

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

June 13, 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, Rick Kuhn, Karen Novy, Charlie Pajor
Absent: Ken Holmstrom, Rebecca Stine

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 Kuhn, second Commissioner Cirone to accept the minutes of the May 23, 2019 Planning & Zoning Commission Special Meeting.

Ayes: Commissioners Cirone, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioners Holmstrom, Stine

Motion carried

4. PUBLIC HEARINGS

Major Change to the PUD

Ogden and Heritage Cell Tower

Applicant: Central States Tower

Project #1036.19

Project Manager: Rod Zenner

Motion: Commissioner Kuhn, second Commissioner Cirone to open the Public Hearing at 7:04 p.m.

Ayes: Commissioners Cirone, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioners Holmstrom, Stine

Motion carried

Director Zenner stated the applicant is requesting approval of a Major Change to the PUD for Prairie Market with a Special Use for a Communications Facility to allow for the development of a 125-foot-tall communications tower located behind the Best Buy and DSW retail spaces. Director Zenner reviewed the proposed tower specifications, the distance to the nearest residential location and the permitted maximum noise level. Director Zenner stated the plan indicates a gravel access drive and staff recommends this drive be a hard surface material instead of gravel.

Commissioner Comments:

Commissioner Novy asked about maintenance for the proposed landscaping around the tower. Director Zenner stated the Village's Code Enforcement would act if complaints were received about the upkeep and recommended evergreen trees as an option for landscaping.

Commissioner Cirone asked if surrounding retailers had any concerns about the proposed communication tower. Director Zenner stated the required certified mailings were mailed to the surrounding property owners to notify them of the proposed tower.

Recommendation:

Motion: Commissioner Kuhn, second Commissioner Cirone to accept the findings of fact for the approval of the Major Amendment to the PUD to allow for a Special Use Permit for a Communications Tower subject to the following conditions:

1. The access drive be constructed of hard pavement.
2. The generator and equipment meet the Village's sound ordinance restrictions.
3. Improve the screening on the residential side of the tower with fencing or landscaping.

Ayes: Commissioners Cirone, Kuhn, Novy, Pajor
Nays: None
Absent: Commissioners Holmstrom, Stine
Motion carried

Special Use Permit

Oswego Township Maintenance Garage
Applicant: Oswego Township
Project #1039.19
Project Manager: Rod Zenner

Motion: Commissioner Kuhn, second Commissioner Cirone to open the Public Hearing at 7:30 p.m.
Ayes: Commissioners Cirone, Kuhn, Novy, Pajor
Nays: None
Absent: Commissioners Holmstrom, Stine
Motion carried

Director Zenner stated the applicant is requesting an amendment to the Special Use Permit for a public service to allow for an expansion of the existing maintenance facility. Director Zenner reviewed the previously approved Special Use Permit and the petitioner is now requesting approval to allow for the construction of an additional storage building and to pave the gravel storage area as a site improvement. Director Zenner stated the additional impervious surface requires the petitioner to increase the size of stormwater detention.

Bob Rogerson was sworn in
Montgomery, IL

Commissioner Kuhn asked what type of building is being proposed at the site.

Mr. Rogerson is a representative of the Oswego Township. Mr. Rogerson stated the proposed future building will be a cold storage building and that the building plan is only for stormwater calculations at this time. There was a discussion about the proposed future building.

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

Motion: Commissioner Cirone, second Commissioner Kuhn to close the Public Hearing at 7:36 p.m.
Ayes: Commissioners Cirone, Cirone, Novy, Pajor
Nays: None
Absent: Commissioners Holmstrom, Stine
Motion carried

Commissioner Comments:

Commissioner Kuhn asked about the timeline for the proposed parking lot. Mr. Rogerson stated approximately a two-year process for paving depending on the budget of the Township.

Recommendation:

Motion: Commissioner Cirone, second Commissioner Novy to accept the findings of fact for the approval of the Major Amendment to the PUD to allow for a Special Use Permit for 1150 Route 25 to allow for a Public Service Use as a maintenance facility for Oswego Township subject to the following conditions:
1. Architectural review and approval by the Village prior to construction of future building.
Ayes: Commissioners Cirone, Kuhn, Novy, Pajor
Nays: None
Absent: Commissioners Holmstrom, Stine
Motion carried

5. OLD BUSINESS

None.

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

No report.

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 11, 2019

15. ADJOURNMENT

Motion: Commissioner Kuhn, second Commissioner Novy to adjourn the Planning and Zoning Commission Special Meeting at 7:39 p.m.

Ayes: Commissioners Cirone, Kuhn, Novy, Pajor

Nays: None

Absent: Commissioners Holmstrom, Stine

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:39 p.m.