

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

**August 8, 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: Kim Bradshaw, Thomas Collins, Lisa Hillman, Andrew McCallum, Charlie Pajor, Justin Sather

Absent: Rick Kuhn (arrived at 7:01 p.m.), Brian Thomas

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 Collins, second Commissioner Bradshaw to accept the minutes of the July 11, 2024 Planning & Zoning Commission Meeting.

Ayes: Commissioners Bradshaw, Collins, Hillman, Kuhn, McCallum, Pajor, Sather

Nays: None

Absent: Commissioner Thomas

Motion carried

**4. PUBLIC HEARINGS**

**Variance**

219 Bluegrass Parkway

Applicant: Dave and Brenda Stiemann

Project #1221.24

Project Manager: Rachel Riemenschneider

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

Ayes: Commissioners Bradshaw, Collins, Hillman, Kuhn, McCallum, Pajor, Sather

Nays: None

Absent: Commissioner Thomas

Motion carried

Ms. Riemenschneider stated applicant requests a recommendation of approval for a variance from Section 8.07 Summary Table of Zoning Requirements and Section 8.11 Residential Zoning Districts of the zoning code to reduce the rear yard setback by 7 feet and exceed the allowable total impervious coverage by 41 square feet to allow for a sunroom addition and deck on the rear of the existing home at 219 Bluegrass Parkway.

The Commission discussed that the proposed deck is permitted to encroach into the rear yard setback, but the proposed sunroom would be considered an addition to the home and requires a Variance to encroach. The Commission discussed the impervious surface requirement of the Unified Development Ordinance (UDO), and Ms. Riemenschneider stated impervious surface coverage includes the principal structure, paved areas, and accessory structures, including decks. The Commission discussed that the property adjacent to the rear property line is open space. The Commission and staff discussed possible future amendments to the UDO to address situations where properties are adjacent to non-public spaces, and removing decks from the impervious surface ratio.

No audience members wished to speak at the public hearing.

Motion: Commissioner Collins, second Commissioner McCallum to close the Public Hearing at 7:10 p.m.

Ayes: Commissioners Bradshaw, Collins, Hillman, Kuhn, McCallum, Pajor, Sather

Nays: None

Absent: Thomas

Motion carried

**Recommendation:**

Motion: Commissioner McCallum, second Commissioner Collins to accept the Findings of Fact and recommend approval of a Variance from Section 8.07 and Section 8.11 of the zoning code to reduce the rear yard setback by 7 feet and exceed the allowable impervious surface by 41 square feet to allow for a sunroom addition and deck at 219 Bluegrass Parkway.

Ayes: Commissioners Bradshaw, Collins, Hillman, Kuhn, McCallum, Sather

Nays: Commissioner Pajor

Absent: Commissioner Thomas

Motion carried

**5. NEW BUSINESS**

None.

**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**

None.

**13. OSWEGOLAND PARK DISTRICT REPORT**

No report.

**14. NEXT MEETING - September 5, 2024**

**15. ADJOURNMENT**

Motion: Commissioner Bradshaw, second Commissioner McCallum to adjourn the Planning and Zoning Commission Meeting.

Ayes: Commissioners Bradshaw, Collins, Hillman, Kuhn, McCallum, Pajor, Sather

Nays: None

Absent: Commissioner Thomas

Motion carried

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