

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

April 9, 2020

Director Rod Zenner read the following statement: Pursuant to an Executive Order 2020-07 signed by Governor Pritzker in guidance provided by legal counsel, the Village of Oswego may conduct all or portions of this meeting by use of telephonic or electronic means without a physical quorum present in the boardroom.

1. CALL TO ORDER

Chairman Pajor called the Oswego Planning & Zoning Commission Meeting to order at 7:04 p.m.

2. ROLL CALL

Present: Dominick Cirone, Tom Guist, Rick Kuhn, Andrew McCallum, Karen Novy, Charlie Pajor, Rebecca Stine

Absent: None

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Community Development Director; Natalie Zine, Planner; Mary Ellen Bliss, Recording Secretary; Judy Sollinger, Village Trustee

3. MINUTES

Motion: Commissioner Kuhn, second Commissioner Stine to accept the minutes of the March 5, 2020 Planning & Zoning Commission Meeting

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

Nays: None

Absent: None

Motion carried

4. PUBLIC HEARINGS

Variance Request

Alternative Surface

20 Stonehill Road

Applicant: Blocker Bros, LLC

Project #1058.20

Project Manager: Natalie Zine

Motion: Commissioner Kuhn, second Commissioner Stine to open the Public Hearing at 7:06 p.m.

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

Nays: None
Absent: None
Motion carried

Ms. Zine stated the applicant is proposing a 12” thick layer of coarse aggregate (CA-1) for use as parking surface material at 20 Stonehill Road. Ms. Zine stated CA-1 coarse aggregate is approximately 3” in size and serves to mitigate potential transmission of dust particles from the property. Ms. Zine stated the proposed alternative material is necessary to support the weight of the heavy equipment being stored on the property, as it works well for stabilized construction entrances and is also used as backfill material for undercuts.

Ms. Zine stated the property will be completely fenced in and shielded from neighboring properties, and the residential area to the east is currently undeveloped so the impact will be minimal. Ms. Zine stated the creek and wetland area to the east will provide additional buffer should the residential property ever be developed. Ms. Zine stated the property will still be required to meet the performance standards and should not have a negative impact on the surrounding properties.

Ms. Zine stated staff believes the request for a variance meets the Standards for Variations and would provide a better solution than the requirements of the Ordinance. Ms. Zine stated if the Commission wishes to recommend approval of the variance, a motion would need to accept the findings of fact and recommend approval of a variance to allow the use of an alternative surface, CA-1 coarse aggregate, on approximately 23,907 square feet of the property at 20 Stonehill Road in the M-2 General Manufacturing District.

No audience members wished to speak at the public hearing.

Motion: Commissioner Kuhn, second Commissioner Cirone to close the Public Hearing at 7:09 p.m.
Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor and Stine
Nays: None
Absent: None
Motion carried

Commissioner comments:

Commissioner Kuhn asked about the intended use of the lot. Matt Blocker, a representative of the applicant, stated the lot is an expansion of the existing storage lot and will provide additional storage for equipment. Mr. Blocker stated the coarse graded stone allows water to migrate into the ground, minimizing any erosion or dust.

Ms. Zine stated the variance will allow the use of an alternative surface material rather than the current required compact, dustless surface, essentially a paved surface as defined by the Village. Ms. Zine stated the 3” coarse aggregate stone would be appropriate for the applicant’s use because they will use the area only to store heavy machinery.

Chairman Pajor suggested that when the zoning ordinance is revised, staff will examine adding CA-1 coarse aggregate as parking surface material without the need for a variance.

Recommendation:

Motion: Commissioner Kuhn, second Commissioner Cirone to accept the findings of fact and recommend approval of a variance to allow the use of an alternative surface, CA-1 course aggregate, on approximately 23,907 square feet of the property at 20 Stonehill Road in the M-2 General Manufacturing District, and that staff examines adding this alternative surface to the zoning ordinance.

Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor and Stine
Nays: None
Absent: None
Motion carried

Rezoning Request

2050 Mitchell Drive
Applicant: 2050 Mitchell Drive, LLC
Project #1057.20
Project Manager: Natalie Zine

Motion: Commissioner Kuhn, second Commissioner Cirone to open the Public Hearing at 7:22 p.m.

Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor and Stine
Nays: None
Absent: None
Motion carried

The rezoning request has been withdrawn.

Motion: Commissioner Cirone, second Commissioner Novy to close the Public Hearing at 7:23 p.m.

Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor and Stine
Nays: None
Absent: None
Motion carried

Major PUD Amendment Request

2340 Route 34
Applicant: Aspen Dental
Project #1059.20
Project Manager: Natalie Zine

Motion: Commissioner Stine, second Commissioner Cirone to open the Public Hearing at 7:23 p.m.

Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor and Stine
Nays: None
Absent: None
Motion carried

Ms. Zine stated the applicant is requesting approval of a Major Amendment to Lot 4 of Prairie Market PUD Resub Number 2 to allow for the development of a dental office at 2340 Route

34. Ms. Zine stated the existing 2,584 square foot structure is currently vacant and will be demolished and the new proposed structure will be approximately 3,500 square feet. Ms. Zine stated the proposed use is permitted in the B-3 District and the site plan illustrates 24 parking spaces including three handicap/ADA which meets the Village requirement.

Ms. Zine stated the applicant is keeping most of the existing landscaping and adding to the front north buffer as well as adding building foundation plantings where possible along with two landscape islands in the parking lot, each with a canopy tree. Ms. Zine stated the proposed new structure will be finished with a limestone veneer foundation band, brick veneer around the storefront, and stucco on the upper portion of the building and cornice. Ms. Zine stated the building will have blue awnings on the north, east and west elevations.

