

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

**June 4, 2020**

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 7:03p.m.

**2. ROLL CALL**

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

There was a quorum.

Oswego community representatives in attendance were:

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

**3. MINUTES**

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

**4. PUBLIC HEARINGS**

**Special Use Permit Amendment Request**

Comcast  
2701 Route 34  
Applicant: TCI Illinois Holding LP, Comcast Corporation  
Project #1062.20  
Project Manager: Natalie Zine

Motion: Commissioner Stine, second Commissioner Novy to open the Public Hearing at 7:06 p.m.  
Ayes: Commissioners Cirone, McCallum, Novy, Pajor and Stine  
Nays: None  
Absent: Commissioners Guist, Kuhn  
Motion carried

Ms. Zine stated the applicant is requesting an amendment to a special use permit for the property behind the Mason Square shopping center. Ms. Zine stated the amendment would enable the construction of a 1,280 square foot prefabricated structure and related accessory equipment in the southeast corner of the 4.5-acre site. Ms. Zine stated the proposed building will house necessary new equipment for Comcast, which will provide additional and enhanced cable service to the Oswego area.

Ms. Zine stated the new building should not increase the activity of traffic or need for parking at this site. Ms. Zine stated the applicant has provided for 6' chain link fence with privacy slats and additional landscaping on the east and south to provide the eastern neighbors with screening. Ms. Zine stated there is currently a wood privacy fence along the eastern property line adjacent to the residential properties in the Heritage subdivision. Ms. Zine stated the remainder of the 4.5-acre site will be untouched by the requested amendment.

Ms. Zine stated given the necessity of the amendment to provide the service enhancement and the additional screening in the area of the proposed building, staff recommends approval of the amendment to the special use permit for 2701 Route 34.

Angelo Kleronomos                      was sworn in  
Oswego, IL

Mr. Kleronomos stated he is the president of Property Concepts and their office is located within 250 feet of the Comcast property. Mr. Kleronomos brought forward questions regarding the maintenance and ownership of a portion of Old Douglas Road by his property and requested that Comcast participate in road maintenance. Director Zenner stated this is a separate issue from the special use permit and staff will review the matter.

No additional audience members wished to speak at the public hearing.

Motion:            Commissioner Stine, second Commissioner McCallum to close the Public  
                          Hearing at 7:13 p.m.  
Ayes:              Commissioners Cirone, McCallum, Novy, Pajor and Stine  
Nays:              None  
Absent:            Commissioners Guist, Kuhn  
Motion carried

**Commissioner comments:**

The location of the new fence, additional landscaping, and noise control were discussed. Carrie Hansen, representing Schoppe Design Associates on behalf of Comcast, stated the new fence will surround the entire facility for security purposes, and that additional landscaping will be added. Matt Feyerabend, engineer representative, stated there is no noise emitted from the building itself; outside there are air conditioning units which are below the 55 decibel threshold at the property lines, and back-up generators which run only if there is no power to the facility. Mr. Feyerabend stated these generators are in a specified enclosure to ensure the sound volume is below the 55 decibel threshold at the property lines.

**Recommendation:**

Motion:            Commissioner Cirone, second Commissioner Stine to accept the findings of fact for the Standards for a Special Use Permit and recommend approval of the special use permit amendment for the Comcast expansion at 2701 Route 34, and that staff review the maintenance and ownership issue of the portion of Old Douglas Road.

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Ayes: Commissioners Cirone, McCallum, Novy, Pajor and Stine  
Nays: None  
Absent: Commissioners Guist, Kuhn  
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 - July 9, 2020**

**15. ADJOURNMENT**

Motion: Commissioner Stine, second Commissioner Novy to adjourn the Planning and Zoning Commission Meeting.  
Ayes: Commissioners Cirone, McCallum, Novy, Pajor and Stine  
Nays: None  
Absent: Commissioners Guist, Kuhn  
Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:24 p.m.

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Mary Ellen Bliss, Recording Secretary