

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

March 10, 2022

1. CALL TO ORDER

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

2. ROLL CALL

Present: Brook Henschen, Jason Kapus, Rick Kuhn, Charlie Pajor
Absent: Dominick Cirone, Andrew McCallum, Judy Sollinger

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Development Services Director; Mary Ellen Bliss, Recording Secretary; William Thomas, Village Attorney

3. MINUTES

Motion: Commissioner Kuhn, second Commissioner Henschen to accept the minutes of the February 10, 2022 Planning & Zoning Commission Meeting
Ayes: Commissioners Henschen, Kapus, Kuhn, Pajor
Nays: None
Absent: Commissioners Cirone, McCallum, Sollinger
Motion carried

4. PUBLIC HEARINGS

Text Amendment

Applicant: Village of Oswego
Project #1128.22
Project Manager: Rod Zenner

Motion: Commissioner Kuhn, second Commissioner Kapus to open the Public Hearing at 7:01 p.m.
Ayes: Commissioners Henschen, Kapus, Kuhn, Pajor
Nays: None
Absent: Commissioners Cirone, McCallum, Sollinger
Motion carried

Director Zenner stated the Village currently allows for the operation of vehicle and trailer leasing, such as "U-Haul" equipment, under the B-3 Community Service and Wholesale District which allows the "leasing or renting of real estate, household goods or office products, commercial, industrial machinery and equipment" as a permitted use. Director Zenner stated leasing of equipment is not a permitted or special use in the B-2 Community Shopping District. Director Zenner stated the Village has had a request from a business that wishes to operate the leasing of "U-Haul" type equipment at their location that is currently zoned B-2, therefore,

staff is bringing forward for discussion a proposed text amendment to allow for the leasing of equipment as a permitted use in the B-2 Community Shopping District.

Director Zenner stated the unique characteristic of leasing of equipment is that vehicles and trailers as part of a leasing operation are often stored outside in the business's parking lot. Businesses located in the B-2 District often have smaller parking lots that are utilized at a higher rate than large parking lots found in the B-3 District facilities. Director Zenner stated it is staff's opinion that if leasing of equipment is allowed in B-2, the storage of vehicles and trailers for lease in the parking lot should be limited as to not occupy the required parking spaces for a specific property. Director Zenner stated all the downtown businesses have limited parking and do not have an excess of required parking spaces per code, and therefore could not operate a vehicle leasing business with vehicles and trailers parked in the downtown area.

Director Zenner stated the Village is currently preparing an update of the Zoning Ordinance which will include new zoning districts and permitted and special uses, but it is unknown at this time if the future Code will have restrictions regarding the leasing of equipment or if there will be a B-2 Community Shopping District. Director Zenner stated the Commission could recommend holding off on a Text Amendment and addressing it in the Village's Unified Development Ordinance in the future.

Director Zenner stated if the Plan Commission wishes to move forward with a Text Amendment, staff would recommend it be allowed as a permitted use subject to the condition that outdoor storage of rental equipment be limited to parking spaces that are in excess of the spaces required for the business.

No audience members wished to speak at the public hearing.

Motion: Commissioner Kuhn, second Commissioner Henschen to close the Public Hearing at 7:04 p.m.
Ayes: Commissioners Henschen, Kapus, Kuhn, Pajor
Nays: None
Absent: Commissioners Cirone, McCallum, Sollinger
Motion carried

Discussion took place regarding the storage of rental equipment in parking lots in the B-2 District and restricting this to excess spaces of a business's parking lot to allow the business to operate while ensuring that the parking lots of other businesses are not affected.

Recommendation:

Motion: Commissioner Kuhn, second Commissioner Kapus to recommend approval of the Text Amendment to Section 8.02 of the Zoning Ordinance to allow for leasing or renting of real estate, household goods or office products, commercial, industrial machinery, and equipment subject to the following condition:
A. Exterior storage of vehicles or trailers of rental equipment shall be restricted to on-site parking spaces that are in excess of the spaces required for the use of the property.
Ayes: Commissioners Henschen, Kapus, Kuhn, Pajor
Nays: None
Absent: Commissioners Cirone, McCallum, Sollinger
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. DEVELOPMENT SERVICES DEPARTMENT REPORT

Director Zenner stated the new Planner will begin employment at the end of March.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - April 7, 2022

15. ADJOURNMENT

Motion: Commissioner Kuhn, second Commissioner Kapus to adjourn the Planning and Zoning Commission Meeting.

Ayes: Commissioners Henschen, Kapus, Kuhn, Pajor

Nays: None

Absent: Commissioners Cirone, McCallum, Sollinger

Motion carried

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