

VILLAGE OF CARPENTERSVILLE  
PLANNING & ZONING COMMISSION  
Regular Meeting  
March 17, 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, Gerald Wille, and Michael Whelan. Absent was 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 February 24, 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:* PUD-22-02; *Request:* A Planned Unit Development, Special Use Permit, and Final Plat of Subdivision for a Belle Tire Automobile Service and Repair Establishment; *Applicant:* Barnes Development Company LLC; *Location:* 34 S. Kennedy Drive, Carpentersville, IL.**

**Mr. Sebastian 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, Chris Enright, Barnes Development Company, 628 E. Parent Avenue, Suite 100, Royal Oak, Michigan. The applicant and developer stated the Barnes family that owns the Belle Tire company is third generation now, and the business offers core automotive services such as tires, brakes and alignment. The exterior of the building will be majority brick and stone with an EFIS cap. The business will have 10-15 employees. All automotive work will take place inside the building, which includes a total of 10 service bays.

Mr. Svalenka stated the applicant wishes to develop the vacant commercial property south of Walgreens on Rt. 25. A plat of subdivision is part of the petition due to the need to shift a lot line for an access drive outside the limits of what will become the Belle Tire parcel. A Special Use Permit is also required for the automotive service use, and a condition of approval includes strict prohibition that no work shall take place outside nor shall any outdoor storage be permitted. Lastly, the overall development requires approval as a Planned Unit Development (PUD).

The Chairman asked for questions from the PZC.

Commissioner Wille noted there is a long list of conditions associated with the Staff Report, but it was clarified by Mr. Svalenka that most of the items are minor in nature and the applicant affirmed they did not have any concern addressing the conditions

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. Voice vote, 6 Ayes, 0 Nays, 1 Absent. Motion carried.**

**Mr. Sebastian moved to recommend to the Village Board the approval of a Planned Unit Development, Special Use Permit, and Final Plat of Subdivision for a Belle Tire Automobile Service and Repair Establishment at 34 S. Kennedy Drive, per the findings and with the conditions noted in the Staff Report dated March 17, 2022. Mr. Whelan 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 April 21, 2022, provided there are agenda items.

### **Adjournment**

There being no further business to come before the Planning and Zoning Commission, **Mr. Wille made a motion to adjourn the meeting, which was seconded by Mr. Salvaggio. Roll call vote, 6 Ayes. 0 Nays. 1 Absent. Motion carried and the meeting adjourned at 7:13pm.**

Respectfully submitted,

Ben Mason

APPROVED:

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Michael Sievertson, Chairman