

VILLAGE OF CARPENTERSVILLE

1200 L. W. Besinger Drive
Carpentersville, Illinois 60110
847-426-3439

Village President
John Skillman

Village Clerk
Diane Cernekee

Village Manager
John O'Sullivan

Village Trustees
Dickie Abbott
Jeff Frost
Brenda Sandoval
Jim Malone
Humberto Garcia

BOARD REPORT

TO: Village President, Board of Trustees, Manager, and Attorney

FROM: Ben Mason, Community Development Director

DATE: June 6, 2023

SUBJECT: AN ORDINANCE AMENDING CHAPTER 16.34, DEVELOPMENT STANDARDS, OF TITLE 16, ZONING, OF THE CARPENTERSVILLE MUNICIPAL CODE

BACKGROUND

A property owner of a C-2, General Commercial zoned lot that currently has a metal exterior façade, has requested the ability to construct a smaller, accessory building on site of the same design and character. The subject property is 601 IL Route 68 and has been occupied for many years by Rock 'N Roll Automotive. The proposed "sister" building would be smaller than what is existing on the property, and the owner would like to construct a butler building-style garage structure adjacent to the existing building.

The zoning code stipulates that several materials are limited to accent finished only, including aluminum siding and metal. Staff has identified the subject property would be an appropriate location to permit an accessory structure compatible to what is already existing on site, specifically due to the fact there are few if any other commercially zoned lots that have existing metal structures on site.

Therefore, staff is proposing a simple modification to the Commercial Development Standards in the zoning code, that would limit the proposed construction of metal accessory buildings to commercial lots where the existing principal building currently on

site has an exterior façade of matching characteristics. Staff believes this will allow the property to remain commercially viable, and would not set a precedent that would be replicated in other C-1 or C-2 zoned lots in the community (unless there is a similar situation with a building with non-traditional building materials already existing).

On May 18, 2023 the Planning and Zoning Commission (PZC) held a public hearing to consider the proposed Zoning Code amendment regarding commercial development standards relating to building structure and design. Specifically, the PZC considered a text amendment to Chapter 16.34.050 for only the general commercial C-1 and C-2 zoning districts, to permit the use of non-masonry building material on the exterior of an accessory structure in very limited circumstances:

Chapter 16.34 Development Standards

* * *

16.34.050 - Commercial development standards.

A. Building Placement and Orientation

* * *

B. Building Structure and Design.

1. "Exterior insulation finish systems" (EIFS) are not permitted as a primary building material, but may be appropriate as an accent material, on non-ground floor areas of the building. Rough-sawed wood, aluminum siding, and plastic or metal panels shall not be used within the commercial areas, with the exception of accessory buildings on commercial lots when an existing principal building currently has an exterior façade of one of the aforementioned non-traditional materials that was approved and permitted by the Village.

The PZC voted (5 aye, 0 nay, 2 absent) on a motion to recommend to the Village Board the approval of the proposed amendment.

DEPARTMENT RECOMMENDATIONS

Staff recommends that the Village Board of Trustees uphold the recommendation of the Planning and Zoning Commission and approve the proposed text amendments.

ORDINANCE NO. 23-20

AN ORDINANCE AMENDING CHAPTER 16.34, DEVELOPMENT STANDARDS, OF TITLE 16, ZONING, OF THE CARPENTERSVILLE MUNICIPAL CODE

WHEREAS, the Village of Carpentersville, Kane County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6, of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Carpentersville, Illinois as follows:

SECTION 1: The preambles of this Ordinance are incorporated, as if fully restated herein.

SECTION 2: Paragraph B. of Subsection 16.34.050, Commercial Development Standards, of Chapter 16.34 of the Carpentersville Municipal Code, shall be amended to read as follows (underlined text being added, stricken through text being deleted), without impacting the other provisions:

Chapter 16.34 Development Standards

* * *

16.34.050 - Commercial development standards.

A. Building Placement and Orientation

* * *

B. Building Structure and Design.

1. "Exterior insulation finish systems" (EIFS) are not permitted as a primary building material, but may be appropriate as an accent material, on non-ground floor areas of the building. Rough-sawed wood, aluminum siding, and plastic or metal panels shall not be used within the commercial areas, with the exception of accessory buildings on commercial lots when an existing principal building currently has an exterior façade of one of the aforementioned non-traditional materials that was approved and permitted by the Village.

SECTION 3: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment

shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

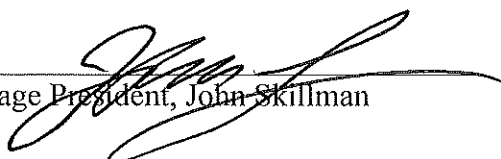
SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: This Ordinance shall be in full force and effect upon its approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Passed this 6th day of June, 2023, by roll call vote as follows:

	Ayes	Nays	Absent	Abstain
Trustee [Vacant]				
Trustee Jeff Frost			✓	
Trustee <u>Dickie Abbott</u>	✓			
Trustee Jim Malone	✓			
Trustee Humberto Garcia	✓			
Trustee Brenda Sandoval	✓			
President John Skillman	✓			

APPROVED THIS 6th DAY OF June, 2023


Village President, John Skillman

(SEAL)

ATTEST: Diane Cernekee
Village Clerk, Diane Cernekee

Published: June 6, 2023



CERTIFICATION

I, Diane Cernekee, do hereby certify that I am the duly appointed, acting and qualified Clerk of the Village of Carpentersville, Kane County, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Carpentersville.

I do further certify that at a regular meeting of the President and Board of Trustees of the Village of Carpentersville, held on the 6th day of June, 2023, the foregoing Ordinance entitled, ***AN ORDINANCE AMENDING CHAPTER 16.34, DEVELOPMENT STANDARDS, OF TITLE 16, ZONING, OF THE CARPENTERSVILLE MUNICIPAL CODE***, as duly passed by the President and Board of Trustees of the Village of Carpentersville.

The pamphlet form of Ordinance No. 2023-20, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available in the Village Hall, commencing on the 6th day of June, 2023, and will continue for at least 10 days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and seal of the Village of Carpentersville this 6th day of June, 2023.

Diane Cernekee

Diane Cernekee, Village Clerk
Village of Carpentersville,
Kane County, Illinois

(SEAL)

