

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

December 10, 2020

A quorum of Commission Members was present in person or by electronic means at this meeting and the Commission complied with all requirements of the Illinois Open Meetings Act with electronic participation as authorized by the Open Meetings Act during a declared disaster.

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, Tom Guist, Rick Kuhn, Andrew McCallum, Karen Novy, Charlie Pajor, Rebecca Stine
Absent: None

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Community Development Director; Natalie Zine, Planner; Judy Sollinger, Village Trustee; Mary Ellen Bliss, Recording Secretary

3. MINUTES

Motion: Commissioner Cirone, second Commissioner Novy to accept the minutes of the November 5, 2020 Planning & Zoning Commission Special Meeting
Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor, Stine
Nays: None
Absent: None
Motion carried

4. PUBLIC HEARINGS

Text Amendment

PUD Amendments

Applicant: Village of Oswego

Project #1081.20

Project Manager: Rod Zenner

The Public Hearing for the Text Amendment was opened at the October 1, 2020 Planning and Zoning Commission Special meeting and continued to the November 5, 2020 Planning and Zoning Commission meeting. At the November 5, 2020 Planning and Zoning Commission meeting, the public hearing for the Text Amendment was continued to the next Planning and Zoning Commission meeting. Chairman Pajor stated staff requests that the public hearing be continued to the next Planning and Zoning Commission meeting.

Recommendation:

Motion: Commissioner Kuhn, second Commissioner Cirone to continue the public hearing to the next Planning and Zoning Commission Meeting.
Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor, Stine
Nays: None
Absent: None
Motion carried

Major Amendment to PUD

Popeyes Oswego
3439 Orchard Road
Applicant: HZ Ops Holding Inc.
Project #1089.20
Project Manager: Natalie Zine

Motion: Commissioner Cirone, second Commissioner Guist to open the Public Hearing at 7:04 p.m.
Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor, Stine
Nays: None
Absent: None
Motion carried

Ms. Zine stated the applicant is requesting approval of a Major Amendment to Lot 1 of Orchard Plaza Final Plan of PUD to allow for the development of a Popeyes restaurant with a drive-through. Ms. Zine stated the property is currently vacant pending development and was previously approved for the development of a Burger King restaurant.

Ms. Zine stated the proposed new structure will be approximately 3,230 square feet and 19 feet tall, with a setback approximately 96 feet from Orchard Road. Ms. Zine stated the change in building location is greater than 10 feet, primarily due to the lack of a patio in front of the new Popeyes building. Ms. Zine stated due to the size, height, and location of the new building, a Major PUD Amendment is required.

Ms. Zine reviewed the applicant's proposed signage and the staff recommendations to ensure Village sign code compliance. Ms. Zine stated staff believes the proposed changes to the PUD are in general compliance with the Village's Zoning Ordinance and Subdivision regulations and would recommend approval of the request for a Major PUD Amendment subject to final staff approval of the engineering plans and subject to the following conditions:

1. Reduce the size of the front (east) elevation "POPEYES Louisiana Kitchen" to comply with the Village's sign code.
2. Reduce the size of the rear (west) elevation "POPEYES Louisiana Kitchen" to comply with the Village's sign code and limit the height of the sign to two feet.
3. Eliminate the electronic message board sign on the proposed monument sign.
4. The painted "Love That Chicken" mural be allowed only as a painted mural and not as any other construction type of signage.
5. On the south elevation, eliminate the "POPEYES" letter sign; only the round logo sign is allowed.

No audience members wished to speak at the public hearing.

Motion: Commissioner Stine, second Commissioner Cirone to close the Public Hearing at 7:13 p.m.
Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor, Stine
Nays: None
Absent: None
Motion carried

Commissioner comments:

Discussion took place regarding the proposed signage.

Recommendation:

Motion: Commissioner Stine, second Commissioner Novy to recommend approval of a Major Amendment to Lot 1 of Orchard Plaza Final Plan of PUD to allow for the development of a restaurant with a drive-through subject to final staff approval of the engineering plans and subject to the following conditions:

1. Reduce the size of the front elevation "POPEYES Louisiana Kitchen" to comply with the Village's sign code.
2. Reduce the size of the rear elevation "POPEYES Louisiana Kitchen" to comply with the Village's sign code and limit the height of the sign to two feet.
3. Eliminate the electronic message board sign on the proposed monument sign.
4. The painted "Love That Chicken" mural be allowed only as a painted mural and not as any other construction type of signage.
5. On the south elevation, eliminate the "POPEYES" letter sign; only the round logo sign is allowed.

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

5. OLD BUSINESS

None.

6. NEW BUSINESS

None

7. PUBLIC FORUM

None.

8. CHAIRMAN'S REPORT

None.

9. COMMISSIONERS REPORT

None.

10. HISTORIC PRESERVATION COMMISSIONER REPORT

No report.

11. ECO COMMISSION REPORT

No report.

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

None.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - January 7, 2021

15. ADJOURNMENT

Motion: Commissioner Cirone, second Commissioner Stine to adjourn the Planning and Zoning Commission Meeting.

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

Nays: None

Absent: None

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:37 p.m.