

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

June 8, 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, Charlie Pajor, Justin Sather, Judy Sollinger
Absent: Dominick Cirone, Jason Kapus, Andrew McCallum

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Director; Mary Ellen Bliss, Recording Secretary

3. MINUTES

Motion: Commissioner Kuhn, second Commissioner Sather to accept the minutes of the May 4, 2023 Planning & Zoning Commission Meeting.
Ayes: Commissioners Kuhn, Pajor, Sather, Sollinger
Nays: None
Absent: Commissioners Cirone, Kapus, McCallum
Motion carried

4. PUBLIC HEARINGS

None.

5. NEW BUSINESS

Final PUD and Plat of Subdivision

Orchard Plaza Lot 2

Applicant: Core Oswego, LLC

Project #1175.23

Project Manager: Valeria Tarka

Director Zenner stated the petitioner is requesting approval of a Final PUD and Plat of Subdivision to develop an oil change facility and retail building on Lot 2 of Orchard Plaza.

Director Zenner stated the 1.65-acre area is currently one lot and the petitioner is requesting to subdivide it into two lots, with Lot 1 being 31,121 square feet and Lot 2 being 40,736 square feet. Director Zenner stated the petitioner intends to construct a retail building for AutoZone on Lot 2, and an oil change facility for Valvoline, on Lot 1. Director Zenner stated each building will have their own dumpster enclosure on the west end of the lots, and a new sidewalk will be constructed to adjoin the existing sidewalk running along Orchard Road to the oil change facility. Director Zenner stated staff has requested that a pedestrian crossing be provided between the oil change facility and the building to ensure pedestrian connectivity.

Director Zenner stated the main vehicular entrance is on the northwestern corner off Station Drive, with a drive lane for the oil change facility and a drive aisle running east to the shared parking lot. Director Zenner stated the Petitioner is proposing to stub the drive aisle running on the northeast and southeast corner of the property to provide continuity between the users located between Orchard Road and Station Drive. Director Zenner stated a cross-access easement with the property to the north has been provided, and staff has requested that cross-access also be provided with the property to the south.

Recommendation:

Motion: Commissioner Sollinger, second Commissioner Kuhn to recommend approval of the Final PUD and Plat of Subdivision for Orchard Plaza Lot 2 for the development of the site for an oil change facility and a retail building, subject to the following conditions:

- Final Engineering approval
- Provide a cross-access easement with the property to the south
- Add bike parking and pedestrian crosswalk for the retail building and provide details on the exterior materials
- Provide more details on the landscaping plan to ensure conformance to the Village's landscaping requirements
- Provide a signage plan that meets the requirements of the Preliminary PUD and the Village's Zoning Ordinance

Ayes: Commissioners Kuhn, Pajor, Sather, Sollinger

Nays: None

Absent: Commissioners Cirone, Kapus, McCallum

Motion carried

Final PUD and Plat of Subdivision

Deerpath Trails Unit 6

Applicant: Deerpath Trails Development LLC

Project #1174.23

Project Manager: Rod Zenner

Director Zenner stated the petitioner is requesting approval of a Final PUD and Plat of Subdivision for Deerpath Trails Unit 6 to allow for the development of 59 single-family residential homes.

Director Zenner stated the Deerpath Trails Development was approved on March 12, 2001 by approval of an Annexation Agreement (Ordinance #01-13), Annexation (Ordinance #01-14), Rezoning to R-2 Single-Family Residence District (Ordinance #01-15) and Preliminary Subdivision Plat consisting of 311 single-family residential homes. Director Zenner stated the petitioner final platted and developed the entire development except for Unit 6. Director Zenner stated staff is of the opinion that the proposed Final PUD and Subdivision Plat is in substantial conformance to the approved Preliminary Plat and recommends approval.

Recommendation:

Motion: Commissioner Sollinger, second Commissioner Kuhn to recommend approval of the Final PUD and Plat of Subdivision for Deerpath Trails Unit 6.

Ayes: Commissioners Kuhn, Pajor, Sather, Sollinger

Nays: None

Absent: Commissioners Cirone, Kapus, McCallum

Motion carried

6. OLD BUSINESS

None.

7. PUBLIC FORUM

None.

8. CHAIRMAN'S REPORT

Chairman Pajor mentioned the safety benefits of having protected sidewalks within larger parking lots.

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 - July 6, 2023

15. ADJOURNMENT

Motion: Commissioner Sollinger, second Commissioner Sather to adjourn the Planning and Zoning Commission Meeting.
Ayes: Commissioners Kuhn, Pajor, Sather, Sollinger
Nays: None
Absent: Commissioners Cirone, Kapus, McCallum
Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:13 p.m.