

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

September 7, 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, Rick Kuhn, Andrew McCallum, Charlie Pajor, Justin Sather, Judy Sollinger
Absent: Jason Kapus (arrived at 7:02 p.m.)

There was a quorum.

Oswego community representatives in attendance were:

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

3. MINUTES

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the minutes of the August 10, 2023 Planning & Zoning Commission Meeting.
Ayes: Commissioners Cirone, Kuhn, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: Commissioner Kapus
Motion carried

4. NEW BUSINESS

Concept Plan

Gas Station with QSR

Applicant: Parth Patel

Project #1187.23

Project Manager: Rachel Riemenschneider

Ms. Riemenschneider stated the petitioner is requesting consideration of a Concept Plan to allow for the development of a gas station with a quick service restaurant (QSR) on the 3.47-acre property located at the northern corner of Plainfield Road and Woolley Road.

Ms. Riemenschneider stated the Concept Plan depicts a gas station with 6 gas pumps, as well as a small multi-tenant-style building that would contain a convenience store (1,200 square feet), a quick service restaurant (1,200 square feet) with a drive-through, and two additional spaces for lease (800 square feet each). Ms. Riemenschneider stated an "Automobile Service Station" is a Special Use in the B-2 district, while the other currently proposed uses are permitted.

Ms. Riemenschneider stated the Concept Plan includes two access points, one on Woolley Road and one on Plainfield Road, and an existing access easement for the Stone Hill

Business Park along the north property line and at the western corner of the property. Ms. Riemenschneider stated staff recommends that the petitioner coordinates their access point to Plainfield Road with the potential future Stone Hill Business Park access point.

Ms. Riemenschneider stated there is currently a sidewalk along Woolley Road; staff recommends the petitioner include a sidewalk along Plainfield Road and provide safe pedestrian access from the sidewalks to the building.

Ms. Riemenschneider stated staff has not received any landscaping plans or elevations, and that final engineering will confirm whether the existing stormwater management retention pond is adequate for the proposed project. Ms. Riemenschneider stated the Concept Plan indicates 29 parking spaces (26 would be required) and approximately 12 drive through stacking spaces, however, staff has some concerns about how the parking spaces are arranged in relation to the access drives, particularly the eastern drive.

The Commission discussed access points and recommended the pedestrian walk be striped for added safety.

Recommendation:

Motion: Commissioner Kuhn, second Commissioner Sollinger to recommend approval of the Concept Plan for a gas station and quick service restaurant use located at the northern corner of Plainfield Road and Woolley Road, subject to staff and Commission recommendations.

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

Nays: None

Absent: None

Motion carried

Final PUD and Plat of Subdivision

Orchard Plaza Lot 2

Applicant: Core Oswego, LLC

Project #1175.23

Project Manager: Rachel Riemenschneider

Ms. Riemenschneider stated the petitioner is requesting approval of a Final PUD and Plat of Subdivision to develop a restaurant (Starbucks) and an oil change facility (Valvoline) on Lot 2 of Orchard Plaza. Ms. Riemenschneider stated the Planning and Zoning Commission forwarded a positive recommendation for this project at its June 8, 2023 meeting, however, the petitioner has since substantially changed the site plan – most notably replacing the previously proposed AutoZone with a Starbucks.

Ms. Riemenschneider stated per staff's request, the petitioner has added a pedestrian crossing between the two lots to ensure pedestrian connectivity. Ms. Riemenschneider reviewed parking and site circulation, and stated the site plan indicates 47 parking stalls total and adequate stacking for both businesses, exceeding code requirements. Ms. Riemenschneider stated the Starbucks drive through also includes a second "escape" lane.

Ms. Riemenschneider 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. Ms. Riemenschneider 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.

Ms. Riemenschneider stated staff is working with the petitioner on required landscaping, proposed elevations, and signage for Starbucks to ensure compliance with the Preliminary PUD and Zoning Code.

