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

# May 4, 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: Dominick Cirone, Andrew McCallum, Charlie Pajor, Justin Sather

Absent: Jason Kapus, Rick Kuhn, Judy Sollinger

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Director; Valeria Tarka, Planner; Mary Ellen Bliss, Recording

Secretary

#### 3. MINUTES

Motion: Commissioner McCallum, second Commissioner Cirone to accept the minutes

of the April 6, 2023 Planning & Zoning Commission Meeting.

Ayes: Commissioners Cirone, McCallum, Pajor, Sather

Nays: None

Absent: Commissioners Kapus, Kuhn, Sollinger

Motion carried

#### 4. PUBLIC HEARINGS

# Major PUD Amendment MJK Oswego Redevelopment

Applicant: MJK Real Estate Holding Co, LLC

Project #1172.23

Project Manager: Valeria Tarka

Motion: Commissioner McCallum, second Commissioner Cirone to open the Public

Hearing at 7:01 p.m.

Ayes: Commissioners Cirone, McCallum, Pajor, Sather

Nays: None

Absent: Commissioners Kapus, Kuhn, Sollinger

Motion carried

Ms. Tarka stated the petitioner is requesting approval of a Major Planned Unit Development (PUD) Amendment to redevelop a former bank facility at 2830 Route 34 into a two-tenant commercial building. Ms. Tarka stated the request requires a Major PUD Amendment due to the addition of more than 10% to the gross floor area of the building.

Ms. Tarka stated the petitioner is requesting to remove the 2,350 square-foot drive-thru

canopy located on the east side of the building and then add a 3,180 square-foot addition to the east side of the building for a new total building area of 7,797 square-feet. Ms. Tarka stated the building will feature two tenants: a retail user located within the existing building with an entrance off the west side of the building, and a dentist located in the addition with an entrance located on the north end of the building.

Ms. Tarka stated the new site plan indicates that the subject property will exceed parking code requirements with 46 spaces including two ADA stalls, with additional angled stalls added to the east and north side of the property. Ms. Tarka stated the petitioner is proposing to move the location of the existing dumpster enclosure from the southwest corner of the lot to the southeast corner of the lot. Ms. Tarka stated staff has requested that the petitioner revise the plans to indicate the 30' site triangle to ensure that the movement of the dumpster location would not impact vehicular visibility. Ms. Tarka stated the reconfiguration of the site will require a landscaping plan and a tree protection plan.

Ms. Tarka stated the petitioner is proposing a 15' monument sign along the north property line but Ordinance No. 01-23 did not grant the parcel a monument sign. Ms. Tarka stated two other tenant outlot buildings within Oswego Commons have monument signs up to 10' tall, so staff would be in support of the addition of a monument sign with height, sign area, and materials to match the existing two tenant monument signs in Oswego Commons.

Richard Silverman

was sworn in

Northfield, IL

Mr. Silverman, representing MJK Oswego Redevelopment, stated they have two tenants for the building, and would like to break ground in August 2023 with the tenants moving in during the first quarter of 2024. Mr. Silverman stated MJK Oswego Redevelopment intends to own the building long-term.

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

Motion: Commissioner Sather, second Commissioner Cirone to close the Public

Hearing at 7:07 p.m.

Ayes: Commissioners Cirone, McCallum, Pajor, Sather

Navs: None

Absent: Commissioners Kapus, Kuhn, Sollinger

Motion carried

The Commission discussed the location of the front doors of the building and the parking lot design. Commissioner Pajor stated some concerns for pedestrian safety with the additional parking spots on the east side of the building. Mr. Silverman stated those parking spots would mainly be used by employees with limited foot traffic. Commissioner Pajor suggested they add "employee parking" signage in that area.

#### Recommendation:

Motion:

Commissioner Cirone, second Commissioner McCallum to approve the Major Amendment to the Planned Unit Development (PUD) for MJK Oswego Redevelopment located at 2830 Route 34 for the redevelopment of the site to accommodate two commercial tenants, subject to the following conditions:

- Submittal of a Landscape Plan and a Tree Protection Plan
- Ensure the dumpster enclosure and required landscape screening is outside of the site triangle

 Revise the monument sign to be in-kind with the other two tenant monument signs in the Oswego Commons shopping center

Ayes: Commissioners Cirone, McCallum, Pajor, Sather

Nays: None

Absent: Commissioners Kapus, Kuhn, Sollinger

Motion carried

#### Variance

300 Owen Court - Garage Extension

Applicant: Oswaldo Arechiga

Project #1173.23

Project Manager: Rod Zenner

Motion: Commissioner McCallum, second Commissioner Cirone to open the Public

Hearing at 7:12 p.m.

