

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

July 30, 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 Special Meeting to order at 7:02 p.m.

2. ROLL CALL

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

Absent: Dominick Cirone

There was a quorum.

Oswego community representatives in attendance were:

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

3. MINUTES

Motion: Commissioner McCallum, second Commissioner Guist to accept the minutes of the July 9, 2020 Planning & Zoning Commission Meeting

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

Nays: None

Absent: Commissioner Cirone

Motion carried

4. PUBLIC HEARINGS

Special Use Permit Request

Dominique's Dog Grooming

27 Stonehill Road

Applicant: Dominique Castillo

Project #1069.20

Project Manager: Natalie Zine

Motion: Commissioner Kuhn, second Commissioner Guist to open the Public Hearing at 7:03 p.m.

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

Nays: None

Absent: Commissioner Cirone

Motion carried

Ms. Zine stated the applicant is requesting approval of a Special Use Permit to allow for the operation of a dog grooming business at 27 Stonehill Road, Unit F, in the M-1 Limited Manufacturing District. Ms. Zine stated a “dog grooming” business is not specifically addressed in the Zoning Ordinance, however the comparable uses of “pet shops, kennels or animal hospitals” are considered permitted uses in the B-3 district when conducted wholly within an enclosed building and are considered special uses in the M-1 District, thus the applicant is requesting a Special Use Permit.

Ms. Zine stated the property is currently improved with two multi-tenant buildings with a mixture of light industrial and service-based uses, and the proposed dog grooming business is generally consistent with the existing mix of uses.

Ms. Zine stated there will be no boarding of dogs and no daycare services offered; owners are required to drop off and pick up their dogs with minimal lag time between appointments. Ms. Zine stated the business will employ one to three people and that parking and traffic issues should be minimal as there will only be two to three dogs in-house at any given time. Ms. Zine stated no additional landscaping will be required for the proposed special use and the business will be required to comply with the Village’s Sign Ordinance for any future signage.

Ms. Zine stated staff believes the applicant has met the Standards for a Special Use and the proposed dog grooming business will be compatible with the surrounding uses in the area. Ms. Zine stated staff recommends the Planning and Zoning Commission to accept the findings of fact for the Standards for a Special Use Permit and recommends approval of the Special Use Permit for a dog grooming business in the M-1 Limited Manufacturing District.

No audience members wished to speak at the public hearing.

Motion: Commissioner Kuhn, second Commissioner McCallum to close the Public Hearing at 7:07 p.m.
Ayes: Commissioners Guist, Kuhn, McCallum, Novy, Pajor and Stine
Nays: None
Absent: Commissioner Cirone
Motion carried

Recommendation:

Motion: Commissioner Guist, second Commissioner McCallum to accept the findings of fact for the Standards for a Special Use Permit and recommend approval of the Special Use Permit for a dog grooming business in the M-1 Limited Manufacturing District.
Ayes: Commissioners Guist, Kuhn, McCallum, Novy, Pajor and Stine
Nays: None
Absent: Commissioner Cirone
Motion carried

Preliminary/Final Planned Unit Development Request

Freddie's Off the Chain
11 Madison Street
Applicant: Mona Herrada
Project #1070.20
Project Manager: Natalie Zine

Motion: Commissioner Kuhn, second Commissioner Guist to open the Public Hearing at 7:08 p.m.
Ayes: Commissioners Guist, Kuhn, McCallum, Novy, Pajor and Stine
Nays: None
Absent: Commissioner Cirone
Motion carried

Ms. Zine stated the applicant is requesting approval of a Preliminary/Final Planned Unit Development to allow for the development of a restaurant and associated site improvements at 11 Madison Street in the B-2 Community Shopping District. Ms. Zine stated the existing building has been vacant for a year and a half.

Ms. Zine stated the proposed development will include an interior remodel of the existing building, a one-story 741 square-foot addition, façade improvements, and various site improvements including two outdoor seating areas. Ms. Zine stated the southern addition will be approximately five feet from the property line which meets the Zoning Ordinance. Ms. Zine stated the rear or western additions to the building appear to only be approximately two to three feet from the property line, however the property backs up to a public alley and staff does not believe it will be an issue. Ms. Zine stated the front yard setback will not change.

Ms. Zine stated the Zoning Ordinance would typically require 24 parking spaces for the building, however the Village has not enforced a minimum parking requirement in the downtown area in recent years. Ms. Zine stated the site plan illustrates 10 parking spaces including one handicap/ADA for the restaurant; three of those spaces will be employee parking because they are at the rear of the building and accessible only from the alley. Ms. Zine stated bicycle parking will be provided and a pedestrian pathway is outlined in yellow paint from the sidewalk on Madison Street to the front entrance. Ms. Zine stated the proposed site layout will maintain the existing entrance on Madison and potential cross access to either adjacent property, although easements have not been requested at this time.

