

**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

- 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.

Ayes: 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.

Ayes: 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.