

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

October 7, 2021

1. CALL TO ORDER

Chairman Pajor called the Oswego Planning & Zoning Commission Meeting to order at 7:02 p.m.

2. ROLL CALL

Present: Dominick Cirone, Jason Kapus, Andrew McCallum, Charlie Pajor, Judy Sollinger

Absent: Brook Henschen, Rick Kuhn

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Development Services Director; Mary Ellen Bliss, Recording Secretary

3. MINUTES

Motion: Commissioner Sollinger, second Commissioner Kapus to accept the minutes of the September 9, 2021 Planning & Zoning Commission Meeting

Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger

Nays: None

Absent: Commissioners Henschen, Kuhn

Motion carried

4. PUBLIC HEARINGS

Preliminary-Final PUD

Lot 13 of Kendall Point Business Center

Applicant: For Singh LLC

Project #1114.21

Project Manager: Rod Zenner

Motion: Commissioner Sollinger, second Commissioner Cirone to open the Public Hearing at 7:03 p.m.

Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger

Nays: None

Absent: Commissioners Henschen, Kuhn

Motion carried

Director Zenner stated the applicant is requesting approval of a Preliminary and Final Planned Unit Development (PUD) to allow for a truck parking facility, office building, and a Special Use Permit for a future motor freight terminal. Director Zenner stated the proposed plan indicates a 3,600 square foot office building with 24 vehicle parking spaces (20 outdoor and 4 indoor stalls), a storage yard for 61 tractor trailers and an area identified for a future 5,000-10,000

square foot industrial building and terminal. Director Zenner stated the future terminal could potentially eliminate up to 12 of the tractor trailer parking spaces.

Director Zenner stated the proposed uses for an office and tractor trailer parking are permitted in the M-2 General Manufacturing District, but the proposed future freight terminal expansion requires a Special Use Permit. Director Zenner stated there are similar truck parking and freight terminals located along Wiesbrook Drive to the west, therefore, staff believes that the proposed uses are consistent with the zoning and future land use plan.

Director Zenner stated the site plan proposed two curb cuts along Wiesbrook Drive, with the main access to the west designed for tractor trailer traffic, and the eastern most entrance accommodating vehicular traffic to the office building. Director Zenner stated staff believes there is sufficient parking on the site.

Director Zenner stated the office building/garage is proposed to be one-story in height and constructed with split face concrete block, with windows on the north, west, and east sides to allow in natural light. Director Zenner stated a horizontal band will be provided above the windows to break-up the façade and create visual interest. Director Zenner stated the proposed elevations and materials are similar to other buildings along this section of Wiesbrook Drive and are in keeping with the buildings that exist in this business park.

Director Zenner stated staff recommends the petitioner add additional canopy trees along the east, south, and west sides of the property to provide additional screening opportunities as the plan is currently 37 canopy trees short of the Code requirement. Director Zenner stated given that many of the existing parcels have little to no perimeter landscaping and the property is surrounded by an 8-foot-tall solid fence, staff recommends the addition of 15 canopy trees to the sides and rear of the site.

Director Zenner stated staff believes the proposed PUD and Special Use Permit for a motor freight terminal are in compliance with the Village's Zoning Ordinance and Comprehensive Plan, therefore, staff recommends the Planning and Zoning Commission accept the findings of fact and recommend approval of a Preliminary and Final PUD and a Special Use Permit for a Motor Freight Terminal for the property located at 1940 Wiesbrook Drive subject to the addition of 15 canopy trees to the perimeter of the site.

Patti Bernhard was sworn in
Naperville, IL

Ms. Bernhard, representing the petitioner, gave an overview of the building and site plans.

Harkewal Lally was sworn in
Carpentersville, IL

Mr. Lally is the petitioner and stated there will initially be 15-20 trucks utilizing the site.

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

Motion: Commissioner Sollinger, second Commissioner Cirone to close the Public Hearing at 7:22 p.m.

Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger

Nays: None

Absent: Commissioners Henschen, Kuhn

Motion carried

Discussion took place regarding future signage for the building, and Director Zenner stated any signs would need to be in compliance with the Village's Sign Ordinance.

Recommendation:

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the findings of fact and recommend approval of a Preliminary and Final PUD and a Special Use Permit for a Motor Freight Terminal for the property located at 1940 Wiesbrook Drive subject to the addition of 15 canopy trees to the perimeter of the site.

Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger

Nays: None

Absent: Commissioners Henschen, Kuhn

Motion carried

5. NEW BUSINESS

None.

6. OLD 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. DEVELOPMENT SERVICES DEPARTMENT REPORT

None.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - November 4, 2021

15. ADJOURNMENT

Motion: Commissioner Kapus, second Commissioner Sollinger to adjourn the Planning and Zoning Commission Meeting.
Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kuhn
Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:24 p.m.