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

May 23, 2019

1.   CALL TO ORDER

Chairman Pajor called the Oswego Planning & Zoning Commission Special Meeting to order at 7:00 p.m.

2.   ROLL CALL

Present: Dominick Cirone, Ken Holmstrom, Rick Kuhn, Karen Novy, Charlie Pajor, Rebecca Stine
Absent: None

There was a quorum.

Oswego community representatives in attendance were:
Present: Rod Zenner, Community Development Director; Pam Johnson, Recording Secretary; Judy Sollinger, Village Trustee

3.   MINUTES

Motion: Commissioner Holmstrom, second Commissioner Kuhn to accept the minutes of the April 4, 2019 Planning & Zoning Commission Meeting.
Ayes: Commissioners Cirone, Holmstrom, Kuhn, Novy, Pajor, Stine
Nays: None
Absent: None
Motion carried

4.   PUBLIC HEARINGS

None.

5.   OLD 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 is requesting approval of a Final PUD and Subdivision Plat to allow for the development of a one-story, 2,850 square foot restaurant and a one-story 8,250 square foot multi-tenant commercial building located on Lot 4 of Orchard Way and requesting approval for the resubdivision of Lot 4. Director Zenner reviewed the proposed building locations, anticipated uses, the required parking spaces, building material, building elevations and landscape requirements.

Chairman Pajor asked about the location of the patio shown on the plan for the multi-tenant building in relation to the location of the drive-thru lane for the restaurant building.

Mr. Mike Schoppe is a representative of the applicant KV & Sons LLC, Oswego 2. Mr. Schoppe and Mr. Dipak Patel reviewed the patio location as shown on the plans for the multi-tenant building.

Commissioner Kuhn asked about parking spaces for the proposed restaurant uses. Chairman Pajor asked about the two parking spaces shown on the west side of the property near the drive-thru lane and the potential traffic issues the parking spaces could cause. There was a discussion about the total number of required parking spaces and the location of the parking spaces.

Commissioner Stine asked about the tenants for the multi-tenant commercial building. Mr. Patel stated the possible future tenants are a restaurant and a nail salon.

Motion: Commissioner Stine second Commissioner Cirone to recommend approval of the Final PUD to allow for the development of a one-story restaurant and a one-story multi-tenant commercial building located on Lot 4 of Orchard Way, subject to the following conditions:
1. Removal of the southern wall sign for the proposed Burger King restaurant.
2. Submittal of a correct Final PUD Plan and Plat.
3. All signage on the multi-tenant commercial building shall comply with the village sign ordinance; rear signage is permitted but shall not exceed a height of two feet (2') and shall comply with all other wall sign regulations per the sign ordinance.

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

Nays: None

Absent: None

Motion carried

6. NEW BUSINESS

None.

7. PUBLIC FORUM

No audience members wished to speak at the Public Forum.

8. CHAIRMAN'S REPORT

No report.

9. COMMISSIONERS REPORT

Commissioner Kuhn asked about the utility poles on Main Street. Director Zenner stated the Public Works Director is following up with the request to have the utility poles removed.

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 -   June 13, 2019

15.   ADJOURNMENT

Motion: Commissioner Holmstrom, second Commissioner Cirone to adjourn the
                 Planning and Zoning Commission Special Meeting at 7:13 p.m.
Ayes: Commissioners Cirone, Holmstrom, Kuhn, Novy, Pajor, Stine
Nays: None
Absent: None
Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:13 p.m.