



NOTICE AND AGENDA

**NOTICE IS HEREBY GIVEN
THAT A PLANNING & ZONING COMMISSION MEETING**

WILL BE HELD ON

August 4, 2022

7:00 PM

Location: Village Hall, located at 100 Parkers Mill, Oswego Illinois

A. MEETING INFORMATION

A.1 Meeting and Public Comment Instructions

[Meeting and Public Comment Instructions 7.28.22.pdf](#)

B. CALL TO ORDER

C. ROLL CALL

D. MINUTES

D.1 Approval of the June 9, 2022 Planning and Zoning Commission Minutes

[PZC minutes 6.9.22.doc](#)

E. PUBLIC HEARINGS

E.1 Text Amendment to Section 12.00 Off-Street Parking and Loading - Schools

Project #1143.22

Applicant: Village of Oswego

Project Manager: Rod Zenner

[1143.22_Text Amendment_School Parking.PZC.08.04.2022.docx](#)

E.2 70 Stonehill Road- Modern Air Preliminary/Final PUD

Project #1140.22

Bella Solutions

Project Manager: Valeria Tarka

[1140.22 70 Stonehill- Modern Air PrelimFinal PUD PC 080422.docx](#)
[Plat of Survey.pdf](#)
[Site Plan.pdf](#)
[Landscape Plan.pdf](#)
[Elevations.pdf](#)

E.3 1100 Route 34 Rezoning to B-3

Project # 1141.22
Applicant: EBB Holdings LLC
Project Manager: Rod Zenner

[location map.pdf](#)
[site plan.pdf](#)
[1141.22_1100_route_34.PC.08.04.22.pdf](#)

F. OLD BUSINESS

G. NEW BUSINESS

G.1 Birchway Concept Plan

Project #1127.22
Applicant: Greystar Development Central. LLC
Project Manager: Rod Zenner

[1127.22_Birchway_Concept_Plan.PC.8.04.2022.docx](#)
[Location Map.pdf](#)
[Concept Plan.pdf](#)
[Approved 2006 PUD and Proposed Phase 1.pdf](#)

G.2 Deerpath Trails Lots 168 and 169 Subdivision

Project #1145.22
Applicant: Baumgartner Custom Homes, Inc.
project manager: Rod Zenner

[1145.22 Deerpath Trails Lots 168 and 169 Final PlatPC.08.04.22.docx](#)
[Location Map.pdf](#)
[Deerpath Trails Lots 168 169 subdivision.pdf](#)

G.3 Sonoma Trails Concept Plan

Project #1144.22

Applicant: D.R. Horton, Inc – Midwest
Project Manager: Valeria Tarka

[1144.22_Sonoma_Trails_-_Konicek_Property_Concept_Plan_PC_080422.pdf](#)

Location Map.pdf
Concept Plan.pdf
Sample Architectural Elevations.pdf
Sample Branding Package.pdf
Approved 2006 Annexation - Pacific Ridge.pdf
Approved 2007 Final PUD- Champions Run.pdf

H. PUBLIC FORUM

I. CHAIRMAN'S REPORT

J. COMMISSIONER'S REPORT

K. HISTORIC PRESERVATION COMMISSION REPORT

L. OSWEGOLAND PARK DISTRICT REPORT

M. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

N. NEXT MEETING

N.1 September 8, 2022

O. ADJOURNMENT

Posted:
Date: _____
Time: _____
Place: _____
Initials: _____

Tina Touchette
Village Clerk