

VILLAGE OF CARPENTERSVILLE
PLANNING & ZONING COMMISSION
Regular Meeting
May 16, 2019

Chairman Carl Sebastian called the Planning & Zoning Commission (PZC) meeting to order at 7:00 p.m. Present were Mike Sievertson, Gerald Wille, Jeff Stephens, and Carl Sebastian. John Svalenka, Senior Planner, and Marc Huber, Assistant Village Manager/Community Development Director, were also present.

The first order of business was the approval of the regular meeting minutes of the PZC dated March 21, 2019. **Mr. Stephens moved to approve the minutes as presented. Mr. Sievertson seconded the motion. Motion carried by voice vote.**

Old Business

There was none.

New Business

Public Hearing: *Case No:* V-19-03; *Request:* Variation Regarding a Fence; *Applicant:* Michelle Clifton; *Location:* 26 Sparrow Road , Carpentersville, IL.

Mr. Wille moved to open the Public Hearing. Mr. Sievertson seconded the motion. Motion carried by voice vote.

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

The Chairman swore in Michelle Clifton and Jack Clifton, 26 Sparrow Road, Carpentersville, IL.

Mrs. Clifton told the PZC they have resided at the subject property for several years. She believes the building set back has been changed where the fence is located. Mrs. Clifton said they would like to replace the entire fence and keep it in its existing location so they are requesting a variance. She said the way the house is situated the corner does go out toward the road a little bit so there is a portion of the fence at the corner that would be in the front yard.

Mr. Clifton, referring to the plat of survey, pointed out that the fence is in the southeast corner, running about six feet in either direction of that corner and is the only spot where the variance is needed.

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

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

Mr. Svalenka said Staff reviewed the variation request according to the criteria in the code and found favorably on all the criteria as set forth in the Staff Report. He said fence variations are

decided with finality by the PZC without going to the Village Board, so based on the findings Staff recommends that the PZC approve this request.

The Chairman asked for a motion to close the public hearing. Mr. Stephens so moved. Mr. Wille seconded the motion. Motion carried by voice vote.

Mr. Sievertson moved to approve the requested variation to allow a six foot tall privacy fence in the front yard to be set back seven feet from the front property line on the subject property at 26 Sparrow Road, per the findings noted in the Staff Report dated 5/16/2019. Mr. Stephens seconded the motion. 4 Ayes. 0 Nays. 2 Absent. Motion carried.

Reports

There were none.

Communications

The next regular meeting of the PZC will be held on June 20, 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 7:10 p.m.

Respectfully submitted,

Pat Power

APPROVED:

Carl Sebastian, Chairman