

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

**April 6, 2023**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Present: Rick Kuhn, Andrew McCallum, Charlie Pajor, Justin Sather, Judy Sollinger  
Absent: Dominick Cirone (arrived at 7:03 p.m.), Jason Kapus

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Director; Valeria Tarka, Planner; Mary Ellen Bliss, Recording Secretary; William Thomas, Village Attorney

**3. MINUTES**

Motion: Commissioner Sollinger, second Commissioner Kuhn to accept the minutes of the March 9, 2023 Planning & Zoning Commission Meeting.  
Ayes: Commissioners Kuhn, McCallum, Pajor, Sather, Sollinger  
Nays: None  
Absent: Commissioners Cirone, Kapus  
Motion carried

**4. PUBLIC HEARINGS**

**Rezoning upon Annexation  
8 acres on Route 31**

Applicant: Steve Kruzich  
Project #1141.23  
Project Manager: Rod Zenner

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

Director Zenner stated the petitioner wishes to enter into an Annexation Agreement with the Village of Oswego for the property located along the east side of Route 31, north of Delores and south of Shore in unincorporated Kendall County. Director Zenner stated the property consists of two parcels totaling approximately 7.7391 acres and is currently vacant. Director Zenner stated the petitioner is requesting Annexation to the Village of Oswego and Rezoning to R-1 Single Family Residential District to allow for the construction of a single-family residential home and out-buildings. Director Zenner stated the property is currently not

contiguous to the Village, but they are allowed to enter into an Annexation Agreement with the Village to allow for development of the site.

Director Zenner stated a single-family home will be constructed on Parcel 1, a 5-acre parcel along the Fox River, and the property will be served by a well and septic field as it is some distance to the Village's utility services. Director Zenner stated additional accessory structures will be constructed on Parcel 1 including a pergola and gazebo.

Director Zenner stated Parcel 2 contains 3 acres and will provide support structures for the single-family home including a post frame building not to exceed 100' by 100' in size, a powerhouse approximately 40' by 40' in size, and a solar array to provide off grid power to the home. Director Zenner stated Village Code limits the size of accessory structures on neighboring parcels to 144 square feet. Director Zenner stated the size of the proposed structures, particularly the post frame building, will exceed this Code element, but the Village can grant larger structures as part of the Annexation Agreement.

Director Zenner stated access to the property will be through a shared driveway to Route 31, and there is an access easement along the driveway with the neighboring property.

Boyd Ingemunson was sworn in  
Oswego, IL

Mr. Ingemunson, the petitioner's attorney, stated the petitioner is requesting to build a single-family residence on the property.

Barbara Valencia was sworn in  
Oswego, IL

Ms. Valencia stated she owns property to the west of these parcels and asked if more than one house could be built on the subject property. Director Zenner stated the property is two parcels which would allow one house to be built on each parcel. Director Zenner stated the parcels could be subdivided but that would require a separate petition and public hearing.

Ms. Valencia stated her concerns regarding the use of the shared driveway with her property, and what the easement allows. Mr. Ingemunson stated according to their recorded plat of survey, the existing driveway is located in an easement to allow for shared use between the two properties. Village Attorney William Thomas stated the Commission does not have the authority to decide individual property rights, and Chairman Pajor stated that access issues can be determined between the property owners outside of this meeting.

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

Motion: Commissioner Sollinger, second Commissioner Kuhn to close the Public Hearing at 7:34 p.m.  
Ayes: Commissioners Cirone, Kuhn, McCallum, Pajor, Sather, Sollinger  
Nays: None  
Absent: Commissioner Kapus  
Motion carried

Chairman Pajor asked about the location of the solar array. Steve Kruzich, petitioner, stated he is not certain that it will be built, but if it is, it would be located on the empty three-acre lot.

**Recommendation:**

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the Findings of Fact for the request to Rezone the property upon Annexation to R-1 Single Family Residential District for the approximately 7.7391-acre subject property located on the east side of Route 31, north of Delores and south of Shore.