Ms. Zine stated there are signs proposed on the north, east and west elevations which exceed the business district's sign square footage allowance. Ms. Zine stated the west sign would not be permitted per the ordinance as it does not face a public entrance or public right-of-way. Ms. Zine stated the deviation for the west and east elevation is approximately 9 square feet and the north elevation is approximately 40 square feet.

Ms. Zine stated staff believes the proposed changes to the PUD are in general compliance with the Village's Zoning Ordinance and Subdivision regulations and would recommend approval of the request. Ms. Zine stated staff is working with the applicant on final engineering and minimal changes to the PUD plan, but overall recommends approval of a Major Amendment to Lot 4 of Prairie Market PUD Resub Number 2 to allow for the development of a dentist office.

No audience members wished to speak at the public hearing.

Motion: Commissioner Stine, second Commissioner Kuhn to close the Public Hearing at 7:30 p.m.

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

Nays: None

Absent: None

Motion carried

Commissioner comments:

The Commissioners discussed the size and locations of the proposed signs and the allowance per the Sign Ordinance. Lauren Golem, a representative of the petitioner, stated the proposed signs are standard to Aspen Dental but suggested the Village could propose a compromise that would be agreeable to the petitioner and the Village. Staff will work with petitioner to meet the ordinance signage size on east side; allow for a variance on north side but reduce size of signage to less than 40'; signage on west side would be eliminated.

Recommendation:

Motion: Commissioner Kuhn, second Commissioner Cirone to accept the findings of fact and recommend approval of a Major Amendment to Lot 4 of Prairie Market PUD Resub Number 2 to allow for the development of a dentist office, with direction to staff to work with petitioner to reduce the signage in their proposal, eliminating signage on the west side of building, meeting maximum signage

requirements on the east side of building, and reducing signage on the north side of building to approximately 60' total'.

Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor and Stine
Nays: None
Absent: None
Motion carried

Major PUD Amendment Request

2450 Route 34

Applicant: Raising Cane's

Project #1060.20

Project Manager: Natalie Zine

Motion: Commissioner McCallum, second Commissioner Stine to open the Public Hearing at 7:57 p.m.

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

Nays: None

Absent: None

Motion carried

Ms. Zine stated the applicant is requesting approval of a Major Amendment to Lot 1 of Prairie Market PUD Resub Number 1 to allow for the development of a restaurant with a drive-through and outdoor dining area at 2450 Route 34. Ms. Zine stated the existing structure is vacant and will be demolished. Ms. Zine stated the proposed new structure will be approximately 3,352 square feet with a kitchen, dining area, restrooms, a mechanical room, a cooler, a manager's office, and a corral for building operations. Ms. Zine stated the structure will have a varying height of 16'7" and 19'10" and will be finished primarily of brick of varying colors and styles, window mullion, canopies, lights, downspouts, and flashing with a black metal finish.

Ms. Zine stated the site plan illustrates 41 parking spaces including 2 handicap/ADA which meets the zoning requirement. Ms. Zine stated the site will maintain its existing access from the internal service road as well as its cross-access with the property to the northwest. Ms. Zine stated the site layout facilitates easy circulation of the parking lot for both cars and pedestrians and optimal stacking for the drive-through, with a bypass lane alongside the drive-through isles for emergency access. Ms. Zine stated the proposed landscape plan includes building foundation plantings where possible and 4 landscape islands in the parking lot each with a canopy tree.

Ms. Zine stated four "Raising Cane's" wall signs, each measuring approximately 30 square feet in size, are proposed on each of the building's elevations. Ms. Zine stated the exterior side elevation includes a 140 square foot "Raising Cane's" painted mural, which should be considered signage. Ms. Zine stated the proposed signage is in general compliance with the Sign Ordinance, with the exception of the proposed painted mural sign.

Ms. Zine stated staff believes the proposed changes of the PUD are in general compliance with the Village's Zoning Ordinance and Subdivision regulations and would recommend approval of the request for a Major PUD Amendment. Ms. Zine stated staff is still working with the applicant on final engineering and minimal changes to the PUD plan, but recommends

approval of a Major Amendment to Lot 1 of Prairie Market PUD Resub Number 1 to allow for the development of a restaurant with a drive-through and outdoor dining area.

Director Zenner read an email that he received from Tara Anderson who requested that this application request not be approved.

No audience members wished to speak at the public hearing.

Motion: Commissioner Cirone, second Commissioner McCallum to close the Public Hearing at 8:04 p.m.

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

Nays: None

Absent: None

Motion carried

Commissioner comments:

The Commissioners discussed the size and locations of the proposed signs and mural. Robert Vann, a representative of the petitioner, stated the mural is hand painted and standard to Raising Cane's restaurants. Ms. Zine stated if the mural is allowed, any future business with the same use that occupies this building would have the same sign allowance.

Recommendation:

Motion: Commissioner Kuhn, second Commissioner Stine to accept the findings of fact and recommend approval of a Major Amendment to Lot 1 of Prairie Market PUD Resub Number 1 to allow for the development of a restaurant with a drive-through and outdoor dining area, with the added restriction that the south side sign be reduced in size as appropriate based on staff input, and that the 140 square foot painted mural signage be allowed only as a painted mural and not as any other kind of signage.

Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, 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

None.

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 - May 7, 2020

15. ADJOURNMENT

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

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

Nays: None

Absent: None

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 8:27 p.m.