

MINUTES OF A SPECIAL MEETING OF THE  
JOINT ENVIRONMENTAL RESOURCE MANAGEMENT COMMITTEE OF  
THE VILLAGE OF CAMPTON HILLS AND CAMPTON TOWNSHIP  
February 23, 2010 7:00 P.M.  
AT THE CONGREGATIONAL UNITED CHURCH OF CHRIST 40W451 FOX MILL BLVD  
IN THE VILLAGE OF CAMPTON HILLS, KANE COUNTY, ILLINOIS

A special meeting of the Joint Environmental Resource Management Committee (Joint ERMC) of the Village of Campton Hills and Campton Township was called to order at 7:15P.M. by Committee Chair George.

## Call to Order

### a. Confirmation of posting of Meeting Notice

Committee Chair (CC) George affirmed that meeting notice was properly posted.

## II. Roll Call

Secretary Linke called the roll.

### Present in person at the roll call:

CC George, Committee Member (CM) Kopec, CM Shouba, CM Linke, CM Kupar and CM Fredrick.

Absent: CM Morgan

## III. Approval of 1/26/10 minutes

Draft minutes amended to reflect minor changes suggested by committee members. Motion by CM Fredrick, seconded by CM Shouba to approve 1/26/10 Meeting Minutes as amended. Vote in favor of motion was unanimous (CM Kupar abstained due to not having been in attendance at the 1.26.10 meeting).

## IV. Public Comments

Seven members of the public present at the meeting at the beginning. No public comments were made.

## VI. Presentation and discussion of SWAT/Conservation Design Forum Recommendations

Deanna Glosser of EPS, Inc. introduced the representatives from the Sustainable Watershed Action Team (SWAT), Jason Navota & Tom Price of Conservation Design Forum (CDF). Ms. Glosser also provided a brief summary of what SWAT is and how they became involved with this project to help the Village with developing sustainable development standards. Mr. Navota of CDF gave a Powerpoint presentation on the Draft Comprehensive Plan and Code Assessment report prepared for the Village. CC George inquired about a reference in the report about a planning document called "Planning 1..2..3". Mr. Navota stated it was prepared by an organization called the Campaign for Sensible Growth (now called Metropolitan Planning Council, or MPC) and was available on-line.

Mr. Navota questioned why the Village of Campton Hills (VCH) planning documents refer to both the Village own Comprehensive Plan and the Kane County 2030 Plan. CM Fredrick (who also is a member of the VCH Plan Commission) clarified that the VCH uses its own Comp Plan, but refers to the Kane 2030 Comp Plan Map. Ms. Glosser pointed out the need for the Village to have a strong Comprehensive Plan, as it supports the Village's development ordinances and increases the defensibility of the ordinances should they be challenged in court. There was discussion about the goals and objectives of the Comp Plan. Mr. Navota stated that objectives are not necessarily required, but recommended as they show how the Village will achieve the Comp Plan's goals.

Discussion ensued regarding types of features recommended for sustainable development in the draft report. One item that was discussed at length was that of building rural village developments with lots less than 1.25 acres and how that could be done and address the septic system requirements set forth by the County Health Dept. The solution is to have several or all lots in the development direct their sewage to a central septic system on a dedicated lot or group of lots. CDF mentioned that this type of system has been successfully implemented for a small commercial development called Tryon Farms in Indiana. Other options are small treatment systems that use spray irrigations or similar technology, such as those used at Mill Creek and Fox Mill. CM Kubar stated that he felt Campton Township government was not thrilled with spray irrigation systems and would prefer other methods of waste water treatment.

Mr. Navota discussed the recommendations for the Village's Transportation Policy. Recommendations include development of a trails (bikepath) plan. CM Kubar inquired about the reports text that stated that there were "other uses" for open space besides active and passive recreation. CDF responded that other uses may include wildlife habitat, stormwater treatment, groundwater recharge, and rural character preservation.

CDF recommended that the Village should create their own Comprehensive Plan Maps. Discussion followed about how to do that on a limited budget.

CDF led a detailed discussion on Report Item #7 – Green Infrastructure. They recommended classifying the Village's green infrastructure into 4 categories or zones: Zone 1 would be high quality natural resource areas or regulatory flood zones where no development is allowed; Zone 2 would be areas of high aquifer sensitivity or local aquifer recharge areas; Zone 3 would represent the corridors that connect green infrastructure areas together; Zone 4 would include all other natural areas that are important to the Village (lower quality wetlands, lakes, significant trees, etc.)

CC George asked about mass grading and if CDF was aware of changes in development practices in other parts of the country that limited the amount of mass grading. CDF stated that the use of mass grading in development is really a function of lot size – the more dense a development is, the higher likelihood that mass grading construction practices would have to be used in order to make development feasible (i.e. profitable for the developer). CDF stated that the national and regional trends appear to be indicating that development practices are trending towards trying to minimize mass grading wherever possible on a given site.

CM Fredrick asked about the differences between First Principals and Goals/Objectives. CM Fredrick also asked how the VCH should proceed with incorporating the report information into the VCH Comp Plan. CDF said it would be difficult to do without outsourced help, since the VCH essentially has no staff that could undertake such a task. Therefore, a consultant would likely be needed to perform this task. CDF pointed out that there are on-line resources available from the State of Wisconsin that might be of help.

Discussion followed about how to get feedback to SWAT so that the report can be finalized. Everyone agreed that committee members will provide comments/questions to CC George and one combined document will be forwarded to Ms. Glosser from the Joint ERM. The Twp and VCH Plan Commissions will also review the documents and provide comments to CC George for submission to SWAT via Ms. Glosser.

