

VILLAGE OF CARPENTERSVILLE
PLANNING & ZONING COMMISSION
Regular Meeting
July 16, 2020

Chairman Carl Sebastian called the Planning & Zoning Commission (PZC) meeting to order at 7:10 p.m. Present were Carl Sebastian, Gerald Wille, Kay Teeter, and Jeffrey Stephens. Absent were Jennifer Merritt, Sherry Dobson, and Mike Sievertson. John Svalenka, Senior Planner, and Ben Mason, Community Development Director, were also present.

The first order of business was the approval of the regular meeting minutes of the PZC dated May 21, 2020. **Mr. Stephens moved to approve the minutes as presented. Ms. Teeter seconded the motion. Motion carried by voice vote.**

Old Business

There was none.

New Business

Public Hearing: Case No: V-20-03; Request: A Variation Regarding Development Standards; Applicant: Ram Prashantha / Todd and Cassandra Kimbrough; Location: 3222 Oak Knoll Road, Carpentersville, IL.

Ms. Teeter 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 property owner Todd and Cassandra Kimbrough, 3522 Chancery Lane, Carpentersville, IL and the general contractor Ram Prashantha, 33 W. Higgins Road, South Barrington, IL.

Ms. Kimbrough stated that they currently live in the community and are familiar with Homeowners Association requirements for exterior finishes, but were not originally of the Village's development standards. Mr. Prashantha stated that majority of the new home the Kimbroughs will be building in the Springacres subdivision would be sided with vertical board-and-batten manufactured wood panels, consistent with the proposed modern farmhouse style of the house. A sample of the LP Smartside material was passed out for Commission members to view, it being a stamped siding product that has a wood-grain appearance.

Mr. Svalenka stated Staff reviewed the requested Variation according to the criteria listed in the code and has offered positive findings for the Commission's consideration, including that the surrounding neighborhood consists of many uniquely designed homes and a similar variation concerning exterior material was granted several years ago for a home immediately adjacent across the street. Staff recommends the PZC discuss whether the home's proposed farmhouse

aesthetic would be inconsistent with other homes in the surrounding vicinity, as well as consider the potential design conflict of incorporating majority brick and stone on such an architectural style. Staff recommends if the PZC agrees with the draft findings in the Staff Report, to forward a recommendation of approval to the Village Board.

The Chairman asked for questions from the PZC.

Ms. Teeter stated the stone accent proposed on the home's exterior is attractive. She asked whether the petitioner had considered other similar manufactured siding products, such as HardiePanel, to which Mr. Prashantha stated yes and the LP product was selected in part due to its superior warranty coverage.

Mr. Stephens stated he did not have any significant objections to the proposed siding material on a home of this style.

Mr. Wille stated for the petitioner's information that an earlier generation of LP siding had some long-term maintenance issues with water penetration.

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. Mr. Stephens seconded the motion. Motion carried by voice vote.

Mr. Stephens moved to recommend to the Village Board the approval of the requested variation from Section 16.34.040.B.3 to reduce the requirement for exterior face brick or stone on the property at 3222 Oak Knoll Road, per the findings noted in the Staff Report dated 07/16/2020. Ms. Teeter seconded the motion. 4 Ayes. 0 Nays. 3 Absent. Motion carried.

Reports

Mr. Mason stated two new businesses have opened in the Village recently, Pit Stop gas station and convenience store at Huntley and Randall Road, as well as La Michoacana Ilusion, an ice cream shop on Rt. 25.

Communications

The next regular meeting of the PZC will be held on August 20, 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 7:35 p.m.

Respectfully submitted,

Ben Mason

APPROVED:

Carl Sebastian, Chairman