

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

August 10, 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, Judy Sollinger

Absent: Jason Kapus, Rick Kuhn

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Director; Mary Ellen Bliss, Recording Secretary; Chad Feldotto, Oswegoland Park District

3. MINUTES

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the minutes of the July 6, 2023 Planning & Zoning Commission Meeting.

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

Nays: None

Absent: Commissioners Kapus, Kuhn

Motion carried

4. PUBLIC HEARINGS

Special Use Permit

Grace's Place

Applicant: Grace's Place Inc.

Project #1182.23

Project Manager: Rod Zenner

Motion: Commissioner Sollinger, second Commissioner Cirone to open the Public Hearing at 7:01 p.m.

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

Nays: None

Absent: Commissioners Kapus, Kuhn

Motion carried

Director Zenner stated the petitioner has withdrawn their request for a Special Use Permit.

Motion: Commissioner Sollinger, second Commissioner Cirone to close the Public Hearing at 7:01 p.m.

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

Nays: None

Absent: Commissioners Kapus, Kuhn
Motion carried

Special Use Permit

Mixed Market Thrift
Applicant: Denise Weszelits
Project #1181.23
Project Manager: Rod Zenner

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

Director Zenner stated the petitioner is requesting approval of a Special Use Permit to allow for the operation of a retail store, Mixed Market Thrift, at 27 Stonehill Road in the M-1 Limited Manufacturing Zoning District.

Director Zenner stated Mixed Market Thrift intends to expand their current business from their existing location in downtown Oswego to the subject property to continue operating a retail store which sells second-hand goods and clothing and will offer occasional group classes. Director Zenner stated parking is available via a 21-space shared parking lot.

The Commission asked if the current location will also remain open, and if merchandise will be allowed to be displayed outside at the new location. Director Zenner stated the current location will remain open for some time, and that merchandise will not be allowed outside at the Stonehill location.

No audience members wished to speak at the public hearing.

Motion: Commissioner Sollinger, second Commissioner Cirone to close the Public Hearing at 7:04 p.m.
Ayes: Commissioners Cirone, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: Commissioners Kapus, Kuhn
Motion carried

Recommendation:

Motion: Commissioner Cirone, second Commissioner Sollinger to accept the Findings of Fact for the Standards for a Special Use Permit and recommends approval of the Special Use Permit for a retail store in the M-1 Zoning District located at 27 Stonehill Drive, Unit A.
Ayes: Commissioners Cirone, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: Commissioners Kapus, Kuhn
Motion carried

Variance

234 Parkside Lane
Applicant: Michael Gauthier
Project #1178.23
Project Manager: Rod Zenner

Motion: Commissioner Sollinger, second Commissioner Sather to open the Public Hearing at 7:05 p.m.
Ayes: Commissioners Cirone, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: Commissioners Kapus, Kuhn
Motion carried

Director Zenner stated the petitioner is requesting approval of a Variance at 234 Parkside Lane to allow for an increase in the permitted driveway and approach at the property line from 20' to 28.16'. Director Zenner stated Section 8.612B of the Village's Subdivision and Development Control Regulations requires that driveways and approaches not be more than 20' as measured at the property line, and not have more than 3' street radius or straight flare on each side of the approach.

Director Zenner stated currently, the subject property is improved with a 3-car garage and the driveway measures to approximately 26.2' at the garage and tapers to approximately 17.6' at the property line and at the driveway approach. Director Zenner stated the petitioner is requesting to expand the entirety of the driveway, including the approach, to 28.16' with a 3' flare on each side of the approach at the street.

Director Zenner stated the petitioner has provided photographic evidence that other driveways in the Village have the wider approach as he is requesting, but staff believes that these driveways may have been in place before the Code was amended to the new standard. Director Zenner stated there are currently 34 single-family homes on Parkside Lane. Director Zenner stated of those 34 homes, 13 have three car garages, and of those 13, two are in violation of this Code requirement; the other 11 homes meet the Code requirement.