VII. Discussion and motion to approve committee recommendations regarding Brown Anderson Road Property adjacent to Lily Lake

The Joint ERM discussed the proposed development materials given to them for review and what each committee member knew about the natural resources of the site. CM Shouba mentioned that the woodlands may contain 150-200 year old oak trees based upon an overview he had made in years past and the understudy of the woodlands could be preserved and upgraded. The committee reviewed the proposed commercial area and the issues of a possible retention wall, view shed preservation and filtration of stormwater with road salt run-off. The topic of HOA management of the wetland was discussed and that requirements would need to be articulated to the HOA for preservation. A member of the public – the current property owner – stated that a tree inventory & survey had not been completed yet but was required as part of the County's development approval process.

The following items pertaining to the property proposed for development were noted by the Joint ERM:

1. Contains a large woodland area of unknown quality; woodland is remnant from forested areas present on 1939 aerial. Current quality of the woodland is unknown at this time, although the landowner suggests much of the woods are marginal in quality. GIS analysis by Trotter & Associates, Inc. as part of Green Infrastructure Mapping indicates that the woodland on the property is the 4<sup>th</sup> largest remnant woodland remaining in the VCH planning area (comparing woodlands present in 1939 versus woodlands still remaining today). This woodland is one of only 5 remaining woodlands that are larger than 30 acres.
2. Site topography indicates southern portion of property (primarily within woodland) has steep slopes – perhaps 10% slope or more.
3. About 90% of the property lies within an area identified as recharge area for local domestic wells, according to the 2006 USGS Groundwater Study for Campton Township.

4. Northern half of property contains about 20 acres of wetland classified as High Functional Value according to Kane County ADID wetland mapping. This is part of a 47+ acre wetland complex that extends to the west towards RT 47 and forms the headwaters to Ferson Creek.
5. Along northern half of property, there is only one area that appears to be buildable (i.e. no wetland or floodplain). This area is approx 10 acres in size; approx. 250 X 1000 feet long along Rt 64.
6. There is an appealing "viewshed" along Rt 64 looking south and southeast across the property (wetland in foreground & oak woodland in background)

The Joint ERMCM proposed to make the following recommendations to the Campton Township Board and VCH Board for their consideration in reviewing the proposed development:

1. Complete a thorough tree survey of the woodland and design the development layout to preserve the higher quality sections of the woodland. Higher quality sections of woodland should be set aside as open space and residential lots should be located in the existing agricultural areas of the property first, and then, if needed, in those areas of the woodland documented to be low or marginal in quality.
2. Utilize the Township's groundwater model to evaluate the impacts of the proposed development on the underlying aquifer and nearby adjacent domestic wells. This task should be completed prior to concept plan approval.
3. The development should utilize rigorous stormwater management/treatment strategies distributed throughout the site and designed to minimize surface runoff leaving the site and maximize on-site infiltration. This is critical to minimize decrease in groundwater recharge to underlying aquifers.
4. The existing wetlands on the property should be preserved. A plan should be in place to insure the wetland is properly maintained in perpetuity to provide key functions such as wildlife habitat, natural water retention and filtering.
5. If development along the 10 acre portion of high ground along Route 64 is unavoidable, it should be constructed in a manner that preserves as much of the existing viewshed as possible.

CM Fredrick made a motion to approve the Joint ERMCM's development recommendations to the VCH for the proposed development on the Brown/Anderson Road Property. Seconded by CM Shouba. Vote in favor of motion was unanimous. Recommendations to be forwarded by CC George to VCH prior to VCH Board Meeting on 3/2/10.

VIII. Discussion and motion to approve selection of Educational Workgroup Chairperson

CC George reported that she had contacted Stephanie Golemba to ask if she would serve as the Educational Workgroup (EW) Chairperson under the supervision of the Joint ERMCM. Ms. Golemba had previously expressed interest in helping out with environmental issues in the VCH

and agreed to serve in this capacity if nominated. CM Kubar motioned to appoint Ms. Golemba as EW Chairperson. CM Fredrick seconded. Vote in favor of motion was unanimous.

IX. Additional items from Chairman, Committeemen, Staff or Citizens.

CC George reported that there is a workshop on 3/3/10 for people/orgs interested in learning how to apply for Section 319 Grant funding through the IEPA to help pay for projects that improve water quality by reducing non-point source pollution.

CC George also reported that there is a meeting on the Emerald Ash Borer Action Plans on March 4 at Aquascape Designs in St Charles.

CC George reported that work on the Dark Sky Light Ordinance is also progressing. March 11<sup>th</sup> will be a Dark Sky Symposium by the Illinois Coalition for Responsible Outdoor Lighting. Speakers at the symposium include one of the authors of the Homer Glen DSLO.

CC George reported that she had recently attended a seminar put on by The Conservation Foundation overlooking a dormitory at Elmhurst College that was designed by Wight & Company and achieved a Gold Level LEED Certification for it's sustainable design features. One feature of note was that all the stormwater detention was provided under the footprint of a permeable paver parking lot constructed as part of the project. Discussion followed as to whether or not there would be interest in the Joint ERMC to schedule a tour of a LEED-certified building in the future.

Next Meeting:

The next meeting was tentatively set for 23<sup>rd</sup> of March, 2010 at 7PM at the United Church of Christ Congregational Church, 40W451 Fox Mill Blvd.

Adjournment:

A motion was made by CM Kopec and seconded by CM Kubar to adjourn the meeting at 10:20 P.M. A voice vote was unanimous to adjourn. CC George declared the motion passed and the meeting adjourned.

Submitted by:

Secretary Linke

Date: 3/20/10

Approved by:

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Committee Chair George

Date: \_\_\_\_\_