

MINUTES FOR SPECIAL MEETING  
COMMITTEE OF THE WHOLE OF THE VILLAGE BOARD  
OF THE VILLAGE OF CAMPTON HILLS  
FEBRUARY 11, 2008 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 Monday, February 11, 2008 at 6:38 pm at the Campton Township Community Center, 5N082 Old LaFox Road, Village of Campton Hills, Kane County, Illinois.

Present:

Trustee Bernard Bertsche  
Trustee Albert Lenkaitis, Jr.  
Trustee Roy Pollack

Trustee Charles Cappell  
Trustee Jim Kopec

Also Present: Village Attorney Bill Braithwaite, Deputy Clerk William Beith, Police Chief Anderson, Zoning Officer Chris Ranieri, two members of the press and approximately fifteen residents.

Trustee Mike Millette entered the meeting at 6:42pm.

Police Chief Report:

*Monthly Police Report:* Chief Anderson presented his monthly report. His previous statement that the number of calls continue to go up is proven valid again this month. He continued his affirmation that this is not a bad thing. The department is also getting calls on their regular non-emergency phone line for non-emergency assistance.

Chief Anderson felt that the low number of crash reports was very good considering all the inclement weather in the Village over the last month.

In summary there were:

- 256 Calls Received
- 174 Citations Written
- 28 Crash Reports Completed

The majority of citations for speeding are on Burlington Road and Silver Glen Road. The majority of traffic accidents are at the intersection of Burlington and Empire Road or Corron and Burlington Road.

*Vacation Checks:* The department is now offering vacation checks. A vacation check is a service where one of the officers will come by a resident's house at least once a day to make sure it is secure when the resident is out of town.

*Elgin Crisis Center:* The department has worked with the Elgin Crisis Center to have a representative in the Village office one day a week. This is a free service to the residents of the Village. Any time a police officer is on a call related to domestic abuse, they are required by law, to hand out information regarding help and resources for victims of domestic abuse. The CHPD is handing out information from the Elgin Crisis Center. President Smith inquired into how the Village advertises their availability. Chief Anderson stated that the center will advertise themselves to the community and he will have something put on the Village website.

*Court Hearings:* In January the Village had its first court hearings for violations. None of the officers attended since the first appearance is usually just a status hearing to determine if the defendant will plead guilty or not guilty. If the plea is not guilty the case is continued to a future date. The Village has nothing scheduled for February, but in March an officer will begin attending

the hearing. The Village is generating about half the fine money as other villages for comparable size. Last week Chief Anderson had a credit card machine installed at Village Hall to handle bonds.

*Holding Cell Status:* Trustee Cappell inquired about the holding cell and how the department has been able to manage holding people who they have arrested. Chief Anderson responded that they have been able to transport the detainees to Village Hall where they are able to post bond directly and be release from there. They have only had one person that needed to transport to the Kane County Jail. Trustee Cappell inquired about the charges the Village would incur if we needed the use of a holding cell at the County. Chief Anderson stated that there would no charge to the Village as the County provides this service for many neighboring municipalities.

*Email from the Chief:* Chief Anderson discussed the email update he has been providing to the residents. To his knowledge our Village is the only one in the area providing this service. The email list has been growing exponentially over the last several weeks. This is a great service to the residents as it advises them what is happening in the Village, assists with community policing and dispels rumors before they get started.

*Staffing Levels:* Trustee Cappell inquired about staffing levels since last month the Board supported an additional part-time officer.

Development/Zoning Report:

Zoning Officer, Chris Ranieri was present to offer his report to the Board.

*Co-location of Cell Tower off Campton Hills Road Special Use Permit:* The Plan Commission has reviewed the presentation and is in support of approving this Special Use Permit. This permit will allow the addition of three antenna panels on an existing T Mobile Cell Tower located at 39W725 Campton Hills Road.

*D303 School Summit Participation:* On February 19<sup>th</sup> the D303 School Board is holding a Summit with all the municipalities in their district to get an idea of what developments are currently in progress or in the future may have an impact on the school district. Chris Ranieri will be attending on behalf of the Village of Campton Hills. He will be discussing the subdivisions that are currently under review, Norton Lake-106 lots, Whispering Pines-5 lots and another small 3 lot in fill subdivision. He will also be submitting the study that Dr. Cappell did in 2006 relative to the vacant land available in the Village. Trustee Cappell added that a representative from the NIU Governmental Studies Department will be present to discuss in detail.

Village Clerk, Rebecca Lambe entered the meeting at 7:07pm.