Director Zenner stated while staff understands the petitioner's request to make additional space on the driveway, staff does not believe it meets the strictest Standards for Variations and therefore recommends denial of the request.

Michael Gauthier was sworn in
Oswego, IL

Mr. Gauthier, the petitioner, stated he has been improving his property over the years, and requests the larger driveway so he can keep his vehicles off his grass and off the street. Mr. Gauthier stated he would not be doing a curb cut so it won't disturb stormwater flow.

George Antczak was sworn in
Oswego, IL

Mr. Antczak stated he is Mr. Gauthier's neighbor and supports the Variance request.

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

Motion: Commissioner Sollinger, second Commissioner Sather to close the Public Hearing at 7:17 p.m.
Ayes: Commissioners Cirone, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: Commissioners Kapus, Kuhn
Motion carried

The Commission stated while they understood the petitioner's request for additional driveway space, the Standards for Variation must be met.

Recommendation:

Motion: Commissioner Sollinger, second Commissioner Cirone to deny the Findings of Fact and deny recommendation of the Variance request to increase the width of the driveway and approach at the property line from 20' to 28.16'.
Ayes: Commissioners Cirone, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: Commissioners Kapus, Kuhn
Motion to deny carried

Variance

Bluegrass Park Parking Lot Project
Applicant: Oswegoland Park District
Project #1183.23
Project Manager: Rod Zenner

Motion: Commissioner Sollinger, second Commissioner Cirone to open the Public Hearing at 7:20 p.m.
Ayes: Commissioners Cirone, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: Commissioners Kapus, Kuhn
Motion carried

Director Zenner stated the petitioner is requesting approval for a Variance to Section 8.605 of the Subdivision and Development Regulations to eliminate the requirement for curb and gutter for a parking lot expansion in Churchill Club.

Director Zenner stated the Oswegoland Park District is planning on improvements to the park site in Churchill Club, including an additional parking lot with 20 parking spaces. Director Zenner stated the Village's Subdivision and Development Regulations require that parking lots provide curb and gutter along the perimeter of the paved surface. Director Zenner stated stormwater will naturally flow to the stormwater management area and not affect any neighboring property. Director Zenner stated the Village Engineer has reviewed the plans and is recommending approval of the Variance request.

Chad Feldotto was sworn in
Oswego, IL

Mr. Feldotto, Director of Parks & Planning for Oswegoland Park District, stated they will install bio swales to collect stormwater runoff, which is similar to other park locations. Commissioner Sather stated his concern about possible increased flooding on the bike path.

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

Motion: Commissioner Sollinger, second Commissioner Cirone to close the Public Hearing at 7:28 p.m.

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

Nays: None

Absent: Commissioners Kapus, Kuhn

Motion carried

Recommendation:

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the Findings of Fact and recommend approval of a Variance to Section 8.605 of the Subdivision and Development Regulations to eliminate the curb and gutter requirements for the proposed 20 space parking lot proposed at 275 Bluegrass Parkway.

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

Nays: None

Absent: Commissioners Kapus, Kuhn

Motion carried

5. NEW BUSINESS

None.

6. OLD BUSINESS

None.

7. PUBLIC FORUM

George Antczak requested a stop sign at the corner of Parkside Lane and Prairieview Drive. The Commission stated they would forward the request onto Village staff, but stop signs need to meet warrants and that location might not meet those requirements.

Michael Gauthier requested clarification about allowable driveway size for his property without a Variance. Director Zenner stated Village staff will work with him on the request.

8. CHAIRMAN'S REPORT

Chairman Pajor asked the status of Commissioner Jason Kapus. Director Zenner stated he currently is an active Planning & Zoning Commissioner, and his term ends in October 2023.

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

Colleen McCarty, Park Planner, gave a brief update on ongoing and future park plans.

14. NEXT MEETING - September 7, 2023

15. ADJOURNMENT

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

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

Nays: None

Absent: Commissioners Kapus, Kuhn

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:46 p.m.