

VILLAGE OF CARPENTERSVILLE  
PLANNING & ZONING COMMISSION

Regular Meeting

June 20, 2019

Chairman Carl Sebastian called the Planning & Zoning Commission (PZC) meeting to order at 7:00 p.m. Present were Sherry Dobson, Mike Sievertson, Gerald Wille, Jeff Stephens, Kay Teeter 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 May 16, 2019. **Mr. Stephens moved to approve the minutes as presented. Ms. Teeter seconded the motion. Motion carried by voice vote.**

**Old Business**

There was none.

**New Business**

**Public Hearing: Case No: SUB-19-04; Request: Vacating a Final Plat of Subdivision; Applicant: Joseph and Margaret Veltri, and David and Teresa Schultz; Location: 2185 Sleepy Hollow Road, Carpentersville, IL.**

**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 into the record.

The Chairman swore in James M. Bolz, Attorney for the Petitioners, 895 West Main, West Dundee, IL, Jacob Addis, Architect, 1628 White Oak, Cherry Valley, IL, David Schultz, Teresa Schultz, and Joseph Veltri. Mr. Bolz told the PZC the petition concerns the vacant five and one-half acres on Sleepy Hollow Road. He said in 2008 this property came before the PZC and an annexation agreement was approved, the property was annexed into the Village, rezoned to R-2 and the Final Plat of Subdivision was approved which contained twelve lots, eight of which were for residential homes. The property sat vacant through the market crash in 2008 and remains vacant. Mr. Bolz said the property was purchased by Mr. and Mrs. Veltri several years ago and now his clients, David and Teresa Schultz, are under contract to purchase the same. They would like to vacate the Final Plat that was approved by the Village in 2008 and have two lots, one they intend to build on and one for a potential inlaw to build on in a few years. The zoning would remain R-2 and the property would remain in the Village.

Mr. Svalenka said the only request before the PZC tonight is vacating the Final Plat of Subdivision to create one lot. He said in 2008 the Village approved an annexation agreement and the property was annexed into the Village, rezoned from R-1 to R-2, and the Final Plat of Subdivision was approved. Mr. Svalenka said tonight the PZC is being requested to make a

recommendation to the Village Board to vacate that Final Plat. The zoning will remain the same and the property will remain annexed to the Village. Separately, the Village Board will consider vacating the annexation agreement which would allow one house to be constructed on the property, following all Village codes and ordinances in place today. If at a future date the owners wish to come back to the PZC to create a second lot they would need to have a Plat of Subdivision and the second house would need to get regular building permits.

Mr. Svalenka said Staff has reviewed the proposal. The assessed valuation will be slightly less than it would be for an eight-unit subdivision, but considering the property has been vacant for almost eleven years Staff recommends approval of this request.

The Chairman asked for questions or comments from the PZC. Ms. Teeter said she was a member of the board when this matter was approved in 2008 and she feels this is a better use of the property. Replying to Ms. Dobson, Mr. Svalenka said the Fire Department does not review at this point but the permit process through Staff will require the code requirements to be met.

The Chairman asked for questions or comments from the audience.

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

**Ms. Teeter moved to recommend to the Village Board the approval of the vacation of the Final Plat of Subdivision of Lodge Lake Estates on the property at 2185 Sleppy Hollow Road. Mr. Wille seconded the motion. 6 Ayes. 0 Nays. 1 Absent. Motion carried.**

### **Reports**

There were none.

### **Communications**

The next regular meeting of the PZC will be held on July 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 7:23 p.m.

Respectfully submitted,

Pat Power

APPROVED:

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Carl Sebastian, Chairman