

VILLAGE OF CARPENTERSVILLE
PLANNING & ZONING COMMISSION
Special Meeting
February 24, 2022

Chairman Sievertson called the Planning & Zoning Commission meeting to order at 7:00 p.m. Present were Carl Sebastian, Michael Salvaggio, Michael Sievertson, Jeffrey Stephens, and Michael Whelan. Absent were Gerald Wille and Jennifer Merritt. John Svalenka, Senior Planner, and Ben Mason, Community Development Director, were also present.

Approval of Minutes

Mr. Stephens made a motion to approve the minutes of January 20, 2022 as presented. Mr. Sebastian seconded the motion. Voice vote, 5 Ayes, 0 Nays, 2 Absent. Motion carried.

Old Business

There was none.

New Business

- A. Public Hearing: Case No: SUP-22-01; Request: A Special Use Permit for a Day Care Business; Applicant: John and Garifalia Davos; Location: 180 Lake Marian Road, Carpentersville, IL.**

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

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

Chairman Sievertson swore in the applicant, John Davos, 721 S. Cedarcrest Drive, Schaumburg. The contract purchaser for 180 Lake Marian Road, Mr. Davos stated that he and his wife intend to reuse the former building as a daycare business similar to when it operated as Two Rivers Head Start. He stated his wife has many years of experience operating a daycare in another community.

Mr. Svalenka stated the applicant wishes to use the subject property for a day care center. Day care centers requires a Special Use Permit, and Staff reviewed the request according to the Village's criteria that apply to Special Uses and has offered positive findings for the Commission's consideration. In particular the existing building and property will be re-used in a similar manner to the former Two Rivers Head Start educational center that occupied the property previously.

The Chairman asked for questions from the PZC. Commissioner Sebastian asked whether the size of the proposed day care center would be smaller or larger than previous facilities the applicant has operated, to which Mr. Davos stated he and his wife have had experience operating facilities both smaller than and larger than the one proposed at the subject property. Commissioner Sebastian asked what the existing condition of the building is, to which the applicant stated the interior of the building is in very fair condition, and some minor build out work will just need to take place in a couple rooms, including the addition of a kitchen sink.

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

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

Mr. Sebastian moved to recommend to the Village Board the approval of a Special Use Permit to allow a day care center to be operated at 180 Lake Marian Road, per the findings noted in the Staff Report dated 02/17/2022. Mr. Whelan seconded the motion. Roll call vote, 5 Ayes. 0 Nays. 2 Absent. Motion carried.

Reports

Scott Goldstein, Teska Associates, provided an overview of the progress toward the Village's Comprehensive Plan Update, which will be presented to the Planning and Zoning Commission at a formal public hearing this summer. Chairperson Sievertson suggested a water play feature for children be considered on the former M&M Patio property as part of planned public improvements for that particular property. Commissioner Sebastian stated the intersection of Main and Washington can be congested at peak travel times during the week, but that potentially the planned opening of Longmeadow Parkway will alleviate some of the traffic. Mr. Mason recommended Commissioners send any other comments or questions on the draft version of the Comprehensive Plan Update to his attention, so that any additional feedback could be forwarded and shared with the Village's planning consultant Teska Associates as the final versions of the Plan takes shape this spring.

Communications

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

Adjournment

There being no further business to come before the Planning and Zoning Commission, **Mr. Stephens made a motion to adjourn the meeting, which was seconded by Mr. Salvaggio. Motion carried by voice vote and the meeting adjourned at 7:50pm.**

Respectfully submitted,

Ben Mason

APPROVED:

Michael Sievertson, Chairman