

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

April 4, 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: Ken Holmstrom, Rick Kuhn, Karen Novy, Charlie Pajor
Absent: Dominick Cirone, Matt Garland, Rebecca Stine

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Community Development Director; Pam Johnson, Recording Secretary

3. MINUTES

Motion: Commissioner Kuhn, second Commissioner Holmstrom to accept the minutes of the February 7, 2019 Planning & Zoning Commission Meeting.
Ayes: Commissioners Holmstrom, Kuhn, Novy, Pajor
Nays: None
Absent: Commissioners Cirone, Garland, Stine
Motion carried

Dominick Cirone and Matt Garland arrived at 7:02 p.m.

4. PUBLIC HEARINGS

Major Amendment to the Preliminary/Final PUD

Neptune Two
1945 Wiesbrook Drive
Applicant: CIG Development
Project #1032.18
Project Manager: Rod Zenner

The Public Hearing for 1945 Wiesbrook Drive project #1032.18 was opened at the January 10, 2019 meeting and re-opened at the April 4, 2019 Planning & Zoning Commission meeting.

Motion: Commissioner Holmstrom, second Commissioner Kuhn to re-open the Public Hearing at 7:03 p.m.
Ayes: Commissioners Cirone, Garland, Holmstrom, Kuhn, Novy, Pajor
Nays: None
Absent: Commissioner Stine
Motion carried

Director Zenner stated the applicant is requesting a Major Amendment to the Preliminary/Final PUD approval to allow for the development of an indoor self-storage facility.

Director Zenner reviewed the proposed building uses, elevations, and parking space requirements and recommends additional masonry material be added to the exterior building elevations. Director Zenner stated the plans need to be revised to show the required screening around the storage facility.

Director Zenner reviewed the proposed signage and landscape plan and stated additional tree-species information needs to be included on the plan, and the trees shown along Route 30 need to be removed per IDOT requirements.

John Philipchuck was sworn in
Naperville, IL

Gary Delaney was sworn in
Chicago, IL

Mr. Philipchuck is a representative for the petitioner CIG Development. Mr. Philipchuck reviewed the proposed outdoor storage facility.

Chairman Pajor asked about the required fencing for the property.

Mr. Delaney is a representative of Extra Space Storage that will manage the storage facility. Mr. Delaney stated additional masonry material will be added to the building and screening will be installed around the building and reviewed emergency access points for the property.

Commissioner Kuhn, Director Zenner and Mr. Delaney discussed the building materials. Mr. Delaney reviewed the climate control feature of the property.

Chairman Pajor asked about the proposed signage. Mr. Delaney stated the sign will not project above the building and the sign style is used as branding for Extra Space Storage.

Chairman Pajor asked about the landscape plan. Mr. Delaney stated the required landscaping will be included on the plan and the trees shown on Route 30 will be removed per IDOT requirements.

Commissioner Kuhn asked about the sprinkler system for the building. Mr. Delaney stated the entire building will be sprinklered and reviewed additional fire safety components.

Commissioner Cirone asked about signage along Route 30. There was a discussion about Village signage requirements and existing signage along Route 30. Mr. Delaney provided information for viewing an example of an existing sign on an Extra Space Storage building located in Chicago. There was a discussion about the proposed signage.

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

Motion: Commissioner Kuhn, second Commissioner Holmstrom to close the Public Hearing at 7:21 p.m.

Ayes: Commissioners Cirone, Garland, Holmstrom, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioner Stine

Motion carried

Commissioner Comments:

None.

Recommendation:

Motion: Commissioner Holmstrom, second Commissioner Garland to accept the findings of fact for the approval of the Major Amendment to the Preliminary/Final PUD for 1945 Wiesbrook Drive subject to the following conditions:

1. Add masonry material to the exterior elevation of the building.
2. Add fencing for the storage facility as required by code.
3. Add additional detail to the Landscape Plan.
4. Allow projecting signage provided the sign does not extend above the building and no additional monument sign is installed.

Ayes: Commissioners Cirone, Garland, Holmstrom, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioner Stine

Motion carried

5. OLD BUSINESS

None.

6. NEW BUSINESS

Final PUD and Plat

Burger King, 3439 Orchard Road

Applicant: KV & Sons LLC, Oswego2

Project #1035.19

Project Manager: Natalie Zine

Director Zenner stated the applicant will be submitting additional plans for subdividing the lot and a more detailed Final PUD Plan and is requesting the project be continued to the May 9, 2019 Planning & Zoning Commission meeting. Chairman Pajor requested a location map of the proposed project.

Motion: Commissioner Garland, second Commissioner Cirone to continue to the May 9, 2019 Planning & Zoning Commission meeting

Ayes: Commissioners Cirone, Garland, Holmstrom, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioner Stine

Motion carried

7. PUBLIC FORUM

No audience members wished to speak at the Public Forum.

8. CHAIRMAN'S REPORT

No report.

9. COMMISSIONERS REPORT

Commissioner Novy introduced herself to the Planning and Zoning Commission.

Commissioner Garland stated he is relocating and this is his last meeting as a Planning and Zoning Commissioner. Chairman Pajor thanked Matt for his service.

Commissioner Kuhn stated Director Zenner is following up with the utility poles on Main Street.

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 9, 2019

15. ADJOURNMENT

Motion: Commissioner Kuhn, second Commissioner Garland to adjourn the Planning and Zoning Commission Meeting at 7:27 p.m.

Ayes: Commissioners Cirone, Garland, Holmstrom, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioner Stine

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:27 p.m.