



NOTICE AND AGENDA

**NOTICE IS HEREBY GIVEN
THAT A PLANNING & ZONING COMMISSION MEETING**

WILL BE HELD ON

September 7, 2023

7:00 PM

Location: Village Hall, located at 100 Parkers Mill, Oswego Illinois

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

C.1 Approval of the August 10, 2023 Planning and Zoning Commission Minutes

[PZC minutes 8.10.23.pdf](#)

D. PUBLIC HEARINGS

D.1 Sonoma Trails - Rezoning, Special Use for a Preliminary PUD and Plat and Final PUD and Plat

Project #1179.23 and #1180.23

Applicant: D.R. Horton, Inc. - Midwest

Project Manager: Rod Zenner

[1179.23 Sonoma Trails - Rezoning and Preliminar PC 090723.docx](#)

[Development Petition.pdf](#)

[Plat of Annexation.pdf](#)

[Preliminary Plat.pdf](#)

[Site Plan.pdf](#)

[Site Plan - Illustrative.pdf](#)

[Zoning Plat.pdf](#)

[Prelim Landscape Plan.pdf](#)

[Final Plat_Phase 1.pdf](#)

[Final Landscape Plan_Phase 1.pdf](#)

[Lot Standards.pdf](#)

[Architectural Plans.pdf](#)
[Townhome Elevations.pdf](#)
[Cottage Home Elevations.pdf](#)

D.2 Breybourne Cricket Stadium - Special Use and PUD

Project #1186.23

Applicant: Chakra360, LLC

Project Manager: Rod Zenner

[1186.23 Breybourne Stadium rr notes_ \(002\).docx](#)
[location map.pdf](#)
[01_Preliminary Plat.pdf](#)
[02_Operations Narrative.pdf](#)
[03_Preliminary Site Plan 8-10-23.pdf](#)
[04_Final Site Plan Phase 1.pdf](#)
[05_Elevations and Floorplan.pdf](#)
[06_Preliminary Landscape Plans and Tree Preservation 8-10-23.pdf](#)
[07_Photometric plan and cut sheets.pdf](#)
[08_Event Traffic Plan.pdf](#)
[09_Breybourne Traffic Impact Study.pdf](#)

E. OLD BUSINESS

F. NEW BUSINESS

F.1 Gas Station with QSR

Concept Plan Project

1187.23 Applicant:

Parth Patel

Project Manager: Rachel Riemenschneider

[1187.23 Gas Station QSR Concept Plan_Staff Report 2023.08.31.pdf](#)
[Location map.pdf](#)
[Plat of Survey.pdf](#)
[Conceptual Site Plan.pdf](#)

F.2 Orchard Plaza Lot 2

Final PUD and Plat

Project #: 1175.23

Applicant: Core Oswego, LLC

Project Manager: Rachel Riemenschneider

[1175.23_Orchard_Plaza_Lot_2_PZC_2023.08.31.pdf](#)
[Location Map.pdf](#)
[Final Plat.pdf](#)
[Site Plan.pdf](#)
[Landscape Plan.pdf](#)

G. PUBLIC FORUM

H. CHAIRMAN'S REPORT

I. COMMISSIONER'S REPORT

J. HISTORIC PRESERVATION COMMISSION REPORT

K. OSWEGOLAND PARK DISTRICT REPORT

L. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

M. NEXT MEETING

M.1 October 5, 2023

N. ADJOURNMENT

Posted:

Date: _____

Time: _____

Place: _____

Initials: _____

Tina Touchette
Village Clerk