

**MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION  
OF THE VILLAGE OF CAMPTON HILLS  
April 26, 2010  
CAMPTON TOWNSHIP COMMUNITY CENTER  
5N082 OLD LAFOX ROAD, CAMPTON HILLS, ILLINOIS**

**I. Call to Order:**

Commissioner Richardson called the special meeting of the Village of Campton Hills Plan Commission to order at 6:32P.M.

**a) Roll Call**

Secretary Higgins called Roll:

Present in person: Commissioners Impson, Johnson, Phillips, Pree and Richardson

Absent: Commissioner Brauer(arrived 6:48P.M.), Chairman Fredrick

Also Present: Attorney Braithwaite

**b) Confirmation of posting of Meeting Notice and Agenda:**

Secretary Higgins confirmed the posting of meeting notice and agenda.

Commissioner Phillips moved to appoint Commissioner Richardson as Acting Chairman; seconded by Commissioner Impson.

A voice vote was taken and was unanimous in favor.

**Comments on items not on the Agenda: None**

**II. Approval of Minutes:**

**a) March 22, 2010**

Commissioner Phillips moved to approve the Plan Commission minutes of February March 22, 2010; seconded by Commissioner Johnson.

A voice vote was called and was unanimous to approve. Acting Chairman Richardson declared the minutes of March 22, 2010 approved.

**III. Comments from Public on matters not being heard later in this meeting -- Sign up sheets are at the rear of room. Please limit remarks to 3 to 5 minutes per person and please do not repeat topics previously discussed -- total time allotted is 30 minutes. None**

**IV. Commissioner Reports: None**

**V. Old business:**

- a) Cancellation of the Public Hearing – Proposed Concept Plan by Central Development Corp., to allow for the construction of a gas station, convenience store, car wash and a quick serve restaurant with a drive through on approximately one and one-half (1-1/2) acres. The property is commonly known as Lot H of Campton Crossings Unit 2 being located at the southeast corner of Illinois Route 64 and Campton Crossings Drive, in the Village of Campton Hills, Kane County, Illinois.**

- 1. The petitioner has requested permission to withdraw the petition at this time.**

Acting Chairman Richardson stated that at the request of the petitioner, Central Development has withdrawn the concept plan at this time.

a. A motion to approve withdrawal of the Petition would be appropriate.

Commissioner Pree moved that at the request of the petitioner, consideration of this matter is postponed until the petitioner requests that the petition be brought before the Plan Commission at a future date, which shall be after republication of legal notice and re-notification of property owners within 250 feet (exclusive of the width of rights of ways), seconded by Commissioner Impson.

Commissioner Johnson asked to clarify for the public what this means. Attorney Braithwaite stated that this is an indefinite postponement. Due to the fact that there is no known hearing date at this time, the Village will publish a new notice prior to any future hearing. Attorney Braithwaite stated that the notices are not legally required but that the Village will be publishing a notice.

Commissioner Phillips stated that all correspondence that has been received will be carried over to the future hearing.

Commissioner Impson	aye	Commissioner Pree	aye
Commissioner Johnson	aye	Commissioner Phillips	aye
Acting Chairman Richardson	aye	Commissioner Brauer	absent
Chairman Fredrick	absent		

Action Chairman Richardson declared the motion approved.

b) Discussion and possible recommendation to the Village Corporate Authorities concerning the Sign Ordinance relative to pennants and off site signs. None

Commissioner Brauer arrived at 6:48P.M.

c) Discussion of Plan Commission Goals and Objectives:

Acting Chairman Richardson asked the commission to reflect on a recent newspaper article in the Kane County Chronicle, concerning a statement by a Plan commissioner of St. Charles that an issue before their commission must be considered according to the facts and not public opinion. Acting Chairman Richardson asked what the Village of Campton Hills Plan Commissioner responsibility is. Attorney Braithwaite stated that on any issue there would be experts presenting an analysis of the proposal. Also, any member of the public has the right to voice a personal opinion of the proposals effect on their property but if the project meets all of the zoning requirements of the Village, then the project should be approved. If the project is not approved then the petitioner has the right to go to court and have the court approve the development if all of the Village requirements are met. The public also has a right to bring their experts to present opposing opinions.

VI. **New Business:**

- a) Any item from Kane County within one and one half (1.5) miles of the Village border for review and recommendation to the Village Board: NONE

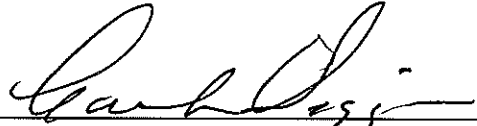
VII. **Adjourn meeting:**

Commissioner Phillips moved to adjourn the Plan Commission meeting of the Village of Campton Hills; seconded by Commissioner Brauer.

A voice vote was called and was unanimous to adjourn. Acting Chairman Richardson declared the meeting adjourned at 7:19P.M.

These minutes respectfully presented by Secretary Carolyn Higgins.

Approved this 17<sup>th</sup> day of May, 2010

  
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Carolyn Higgins, Secretary

  
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Jay Richardson, Acting Plan Commission Chairman  
for the meeting of April 26, 2019.

Attested this 23<sup>rd</sup> day of July, 2010