

**MINUTES
REGULAR MEETING OF THE PLAN COMMISSION
OF THE VILLAGE OF CAMPTON HILLS
OCTOBER 20, 2008, 6:30 P.M.
CAMPTON TWP COMMUNITY CENTER
5N082 OLD LAFOX ROAD, CAMPTON HILLS, ILLINOIS**

I. Chairman Walczynski called to order the Plan/Zoning Commission of the Village of Campton Hills at 6:30P.M.

II. Secretary Higgins called Roll:

Present in person: Chairman Walczynski, Commissioners Impson, Phillips and Fredrick and Pree

Absent: Commissioners Richardson

Also Present: Attorney Nancy Harbottle, Christine Brauer, and Zoning Officer Chris Ranieri

Secretary Higgins confirmed the meeting notice was posted as required.

III. Approval of Minutes

Approval of Minutes of the Regular Meeting of Sep 15, 2008 was tabled while the Secretary incorporated significant corrections.

IV. New Plan Commission Member – Christine Brauer

Attorney Harbottle swore in Christine Brauer as a member of the Plan Commission of the Village of Campton Hills. Christine Brauer took her position on the Board at 6:40P.M.

V. Report on Transit Workshop:

Mr. Walczynski reported he attended the Transit Workshop on 24 September that was sponsored by Kane County. The main focus of the workshop was the integration and increasing the role of mass transit into development and programs of jurisdictions in Kane County. It was reported at the Workshop that the extension of the Metra line to Elburn has resulted in significant growth in ridership on that line. Of paramount importance in the area of development was development of transit centers, areas around the train stations with higher density housing such as townhouses and apartments along with pedestrian bicycle features that encouraged transit without the automobile. Areas such as the Rt 59 station (Aurora), Wheaton, Elmhurst and Arlington Heights were illustrative examples of the positives such development brings.. The workshop also talked about enhancing the bus stops along Randall Rd and other routes to encourage use. President Smith and Trustee Andersen also attended the Transit Workshop.

VI. Comments from Public on matters not being heard later in this meeting:

Jim Kopec asked why the July and August minutes are still not posted. Chairman Walczynski said there had been problems connecting with the Plan Commission Secretary to sign the approved minutes. The Secretary has been instructed to post emailed signed minutes in the future. The minutes through August had been approved at the September meeting and should have been posted. The Secretary said minutes that have been approved will be posted by the end of the week.

Commissioner Phillips asked Zoning Officer Ranieri for an update on the Alpaca herd and the notice to the resident that it is in violation of Village (and County) Ordinances. Zoning Officer Ranieri said there has not been any request for a variance at this time. This issue has been on the table since

April. Commissioner Phillips asked to whom the Notice of Non-Compliance gets reported. Officer Ranieri said he reports to President Smith as his supervisor. The resident is in violation of the County and the Village ordinances. Commissioner Phillips said the use seems to follow the Village Comprehensive Land Use plan. Officer Ranieri said that may be true, but the use is in violation of the PUD Ordinance as well as Village Ordinances.

VII. Old business:

A. CMAP Planning Input Workshop II:

The workshop will open at 6:30 on October 28, 2008 and material from the last workshop will be available for viewing. Commissioner Fredrick said the goal of this workshop is to prioritize the community desires in land use planning. Chairman Walczynski asked Commissioner Fredrick to chair the Special Meeting for the workshop. Secretary Higgins will e-mail a copy of the CMAP report from the last workshop to Commissioner Brauer.

B. Rules, Standards, Ordinances; Signs

There was general discussion on the draft of the potential sign ordinance. Suggestions and comments will be e-mailed to Commissioner Impson by each commissioner.

Section II of the draft is signs specifically prohibited.

Home occupation signs and their location should be addressed. This is secondary use to the residential use, and should not be objectionable. It was suggested to consider Home occupation signs require a nominal permit fee.

Commissioner Pree is pleased mobile signs are addressed.

C. Rules, Standards, Ordinances: Privacy fences - height limit:

Chairman Walczynski asked Zoning Officer Raineri if 6' is an appropriate height. Zoning Officer Raineri said that would be fine for residential, but commercial fences were often higher for security purposes.

D. Archibald, Heritage Prairie Market and Education Center:

Zoning Officer Raineri reported the Archibald's came to the Village Board meeting on October 7, 2008 and made a presentation, and the Village responded to Kane County.

VIII. Commissioner Pree moved to recess the Regular meeting of the Plan Commission; seconded by Commissioner Impson.

A voice vote was unanimous, Chairman Walczynski recessed the meeting at 7:50P.M.

IX. Public Hearings Amendment of Zoning Ordinance for Signs and Fence Height at 7:50

A. Public Hearing, Zoning Ordinance Amendment relative to Fences:

Chairman Walczynski called to order a Public Hearing for Amendment of Zoning Ordinance for Fences at 7:50P.M.

Commissioner Phillips moved to continue the meeting to November 17th, 2008; seconded by Commissioner Fredrick.

A voice vote was unanimous in favor and Chairman Walczynski continued the public hearing to November 17, 2008.

B. Public Hearing, Zoning Ordinance Amendment relative to Signs:

Chairman Walczynski called to order a Public Hearings for Amendment of Zoning Ordinance for Signs at 7:52P.M.

Commissioner Pree moved to continue the hearing to November 17th, 2008; seconded by Commissioner Phillips.

A voice vote was unanimous in favor and Chairman Walczynski continued the public hearing.

X. Resume Regular Meeting:

Chairman Walczynski reconvened the Regular meeting of the Plan Commission at 7:55P.M.

XI. New Business

A. Hurstwood Subdivision – Plat of Abrogation: An explanation was given that this was a request to vacate a drainage easement between two lots. This was being done to facilitate a land sale to a prospective buyer who wanted to buy the combined lots and construct a single residence. The County Water drainage department has confirmed this easement is not necessary for drainage of the land.

Commissioner Phillips moved the Plan Commission approve the Abrogation (vacate) the subject drainage easement between lots 2 and 3 in the Hurstwood subdivision as shown in exhibit B. Motion seconded by Commissioner Fredrick.

Discussion: Mr. Hurst said that he may be requesting this to be tabled at the Village Board Meeting. Mr. Hurst said his buyer may not be going forward with the purchase.

Secretary Higgins called Roll for the vote on the Motion:

AYES: Commissioners Phillips, Fredrick, Impson, Pree, Brauer, and Walczynski

Chairman Walczynski declared the Plat of Abrogation approved by the Plan Commission.

XII. Other Plan Commission business:

Chairman Walczynski reminded everyone that the meeting with CMAP was scheduled for October 28, 2008.

XIII.

Commissioner Fredrick moved to adjourn the meeting; seconded by Commissioner Impson. A voice vote was unanimous. Chairman Walczynski declared the meeting closed at 8:15P.M.

Respectfully submitted by
Carolyn Higgins, Secretary

Approved this ____ day of _____, 2008

Stanley Walczynski, Chairman