

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

September 5, 2019

1. CALL TO ORDER

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

2. ROLL CALL

Present: Dominic Cirone, Tom Guist, Ken Holmstrom, Rick Kuhn, Karen Novy, Charlie Pajor, and Rebecca Stine
There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Community Development Director; Natalie Zine, Planner;
Hameeda Hashim, Recording Secretary; Judy Sollinger, Village Trustee.

3. MINUTES

Motion: Commissioner Kuhn, second Commissioner Stine to accept the minutes of the July 11, 2019 Planning & Zoning Commission Meeting.

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

Nays: None

Motion carried

4. PUBLIC HEARINGS

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

Final PUD

Final PUD and Plat

Burger King, Orchard Way Lot 4 .

Applicant: KV & Sons LLC, Oswego2

Project #1035.19

Project Manager: Natalie Zine

Ms. Zine stated that the Final PUD and Plat Burger King, Orchard Way Lot 4 was recommended for approval on May 23, 2019, however, the Petitioner, Mr. Patel, is now requesting revisions to that site plan.

Ms. Zine stated that per staff comments and a condition made on the previously approved plans, the southern (rear) wall sign has been removed and the landscaping rearranged within the site to fit the new layout with no reduction in quantity.

Ms. Zine stated parking on the site has been redesigned to be adjacent to the building and the trash enclosure moved. Ms. Zine stated this has resulted in a reduction of four parking spaces and the new plan has one additional handicap space. Ms. Zine stated that staff recommends the additional third handicap space be converted to two regular parking spaces.

Ms. Zine stated that the western access has been changed from a two-way ingress/egress to a one-way exit-only egress. Ms. Zine stated the drive-through lane width has been reduced from ten-feet to eight-feet six-inches, and the bypass lane width has been reduced from fifteen-feet to twelve-feet. Ms. Zine stated staff is concerned that the twenty-four foot wide exit-only design for the western access will create confusion as it will look similar to the two-way entrance on Station Drive to the south. Ms. Zine stated staff recommends keeping the western access as a two-way entrance and exit at Station Drive with signage prohibiting vehicles from turning left into the site.

Ms. Zine stated staff recommends the Planning and Zoning Commission recommend approval of the revised Final PUD and Plat to allow for the requested changes to 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. The following plans are submitted and approved by staff: 1) Street and Traffic Identifier Plan 2) Final Signage Plan 3) Photometric Plan 4) Final Engineering.
2. One of the handicap parking spaces be converted into two regular spaces.
3. The drive-through and bypass lane configuration shall be returned to the two-way design.
4. Signage is posted to prohibit vehicles from turning left through the drive up.

Commissioner Comments:

Mike Schoppe is a representative of the petitioner KV & Sons LLC, Oswego2. Mr. Schoppe stated there are no changes to the Site Plan or Landscape Plan for the commercial lot, and the only changes that have taken place are those that Ms. Zine reviewed for the Burger King portion of the site.

Commissioner Stine asked about the drive-through traffic lanes. Ms. Zine stated staff recommends redesign of the lanes as the tapered design may cause accidents.

Chairman Pajor asked for petitioner response to the conditions recommended by staff.

Thomas Scesniak is the architect for the petitioner KV & Sons LLC, Oswego2. Mr. Scesniak reviewed the layout of the parking spaces, the number of handicap spaces, the design of the drive-through lanes and the ingress/egress locations.

Commissioner Novy asked if speed bumps are an option in the drive-through lane to reduce the speed of traffic. Mr. Scesniak stated that speed bumps could be installed however they would likely be eliminated in the winter by snow plows, and drivers may lose control of their vehicle by hitting a speed bump.

Commissioner Stine asked about the entrance/exit on the revised plan. Mr. Scesniak stated he is narrowing the exit and shifting it for easy access to the stop sign. Commissioner Cirone asked about the access lane. There was a discussion about the exit lane. Ms. Zine stated that the design of the exit lane is to help control traffic and stated the Fire Department and Engineering did not approve of the proposed narrow exit.

Commissioner Kuhn discussed the proposed configuration of the drive-through lane and the by-pass lane. There was a discussion about drive-through and by-pass lane designs.

Chairman Pajor asked for clarification of the required signage. Ms. Zine stated the recommended "One-Way Do Not Enter" sign would prevent vehicles from turning north into traffic and would direct traffic to drive around the building. There was further discussion about the drive-through and by-pass lane configuration.

Commissioner Holmstrom suggested closing the western entrance completely and having the traffic go to the other entrance. There was a discussion about the option of closing the western entrance.

Mr. Schoppe stated it is not a requirement of Burger King Corporation to have an entrance onto Station Drive. The Commissioners discussed the proposed recommendations by staff. Ms. Zine reviewed the recommended lane design and signage.

Recommendation:

Motion: Chairman Pajor to eliminate the entrance on Station Drive provided it meets Engineering and Fire approval.

Motion died due to a lack of second.

Motion: Commissioner Kuhn, second Commissioner Holmstrom to support the motion to recommend approval of the revised PUD and PLAT to allow for the requested changes of the development subject to conditions #1 through #4.

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

Nays: Chairman Pajor

Motion carried

7. PUBLIC FORUM

No audience members wished to speak at the Public Forum.

8. CHAIRMAN'S REPORT

Welcome Tom Guist as a new member of the Planning & Zoning Commission.

9. COMMISSIONERS REPORT

Commissioner Kuhn stated Director Rod Zenner has successfully petitioned for the removal of two poles at 113 Main Street.

10. HISTORIC PRESERVATION COMMISSIONER REPORT

No report.

11. ECO COMMISSION REPORT

No report.

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Director Zenner stated there will be a Cannabis discussion at the next Planning & Zoning Commission meeting.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - October 10, 2019

15. ADJOURNMENT

Motion: Commissioner Holmstrom, second Commissioner Cirone to adjourn the Planning and Zoning Commission Meeting at 7:52 p.m.

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

Nays: None

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:52 p.m.



Hameeda Hashim, Recording Secretary