

VILLAGE OF CARPENTERSVILLE  
PLANNING & ZONING COMMISSION  
Regular Meeting  
May 20, 2021

Chairman Mike Sievertson called the Planning & Zoning Commission (PZC) meeting to order at 7:00 p.m. Present were Chairman Sievertson, Carl Sebastian, Gerald Wille, Michael Salvaggio, and Jeffrey Stephens. Absent were Jennifer Merritt and Sherry Dobson. 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 January 21, 2021 as presented. Mr. Sebastian seconded the motion. Motion carried by voice vote.**

**Old Business**

There was none.

**New Business**

- A. Public Hearing: *Case No:* SUP-21-02; *Request:* A Special Use Permit to Allow Child Day Care for More than Six but Not More than 12 Children; *Applicant:* Cheryl Frankowski; *Location:* 2922 Deerpath Lane, Carpentersville, IL.**

**Mr. Wille moved to open the Public Hearing. Mr. Stephens seconded the motion. Motion carried by voice vote.**

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

The Chairman swore in the applicant, Cheryl Frankowski, 2922 Deerpath Lane, Carpentersville IL. Ms. Frankowski explained she has had a home daycare business for 27 years, and with the Covid-19 pandemic this past year has received additional requests from families for daycare. Her current licensing through DCFS is for 8 children and she may pursue licensing for day care services up to 12 children through DCFS. Pick-up and drop-off is done expeditiously by families, and there aren't typically extended periods of time when a parent or guardian is parked on the street waiting to pick-up.

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. Village Code currently allows a home-based day care business to have up to 6 children by right. Staff agrees drop-off and pick-up times are staggered and there is limited concern that expansion of the day care service to up to 12 children would have a negative impact on traffic. The rear yard is also sufficiently large enough to provide adequate outdoor play area for 12 children, and the noise level from 12

supervised children playing in the rear yard would likely be similar to the noise under existing conditions.

The Chairman asked for questions from the PZC.

Mr. Salvaggio asked about the potential impact on traffic congestion in the surrounding neighborhood, to which the applicant Ms. Frankowski stated drop-off and pick-up times are typically staggered and there have not been parking or traffic conflicts in the past.

Chairman Sievertson asked how long the applicant has had their daycare business at the current location, to which Ms. Frankowski stated 17 years.

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. Wille seconded the motion. Motion carried by voice vote.**

**Mr. Stephens moved to recommend to the Village Board the approval of the requested Special Use Permit according to Section 16.12.020.B.12 to allow child day care for more than six but not more than twelve children, 2922 Deerpath Lane, per the findings noted in the Staff Report dated 05/20/2021. Mr. Wille seconded the motion. Roll call vote, 5 Ayes. 0 Nays. 2 Absent. Motion carried.**

### **Reports**

Chairman Sievertson announced that he wanted to hold an election for vice chairman. Mr. Salvaggio nominated Mr. Sebastian. Mr. Stephens seconded the nomination of Mr. Sebastian as vice chairman. Voice vote was unanimous, 5 Ayes, 0 Nays, 2 Absent for nomination of Mr. Sebastian as vice chairman.

### **Communications**

The next regular meeting of the PZC will be held on June 17, 2021, provided there are agenda items.

Mr. Svalenka stated the Village is pursuing hiring a consultant to undertake an update to the Village's Comprehensive Plan and will keep the Planning and Zoning Commission posted as to progress and potential kick-off date.

### **Adjournment**

There being no further business to come before the Planning and Zoning Commission, **a motion to adjourn the meeting was made by Mr. Wille and seconded by Mr. Stephens, motion carried by voice vote and meeting adjourned at 7:23pm**

Respectfully submitted,

Ben Mason

APPROVED:

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Mike Sievertson, Chairman