

VILLAGE OF CARPENTERSVILLE  
PLANNING & ZONING COMMISSION  
Regular Meeting – held as Virtual Zoom Meeting  
May 21, 2020

Chairman Carl Sebastian called the Planning & Zoning Commission (PZC) meeting to order at 7:00 p.m. Present were Carl Sebastian, Jennifer Merritt, Sherry Dobson, Gerald Wille, Kay Teeter, Jeffrey Stephens and Mike Sievertson. John Svalenka, Senior Planner, and Ben Mason, Community Development Director, were also present.

The first order of business was to hear public comments made via e-mail, in writing, or via Zoom. Mr. Svalenka stated that no comments were received via e-mail or in writing. The chairman asked for any public comments via Zoom, and there were none.

The next order of business was the approval of the regular meeting minutes of the PZC dated November 21, 2019. **Ms. Teeter moved to approve the minutes as presented. Ms. Dobson seconded the motion. Motion carried by voice vote.**

**Old Business**

There was none.

**New Business**

**Public Meeting: *Case No:* SUB-20-01; *Request:* A Final Plat of Subdivision to Create Two Residential Lots in an R-2 Single Family Zoning District; *Applicant:* David Schultz; *Location:* 2185 Sleepy Hollow Road, Carpentersville, IL.**

**Ms. Teeter moved to open the Public Meeting. Mr. Sievertson seconded the motion. Motion carried by voice vote.**

The Chairman recognized Mr. Schultz who told the PZC that he plans to build a house for his in-laws on one lot, and another for his own family on the second lot. Currently the parcel is a single, 5.41-acre vacant lot.

Mr. Svalenka noted that in 2019 the Village Board approved an agreement with the previous owner to vacate previous development agreements for the subject property, allowing for Mr. Schultz to bring the new two-lot subdivision before the village for consideration at this time. Mr. Svalenka said Staff has reviewed the requested Final Plat of Subdivision according to the criteria listed in the municipal code, and subject to some minor revisions that are required per the Village Engineer's review, staff recommends the PZC forward a recommendation of approval to the Village Board.

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

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

**Ms. Teeter moved to recommend to the Village Board the approval of Schultz Shores Final Plat of Subdivision according to Section 17 Subdivisions at 2185 Sleepy Hollow Road, subject to the conditions noted in the Staff Report dated 05/21/2020. Mr. Sievertson seconded the motion. 7 Ayes. 0 Nays. 0 Absent. Motion carried.**

**Public Hearing: *Case No:* SUP-20-02; *Request:* A Special Use Permit Amendment for an Educational and Philanthropic Institution; *Applicant:* Boys & Girls Clubs of Dundee Township; *Location:* 251 Amarillo Drive, 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 Drew Glassford, 39W259 Silver Glen, Campton Hills, IL. Mr. Glassford explained the Boys & Girls Club received approval last year for their phase one plans, and opened in January 2020. He then showed a presentation of the proposed phase two plans, which would be an expansion of their current operations inside Perry Elementary School. Phase 2 would include a conference room, gaming area, lounge, additional storage space and bathrooms.

Mr. Svalenka said Staff reviewed the requested Special Use Permit Amendment according to the criteria listed in the code and found positively on all six review criteria, and recommends the PZC forward a recommendation of approval to the Village Board.

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. Ms. Teeter so moved. Ms. Dobson seconded the motion. Motion carried by voice vote.**

**Mr. Wille moved to recommend to the Village Board the approval of a Special Use Permit Amendment according to Section 16.12.020.B.5 for an educational and philanthropic facility operated by the Boys & Girls Club inside Perry Elementary School at 251 Amarillo Drive, per the findings noted in the Staff Report dated 5/21/2020. Ms. Teeter seconded the motion. 7 Ayes. 0 Nays. 0 Absent. Motion carried.**

## **Reports**

Chairman Sebastian noted the retirement of PZC Secretary Pat Power. The Village will be looking for a replacement to take meeting minutes.

Chairman Sebastian asked about the status of businesses in Spring Hill Mall, to which Mr. Mason stated several are open for curbside pickup including the Kohl's in Carpentersville's portion of the mall property.

Ms. Teeter asked about any restaurants in the village that may have closed due to the COVID-19 limitations on restaurant operations, to which Mr. Mason stated Zocalo has not re-opened for curbside pickup or carry out but that Spotted Fox may re-open soon.

Ms. Teeter asked about the status of Huntley Square, to which Mr. Mason stated OTTO Engineering is conducting some due diligence studies and reports of the property, to determine whether it may be interested in redeveloping the site.

### **Communications**

The next regular meeting of the PZC will be held on June 18, 2020, provided there are agenda items.

### **Adjournment**

There being no further business to come before the Planning and Zoning Commission, on motion duly made and seconded the meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Ben Mason

APPROVED:

---

Carl Sebastian, Chairman