

MINUTES
MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF CAMPTON HILLS
DECEMBER 17, 2007 6:30 P.M.
CAMPTON COMMUNITY CENTER
5N082 OLD LAFOX ROAD CAMPTON HILLS, ILLINOIS

The regular meeting of the Plan Commission of the Village of Campton Hills was called to order by Chairman Walczynski on Monday, December 17, 2007 at 6:38pm at the Campton Township Community Center, 5N082 Old LaFox Road, Village of Campton Hills, Kane County, Illinois.

Secretary Beith called the roll.

Present at Roll Call: Commissioners

Commissioner Fredrick, Commissioner Phillips, Commissioner Pree,
Commissioner Zwolinski, Commissioner Richardson.

Absent: Commissioner Impson. Commissioner Fredrick left the meeting at 7:50P.M.

Also present were Village Attorney Braithwaite, members of the community and press.

Chairman Walczynski noted the meeting agenda had been posted. This meeting of the Plan Commission was held in the basement of the Community Center. In compliance with the ADA, an accommodation statement was posted as part of the meeting agenda. Chairman Walczynski noted that no one had contacted the Village for a meeting accommodation.

Public Comment: Chairman Walczynski asked if there was any public comment and noted no one asked to comment.

Meeting Dates: The next meeting of the Village of Campton Hills Plan Commission will be held Monday January 21, 2008 at 6:30PM

Old Business:

A.- Comprehensive Plan- Board on the 27th of November adopted the Comprehensive Plan with minor adjustments and changes to the wording. Copies of what was passed are attached here.

B. - Impact Fees. Commissioner Phillips gave a review of the methods utilized to determine how the school impact fees are prepared. A formula is used that determines the number of students generated based on bedrooms in a development. The impact fee reflects the fee charged for the school district to offset the cost of building infrastructure to accommodate the new students the development creates. Details of that determination along with aspects of the formula were discussed for clarification for the Commission with individual examples explored. Factors that contribute to land

value on a per acre basis were also discussed. This discussion also reflected differences in land value as it sits in different school districts and the determination of students per acre. Further discussion included other areas of impact including water, parks and residential/commercial. The topic of water recharge was mentioned along with a question asking if an accelerated water recharge process could be utilized.

Chairman Walczynski summarized that when the details are worked out, a recommendation will be made to the Village Board that it adopt a land cash ordinance covering parks, schools, Village needs for transportation, public safety, aquifer recharge and Village capitol needs assessing such land value consistent with the cost of acquiring suitable land at a minimum cost of \$225,000.00 per acre. This will follow the formula of 12.5 acres per one thousand persons for residential areas and follow the ratio of two thousand dollars per building plus the size formula.

New Business:

- A Sign Variance at 1N254 LaFox Road. This location is outside the Village but within the Village's one and a half mile planning area. General discussion of the parameters of the set back variance for a sign as it relates to the normal setback. Staff recommendation: the sign does not affect the Village in a negative manner A motion was made by Commissioner Richardson and seconded by Commissioner Phillips for the Plan commission to accept staff report and recommend the Village Board to do the same. The voice vote was unanimous.

- B Eakin Farm 2 lot subdivision. This location is outside the Village but within the Village's one and a half mile planning area. General discussion of the parameters of the subdivision. Staff report states this subdivision does comply with the comprehensive plan. A motion was made by Commissioner Richardson and seconded by Commissioner Phillips for the Plan commission to accept staff report and recommend the Village Board to do the same. The voice vote was unanimous.

- C Stonefield subdivision 81 lots. This location is outside the Village but within the Village's one and a half mile planning area. Presentation was made to the Plan Commission by Pat Griffin B&B Enterprises. General discussion of the parameters of the subdivision. Mr. Griffin summarized the subdivision as 81 single family homes, 1 1/3 acre minimum lot size, average lot size 1.4 acre and the largest lot size is 2.6 acre. Total development size is 225 acres. A motion was made by Commissioner Zwolinski and seconded by Commissioner Richardson for the Plan Commission to accept the staff report and recommend the Village Board to do the same. A specific question was raised asking if the motion supported the subdivision or simply did not object to the subdivision in terms of compliance with the comprehensive plan. The voice vote was

those in favor, none, those opposed; the vote was unanimous. A motion was made by Commissioner Phillips and seconded by Commissioner Pree stating the Plan Commission has no comment or objections to the subdivision plan. The voice vote was unanimous.

- D Norton Lakes subdivision 106 lots. Mr. Hudson Harrison presenting. Mr. Harrison gave a general overview of the project and the development time line. This included the evolution of the project since the initial concept plan. The project will have 40% open space with an average lot size of 18,000 square feet and a minimum lot size of 15,000 square feet. The design of the homes and the layout will be such that except for corner lots, no garages will face the street. During the plan presentation there was general discussion of linking roads to Arbor Creek and Fox Mill and the layout of the area adjacent to the Bell Graham school. Mr. Harrison noted that at one time the Wasco Sanitary District (WSD) did not have capacity for this project but now has indicated that it does. Mr. Braithwaite Village Attorney stated that the Village should take over on the project from this point in its evolution and not start over again. Mr. Harrison requested a motion of approval on the project. Chairman Walczynski indicated that this is the Villages first subdivision and a motion will be coming but not tonight. There is additional engineering and project review the Village will need to see including Wasco Sanitary District capacity documentation. There was discussion of land cash fees and an indication that building will start in the spring of 2010.

Adjournment- A motion was made by Commissioner Zwolinski and seconded by Commissioner Richardson to adjourn the meeting at 9:10 P.M. The voice vote was unanimous. Chairman Walczynski declared the motion passed and the meeting adjourned.



William Beith, Secretary, Plan Commission

Approved by the Plan Commission on January 21, 2008.