

VILLAGE OF CARPENTERSVILLE
PLANNING & ZONING COMMISSION
Regular Meeting
September 16, 2021

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

Approval of Minutes

Mr. Sebastian made a motion to approve the minutes of August 19, 2021 as presented. Mr. Wille seconded the motion. Roll call vote, 4 Ayes, 0 Nays, 3 Absent. Motion carried.

Old Business

There was none.

New Business

- A. Public Hearing: *Case No:* PUD-21-08; *Request:* A Planned Unit Development for a Building Addition; *Applicant:* Simon Chakkalapadavil, Carp Mini Mart, Inc.; *Location:* 97 S. Kennedy Drive, Carpentersville, IL.**

Mr. Wille moved to open the Public Hearing. Mr. Sebastian seconded the motion. Roll call vote, 4 Ayes, 0 Nays, 3 Absent. Motion carried.

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

The Chairman swore in the applicant, Simon Chakkalapadavil, 97 S. Kennedy Drive, Carpentersville and the project architect, William Warman, 27 E. Monroe, Chicago. The business operator Mr. Chakkalapadavil stated business was impacted at the gas station's convenient mart with the opening of the Walmart a few years ago, and so the proposal is to build an addition to help make their location more competitive. The architect Mr. Warman stated the convenient store remodel will include a brick and stone façade.

Mr. Svalenka stated Staff reviewed the requested Planned Unit Development request according to the Village's design and development guidelines listed in the code and has offered positive findings for the Commission's consideration. He noted there are two exception to the Sign Code being requested, to erect a new freestanding sign in the same location as the existing, and to allow an electronic changeable copy to be added to a non-conforming freestanding sign. Additionally it was noted there are several recommended conditions of approval, including that the height of the building's parapet walls shall be increased to screen rooftop mechanical equipment, additional landscape islands are required in the parking lot, and that the proposed wall signs shall meet the Village's sign code criteria.

The Chairman asked for questions from the PZC.

Commissioner Wille asked if increasing the height of the parapet wall is the only allowable option for the petitioner, to which Mr. Svalenka clarified the primary consideration is that the screening of the rooftop mechanical must be integral to the design of the building.

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

The Chairman asked for a motion to close the public hearing. Mr. Sebastian so moved. Mr. Wille seconded the motion. Roll call vote, 4 Ayes, 0 Nays, 3 Absent. Motion carried.

Mr. Wille moved to recommend to the Village Board the approval of a Planned Unit Development to allow for the construction of a 1,755 square-foot addition to the existing gas station convenience store building on the property at 97 S. Kennedy Drive, per the findings and with the conditions and exceptions noted in the Staff Report dated 9/16/2021. Mr. Sebastian seconded the motion. Roll call vote, 4 Ayes, 0 Nays, 3 Absent. Motion carried.

B. Public Hearing: *Case No:* SUB-21-09; *Request:* Proposed Text Amendments Regarding Commercial Storage Facilities, a Final Plat of Subdivision, and a Variation to Allow Newly Subdivided Lots That Do Not Abut a Public Street; *Applicant:* Jim Lapetina, Carpentersville Self Storage LLC; *Location:* 2411 Randall Road, Carpentersville, IL.

Mr. Sebastian moved to open the Public Hearing. Mr. Wille seconded the motion. Roll call vote, 4 Ayes, 0 Nays, 3 Absent. Motion carried.

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

The Chairman swore in the project architect, Jeff Budgell, 257 N. West Avenue, Elmhurst. Mr. Budgell gave a brief overview of the proposed re-use of the former Dominicks space for a new commercial self-storage facility.

Mr. Mason stated the applicant is requesting a text amendment to the village's C-2 General Commercial zoning district, to allow commercial self-storage as a permitted use subject to supplemental review standards. Staff noted the high standards outlined by the proposed supplemental review criteria, which would apply to all C-2 commercial zoned property in the Village. Additionally, the parking lot of the subject property is proposed to be subdivided into two commercial outlot parcels, and a variation is requested since the new lots would not directly abut a public street. He suggested the commission consider the proposed façade modifications proposed by the petitioner, notably painting of several masonry portions.

The Chairman asked for questions from the PZC.

Mr. Sebastian asked why a portion of the façade would be painted green, to which Mr. Budgell stated that is part of the corporate color scheme of the Extra Space Storage operation.

Mr. Wille asked why the architectural block portion of the façade would be painted grey, to which Mr. Budgell stated that is part of the corporate color scheme of the Extra Space Storage.

Chairman Sievertson made a motion to allow the façade paint color scheme as proposed by the applicant. Mr. Wille seconded the motion. Roll call vote, 4 Ayes, 0 Nays, 3 Absent. Motion carried.

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

The Chairman asked for a motion to close the public hearing. Mr. Sebastian so moved. Mr. Wille seconded the motion. Roll call vote, 4 Ayes, 0 Nays, 3 Absent. Motion carried.

Mr. Sebastian made a motion to recommend to the Village Board the approval of the proposed text amendments to Sections 16.16.020 and 16.16.040 regarding commercial storage facilities, with the condition and per the findings as noted in the Staff Report dated 9/16/2021. Upon receipt of additional information from the applicant, Village Staff and the Fire Department shall have the opportunity to modify text amendment #5 regarding fire suppression requirements prior to final approval by the Village Board. Mr. Whelan seconded the motion. Roll call vote, 4 Ayes. 0 Nays. 3 Absent. Motion carried.

Mr. Wille made a motion to recommend to the Village Board the approval of the requested variation from Section 17.20.050.C to allow a subdivision with new lots that do not have their full frontage abutting a publicly dedicated street on the property at 2411 Randall Road, per the findings noted in the Staff Report dated 9/16/2021. Mr. Whelan seconded the motion. Roll call vote, 4 Ayes. 0 Nays. 3 Absent. Motion carried.

Mr. Sebastian made a motion to recommend to the Village Board the approval of the requested Preliminary and Final Plat of 2411 Randall Carpentersville Subdivision, with the condition noted in the Staff Report dated 9/16/2021. Mr. Whelan seconded the motion. Roll call vote, 4 Ayes. 0 Nays. 3 Absent. Motion carried.

Reports

There were none.

Communications

The next regular meeting of the PZC will be held on October 21, 2021, 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. Whelan. Motion carried by voice vote and the meeting adjourned at 7:37pm.**

Respectfully submitted,

Ben Mason

APPROVED:

Mike Sievertson, Chairman