Ms. Zine stated a modified landscape is proposed along the eastern property line (Madison Street) where new shrubs and street trees will be planted. Ms. Zine stated the front outdoor seating area will be bordered by large, protective barrier planter boxes; a proposed 6' tall privacy fence around the outdoor beer garden area will provide some protection from the noise on Madison Street and the weather elements. Ms. Zine stated the proposed addition and existing façade will be updated with a new brick and stone veneer and signage shall comply with the Village Sign Code.

Ms. Zine stated staff believes the proposed Preliminary/Final Planned Unit Development is in general compliance with the Village's Zoning Ordinance and Subdivision regulations and recommends approval of the request for the development of a restaurant and associated site improvements at 11 S. Madison.

Robert Allen was sworn in
Chicago, IL

Mr. Allen stated he represents the applicant and that the proposed restaurant will be family oriented.

Keith Wolff was sworn in
Oswego, IL

Mr. Wolff stated he owns the property adjacent to the northeast side (Dusty Road) and questioned how the construction will affect the easements between the two properties. Mr. Wolff expressed concern that people will use the Dusty Road parking lot as an easement to the restaurant. Mr. Wolff asked if the beer garden will sell liquor and Mr. Allen stated they will be applying for a liquor license. Mr. Wolff expressed concern about debris from the beer garden.

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

Motion: Commissioner Kuhn, second Commissioner Guist to close the Public Hearing at 7:15 p.m.

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

Nays: None

Absent: Commissioner Cirone

Motion carried

Commissioner comments:

Ms. Zine stated the beer garden is essentially an enclosed outdoor seating area, and debris should be kept at a minimum with an area identified as a trash enclosure at the back of the building. Ms. Zine stated the applicant will submit full building plans which will show how construction/demolition will be conducted wholly on their property. Director Zenner stated property owners can post a sign in their parking lot which limits parking to their own customers.

Commissioner Stine asked if the beer garden will stay open after the restaurant closes for the evening. Mr. Allen stated the restaurant and beer garden will have the same hours of operation. Chairman Pajor asked if there will be music in the beer garden. Mr. Allen stated there will not be live music.

Mona Herrada stated she is the applicant and owner of the business and will ensure that Dusty Road's parking lot is not utilized by her restaurant's customers.

Chairman Pajor asked if there is fencing between the proposed restaurant and Dusty Road. Ms. Zine stated fencing is not on the site plan. Mr. Allen stated they would be willing to add a fence between the two businesses.

Parking was discussed. Ms. Zine stated there are six parking spots in the restaurant's lot and street parking is also available. Ms. Zine stated downtown is a walkable, pedestrian friendly area and there have been no minimum parking restrictions for downtown businesses in recent years.

Recommendation:

Motion: Commissioner McCallum, second Commissioner Stine to accept the findings of fact and recommend approval of the Preliminary/Final Planned Unit Development of a restaurant and associated site improvements at 11 S. Madison with the addition of fencing along the Dusty Road property to prevent cross access between the two properties, with staff to work with the applicant on final engineering and minimal changes to the PUD Plan.

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

Motion carried

Variance Request

459 Main Street Sewer Variance
459 Main Street
Applicant: John Peshia
Project #1071.20
Project Manager: Rod Zenner

Motion: Commissioner Guist, second Commissioner McCallum to open the Public Hearing at 7:44 p.m.

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

Motion carried

Director Zenner stated the applicant is requesting approval of a variance to Section 8.30 of the Subdivision and Development Regulations to allow for the development of a single-family home at 459 Main Street without the requirement to extend sanitary sewer main to the far end of the property.

Director Zenner stated the intent of the ordinance is to provide sewer extensions to neighboring properties to allow for orderly and efficient development of properties, which is often most effective on developments of vacant farmlands with residential subdivisions. Director Zenner stated in this instance, this is an in-fill project within the developed neighborhood in the downtown area. Director Zenner stated it is staff's opinion that the extension of the sewer would not necessarily benefit the neighboring properties as they are already serviced by sewer connections, and the extension of the sanitary sewer could be limited due to the existing storm sewer in the area. Director Zenner stated staff believes that the variance to eliminate the requirements of Section 8.30 of the Subdivision and Development Regulations should be approved.

No audience members wished to speak at the public hearing.

Motion: Commissioner Kuhn, second Commissioner McCallum to close the Public Hearing at 7:46 p.m.

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

Motion carried

Recommendation:

Motion: Commissioner Kuhn, second Commissioner Guist to accept the findings of fact and recommend approval of the Variance to Section 8.30 of the Subdivision and Development Regulations to eliminate the requirement of extending the sanitary sewer main line to the full extent of the property line for 459 Main Street.

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

Nays: None

Absent: Commissioner Cirone

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

Director Zenner stated the August 6, 2020 Planning and Zoning Commission meeting has been cancelled.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - September 10, 2020

15. ADJOURNMENT

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

Chairman Pajor adjourned the Planning & Zoning Commission Special Meeting at 7:47 p.m.

Mary Ellen Bliss, Recording Secretary