

VILLAGE OF CARPENTERSVILLE  
PLANNING & ZONING COMMISSION  
Regular Meeting  
March 21, 2019

Vice Chairman Don Doran called the Planning & Zoning Commission (PZC) meeting to order at 7:00 p.m. Present were Jennifer Merritt, Mike Sievertson, Jeff Stephens, Kay Teeter and Don Doran. Marc Huber, Assistant Village Manager/Community Development Director, and John Svalenka, Senior Planner, were also present

The first order of business was the approval of the regular meeting minutes of the PZC dated December 20, 2018. **Ms. Teeter moved to approve the minutes as presented. Mr. Stephens seconded the motion. Motion carried by voice vote.**

**Old Business**

There was none.

**New Business**

**Public Hearing: *Case No:* SUP-19-01; *Request:* A Special Use Permit to Allow a Church; *Applicant:* Pastor Tom Totten / Testament of Love Church; *Location:* 150 S. Washington Street.**

**Ms. Teeter moved to open the Public Hearing. Mr. Stephens seconded the motion. Motion carried by voice vote.**

Mr. Svalenka read the Notice of Public Hearing for the record.

Commissioner Jennifer Merritt arrived at 7:06 p.m.

The Vice Chairman swore in Tom Totten, pastor of the Testament of Love Church, 150 S. Washington St, Carpentersville, IL 60110.

Mr. Totten said that the church incorporated in 2015, held its first service on 3/16/2016, and rented space from School District 300 at Liberty Elementary School. He said that he has been an active member of the clergy committee for three years. He said that he has been led to find the right space for the future needs of the church, and intends to be a permanent part of Carpentersville.

Mr. Svalenka said Staff reviewed the Special Use Permit according to the criteria in the code and found positively on all six criteria. Staff examined the parking and found that it would be acceptable subject to the condition that 14 additional parking spaces must be striped on the existing paved areas on the property, and a minimum of 77 code-compliant parking space must be maintained on the property at all times. With that condition Staff would ask the PZC to forward a recommendation for approval to the Village Board.

The Vice Chairman asked for questions or comments from the Commissioners. There were none.

The Vice Chairman asked for questions or comments from the audience. There were none.

**The Vice Chairman asked for a motion to close the public hearing. Ms. Teeter so moved. Mr. Sievertson seconded the motion. Motion carried by voice vote.**

**Mr. Stephens moved to recommend to the Village Board the approval of a Special Use Permit to allow Testament of Love Church to operate a church on the property at 150 S. Washington Street, per the findings and with the condition noted in the Staff Report dated 03/21/2019. Ms. Teeter seconded the motion. 5 Ayes. 0 Nays. 2 Absent. Motion carried.**

**Public Hearing: *Case No:* PUD-19-02; *Request:* A Planned Unit Development and Final Plat to allow a Building Addition; *Applicant:* Acme Industrial Company; *Location:* 441-451 Maple Avenue.**

**Mr. Stephens moved to open the Public Hearing. Ms. Teeter seconded the motion. Motion carried by voice vote.**

Mr. Svalenka read the Notice of Public Hearing for the record.

The Vice Chairman swore in Ian Lamp, 460 N. Grove Ave, Elgin, IL, and Victor Morris, 430 Western Street, Hoffman Estates, IL

Mr. Lamp explained the traffic circulation, the loading docks, and the matching building materials on the plan. He stated that Acme is expanding their operation, adding more racks for products and adding new offices. He explained that there will be a ramp to connect the buildings, and the new addition will have fire sprinklers.

Mr. Svalenka said the two requests before the PZC are for a Planned Unit Development and a Final Plat of Subdivision. He said that Acme currently has two lots for two buildings, and the project will combine the two buildings into one building, so the Final Plat of Subdivision will combine the two lots. Mr. Svalenka said Staff recommends approval of the Final Plat of Subdivision.

With respect to the PUD, Mr. Svalenka said there are a few standard conditions regarding lighting and rooftop mechanical screening, as well as a minor exception regarding the rear yard setback. Mr. Svalenka said unless the Commissioners have specific questions with respect to the exceptions or conditions, Staff recommends the PZC forward a recommendation of approval to the Village Board for the Final Plat of Subdivision and the PUD.

The Vice Chairman asked for questions or comments from the Commissioners. Commissioner Teeter stated that she is glad to have Acme in the Village and is happy to see them expanding.

The Vice Chairman asked for questions or comments from the audience. There were none.

**The Vice Chairman asked for a motion to close the public hearing. Ms. Teeter so moved. Mr. Sievertson seconded the motion. Motion carried by voice vote.**

**Ms. Teeter moved to recommend to the Village Board the approval a Planned Unit Development and a Final Plat of Subdivision, all to allow for the construction of a building addition for Acme Industrial Company on the property at 441-451 Maple Avenue, per the findings and with the conditions and exception noted in the Staff Report dated 03/21/2019. Ms. Sievertson seconded the motion. 5 Ayes. 0 Nays. 2 Absent. Motion carried.**

### **Reports**

Vice Chairman Doran provided his copy of the 2007 Comprehensive Plan, and stated that the PZC should review it every 5 years for changes and amendments.

Vice Chairman Doran announced his resignation from the PZC.

### **Communications**

The next regular meeting of the PZC will be held on April 18, 2019.

### **Adjournment**

There being no further business to come before the Planning and Zoning Commission, on motion duly made and seconded the meeting was adjourned at 7:28 p.m.

Respectfully submitted,

John Svalenka

APPROVED:

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Don Doran, Vice Chairman