

VILLAGE OF CARPENTERSVILLE
PLANNING & ZONING COMMISSION
Regular Meeting – held as Virtual Zoom Meeting
January 21, 2021

Chairman Mike Sievertson attended in-person at Village Hall and called the Planning & Zoning Commission (PZC) meeting to order at 7:00 p.m. Present were Carl Sebastian, Gerald Wille, Michael Salvaggio, Sherry Dobson, Mike Sievertson, Jennifer Merritt, and Jeffrey Stephens. John Svalenka, Senior Planner, and Ben Mason, Community Development Director, were also present. Trustee Jeff Frost was also in attendance.

Public Comment

There was none.

Approval of Minutes

Mr. Wille made a motion to approve the minutes of November 19, 2020 as presented. Mr. Sebastian seconded the motion. Roll call vote, 7 Ayes, 0 Nays, 0 Absent. Motion carried.

Old Business

There was none.

New Business

- A. Public Hearing: *Case No:* SUP-21-01; *Request:* A Special Use Permit to Allow a Used Car Automobile Dealer; *Applicant:* Loe Auto Sales, Inc / Felipe Loe; *Location:* 1670 S. Kennedy Drive, Carpentersville, IL.**

Mr. Sebastian moved to open the Public Hearing. Ms. Dobson seconded the motion. Roll call vote, 7 Ayes, 0 Nays, 0 Absent. Motion carried.

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

The Chairman swore in the applicant, Felipe Loe, 56 Channing Street, Elgin IL. Mr. Loe didn't have any questions or information to add beyond what staff had included in its report.

Mr. Svalenka stated Staff reviewed the requested Special Use request according to the criteria listed in the code and has offered positive findings for the Commission's consideration. He then read through staff's recommended conditions of approval. A Special Use Permit runs with the operator, not the land, and this will be the third different auto dealer to operate on the property in recent years.

The Chairman asked for questions from the PZC.

Mr. Wille asked whether the landlord or tenant is required to stripe the parking lot, to which Mr. Svalenka stated that would be a private matter for the parties to determine.

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. Dobson seconded the motion. Roll call vote, 7 Ayes, 0 Nays, 0 Absent. Motion carried.

Ms. Dobson moved to recommend to the Village Board the approval of the requested Special Use Permit according to Section 16.16.020.C.4 to allow a used car dealership at 1670 S. Kennedy Drive, per the findings noted in the Staff Report dated 01/21/2021. Mr. Wille seconded the motion. Roll call vote, 7 Ayes, 0 Nays, 0 Absent. Motion carried.

Reports

Mr. Mason provided a brief update on pending demolition of Huntley Square.

Ms. Dobson asked whether the property approved for a two-lot residential subdivision recently on Sleepy Hollow Road was moving forward, to which Mr. Svalenka stated there has not been any recent updates from the owner.

Communications

The next regular meeting of the PZC will be held on February 18, 2021, provided there are agenda items.

Adjournment

There being no further business to come before the Planning and Zoning Commission, **Ms. Dobson moved to adjourn the meeting, seconded by Mr. Wille. Roll call vote, 7 Ayes, 0 Nays, 0 Absent. Motion carried and meeting adjourned at 7:23pm**

Respectfully submitted,

Ben Mason

APPROVED:

Mike Sievertson, Chairman