The Commission discussed cross-access, location of the Starbucks drive-thru window, and if there will be adequate stacking. Adam Bell, the petitioner, stated 15 car stacking will be provided, which is higher than the usual 12 car stacking at Starbucks.

Recommendation:

Motion: Commissioner Sollinger, second Commissioner Cirone 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 restaurant, subject to the following conditions:

- Provide a cross-access easement with the property to the south
- Provide trash enclosure elevations/details
- Work with staff to update the landscape plan to ensure compliance with the Village's Zoning Ordinance
- Provide a signage plan that meets the requirements of the Preliminary PUD and the Village's Zoning Ordinance
- Work with staff to ensure Starbucks elevations are compliant with the Preliminary PUD

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

Nays: None

Absent: None

Motion carried

5. PUBLIC HEARINGS

Rezoning, Preliminary PUD/Plat and partial Final PUD/Plat, Special Use

Sonoma Trails

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

Project #1179.23 and #1180.23

Project Manager: Rod Zenner

Motion: Commissioner Sollinger, second Commissioner Cirone to open the Public Hearing at 7:12 p.m.

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

Nays: None

Absent: None

Motion carried

Director Zenner stated the petitioner is requesting the Public Hearing be continued to the September 28, 2023 Special Planning & Zoning Commission Meeting.

Craig Seitzinger
Oswego, IL

was sworn in

Mr. Seitzinger stated his concerns with traffic congestion and infrastructure issues caused by new subdivisions.

Susan Shields was sworn in
Oswego, IL

Ms. Shields stated her concerns for noise, crowds, and "dismantling the quaintness of Oswego" with new subdivisions.

Judy Seitzinger was sworn in
Oswego, IL

Ms. Seitzinger stated her concerns with developing four new subdivisions at the same time and traffic congestion.

Stanley Christianson was sworn in
Oswego, IL

Mr. Christianson stated he welcomes new homes and new families to Oswego as it brings long-term stability to the community.

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

Motion: Commissioner Sollinger, second Commissioner Cirone to continue the Public Hearing to September 28, 2023.
Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: None
Motion carried

Preliminary/Final PUD and Special Use

Breybourne Stadium
Applicant: Chakra360, LLC
Project #1186.23
Project Manager: Rod Zenner

Motion: Commissioner Sollinger, second Commissioner McCallum to open the Public Hearing at 7:23 p.m.
Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: None
Motion carried

The petitioner and his team presented the following.

Paresh Patel
Oswego, IL

was sworn in

Mr. Patel presented:

Breybourne Cricket Club



▶ Paresh Patel
Chairman, CEO and
Oswego Resident



Lalchand Rajput J.P. Duminy Thirana Perera Ajay Seth Naveed Deledar



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Breybourne Stadium

Why Cricket?



- ▶ Wildly popular throughout the world
 - ▶ Seen by 2+ billion worldwide
 - ▶ Millions of existing fan base in the U.S.
- ▶ New and emerging sport in the United States
- ▶ Major growth and expansion underway throughout the country
- ▶ USA Cricket has identified Chicago as a Midwest zone hub
 - ▶ Location for new Professional League franchise
 - ▶ Currently 300+ cricket clubs in the Chicago area
- ▶ Illinois resolution HR0058 passed and urges IHSA to take steps to officially recognize Cricket



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Breybourne Stadium Why Oswego?

- ▶ Paresh Patel, Oswego resident and CEO of Chakra360
- ▶ Vision to build this as a world class facility and bring professional cricket to his hometown
- ▶ Will broaden the exposure and appeal of the sport at school, college and professional level
- ▶ Benefitting and showcasing the Oswego community and region
- ▶ Orchard Road – major regional transportation corridor, intended for non-residential development
- ▶ Trend in experiential projects such as Venue 1012 and Whitetail Golf Dome
- ▶ Future Metra Station



