

VILLAGE OF CARPENTERSVILLE
PLANNING & ZONING COMMISSION
Regular Meeting
August 19, 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, and Jeffrey Stephens. Absent were Jennifer Merritt and Michael Salvaggio. John Svalenka, Senior Planner, and Ben Mason, Community Development Director, were also present.

Approval of Minutes

Mr. Wille made a motion to approve the minutes of July 15, 2021 as presented. Mr. Stephens seconded the motion. Motion carried by voice vote.

Mr. Stephens made a motion to approve the minutes of August 3, 2021 as presented. Mr. Wille seconded the motion. Motion carried by voice vote.

Old Business

There was none.

New Business

- A. **Public Hearing:** Case No: V-21-07; Request: Setback Variations Regarding an Attached Garage Addition; Applicant: Michael Whelan; Location: 419 Harbor Drive, Carpentersville, IL.

Mr. Sebastian 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, Michael Whelan, 419 Harbor Drive, Carpentersville IL. He is proposing a garage addition for a third bay, which would encroach slightly more than one foot into each of the front and side yard required setbacks. The neighbor closest to the proposed garage addition is a corner lot, and there is a large distance separating the two homes.

Mr. Svalenka stated Staff reviewed the requested Variation request according to the five criteria listed in the code and has offered positive findings for the Commission's consideration. Staff noted the addition would be harmonious with the intent of the Zoning Ordinance and comply with all other required maximum building and lot coverages, as well as maximum floor area ratio for the subject property.

The Chairman asked for questions from the PZC.

Chairman Sievertson asked why homes in the Newport Coves subdivision were typically sited just 28' back from the front property line if the zoning code requirement is 30' setback, to which Mr. Svalenka stated the subdivision was constructed in the late 1980s, prior to the now current zoning requirements that were adopted in 2007.

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. Sebastian moved to recommend to the Village Board the approval of the requested Variation according to Section 16.12.040 to allow an attached garage addition to be set back 28.03 feet from the front lot line and 6.84 feet from the western side lot line on the property at 419 Harbor Drive, per the findings in the Staff Report dated 8/19/2021. Mr. Wille seconded the motion. Roll call vote, 4 Ayes, 0 Nays, 2 Absent. Motion carried.

Reports

Mr. Sebastian stated the Habitat for Humanity duplex on Elm Avenue is progressing well, and also stated he is looking forward to seeing redevelopment of the Huntley Square property.

Communications

The next regular meeting of the PZC will be held on September 16, 2021.

Adjournment

There being no further business to come before the Planning and Zoning Commission, **a motion to adjourn the meeting was seconded, roll call vote, 4 Ayes, 0 Nays, 2 Absent. Motion carried and meeting adjourned at 7:08pm**

Respectfully submitted,

Ben Mason

APPROVED:

Mike Sievertson, Chairman