Ayes: Commissioners Cirone, McCallum, Pajor, Sather

Nays: None

Absent: Commissioners Kapus, Kuhn, Sollinger

Motion carried

Director Zenner stated the petitioner is requesting a Variance to allow for a decrease in the required side yard setback to allow for a four-foot garage extension on the front of the home located at 300 Owen Court. Director Zenner stated the Zoning Ordinance establishes a 12-foot side yard setback in the R-2 District, and with the proposed extension, the southeast side yard would be 11.87 feet. Director Zenner stated the lot is not square in shape, so though the existing home meets or exceeds the side yard setback, the very front corner of the extension would violate the setback requirement by 0.13 feet (about 1.56 inches).

Director Zenner stated staff has reviewed the request and the Findings of Fact and though it may not meet the strictest interpretation of the Standards for Variance, it is staff's opinion that the minimal impact of 0.13 feet on just the corner of the house would not alter the character of the neighborhood.

No audience members wished to speak at the public hearing.

Motion: Commissioner McCallum, second Commissioner Cirone to close the Public

Hearing at 7:14 p.m.

Aves: Commissioners Cirone, McCallum, Pajor, Sather

Nays: None

Absent: Commissioners Kapus, Kuhn, Sollinger

Motion carried

#### Recommendation:

Motion: Commissioner Cirone, second Commissioner McCallum to accept the Findings

of Fact and recommend approval of a Variance in the R-2 Single Family

Residence District to allow for a 0.13-foot reduction to the side yard setback for

300 Owen Court.

Ayes: Commissioners Cirone, McCallum, Pajor, Sather

Nays: None

Absent: Commissioners Kapus, Kuhn, Sollinger

Motion carried

#### 5. NEW BUSINESS

# Final PUD and Subdivision Plat Piper Glen

Applicant: M/I Homes of Chicago, LLC

Project #1171.23

Project Manager: Valeria Tarka

Ms. Tarka stated the petitioner is requesting approval of a Final PUD and Subdivision Plat for Piper Glen to allow for the development of 326 single-family residential lots. Ms. Tarka stated the approximately 126-acre site is located south of Wolf Road between Douglas Road extended and Southbury Boulevard to the east of the Southbury Subdivision.

Ms. Tarka stated the Village Board previously held a public hearing and approved the Annexation Agreement and a Preliminary Planned Unit Development for the Piper Glen development. Ms. Tarka stated the Final Plat is consistent with the approved Preliminary Plat in regard to layout and general lot sizes.

#### Recommendation:

Motion: Commissioner Cirone, second Commissioner McCallum to recommend

approval of the Final PUD and Subdivision Plat for Piper Glen.

Aves: Commissioners Cirone, McCallum, Pajor, Sather

Nays: None

Absent: Commissioners Kapus, Kuhn, Sollinger

Motion carried

### 6. OLD BUSINESS

None.

## 7. PUBLIC FORUM

Dan Bergan stated his concerns with the Piper Glen development regarding potential flooding and the proposed drainage swale adjacent to his back yard. Mr. Bergan requested a landscape buffer between his property and the new subdivision. Staff and the Commission responded that the stormwater design meets or exceeds Code requirements, would be an improvement to the flooding issues in the area, and would reduce the chance of flooding in the area by removing properties from the floodplain. The Commission stated that a landscape buffer cannot be added as a requirement since the project is at final plat stage. The Commission suggested that Mr. Bergan bring his concerns to the Village Board meeting, and recommended staff include them in the Village Board staff report.

Susan Shields stated her concerns with the new developments within the Village since they increase traffic on Wolf Road and increase the number of school children. Staff and the Commission responded that the School District is part of the review of every residential project and that new developments provide land and impact fees for road improvements. Ms. Shields stated there needs to be better communication with residents. The Commission asked if she had any ideas or recommendations on how to better engage the public, acknowledging information is currently provided in the newspaper, Village website, Facebook, emails, etc. Ms. Shields did not provide a specific recommendation.

#### 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 8, 2023

# 15. ADJOURNMENT

Motion: Commissioner Cirone, second Commissioner McCallum to adjourn the

Planning and Zoning Commission Meeting.

Ayes: Commissioners Cirone, McCallum, Pajor, Sather

Nays: None

Absent: Commissioners Kapus, Kuhn, Sollinger

Motion carried

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