintenance Report:

1. *August Storm Reimbursement Report:* Report was submitted with FEMA for an approximate total of \$12,000 and should get 75% back. We will use to reimburse Campton Township for their expenses during the August storm once the funds are received.

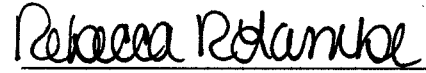
2. Snow Removal Report: For the Plato Township roads we have spent \$10,550, as stated on the current warrant.
3. Damage from Snow Plows/Mailbox Replacement: One mailbox in Campton Township will need to be replaced. A snow plow got stuck on one of the Plato Township Roads. It is now on the spring repair list and we will get an estimate for repair.
4. IDOT: The Village submitted their paperwork last month for the balance of our appropriated amount. We expect as we go forward to only submit the form with the details on it and they will draw the money out of our account until it is gone for the year.

Monthly Banking/Finance Report: Finance Director, Kathy Catalano reported to the Board that the Village received \$91,000 from a tax voucher in October. The cash flow looks healthy. We are anticipating \$58,000 in December that is due from November, local tax of \$12,000 and \$53,000 in January for December. As of this meeting we have received \$123,825 in shared revenue. The cash balance at the end of the year after the warrant that is before the Board is paid will be approximately \$35,000. Larger income tax disbursements are based solely on a few peak months. The Trustees and President will be paid from this warrant list which will bring the payables into alignment. All invoices for legal fees will be paid and current after this warrant. However the invoice was only for services through August.

Federal Labor Law Posting Requirements: The Board advised President Smith to purchase the poster of labor laws and requirements and post it.

Electoral Board Chairman Report: Chairman of the Electoral Board, Trustee Bertsche provided a brief recap of the Electoral Board. The purpose of the meeting tonight was to review or re-deliberate the discussions of last week because the Electoral Board wrongly went into executive session. Tonight the Board deliberated in open session and provided the decision that Mr. Young will not be placed on the ballot and the objector against Ms. Higgins withdrew his complaint so she will be placed on the ballot. The Chairman hoped that we have completed the process.

Adjournment: President Smith closed the Committee of the Whole meeting at 8:28pm.



Rebecca R. Lambe, Village Clerk

Approved by the Corporate Authorities on January 15, 2008.