Breybourne Stadium Investment and Economic Impact

- ▶ Privately owned corporation proposing to build Breybourne Stadium with Private Financing
- ▶ Breybourne Stadium represents a significant economic investment in Oswego and the region
- ▶ Acquired 34 acre site
- ▶ Hundreds of construction, part time and full-time jobs will be created
- ▶ Will provide multiple sources of tax and user fee revenues to the various taxing agencies without increase in student enrollment or population



Breybourne Stadium Project Team



Paresh Patel
 Chairman, CEO of
 Breybourne Cricket Club
 and Oswego Resident



▶ Planning, Landscape Architecture



▶ Architecture



▶ Civil Engineering



▶ Attorney



▶ Traffic Engineering



▶ Event Traffic Planning



▶ Lighting



Carrie Hansen
Oswego, IL

was sworn in

Ms. Hansen presented:

Breybourne Stadium Preliminary Site Plan



- ▶ Open Air Cricket Stadium with ultimate capacity of 24,000
- ▶ 1,199 parking spaces (5:1 ratio)
- ▶ Access Points
 - ▶ Orchard Rd.: one full and one rt.-in/rt.-out
 - ▶ Tuscany Trail: two full
- ▶ Members Clubhouse: 2-story, 14,000 sq. ft.
 - ▶ Full-service restaurant and lounge open to public year-round
 - ▶ Members-only spaces include private game seats/suites, library, billiards/card rooms, etc.
- ▶ Players Clubhouse: 2 story, 14,000 sq. ft.
 - ▶ Changing areas, dining area, spa, showers, exercise room, etc.
 - ▶ Game officials and media offices
 - ▶ Garden level indoor practice facility and cricket academy



Breybourne Stadium Preliminary Site Plan



- ▶ Hotel Outlot
 - ▶ 4-story, 120 rooms, 140 parking spaces
- ▶ Restaurant Outlot
 - ▶ 13,200 sq. ft. restaurant pad, 140 parking spaces
- ▶ Stormwater facilities
 - ▶ Sized for ultimate site improvements
 - ▶ Wet bottom with fountain aerators
- ▶ Landscaping/Buffering
 - ▶ Village's most restrictive buffering requirements apply when Manufacturing Districts abut residential
 - ▶ Meet and/or exceed these requirements
- ▶ West Screening
 - ▶ Required 20' wide buffer includes heavy plantings of evergreen and deciduous trees along entire property line
 - ▶ Supplements the existing pond and berming of the adjacent common area in Blackberry Knoll



Doug Pfeiffer
Oswego, IL


was sworn in

Mr. Pfeiffer gave an overview of the architectural components.


Carrie Hansen presented:


Breybourne Stadium

Introduction of Project Phasing



- ▶ Will be a seasonal facility, April – October
- ▶ T20 format – games 3 – 3-1/2 hours each
- ▶ Important to clarify construction will be done in phases
- ▶ Each phase has associated improvements, capacities, timing and approvals
- ▶ As the phases progress, more detailed reviews and coordination required due to the complexities of an increasingly larger venue
- ▶ At each stage, Village review and approval is required prior to the commencement of any constructed improvements, including additional Planning and Zoning Commission and Village Board review






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Breybourne Stadium

Project Phasing Summary



- ▶ With exception of Phases I & II, all future phases are based on business growth. Sanctioning from cricket oversight organizations are required for international events.
- ▶ Future Village Final PUD approval process required for each and every phase past Phase I
 - ▶ Architecture
 - ▶ Final engineering
 - ▶ Final PUD and site plans
 - ▶ Final landscape and photometric plans
- ▶ Phases III, IV & V Final PUD's will additionally require:
 - ▶ Traffic studies
 - ▶ Transportation management plans
 - ▶ Noise studies



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Michael Werthmann
Rosemont, IL

was sworn in

Mr. Werthmann presented:

Breybourne Stadium Traffic – Phases I and II

- ▶ Study Purpose
 - ▶ Examine background traffic conditions
 - ▶ Assess impact of Phases I and II (typical operations)
 - ▶ Determine if roadway or access improvements are necessary to accommodate Phases I and II
 - ▶ Separate study prepared to address Phases III and IV





