

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

**January 10, 2019**

**1. CALL TO ORDER**

Chairman Pajor called the Oswego Planning & Zoning Commission Meeting to order at 7:01 p.m.

**2. ROLL CALL**

Present: Dominick Cirone, Matt Garland, Ken Holmstrom, Charlie Pajor, Rebecca Stine  
Absent: Rick Kuhn

There was a quorum.

Oswego community representatives in attendance were:

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

**3. MINUTES**

Motion: Commissioner Garland, second Commissioner Stine to accept the minutes from the December 6, 2018 Planning & Zoning Commission Meeting.

Ayes: Commissioners Cirone, Garland, Holmstrom, Pajor, Stine

Nays: None

Absent: Commissioner Kuhn

Motion carried

**4. PUBLIC HEARINGS**

**Major Change to the PUD/Preliminary PUD and Plat**

1945 Wiesbrook Drive

Applicant: CIG Development

Project #1032.18

Project Manager: Rod Zenner

Chairman Pajor stated the Public Hearing for 1945 Wiesbrook Drive will be opened and continued to the February 7, 2019 Planning & Zoning Commission meeting.

Motion: Commissioner Holmstrom, second Commissioner Stine to open the Public Hearing at 7:03 p.m. and continue to the February 7, 2019 Planning & Zoning Commission meeting

Ayes: Commissioners Cirone, Garland, Holmstrom, Pajor, Stine

Nays: None

Absent: Commissioner Kuhn

Motion carried

**Preliminary PUD and Plat**

113 Main Street

Applicant: Imperial Investments

Project #1033.18

Project Manager: Rod Zenner

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

Ayes: Commissioners Cirone, Garland, Holmstrom, Pajor, Stine

Nays: None

Absent: Commissioner Kuhn

Motion carried

Director Zenner stated the applicant is requesting approval of a Preliminary PUD and Plat to allow for the development of a three-story mixed-use building located at 113 Main Street. Director Zenner reviewed the proposed uses, the building setbacks and elevations, and the parking spaces that will be available for use.

Mike Mann was sworn in  
Yorkville, IL

Mr. Mann is a representative of Imperial Investments. Commissioner Garland asked about the type of door that would be used for the four-seasons room. Mr. Mann stated it will be a pocket-style door.

Chairman Pajor asked about the distance between the front of the building and the street. Director Zenner reviewed the setbacks and stated certain trees will need to be removed.

Commissioner Stine asked about the apartments on the upper floors of the building. Mr. Mann stated they will be two-bedroom and three-bedroom units.

Marty Kunkel was sworn in  
Oswego, IL

Mr. Kunkel is the property owner of 105 Main Street. Mr. Kunkel stated there are minimal parking spaces on Main Street and asked when future parking spaces will be available for use. Director Zenner stated the Village anticipates completion of the Adams Street parking lot in the fall of 2019 prior to the building at 113 Main Street being completed. Mr. Kunkel asked if the parking lot was designed to meet the needs of both the new Mexican restaurant and the new building at 113 Main Street. Director Zenner stated the new parking lot will consist of twenty-two parking spaces. Mr. Kunkel stated he does not believe the additional twenty-two parking spaces will be adequate to accommodate the patrons for all local businesses. There was a discussion about available parking spaces.

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

Motion: Commissioner Garland, second Commissioner Stine to close the Public Hearing at 7:14 p.m.

Ayes: Commissioners Cirone, Garland, Holmstrom, Pajor, Stine

Nays: None

Absent: Commissioner Kuhn

Motion carried

**Commissioner Comments:**

Chairman Pajor asked the petitioner about the construction timeline for the project. Mr. Mann stated the anticipated start date is between May 1 and September 1, 2019.

Commissioner Stine asked about the construction of the public parking spaces for The Reserve at Hudson Crossing. Director Zenner stated the estimated completion date for parking is spring of 2020. There was a discussion about the usage of current parking spaces in the downtown area.

**Recommendation:**

Motion: Commissioner Stine, second Commissioner Cirone to accept the findings of fact and recommends approval of the Preliminary PUD for 113 Main Street.  
Ayes: Commissioners Cirone, Garland, Holmstrom, Pajor, Stine  
Nays: None  
Absent: Commissioner Kuhn  
Motion carried

**5. OLD BUSINESS**

None.

**6. NEW BUSINESS**

**Site Plan**

90 Plank Drive  
Applicant: 90 Plank Road LLC  
Project #1031.18  
Project Manager: Natalie Zine

Director Zenner stated the applicant is requesting approval of a Site Plan for Lot 14 of Stonehill Business Park to allow for the development of an 11,054 square foot multi-tenant medical office building. Director Zenner stated professional offices are a permitted use in the M-1 Manufacturing District and the proposed building meets setback and FAR requirements. Director Zenner stated there is no sidewalk on the plans and staff recommends waiving the sidewalk requirement for this project. Director Zenner reviewed the elevation and building materials and discussed the proposed changes to the Landscape Plan.

Chairman Pajor inquired about including a sidewalk along the front of the building for pedestrian access to all suites from the parking area. There was a discussion about the location of sidewalks for the building.

Frank Valenti  
Oswego, IL

Mr. Valenti is a representative of 90 Plank Road LLC. Chairman Pajor asked if a mix of medical and non-medical offices will be permitted in the building. Mr. Valenti stated the offices will primarily be medical in nature.

**Recommendation:**

Motion: Commissioner Garland, second Commissioner Cirone to accept the findings of fact and recommends approval of the Site Plan for 90 Plank Drive.  
Ayes: Commissioners Cirone, Garland, Holmstrom, Pajor, Stine  
Nays: None  
Absent: Commissioner Kuhn  
Motion carried

**7. PUBLIC FORUM**

No audience members wished to speak at the Public Forum.

**8. CHAIRMAN'S REPORT**

Chairman Pajor wished all a Happy New Year. Chairman Pajor stated there is still one vacancy on the Planning & Zoning Commission Board.

**9. COMMISSIONERS REPORT**

Commissioner Garland asked for an update regarding the request to remove utility poles on Main Street. Director Zenner stated he will follow up on the request.

**10. HISTORIC PRESERVATION COMMISSIONER REPORT**

No report.

**11. ECO COMMISSION REPORT**

No report.

**12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

Director Zenner stated that Ms. Zine will not be attending the Planning & Zoning Commission meetings for the next few months due to class schedule.

**13. OSWEGOLAND PARK DISTRICT REPORT**

Chad Feldotto wished all a Happy New Year.

**14. NEXT MEETING - February 7, 2019**

**15. ADJOURNMENT**

Motion: Commissioner Stine, second Commissioner Garland to adjourn the Planning and Zoning Commission Meeting at 7:28 p.m.  
Ayes: Commissioners Cirone, Garland, Holmstrom, Pajor, Stine  
Nays: None  
Absent: Commissioner Kuhn  
Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:28 p.m.