

VILLAGE OF CARPENTERSVILLE  
PLANNING & ZONING COMMISSION  
Regular Meeting  
June 16, 2022

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

**Approval of Minutes**

**Mr. Stephens made a motion to approve the minutes of June 16, 2022 as presented. Mr. Wille seconded the motion. Voice vote, 6 Ayes, 0 Nays, 1 Absent. Motion carried.**

**Old Business**

There was none.

**New Business**

- A. **Public Hearing: *Case No:* SUP-22-05; *Request:* A Special Use Permit for a Church; *Applicant:* Iris Martinez; *Location:* 150 S. Kennedy Drive, Carpentersville, IL.**

**Mr. Wille moved to open the Public Hearing. Mr. Stephens seconded the motion. Voice 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 applicant's representative, Nick Scarpelli owner of Meadowdale Shopping Center. Mr. Scarpelli provided a brief overview that the petitioner Ms. Iris Martinez is proposing to occupy a 1,000 square foot tenant space for a small storefront church use.

Mr. Svalenka noted the shopping center provides sufficient parking, access and other site conditions in support of the proposed church use. Staff finds positively on all six criteria listed in the Municipal Code that pertain to Special Use applications, including that the requested use will not substantially diminish nor impair property values within the surrounding neighborhood.

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. Stephens so moved. Ms. Merritt seconded the motion. Voice vote, 6 Ayes, 0 Nays, 1 Absent. Motion carried.**

**Mr. Sebastian moved to recommend to the Village Board the approval of a Special Use Permit to allow a church at 150 S. Kennedy Drive in the tenant space at Suite 5B, per the findings noted in the Staff Report dated June 16, 2022. Mr. Whelan seconded the motion. Roll call vote, 6 Ayes. 0 Nays. 1 Absent. Motion carried.**

***B. Public Hearing: Case No: V-22-07; Request: Variations Regarding a Fence; Applicant: Vanessa Krenz; Location: 252 W. Main Street, Carpentersville, IL.***

**Mr. Wille moved to open the Public Hearing. Mr. Stephens seconded the motion. Voice 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 applicant, Vanessa Krenz, 252 W. Main Street. Ms. Krenz stated the request is for a slightly taller privacy fence than permitted by code, 8 feet rather than 6 feet, to better screen and mitigate the proximity of adjacent roadway and businesses.

Mr. Koteras provided some background on the location of the subject property, surrounded on two sides by commercial property, and stated that staff finds positively on all five criteria outlined in the Municipal Code, which include no impacts upon the essential character of the surrounding area and that there is a genuine need.

The Chairman asked for questions from the PZC.

Mr. Stephens asked what material the fence would be, to which the applicant stated cedar wood.

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. Ms. Merritt seconded the motion. Voice vote, 6 Ayes, 0 Nays, 1 Absent. Motion carried.**

**Mr. Wille moved to approve the requested variations from Section 16.18.030.G.4 to allow an eight-foot tall privacy fence on the property at 252 W. Main Street per the findings noted in and the drawing attached to the Staff Report dated June 16, 2022. Mr. Sebastian seconded the motion. Roll call vote, 6 Ayes. 0 Nays. 1 Absent. Motion carried.**

## **Reports**

None

## **Communications**

The next regular meeting of the PZC will be held on July 21, 2022, provided there are agenda items. Tentatively scheduled public hearings for the July meeting include a presentation of the Village's Comprehensive Plan Update.

**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. Whelan. Roll call vote, 6 Ayes. 0 Nays. 1 Absent. Motion carried and the meeting adjourned at 7:20pm.**

Respectfully submitted,

Ben Mason

APPROVED:

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Michael Sievertson, Chairman