Ayes: Commissioners Cirone, Kuhn, McCallum, Pajor, Sather, Sollinger

Nays: None

Absent: Commissioner Kapus

Motion carried

**Variance**

**168 Willowwood Drive**

Applicant: Tranquility Builders  
Project #1168.23  
Project Manager: Valeria Tarka

Motion: Commissioner Sollinger, second Commissioner Kuhn to open the Public Hearing at 7:27 p.m.

Ayes: Commissioners Cirone, Kuhn, McCallum, Pajor, Sather, Sollinger

Nays: None

Absent: Commissioner Kapus

Motion carried

Ms. Tarka stated the petitioner is requesting approval of a Variance to increase the required floor area ration (FAR) at 168 Willowwood Lane from 0.30 to 0.315 to allow for the construction of an addition to the rear of the home. Ms. Tarka stated the FAR of a building is determined by dividing the floor area by the area of the lot on which the building is located. Ms. Tarka stated Village Zoning Code requires that lots in the R-2 District have a FAR of no more than 0.30.

Ms. Tarka stated the subject property is currently 12,197 square feet with a FAR of 0.26. Ms. Tarka stated the petitioner is requesting to add a one-story addition to the rear of the property totaling 640 square and increasing the FAR to 0.315. Ms. Tarka stated the addition would reconfigure the existing study and powder room, and add an in-law suite with a bedroom, full bathroom, living/sitting room, laundry closet, and two additional closets.

Ms. Tarka stated while staff is sympathetic to the request to add an addition to the rear of the home to make room for additional family members, staff does not believe the request for variation meets the strictest interpretation of the Zoning Ordinance or the Standards for Variations. Ms. Tarka stated staff believes that an addition to the rear of the property could be made without a variation to the required floor area ratio.

Michelle Donnelly was sworn in  
Oswego, IL

Ms. Donnelly of Tranquility Builders stated the homeowner is requesting the addition to adapt their home to accommodate elderly family members. Ms. Donnelly stated the allowed 442 square foot addition would limit the ability to build a reasonable in-law suite, therefore they are requesting an additional 200 square feet (640 square feet total).

Timothy Nard was sworn in  
Oswego, IL

Mr. Nard stated he is the homeowner, and they are requesting the addition to take care of their elderly parents who require living space on the ground level without stairs. Mr. Nard stated their parents currently live in the home's office space and much of the house is inaccessible to them because the laundry room and bedrooms/bathrooms are on the second floor.

Lionel Triplett was sworn in  
Oswego, IL

Mr. Triplett stated his support of the Variance request.

Latisha Edwards was sworn in  
Oswego, IL

Ms. Edwards stated her support of the Variance request.

Vicky Mazarka was sworn in  
Oswego, IL

Ms. Mazarka stated she is currently living in the office space at 168 Willowwood. Ms. Mazarka stated there are three occupants who work from home and require office space. Ms. Mazarka stated concerns with downsizing the addition.

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

Motion: Commissioner Sollinger, second Commissioner Cirone to close the Public Hearing at 7:46 p.m.  
Ayes: Commissioners Cirone, Kuhn, McCallum, Pajor, Sather, Sollinger  
Nays: None  
Absent: Commissioner Kapus  
Motion carried

The Commission discussed the Findings of Fact for Variations and whether the declared hardship is unique to this property. The Commission stated that while they are sympathetic to the petitioner's request, they do not believe the Standards were met to allow for a Variance of Village Code. The Commission stated that the petitioner could build a smaller expansion that is allowed by Village Code without a Variance.

**Recommendation:**

Motion: Commissioner McCallum, second Commissioner Cirone to deny the Variance request to increase the required floor area ratio (FAR) from 0.30 to 0.315 for an addition to the rear of the property at 168 Willowwood Drive.  
Ayes: Commissioners Cirone, Kuhn, McCallum, Pajor, Sather, Sollinger  
Nays: None  
Absent: Commissioner Kapus  
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 - May 4, 2023**

**15. ADJOURNMENT**

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

Ayes: Commissioners Cirone, Kuhn, McCallum, Pajor, Sather, Sollinger

Nays: None

Absent: Commissioner Kapus

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 8:02 p.m.