*Meeting with Kane County regarding future Zoning Approval Process:* When new developments come to the Village, Kane County will only be responsible for three things on behalf of the Village; Health Department, Stormwater Management and KDOT. The rest will be handled by the Village. In the future the Board will need to select an engineering firm to review plans submitted to the Village. There is a firm moving to the Village soon, Trotter and Associates; however they are uncertain if they are on the subdivision review list provided by the County.

*Nuisance Ordinance:* The Zoning Officer is beginning to get nuisance complaints. In order to resolve these the Village will need to have a Nuisance Ordinance in place. President Smith recommended that we start with the ordinance the County has in place and modify from there. She asked the Trustees to review the Kane County ordinance as posted on their website. This topic will be on a future agenda.

*Burning Ban Regulation:* President Smith advised the Trustees to look at the Kane County website to review the current Kane County Burning Ordinance. We can adopt it by reference or make modifications to it. She asked the Trustees to review the ordinance as it will be on a future agenda.

**Address Assignment System:** As part of the permitting process, Kane County currently assigns the addresses for new developments. To continue this service they are asking us to take action to continue this service.

Village Hall Updates:

**Flag Pole:** The Village needs to purchase a flag pole to fly a flag at Village Hall. The cost of a pole is \$669. The Village has the opportunity to obtain a flag, with assistance from former Speaker Hassert's office.

**Sign for Village Hall:** President Smith stated that our lease states that we will have a Village Hall sign. She mentioned a previous quote for \$1,600 as it has to match the rest of the signs in the development.

Road Maintenance Report:

**Plato Township Road Contract for 2008-2009:** This contract is for the roads that are in Plato Township but fall in the Village boundaries. These roads have been previously maintained by the Plato Township Road District, but once the Village was incorporated they became the Village's responsibility. Currently we have a contract with the Campton Township Road District to maintain the roads there and have contracted with Plow and Pour to do the snow plowing for this year for three subdivisions.

President Smith stated there should be a copy in the Board packet with the quote for the Plato Township Roads from Sam Galluci, Campton Township Road Commissioner. The quote covers 5/1/08 – 4/30/09. Trustee Millette suggested adding a clause that the Village can go to bid for snow removal. Trustee Lenkaitis suggested the Village follow the standard competitive bidding process. President Smith has already asked Commissioner Galluci to break out the salt rate and questioned whether we should pay on a per hour rate.

President Smith explained to the residents present that through our IGA with the Campton Township Road District the Village, for the Village roads located in Campton Township, we agreed to return any funds that the District would have gotten if the Village had not been incorporated to the District. This enables the District to continue budgeting, planning, and providing the same level of service the Campton Township residents in the Village have been accustomed to receiving prior to incorporation.

The Highway Districts has received a matching grant to pave Anderson Road between Route 38 and Route 64 of \$162,000 in 2009. Trustee Cappell asked if it would be appropriate to do the shoulder work to provide the bike and scooter paths. Since that is not the intent of the grant, this would not be the time to do that work. President Smith suggested the Plan Commission look at those opportunities. Trustee Millette added that there are specific grants that can support bike, scooter and horse trails.

Quote for Road Signs: Trustee Millette shared with the Board that the State of Illinois will provide the standard green signs identifying the Village of Campton Hills and there are several locations on major roads that need to be posted. We will leave up the Wasco signs as they are. The Board agreed to use the population of 10,504 on the signs. Trustee Lenkaitis suggested we could have some nicer signs made, by asking the public to sponsor the signs.

Special Census Hiring Update: Deputy Clerk William Beith provided an update to the hiring process for the census takers. The Village needs to have 190 names prior to applications being mailed out. The Village has received 89 directly. He called Sugar Grove and Gilberts and they shared their list of names and was able to get a solid list of 194 names. We will begin sending applications this week. Once those are complete, he will contact our representative at the Census Bureau to see when they want to schedule interviews. President Smith has looked at the empty storefront across from Village Hall as a location for the census takers since they have to be

in a separate location from the Village. It will rent for \$1,000 per month and we will have to get insurance and pay utilities. There will be approximately 25-30 people coming and going from the location. The representative from the Census Bureau will be in Village Hall on Thursday at 1:00pm to view the location. As long as the location is approved, postcards will be mailed to the applicants with dates and times for interviews and testing. If the testing begins on a Monday, there will testing, then interviews and hiring, then two weeks of training and then field days. They will keep going until they are done, but estimate it will be about six weeks from start to finish. The pay for these positions is approximately \$10-\$15 per hour depending on the position. They will hire approximately 30 people and if applicants have taken the census test in the prior two years and passed, they will not have to take it again. In just a few weeks this should be up and running

Letter to John Noble confirming his appointment as the Administrative Adjudication Officer: A copy of a letter to John Noble was provided to the Board in the packet received, confirming his hiring. President Smith suggested that the Village Zoning Officer, Chris Ranieri and Chief Anderson both be listed as contacts on the letter since they both could be issuing violation.

