

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

May 5, 2022

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

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 Kapus, second Commissioner Sollinger to accept the minutes of the April 7, 2022 Planning & Zoning Commission Meeting as corrected.
Ayes: Commissioners Cirone, Henschen, Kapus, Pajor, Sollinger
Nays: None
Absent: Commissioners Kuhn, McCallum
Motion carried

4. PUBLIC HEARINGS

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

**Final PUD and Subdivision Plat
Harvest Gate at Southbury, Pod 8 Phase 3**

Applicant: Harvest Gate Development, LLC

Project #1135.22

Project Manager: Valeria Tarka

Director Zenner stated the applicant is requesting approval of a Final PUD and Subdivision Plat for Harvest Gate at Southbury Pod 8, Phase 3, to allow for the development of 50 single-family residential lots. Director Zenner stated the plat is consistent with the approved Preliminary Plat regarding general lot sizes and layout. Director Zenner stated the average lot size is 7,041 square feet, with a minimum lot size of 5,480 square feet and a maximum lot size of 14,395 square feet. Director Zenner stated staff is of the opinion that the proposed Final

PUD and Subdivision Plat is in substantial conformance to the approved Preliminary Plat and recommends approval.

Motion: Commissioner Sollinger, second Commissioner Henschen to approve the Final PUD and Subdivision Plat for Harvest Gate at Southbury Pod 8, Phase 3.
Ayes: Commissioners Cirone, Henschen, Kapus, Pajor, Sollinger
Nays: None
Absent: Commissioners Kuhn, McCallum
Motion carried

Commissioner Kuhn arrived at 7:07 p.m.

**Final PUD and Subdivision Plat
Wind Gate at Southbury, Pod 3**

Applicant: Harvest Gate Development, LLC
Project #1136.22
Project Manager: Valeria Tarka

Director Zenner stated the applicant is requesting approval of a Final PUD and Subdivision Plat for Wind Gate at Southbury, Pod 3 to allow for the development of 56 single-family residential lots. Director Zenner stated the plat is consistent with the approved Preliminary Plat regarding layout and general lot sizes. Director Zenner stated the average lot size is 8,214 square feet, with a minimum lot size of 6,240 square feet and a maximum lot size of 20,581 square feet. Director Zenner stated staff is of the opinion that the proposed Final PUD and Subdivision Plat is in substantial conformance to the approved Preliminary Plat and recommends approval.

Motion: Commissioner Sollinger, second Commissioner Cirone to approve the Final PUD and Subdivision Plat for Wind Gate at Southbury Pod 3.
Ayes: Commissioners Cirone, Henschen, Kapus, Kuhn, Pajor, Sollinger
Nays: None
Absent: Commissioner McCallum
Motion carried

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 - June 9, 2022

15. ADJOURNMENT

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

Ayes: Commissioners Cirone, Henschen, Kapus, Kuhn, Pajor, Sollinger

Nays: None

Absent: Commissioner McCallum

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:10 p.m.