

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

November 7, 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, Ken Holmstrom, Rick Kuhn, Karen Novy, Charlie Pajor and Rebecca Stine
Absent: Tom Guist

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Community Development Director; Natalie Zine, Planner; Mary Ellen Bliss, Recording Secretary; Judy Sollinger, Village Trustee; William Thomas, Village Attorney; Chad Feldotto, Oswegoland Park District; Rob Allison, SD308

3. MINUTES

Motion: Commissioner Holmstrom, second Commissioner Stine to accept the minutes of the October 10, 2019 Planning & Zoning Commission Meeting.
Ayes: Commissioners Cirone, Holmstrom, Kuhn, Novy, Pajor, and Stine
Nays: None
Absent: Commissioner Guist

Motion carried

4. PUBLIC HEARINGS

None.

5. OLD BUSINESS

Text Amendment
Adult-Use Cannabis
Applicant: Village of Oswego
Project #1043.19
Project Manager: Rod Zenner

A revised text amendment was reviewed by the Commissioners with the downtown core outlined. The Commissioners discussed cannabis distributors being allowed or prohibited in the downtown core.

Motion: Commissioner Cirone, second Commissioner Stine to remove the downtown core prohibition language.

Ayes: Commissioners Cirone, Novy and Stine
Nays: Commissioners Holmstrom, Kuhn, and Pajor
Absent: Commissioner Guist
Motion failed

The Commissioners discussed the distance separation language being consistent with the liquor license ordinance and Sunday hours of operation.

Motion: Commissioner Stine, second Commissioner Cirone to accept the draft language as stated in the staff report as the Planning and Zoning Commission's recommendation to the Village Board, with the addition of restricting the hours of operation to 7:00 a.m. on Sunday as consistent with the liquor ordinance and noting that the Commission on second consideration split on the downtown core prohibition.

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

6. NEW BUSINESS

Final PUD and Subdivision Plat

Hummel Trails Neighborhood #14

Applicant: REO Funding Solutions V, LLC

Project #1045.19

Project Manager: Rod Zenner

Director Zenner stated the applicant is requesting approval of Final PUD and Subdivision Plat for Neighborhood 14 of Hummel Trails. Director Zenner stated it is a 90.45 acre site zoned R-2, with 169 single family lots with a minimum lot size of 10,000 square feet and a minimum lot width of 75 feet. Director Zenner stated there is a park site in the southwest corner of the development adjacent to the Ashcroft park site. Director Zenner stated the Final Plat is in substantial conformance with the approved Preliminary Plat so staff recommends approval.

Commissioner Kuhn discussed the Commission approving a reduction of lot sizes in subdivisions.

Recommendation:

Motion: Commissioner Holmstrom, second Commissioner Kuhn, to accept the findings of fact and recommends approval of the Final PUD and Subdivision Plat for Hummel Trails Neighborhood #14.

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

Final PUD and Subdivision Plat

Hummel Trails Neighborhood #10

Applicant: REO Funding Solutions V, LLC

Project #1046.19

Project Manager: Rod Zenner

Director Zenner stated the applicant is requesting approval of Final PUD and Subdivision Plat for Neighborhood 10 of Hummel Trails. Director Zenner stated the site has 97 single family lots with a minimum lot size of 6,600 square feet and an average of 7,218 square feet. Director Zenner stated the Final Plat is in substantial conformance with the approved Preliminary Plat so staff recommends approval.

Recommendation:

Motion: Commissioner Stine, second Commissioner Novy, to accept the findings of fact and recommends approval of the Final PUD and Subdivision Plat for Hummel Trails Neighborhood #10.

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

Nays: None

Absent: Commissioner Guist

Motion carried

7. PUBLIC FORUM

Mr. Rick Niksic stated he works in the medical cannabis industry and offered himself as an informational resource.

8. CHAIRMAN'S REPORT

Chairman Pajor thanked staff for the 2020 meeting calendar.

9. COMMISSIONERS REPORT

No report.

10. HISTORIC PRESERVATION COMMISSIONER REPORT

No report.

11. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Director Zenner asked if the Commissioners would prefer to receive their meeting packets using an iPad or hard copies. The Commissioners discussed the delivery methods and would prefer to use iPads, provided a large-size hard copy of plans are available for viewing at the meetings.

12. OSWEGOLAND PARK DISTRICT REPORT

Chad Feldotto stated Veterans Serenity Park will be dedicated on Sunday at 2:00 p.m.

13. NEXT MEETING - December 5, 2019

14. ADJOURNMENT

Motion: Commissioner Kuhn, second Commissioner Novy to adjourn the Planning and Zoning Commission meeting at 7:48 p.m.

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

Nays: None
Absent: Commissioner Guist
Motion carried

Chairman Pajor adjourned the Planning and Zoning Commission meeting at 7:48 p.m.