

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

August 4, 2022

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, 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; Valeria Tarka, Planner; Mary Ellen Bliss, Recording Secretary; William Thomas, Village Attorney

3. MINUTES

Motion: Commissioner Sollinger, second Commissioner Kapus to accept the minutes of the June 9, 2022 Planning & Zoning Commission Meeting.

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

Nays: None

Absent: Commissioners Henschen, Kuhn

Motion carried

4. PUBLIC HEARINGS

Text Amendment

School Parking Requirement

Project #1143.22

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 residents of the Prescott Mill subdivision have raised the concern that students from Oswego East High School to the west are parking in the Prescott Mill subdivision due to the lack of parking available at the school. Director Zenner stated the Village has met with both the School District and Prescott Mill to look for solutions to address the parking situation.

Director Zenner stated the Zoning Ordinance's minimum parking requirement for schools is

one parking space for every staff member and 10 spaces for every 100 students. Director Zenner reviewed the minimum parking requirements for Oswego East High School and Oswego High School, and the amount of parking spaces they have for their students and staff. Director Zenner stated that Oswego High School's parking spaces (972 spaces on-site and 169 spaces in adjacent gravel parking lot) appear to be adequate for their parking demand, and there is no issue with students parking on adjacent streets.

Director Zenner stated staff is proposing a new parking requirement for high schools to accommodate the observed parking demand for this type of use to avoid parking issues if a third high school is constructed. Director Zenner stated staff believes a ratio of 30 spaces per 100 students would likely accommodate the parking needs of a potential third high school.

Director Zenner stated Village Code requires that off-street parking be developed with asphalt, concrete, or some dust free surface, and the Village has not allowed gravel parking lots without a Variance. Director Zenner stated the School District has initiated an engineering study to add 80 spaces at Oswego East but has indicated that it may be cost prohibitive. Director Zenner stated staff is proposing a Text Amendment that would allow up to 15% of the required high school parking to be a gravel surface, which is the amount that Oswego High School currently has.

No audience members wished to speak at the public hearing.

Motion: Commissioner Sollinger, second Commissioner Cirone to close the Public Hearing at 7:07 p.m.
Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kuhn
Motion carried

Discussion took place regarding the impact of students parking in surrounding neighborhoods, school capacities and increased enrollment affecting the proposed parking requirement, and location of gravel lots.

Recommendation:

Motion: Commissioner Sollinger, second Commissioner Kapus to recommend approval of the Text Amendments to Section 12.00 Off-Street Parking and Loading to establish a parking requirement of one per employee and 30 spaces per 100 students for High Schools and to allow for gravel surface for up to 15% of a surface parking lot for high schools.
Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kuhn
Motion carried

**Preliminary/Final PUD
Modern Air – 70 Stonehill Road**

Applicant: Bella Solutions
Project #1140.22
Project Manager: Valeria Tarka

Motion: Commissioner Sollinger, second Commissioner Cirone to open the Public Hearing at 7:16 p.m.
Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kuhn
Motion carried

Ms. Tarka stated the petitioner is requesting approval of a Preliminary/Final PUD to allow for the development of a 10,000 square foot industrial warehouse building located at 70 Stonehill Road, also known as Lot 6 of the Stonehill Business Park, on the southeast corner of Theodore Drive and Stonehill Road. Ms. Tarka stated the property will feature five units, three of which will be used by Modern Air, and a 15-space parking lot for employee parking and company vehicles with one accessible stall and access aisle. Ms. Tarka stated staff recommends that the petitioner provides five additional striped parking spaces for a total of 20 parking spaces to accommodate Code requirements.

Ms. Tarka stated a 6' tall privacy fence is proposed in the east part of the subject property from the northwest corner to the southeast corner of the proposed structure with gates on either end. Ms. Tarka stated the proposed fence is a chain link style fence with slats between the wire to screen the rear of the property, and while chain link fences are allowed to have materials placed between the wires if the fence is approved for use, staff suggests using a wood privacy fence to match the fencing materials used in nearby lots. Ms. Tarka reviewed the proposed landscape plan and staff recommendation for a revised plan to include street trees and evergreen trees along the east property line.

Ms. Tarka stated the proposed building will be 20' tall from grade to gutter and the petitioner is planning for steel to encompass 50% of the front exterior elevation. Ms. Tarka stated staff is of the opinion that the petitioner includes no more than 35% of the steel framing on the front elevation to conform to the Annexation Agreement.

No audience members wished to speak at the public hearing.

Motion: Commissioner Sollinger, second Commissioner Cirone to close the Public Hearing at 7:19 p.m.
Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kuhn
Motion carried

Discussion took place regarding fence location, parking, and landscaping. Commissioner Cirone asked if it would be a hardship for the petitioner to comply with staff's recommendation to include no more than 35% of the steel framing on the front elevation. The petitioner, Dave Hardesty, indicated it would not be a hardship.

