

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

January 4, 2024

1. CALL TO ORDER

Chairman Pajor called the Oswego Planning & Zoning Commission Meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Thomas Collins, Rick Kuhn, Donald Marrone, Andrew McCallum, Charlie Pajor, Justin Sather, Judy Sollinger

Absent: None

There was a quorum.

Oswego community representatives in attendance were:

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

3. MINUTES

Motion: Commissioner Sollinger, second Commissioner McCallum to accept the minutes of the December 7, 2023 Planning & Zoning Commission Meeting.

Ayes: Commissioners Collins, Kuhn, Marrone, McCallum, Pajor, Sather, Sollinger

Nays: None

Absent: None

Motion carried

4. PUBLIC HEARINGS

Special Use Permit

Dreamers Academy Too – 260 N. Merchants Drive

Applicant: Dreamers Academy Too, LLC

Project #1197.23

Project Manager: Rachel Riemenschneider

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

Ayes: Commissioners Collins, Kuhn, Marrone, McCallum, Pajor, Sather, Sollinger

Nays: None

Absent: None

Motion carried

Attorney Dan Kramer was sworn in
Yorkville, IL

Attorney Kramer stated he represents the petitioner who is requesting approval of a Special Use Permit to allow for the operation of a day care center at 260 N. Merchants Drive. Attorney Kramer stated a Special Use Permit was granted for a day care at this location in 2018, however, the property has not been active as a day care for several years. Attorney Kramer

stated the petitioner does not plan on making any structural changes to the building and is working with an architect to remodel the space and bring it to Code. Attorney Kramer stated the petitioner is experienced in the day care business and hopes to open at this location on June 1st for up to 65 children. Attorney Kramer stated there is adequate parking as most of the visitors will be for drop-off/pick-up only rather than staying for any length of time. Attorney Kramer stated there is an existing shared parking agreement with neighboring properties if needed.

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

Motion: Commissioner Sollinger, second Commissioner Collins to close the Public Hearing at 7:09 p.m.
Ayes: Commissioners Collins, Kuhn, Marrone, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: None
Motion carried

The Commission discussed parking for the day care's employees and visitors, and suggested staggering drop-off/pick-up times, when possible, to ease traffic congestion. The Commission recommended the petitioner have employees park away from the front of the building to free up that space for drop-off/pick-up traffic. Attorney Kramer stated he will give Village staff a copy of the existing shared parking agreement/easement.

Recommendation:

Motion: Commissioner Marrone, second Commissioner Sollinger to accept the Findings of Fact for the Standards for a Special Use Permit and recommend approval of the Special Use Permit for a day care center for the property located at 260 N. Merchants Drive.
Ayes: Commissioners Collins, Kuhn, Marrone, McCallum, Pajor, Sather, Sollinger
Nays: None
Absent: None
Motion carried

5. NEW BUSINESS

None.

6. OLD BUSINESS

None.

7. PUBLIC FORUM

None.

8. CHAIRMAN'S REPORT

None.

9. COMMISSIONERS REPORT

New Commissioners Collins and Marrone introduced themselves.

10. HISTORIC PRESERVATION COMMISSIONER REPORT

No report.

11. ECO COMMISSION REPORT

No report.

12. DEVELOPMENT SERVICES DEPARTMENT REPORT

None.

13. OSWEGOLAND PARK DISTRICT REPORT

None.

14. NEXT MEETING - February 8, 2024

15. ADJOURNMENT

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

Ayes: Commissioners Collins, Kuhn, Marrone, McCallum, Pajor, Sather, Sollinger

Nays: None

Absent: None

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:19 p.m.