

VILLAGE OF CARPENTERSVILLE
PLANNING & ZONING COMMISSION
Regular Meeting
June 17, 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, Michael Salvaggio, Jennifer Merritt, and Jeffrey Stephens. Absent were none. 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 May 20, 2021 as presented with one correction noted by Mr. Salvaggio. Mr. Sebastian seconded the motion. Motion carried by voice vote.

Old Business

There was none.

New Business

- A. **Public Hearing:** *Case No:* SUP-21-03; *Request:* A Special Use Permit to Allow a Membership and Fraternal Organization; *Applicant:* Robert Swan, Polish Legion of American Veterans; *Location:* 301 Lake Marian Road, 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, Robert Swan, 35 Golfview, Carpentersville IL. He represents the Polish Legion of American Veterans (PLAV) that recently acquired the old VFW Hall building on Lake Marian Road. The Legion currently has 14 members, and the group is open to having many more people join from Carpentersville and the surrounding area. The Legion has obtained a written agreement for use of the parking at the nearby Moose Lodge at times when overflow parking may be needed. The Legion is applying for the necessary state and local liquor licenses at this time, to re-open the kitchen and bar component of the building, and will also plan to host events and gatherings in the building's large hall space.

The Chairman then swore in Dave Picuch, 601 Thames, Schaumburg IL, who on behalf of the applicant added that their new Legion Hall will serve Illinois Veterans and will offer job fairs, training seminars and other similar professional development opportunities.

The Chairman then swore in Ricardo Gil, 1506 North Millstream Drive, McHenry, IL, who on behalf of the applicant thanked the Village for the opportunity to support veterans in the area, and noted that the organization is open to all veterans not just Polish Americans.

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. Staff does not have any concerns about a fraternal organization occupying the old VFW building, but wanted to clarify that it shall largely be operated as a membership-driven club rather than a general bar or restaurant which would require significantly more parking than what is available. He explained that the Legion is intending to open the building to the public for hall rentals and meals occasionally. He then read through staff's recommended conditions of approval, including that the building must comply with the standards of the 2012 International Fire Code to the satisfaction of the Fire Department.

The Chairman asked for questions from the PZC.

Chairman Sievertson asked to what extent the building would be open to the general public, to which the applicant Robert Swan stated it would be minimal due to the limited number of seating in the dining area and the organization would primarily like to invite in members' friends and families. Mr. Swan stated he understood the parking limitations would constrain the use of the building by the general public.

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. Sebastian 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 16.16.020.C.16 to allow the Polish Legion of American Veterans to operate a membership and fraternal organization at 301 Lake Marian Road, per the findings and with the condition noted in the Staff Report dated 06/17/2021. Mr. Salvaggio seconded the motion. Roll call vote, 6 Ayes. 0 Nays. 0 Absent. Motion carried.

B. Public Hearing: Case No: V-21-04; Request: Variations Regarding a Freestanding Sign; Applicant: Kurt Kuester, Parkway Bank; Location: 2 North Western Avenue, Carpentersville, IL.

Mr. Sebastian moved to open the Public Hearing. Mr. Wille 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, Vincent Campione, 709 Parkside, Yorkville IL. Mr. Campione stated he is the sign contractor that will be fabricating a new monument sign to replace the old one removed due to the intersection improvements and widening project. IDOT

took some additional right-of-way for the new intersection design, so the request is in part for relocating a new sign several feet into the required 10-foot setback from the new property line. An additional variation request is for a slightly taller sign, as when measured from the nearest curb that sits several feet below, the height of the new sign is increased by approximately 3 feet.

The Chairman then swore in Kurt Kuester, Vice President of Parkway Bank, 2 N. Western Avenue who added that the bank is interested in restoring the site to have an attractive curb appeal now that the road construction is completed.

Mr. Svalenka stated Staff reviewed the Variation requests according to the criteria listed in the code and has offered positive findings for the Commission's consideration. He explained that the applicant has demonstrated unique hardship due to the adjacent intersection improvements which necessitated IDOT acquiring a portion of the bank's property. Additionally it was noted that the property itself is elevated several feet from the nearest curb, which makes it challenging to conform to the height requirement and maintain a reasonably-sized sign display. Overall, the sign would be installed in approximately the same location as the previous sign, and the third variation request regarding changeable copy is only needed due to the setback and height variation requests.

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. Mr. Stephens so moved. Mr. Wille seconded the motion. Motion carried by voice vote.

Mr. Stephens moved to approve a variation from Section 16.40.080.C.2 to reduce the required minimum setback for a freestanding sign from ten feet to three feet from the public right-of-way line; a variation from Section 16.40.080.C.4 to increase the maximum height of a freestanding sign from 12 feet to 15'9"; and a variation from Section 16.40.080.C.7.h to allow an electronic changeable copy sign to be located as part of a freestanding sign that is not in compliance with all applicable requirements of the Sign Code, all to allow construction of the exact freestanding sign shown on the plans submitted by the applicant for the property at 2 N. Western Avenue, per the findings in the Staff Report dated 06/17/2021. Mr. Sebastian seconded the motion. Roll call vote, 6 Ayes. 0 Nays. 0 Absent. Motion carried.

Reports

There were none.

Communications

Mr. Svalenka stated Ms. Dobson has resigned from the Planning and Zoning Commission.

The next regular meeting of the PZC will be held on July 15, 2021, provided there are agenda items. Mr. Svalenka asked Commission members to also check their calendars for a possible special meeting of the Planning and Zoning Commission on either August 3 or August 17.

Mr. Svalenka stated the Village has hired Teska Associates planning firm to undertake an update to the Village's Comprehensive Plan. He asked if there was a Commission member interested in serving on the project's Steering Committee, to which Mr. Salvaggio volunteered to serve as the Commission member representative on the committee.

Adjournment

There being no further business to come before the Planning and Zoning Commission, **a motion to adjourn the meeting was made by Mr. Stephens and seconded by Ms. Merritt, motion carried by voice vote and meeting adjourned at 7:37pm**

Respectfully submitted,

Ben Mason

APPROVED:

Mike Sievertson, Chairman