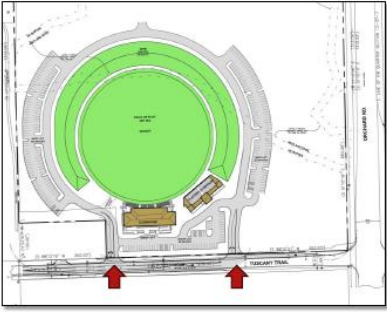
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Breybourne Stadium Traffic – Phases I and II

- ▶ Phases I and II
 - ▶ Represents the typical usage, games generally in the evening and on weekends
 - ▶ Berm seating and approximately 250 parking spaces
- ▶ Two full access points on Tuscany Trail 
 - ▶ Each access with one inbound and two outbound lanes
 - ▶ Approximately 460' west of Orchard Road
 - ▶ Westbound right-turn lane into site
 - ▶ Eastbound left-turn lane into site
 - ▶ Approximately 820' west of Orchard Road
 - ▶ Tuscany Trail widened to provide 365' two-way left-turn lane that will serve this access drive, Tuscany Station, and the Village's well site




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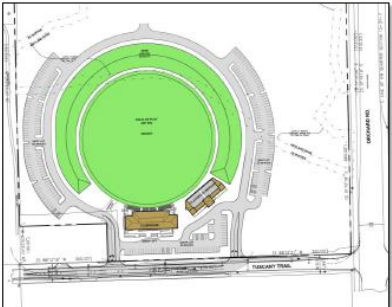
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Traffic – Phases I and II



- ▶ Other planned area roadway system improvements
 - ▶ Traffic signal at Orchard Road and Tuscany Trail
- ▶ **FINDINGS**
 - ▶ *Site access system provides site with flexible access and limited access on the area roadway system*
 - ▶ *Roadway system has sufficient reserve capacity to accommodate Phases I and II*
 - ▶ *No additional roadway improvements and/or traffic control modifications required for Phases I and II*



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Robert Hann
Rosemont, IL

was sworn in

Mr. Hann presented:

Breybourne Stadium

Transportation Management Plan



- ▶ *A comprehensive event traffic management plan is a vital aspect of ensuring a smooth and enjoyable experience.*
- ▶ Purpose of plan is to provide guidance for traffic management for each phase of development.
- ▶ Proposing a phased approach:
 - ▶ Considers evolving needs of the stadium as it grows
 - ▶ Allows effective transportation solutions that adapt to changing demand

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Breybourne Stadium

Transportation Management Plan – Conclusion

- ▶ *Phased approach considers evolving needs*
- ▶ *Offsite parking arrangements crucial in Phases IV and future phases*
- ▶ *Partnering with Metra vital*
- ▶ *Shuttle buses and rideshare will provide crucial link to stadium*
- ▶ *Collaboration and coordination between stakeholders vital to successful events*
- ▶ *Technology to manage traffic demand will optimize parking, shuttle and rideshare*
- ▶ *Continuous evaluation and improvements coupled with integration of advanced and evolving technologies vital to meet transportation needs of large-scale events*



Christi Westercamp
Oskaloosa, IA

was sworn in

Ms. Westercamp presented:

Breybourne Stadium Lighting

- ▶ Four (4) 140' poles
- ▶ System designed to maximize on-field playability while minimizing effects elsewhere
- ▶ "TLC for LED" system delivers highly controlled downward light from pole tops
- ▶ Fixtures utilize custom optics and patented visoring to significantly reduce off-site spill light, glare and light pollution



Breybourne Stadium Lighting

- ▶ Advanced LED technology allows more flexibility than prior lighting technology regarding dimming and fixture control
- ▶ System can operate at 100% during matches but dim when that level of light isn't required, further minimizing off-site impacts
- ▶ Proposed photometrics plan meets the Village's requirement of 0.2 foot candle readings where adjacent to residential property



