

VILLAGE OF CARPENTERSVILLE
PLANNING & ZONING COMMISSION
Special Meeting
August 3, 2021

Chairman Mike Sievertson called the Planning & Zoning Commission meeting to order at 6:05 p.m. Present were Chairman Sievertson, Carl Sebastian, Gerald Wille, Jeffrey Stephens, and Jennifer Merritt. Absent was Michael Salvaggio. John Svalenka, Senior Planner, and Ben Mason, Community Development Director, were also present.

New Business

- A. Public Hearing: Case No: PUD-21-06; Request: A Planned Unit Development for a Building Addition; Applicant: Tom Roeser, President, OTTO Engineering; Location: 2 E. Main Street, Carpentersville, IL.**

Mr. Stephens moved to open the Public Hearing. Mr. Sebastian 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's project engineer, Mr. John Whitehouse, Engineering Enterprises, Inc, 52 Wheeler Road, Sugar Grove, IL 60554. Mr. Whitehouse stated the building addition will result in a net increase of 8,976 square feet, which is 976 square feet above what Village Code allows for a building permit by-right and triggers a PUD review. The one story portion of the building will be demolished, and rebuilt with a taller ceiling height. Additionally a third story will be added above an existing two-story portion of the building. OTTO has already gone through a lengthy approval process for the project with the state historic preservation agency.

Mr. Svalenka stated Staff reviewed the PUD application and found positively on all 15 criteria listed in the Zoning Ordinance. Staff is recommending four minor conditions of approval – notably that additional engineering details shall be submitted for final review by the Village Engineer – and two minor exceptions from the Zoning Code, which includes elimination of required foundation landscaping requirement on the easterly side of the new one-story portion of the building due to conflict with existing pavement condition that will remain.

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

Mr. Stephens moved to recommend to the Village Board the approval of a Planned Unit Development to allow for the demolition of a 28,600 square-foot portion of an existing

building and to allow for the construction of 37,529 square feet of new building area for OTTO Engineering on the property at 2 E. Main Street, per the findings and with the conditions and exceptions noted in the Staff Report dated 08/03/2021. Mr. Sebastian seconded the motion. Roll call vote, 5 Ayes. 0 Nays. 1 Absent. Motion carried.

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 Mr. Sebastian, motion carried by voice vote and meeting adjourned at 6:18pm**

Respectfully submitted,

Ben Mason

APPROVED:

Mike Sievertson, Chairman