

VILLAGE OF CARPENTERSVILLE
PLANNING & ZONING COMMISSION
Regular Meeting
August 15, 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 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 June 20, 2019. **Mr. Sievertson moved to approve the minutes as presented. Mr. Wille seconded the motion. Motion carried by voice vote.**

Old Business

There was none.

New Business

Public Hearing: *Case No:* SUP-19-06; *Request:* A Special Use Permit for a Car Wash; *Applicant:* Terry Moses; *Location:* 7851 Miller Road, Carpentersville, IL.

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

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

The Chairman swore in Scott Richmond, Attorney for the Petitioner, 2000 McDonald Road, South Elgin, IL and Terry Moses, Petitioner, 737 Lancaster Drive, Pingree Grove, IL.

Mr. Richmond told the PZC that Mr. Moses is petitioning to operate a business called TMOE'S Hand Carwash & Detail Center on the property at 7851 Miller Road. This property is a former auto use facility and Mr. Moses will continue that use in the sense of operating a hand car wash. Mr. Richmond said this will not be an automatic car wash. It will be a high end full service hand car wash and detail center where cars will be dropped off, pulled into bays, washed and detailed. Customers can drop off their cars or wait at a waiting center with televisions, popcorn and a child play area. He said they anticipate approximately ten employees at full capacity, and because it is a hand car wash no traffic problems are anticipated.

Mr. Svalenka said Staff reviewed the requested Special Use Permit according to the criteria listed in the code and found positively on all six review criteria. He said this will be a less intensive use than the previous automotive use, the surrounding properties are already developed, and there is sufficient space for cars to wait before they can enter a wash bay. Mr. Svalenka said based on those main findings Staff recommends the PZC forward a recommendation of approval to the Village Board.

The Chairman asked for questions from the PZC. There were none.

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

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

Ms. Dobson moved to recommend to the Village Board the approval of a Special Use Permit according to Section 16.16.030.C.1 to allow a car wash as a principal use on the property at 7851 Miller Road, per the findings noted in the Staff Report dated 8/15/2019. Mr. Sievertson seconded the motion. 4 Ayes. 0 Nays. 3 Absent. Motion carried.

Reports

There were none.

Communications

The next regular meeting of the PZC will be held on September 19, 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 7:12 p.m.

Respectfully submitted,

Pat Power

APPROVED:

Carl Sebastian, Chairman