Allow the Village of Campton Hills Police Pension Fund, if they desire, to use the Illinois Funds Prime Fund: The account, Illinois Prime Fund, can provide a higher interest rate on pension funds than the current fund at the Private Bank. President Smith will be asking for a motion from the Board to support this opportunity for our police officers.

Evening Prairie Subdivision Stormwater Issue: Trustee Millette shared the history of the Stormwater Ordinance and its intent. This subdivision has four homes that are substantially impacted by a drainage problem. Some of the older subdivisions in our Village were built without regard for the existing field tiles. The County now does a full stormwater analysis prior to approving any development. Since the County realized the potential issues, they began working with those who are affected by historically poor stormwater planning. The County has been working on this subdivision for years. They will commission the work, but will not begin the process until they have the money upfront to pay for the project. At this time they are looking for the County to pay a portion, the Village to pay a portion, and the residents to pay a portion. It has been the position of the Village to only fund projects that will benefit the entire population, not just a few. Since the Village is now incorporated, the County wants the Village to participate in sharing the cost of this project. There was a discussion about the Village not being financially prepared to participate. There are a few options available to these homeowners:

1. Civil Lawsuit: The four homeowners affected have the option to take their neighbors to court in a civil action under the drainage law. They would attempt to force the neighbors who contribute to the water run off/flooding issue to pay for a portion of the repairs. Village Attorney, Bill Braithwaite stated this is typically not very effective.
2. Special Service Area (SSA): The Village can create a special service area to provide for special services in this area. In order for the ordinance to not take effect, a petition has to be signed by 51% of owners and voters in the area stating opposition to the SSA's creation. The special service area arranges a means of special financing, typically a bond which would create a bond tax that goes on the real estate tax bill of those in the designated area to be paid over a future time period. It is usually taxed based on assessed value of the property, but doesn't have to be.
3. Special Assessment: A special assessment is not subject to a veto by the people affected but is more cumbersome and involves the court and its determinations of who gets what benefit and differing degrees of benefit and differing degrees of assessment. The court could determine that the Village should be part of the tax. Typically by involving the court it will increase the costs substantially.

In Mr. Braithwaite's opinion the establishment of a Special Service Area is the best option. Historically Kane County has steered away from this type of arrangement. The program they offer and recommend is a cost-sharing arrangement whereby the County uses earmarked money from the riverboat funds. The total cost of this repair is estimated to be \$208,000. The Board recommends calling a special meeting to meet with the homeowners that are affected and with those who are contributing to the problem. The Village simply is not in a position to pay for this, even though the County may be able to loan the Village the money. There are other subdivisions

with similar issues although not as severe. Briargate subdivision and Silver Glen Meadows are others currently in process with the County. The manner in which the Village handles this subdivision will establish the precedent for the other subdivisions. The Board has requested experts from the County come and speak at our next regular Board meeting on February 19<sup>th</sup>. Barb Wojnicki, Kane County Board Representative was present and committed to contacting Jodie Wollnick from the Kane County Water Resources to come to the Board's next meeting.

Citizen Advisory Committees:

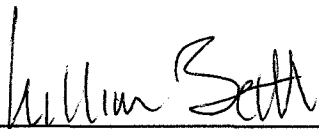
*Snowmobile Routes and Safety Committee:* President Smith supported the need to form a citizen advisory committee to develop snowmobile routes and rules for the 2008-2009 winter season. Trustee Millette will contact the local snowmobile club and some other residents and will work in conjunction with Chief Anderson to develop appropriate routes and rules.

*Communication Committee:* The Board was provided a letter from one of our residents, Don Grillo, a 21-year resident of the Village of Campton Hills. Mr. Grillo addressed the Board and reviewed his proposal for a communication committee and the mission and structure he believes may be most effective for the Village. He outlined the following suggestions:

1. Newsletter
2. Webmaster
3. Neighborhood Liaison
4. Neighboring Municipality Liaison

Zoning Board of Appeals Interviews: The Village has matured and now has need for a separate Zoning Board of Appeals. President Smith asked the Board if they would like to take part in the interview process or if they are comfortable having her and Zoning Officer Chris Ranieri perform the interviews. They are looking to have seven people on the committee and expect them to hear variation requests and make recommendations to the Village Board. The final authority will still reside with the Village Board.

On motion duly made and seconded, President Smith closed the Committee of the Whole meeting at 8:52pm.



William Beith, Deputy Village Clerk



Rebecca R. Lambe, Village Clerk

Approved by the Corporate Authorities on March 4, 2008.