Recommendation:

Motion: Commissioner Sollinger, second Commissioner Kapus to accept the Findings of Fact and recommend approval of the Preliminary and Final Planned Unit Development (PUD), to allow for the development of an industrial warehouse, subject to following:

- Final engineering approval
- Revised landscaping plan to include street trees, evergreen trees along the east property line, and to provide a wood privacy fence
- Include the addition of five striped parking stalls
- Revise the front elevation to include at least 65% Class I or Class II materials

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

Nays: None

Absent: Commissioners Henschen, Kuhn

Motion carried

Rezoning Upon Annexation

1100 Route 34

Project #1141.22

Applicant: EBB Holdings, LLC

Project Manager: Rod Zenner

Motion: Commissioner Sollinger second Commissioner Cirone to open the Public Hearing at 7:24 p.m.

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

Nays: None

Absent: Commissioners Henschen, Kuhn

Motion carried

Director Zenner stated the subject property contains three commercial buildings, one houses an animal care hospital, and the other two buildings are the home of Aurora Sign company, which is looking to relocate to a larger facility. Director Zenner stated the property is currently unincorporated and not contiguous to the Village of Oswego and the petitioner is requesting Annexation to the Village and Rezoning to B-3 Commercial Service and Wholesale District to allow for future commercial use of the property.

Director Zenner stated the proposed B-3 Commercial Service and Wholesale District is the zoning designation for the commercial properties along Route 34 within the Village of Oswego. Director Zenner stated the petitioner is requesting that the property be annexed in an as-is condition and no improvements are anticipated at this time. Director Zenner stated if in the future the property or site plan are improved, those changes would be required to follow the Village of Oswego's Ordinances and procedures.

Marisa Alcantar was sworn in
Oswego, IL

Ms. Alcantar stated she owns property at 1132 Route 34 and asked how the Annexation would affect her property. Director Zenner stated the Annexation would not affect her property.

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

Motion: Commissioner Sollinger, second Commissioner Cirone to close the Public Hearing at 7:28 p.m.
Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kuhn
Motion carried

Recommendation:

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the Finding of Fact for the request to Rezone the property upon Annexation to B-3 Commercial Service and Wholesale District for the property located at 1100 Route 34.
Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kuhn
Motion carried

5. OLD BUSINESS

None.

6. NEW BUSINESS

Concept Plan

Birchway Oswego

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

Director Zenner stated the petitioner requests that this agenda item be continued to the next Planning & Zoning Commission meeting.

Motion: Commissioner Sollinger, second Commissioner Kapus to continue to the next Planning & Zoning Commission meeting.
Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kuhn
Motion carried

Final Subdivision

Deerpath Trails Lots 168-169

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

Director Zenner stated the petitioner is requesting approval of a Preliminary/Final Subdivision Plat to combine two single-family residential lots located at 345 and 347 Andover Drive into a single lot. Director Zenner stated the petitioner/developer has a client looking to construct a single-family home on both properties. Director Zenner stated as the proposed home would cross the property lines between the two residential lots, the lots would need to be combined into a single lot to eliminate the property line and easements that would be located under the future home. Director Zenner stated the new lot would have the same side yard easements and a 30 foot front yard setback as the other lots in the Deerpath Trails development.

Motion: Commissioner Sollinger, second Commissioner Kapus to recommend approval of the Preliminary/Final Resubdivision of Lots 168 and 169 of Deerpath Trails Unit 4.
Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kuhn
Motion carried

**Concept Plan
Sonoma Trails**

Applicant: D.R. Horton, Inc. – Midwest
Project #1144.22
Project Manager: Rod Zenner

Chris Funkhouser, a D.R. Horton representative, stated the Concept Plan is for a 227-acre proposed development at the southwest corner of Wolf Road and Roth Road. Mr. Funkhouser stated the proposal calls for 247 townhome units, 74 duplex units, and 490 single-family residential units (133 40-foot wide lots, 231 62-foot wide lots, and 126 72-foot wide lots), with a total of 811 residential units. Mr. Funkhouser provided an overview of each “neighborhood” consisting of walk-up row homes, paired and single cottage homes, and traditional and signature single family homes. Mr. Funkhouser gave an overview of the site plan, including three miles of walking trails throughout the subdivision, pocket parks, detention areas, and a 12-acre private park/pool house with additional parking.

Discussion took place regarding lot size, and the Commission stated some concern with the 40-foot wide lot size. Mr. Funkhouser stated he could provide locations where similar style homes have been built so the Commission could see what it looked like in “real life.” The Commission stated some concern with the proposed density of the project, as the Comprehensive Plan calls for 2-3 units per acre and this proposed development is approximately 3.5 units per acre. The Commission stated they would like to see the density come closer to the 3 units per acre number. Discussion took place regarding street widths and street names. The Commission expressed their appreciation of the open spaces and trail system proposed in the plan.

Motion: Commissioner Sollinger, second Commissioner McCallum to recommend approval of the Concept Plan for Sonoma Trails to allow for the development of 490 single-family units and 321 multi-family units on the 227-acre property located between the south intersection of Wolf’s Crossing Road and Fifth Street and the southwest corner of Wolf’s Crossing Road and Roth Road.
Ayes: Commissioners Cirone, Kapus, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kuhn
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

Valeria Tarka, the new Planner for Development Services, was welcomed.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - September 8, 2022

15. ADJOURNMENT

Motion: Commissioner Sollinger, second Commissioner Cirone 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 8:11 p.m.