

**VILLAGE OF OSWEGO
MINUTES OF THE PLANNING & ZONING COMMISSION MEETING
100 PARKERS MILL
OSWEGO, ILLINOIS**

February 6, 2020

1. CALL TO ORDER

Chairman Pajor called the Oswego Planning & Zoning Commission Meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Dominick Cirone, Tom Guist, Rick Kuhn, Karen Novy, Charlie Pajor and Rebecca Stine
Absent: None

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Community Development Director; Mary Ellen Bliss, Recording Secretary; Judy Sollinger, Village Trustee; Chad Feldotto, Oswegoland Park District

3. MINUTES

Motion: Commissioner Stine, second Commissioner Novy to accept the minutes of the January 9, 2020 Planning & Zoning Commission Meeting
Ayes: Commissioners Cirone, Guist, Kuhn, Novy, Pajor and Stine
Nays: None
Absent: None
Motion carried

4. PUBLIC HEARINGS

Rezoning to B-3 and Preliminary/Final PUD
3525 Route 34 – Former Oswego Police Facility
Applicant: Property Concepts Inc.
Project #1055.20
Project Manager: Rod Zenner

Motion: Commissioner Kuhn, second Commissioner Cirone to open the Public Hearing at 7:02 p.m.
Ayes: Commissioners Cirone, Guist, Kuhn, Novy, Pajor and Stine
Nays: None
Absent: None
Motion carried

Director Zenner stated the petitioner is requesting approval to redevelop the property located at 3525 Route 34 as a commercial space. Director Zenner stated the site was formally the Oswego Police Facility, but it has been vacant for some time with the opening of the new police facility on Woolley Road. Director Zenner stated the petitioner does not anticipate any major changes to the exterior of the site.

Director Zenner stated the property is currently zoned R-1 Single-Family Residential to allow for the previous use. Director Zenner stated to utilize the property for commercial use, the property would have to be rezoned to B-3 Community Service and Wholesale District. Director Zenner stated the B-3 District is the zoning designation for the existing commercial areas along the Village's major arterial roads such as Route 34 and Orchard Road.

Director Zenner stated the property's location will support commercial traffic in and out of the site. Director Zenner stated the north and east side of the property is adjacent to open space, the south side is across from Fox Bend Golf Course which provides a buffer, and the west side is adjacent to the Windcrest residential subdivision. Director Zenner stated the parking lot is also located on the west side of the property and the petitioner does not anticipate any changes to the existing layout of the site.

Director Zenner stated with the property's proximity to the residential area, staff would recommend the following Permitted and Special Uses as allowed in the B-3 District to be prohibited for this site: automotive service, truck repair, service station, battery and tire service, silver plating, tavern, auto accessory store, motel, automobile laundry, garage, and open sales lots. Director Zenner stated the remaining uses in the B-3 District would not create a conflict with the surrounding properties.

Director Zenner reviewed a chart comparing the current 92 parking spots with parking requirements for various uses per the Village Code. Director Zenner stated the property is self-contained and will utilize a shared parking model, therefore, staff would support deviation to the parking requirement of up to 5% to allow flexibility in the required parking requirements. Director Zenner stated this will allow the property owners to work specifically with individual tenants to address the parking demands either through the hours of operation of the tenants or the specific parking demand of a specific tenant.

Director Zenner stated the petitioner has requested relief from the parking requirements for medical uses, which would require 117 spaces per Code compared to the 92 spaces provided. Director Zenner stated staff is open to allowing the medical use for the site as the medical operator would have control over the number of patients and doctors on the site at one time, allowing them to control the number of vehicles on site utilizing the parking. Director Zenner stated if parking becomes an issue, it is unlikely that patients would park in the neighboring residential subdivisions or across the street at the golf course as those locations are not convenient for the patrons.

Angelo Kleronomos was sworn in
Oswego, IL

Mr. Kleronomos is the President of Property Concepts Inc. Mr. Kleronomos stated the building's structure is well suited for office and/or medical office use and that most of the work to be done on the building is cosmetic.

Lynda Horton Denson was sworn in
530 Tewksbury Court
Oswego, IL

Ms. Horton Denson stated several homeowners have their backyards facing the parking lot and asked if the developer would be open to planting evergreen trees to provide privacy. Ms. Horton Denson inquired about possible hours of operation. Director Zenner stated a business

- Garages including painting, body and fender work and motor rebuilding
- Open sales lots
- That the parking requirement provide for a 5% deviation from the Village of Oswego's Zoning Ordinance minimum parking requirements and a 22% deviation in the required parking for medical uses.
- That additional landscaping/buffering be explored between site and adjacent residential area.

Ayes: Commissioners Cirone, Guist, Kuhn, Novy, Pajor and Stine

Nays: None

Absent: None

Motion carried

5. OLD BUSINESS

None.

6. NEW BUSINESS

None.

7. PUBLIC FORUM

None.

8. CHAIRMAN'S REPORT

None.

9. COMMISSIONERS REPORT

Commissioner Kuhn stated he spoke with ComEd regarding the remaining utility poles on Main Street that have not been removed, and they recommended he contact Citizens Utility Board to file a formal complaint with AT&T specifically.

10. HISTORIC PRESERVATION COMMISSIONER REPORT

No report.

11. ECO COMMISSION REPORT

No report.

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

No report.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - March 5, 2020

15. ADJOURNMENT

Motion: Commissioner Kuhn, second Commissioner Novy to adjourn the Planning and Zoning Commission Meeting.

Ayes: Commissioners Cirone, Guist, Kuhn, Novy, Pajor and Stine

Nays: None

Absent: None

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:31 p.m.