Carrie Hansen presented:

Breybourne Stadium



- ▶ Will take the measures necessary to comply with the Village's Noise Ordinance
 - ▶ 60 dba from 7:00 am to 10:00 pm
 - ▶ 55 dba from 10:00 pm to 7:00 am
- ▶ Initial lower capacity and constructed berms will act as sound barriers to adjacent neighborhood
- ▶ Proposed vegetation along west property line is both visual and sound buffering
- ▶ If necessary, additional berming, vegetation or other physical noise attenuation can be added
- ▶ In final phase the roofing component could wrap further down on the west side to act as acoustic barrier



Lorie Witzel was sworn in
Oswego, IL

Ms. Witzel stated her concerns with noise, size, traffic, security, financials, strain on First Responders, close proximity to Blackberry Knoll and negative impact on neighborhood. Ms. Witzel stated if Phase 1 is approved, that is like approving the whole development plan.

Dawn DeRosa was sworn in
Oswego, IL

Ms. DeRosa stated her concerns with parking, traffic, crime, strain on First Responders, noise, lights, environmental issues, close proximity to Blackberry Knoll and negative impact on neighborhood. Ms. DeRosa gave a signed petition to staff.

Drusilla Pollick was sworn in
Oswego, IL

Ms. Pollick stated she has no issues with Phase 1 and Phase 2; when the project gets larger, her concerns are crime, strain on First Responders, taking her land through eminent domain for parking, negative impact on neighborhood. Ms. Pollick stated her son is already contracted to work on the project.

David Fisher was sworn in
Oswego, IL

Mr. Fisher stated his concerns with parking, noise, traffic, crime, lights, water scarcity, impact to property values, and requested an independent review regarding impact to the community.

Jerry Gawlik was sworn in
Oswego, IL

Mr. Gawlik stated he is not opposed to a cricket stadium but is opposed to the proposed location, and stated his concerns with noise, parking, traffic, maintaining quality of life for community, impact to property values, strain on First Responders.

Carrie Updyke was sworn in
Oswego, IL

Ms. Updyke stated her concerns with close proximity to Blackberry Knoll, safety, concerts, impact to property values. Ms. Updyke stated she is a senior citizen who wants to stay in Oswego.

Julie Evans was sworn in
Oswego, IL

Ms. Evans stated her concerns with noise, harming quality of life, late matches, traffic lights from parking lot, strain on First Responders, trash left after events, impact to property values.

Quentin Hasse was sworn in
Oswego, IL

Mr. Hasse stated his concerns are the same as others, and added impact on neighborhood, traffic, and proposed timeline between the first and last phase is only four years.

James Wodka was sworn in
Oswego, IL

Mr. Wodka stated his concerns are the same as others, and added economic impact, cost of adding major utilities to the site, strain on First Responders, parking on neighborhood streets, and requested an independent impact study.

Stanley Christianson was sworn in
Oswego, IL

Mr. Christianson stated no one likes cricket and this is a top-down approach that doesn't work, and stated his concerns about impact on property values, diminish the community, doesn't bring benefit to the community.

Recommendation:

Motion: Commissioner Pajor, second Commissioner McCallum to accept the Findings of Fact and recommend approval of the Special Use for a stadium, hotel, and restaurant, Preliminary PUD and Plat for the site, and Final PUD and Plat for Phase 1 (the installation of the grass field and underground utilities) subject to the following:

- Additional traffic and parking studies
- A sound study/analysis prior to final approval of any future phases on the development

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

Nays: Commissioners Kapus, Kuhn

Absent: None

Motion carried

6. OLD BUSINESS

None.

7. PUBLIC FORUM

None.

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

Rachel Riemenschneider is the new Village Planner.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - September 28, 2023 – Special Meeting

15. ADJOURNMENT

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

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

Nays: None
Absent: None
Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 12:09 a.m.