

VILLAGE OF CARPENTERSVILLE  
PLANNING & ZONING COMMISSION  
Regular Meeting – held as Virtual Zoom Meeting  
January 20, 2022

Chairman Sievertson attended in-person at Village Hall and called the Planning and Zoning Commission (PZC) meeting to order at 7:00pm. Present were Jennifer Merritt, Michael Salvaggio, Michael Sievertson, Jeffrey Stephens, Michael Whelan and Gerald Wille. Carl Sebastian joined at 7:15. John Svalenka, Senior Planner, and Ben Mason, Community Development Director, were also present. Village Manager Eric Johnson and Village President John Skillman were also in attendance.

**Public Comment**

The Chairman asked if there were any public comments. There were none.

**Approval of Minutes**

**Mr. Wille made a motion to approve the minutes of December 16, 2021 as presented. Ms. Merritt seconded the motion. Roll call vote, 6 Ayes, 0 Nays, 1 Absent. Motion carried.**

**Old Business**

- A. **Public Hearing:** *Case No:* V-21-13; *Request:* A Planned Unit Development for Residential Apartments; *Applicant:* WT Group – Olive Street; *Location:* 201 Main Street, Carpentersville, IL.

**Mr. Whelan moved to open the Public Hearing. Mr. Stephens seconded the motion. Roll call vote, 6 Ayes, 0 Nays, 1 Absent. Motion carried.**

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

Chairman Sievertson swore in the applicants, Troy Triphahn and Heidi Lapin, WT Group / Olive Street, 2675 Pratum Avenue, Hoffman Estates, IL; Tim Kirkby and John McLinden, Digibilt Architects, 8149 Lincoln Avenue, Skokie, IL 60077; Peter Coules, Donatelli & Coules, 15 Salt Creek Lane, Hinsdale, IL. Mr. Triphahn gave some background on the WT Group's interest in revitalizing the subject property over the past few years. Ms. Lapin gave an overview of the development team, and inspiration for the proposed project which is intended to complement the village's architectural history. The development will feature 130 luxury rental apartments, majority studio and one-bedroom units. Mr. Coules stated the development team has built upon the market study for the site that Tracy Cross and Associates performed that identified high end rental apartments as a desirable land use for the property. The development team has reviewed and commits to complying with the eight conditions of approval staff has recommended. Mr. McLinden gave a brief overview of Digibuilt Architects. Mr. Kirkby walked through a comprehensive overview of the proposed residential apartment building, amenities, and general site layout. Mr. Triphahn summarized the proposal stating that the goal would be to break ground in the spring and engage in pre-leasing the units by the end of the year.

Mr. Svalenka stated the proposal complies with the village's fifteen criteria for a Planned Unit Development. Staff believes the proposed design of the building and site layout and landscaping is very attractive and will have a positive impact on the surrounding area. Staff noted some of the conditions that the developer has agreed to, including screening of any rooftop mechanical equipment and installing the 200 plus parking spaces as depicted on the site engineering plans. Staff supports and recommends approval of the five exceptions to the municipal code that are being sought by the developer, including a modest increase in allowable building height which is necessitated due to being constrained by the former building footprint of the Huntley Square commercial building that existed on the property in the past.

The Chairman asked for questions from the audience.

There were none.

The Chairman asked for questions from the PZC.

Commissioner Wille asked how the parking spaces will be allocated to residents, to which Mr. McLinden stated parking will be assigned to the residential units based upon the number of bedrooms and a resident will have the opportunity to request to lease additional spaces.

Chairman Sievertson stated the proposed development plan and building design are all very well thought out, and he appreciated the architectural references to the manufacturing heritage of the community and buildings in the village's Old Town District.

**The Chairman asked for a motion to close the public hearing. Mr. Wille so moved. Mr. Sebastian seconded the motion. Roll call vote, 7 Ayes, 0 Nays, 0 Absent. Motion carried.**

**Mr. Stephens moved to recommend to the Village Board the approval of a Planned Unit Development to allow for the construction of a residential apartment building on the property at 201 W. Main Street, per the findings and with the conditions and exceptions noted in the Staff Report dated 01/20/2022. Mr. Wille seconded the motion. Roll call vote, 7 Ayes, 0 Nays, 0 Absent. Motion carried.**

### **New Business**

There were none.

### **Reports**

There were none.

### **Communications**

The next regular meeting of the PZC will be held on February 17, 2022, provided there are agenda items.

**Adjournment**

There being no further business to come before the Planning and Zoning Commission, **Mr. Sebastian made a motion to adjourn the meeting, which was seconded by Mr. Stephens. Roll call vote, 7 Ayes. 0 Nays. 0 Absent. Motion carried and the meeting adjourned at 7:55pm.**

Respectfully submitted,

Ben Mason

APPROVED:

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Michael Sievertson, Chairman