

VILLAGE OF CARPENTERSVILLE
PLANNING & ZONING COMMISSION
Regular Meeting
April 21, 2022

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

Approval of Minutes

Mr. Stephens made a motion to approve the minutes of March 17, 2022 as presented. Mr. Wille seconded the motion. Voice vote, 4 Ayes, 0 Nays, 3 Absent. Motion carried.

Old Business

There was none.

New Business

A. Public Meeting: Case No: SUB-22-03; Request: Final Plats of Subdivision for Meadowdale Shopping Center; Applicant: Meadowdale Shopping Center; Location: 100 W. Mall Drive, Carpentersville, IL.

The applicant Nick Scarpelli, on behalf of Meadowdale Shopping Center, provided a brief overview of the request to adjust some lot lines within the shopping center.

Mr. Svalenka noted the applicant is preparing to sell a large portion of the shopping center, and the proposed plats of resubdivision will appropriately adjust the location of a few parcel lines, so that the owner can properly retain the movie theater and bowling alley lots as separate and defined properties. Staff recommends approval of the Final Plats of Subdivision subject to the condition that the plats shall comply with all applicable provisions of the Village Code and final approval by the Village Engineer.

Chairman Sievertson asked why there are two separate plats, to which Mr. Svalenka clarified one creates new lot lines around the bowling alley building and the other revises the lot lines adjacent to the parking lot of the bowling alley.

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

Mr. Wille moved to recommend to the Village Board the approval of the requested Final Plats of Subdivision for Westend 1 and Westend 2, with the condition noted in the Staff Report dated April 21, 2022. Mr. Salvaggio seconded the motion. Roll call vote, 4 Ayes. 0 Nays. 3 Absent. Motion carried.

Reports

None

Communications

Mr. Svalenka shared that there will be a workshop for the Comprehensive Plan Update later in the month at BRIX on the Fox. He also noted commissioners will be receiving their stipend checks soon for attendance at the past few months PZC meetings.

The next regular meeting of the PZC will be held on May 19, 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. Roll call vote, 4 Ayes. 0 Nays. 3 Absent. Motion carried and the meeting adjourned at 7:07pm.**

Respectfully submitted,

Ben Mason

APPROVED:

Michael Sievertson, Chairman