

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

October 10, 2024

1. CALL TO ORDER

Chairman Pajor called the Oswego Planning & Zoning Commission Meeting to order at 7:01 p.m.

2. ROLL CALL

Present: Kim Bradshaw, Thomas Collins, Rick Kuhn, Charlie Pajor, Joel Pyle, Justin Sather

Absent: Lisa Hillman, Andrew McCallum, Brian Thomas

There was a quorum.

Oswego community representatives in attendance were:

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

3. MINUTES

Motion: Commissioner Bradshaw, second Commissioner Collins to accept the minutes of the September 5, 2024 Planning & Zoning Commission Meeting.

Ayes: Commissioners Bradshaw, Collins, Kuhn, Pajor, Pyle, Sather

Nays: None

Absent: Commissioners Hillman, McCallum, Thomas

Motion carried

4. PUBLIC HEARINGS

Major Amendment to PUD

Oswegoland Park District Administration & Operations Center – Greenhouse

Applicant: Oswegoland Park District

Project #1228.24

Project Manager: Rod Zenner

Motion: Commissioner Collins, second Commissioner Sather to open the Public Hearing at 7:02 p.m.

Ayes: Commissioners Bradshaw, Collins, Kuhn, Pajor, Pyle, Sather

Nays: None

Absent: Commissioners Hillman, McCallum, Thomas

Motion carried

Director Zenner stated the applicant is requesting approval of a Major Amendment to the PUD to allow for the development of a greenhouse located south of the Oswegoland Park District Administration and Operations Center at 3220 Grove Road.

Director Zenner stated the applicant is proposing to install an approximately 20 feet by 30 feet greenhouse south of the maintenance building, south of the outdoor storage yard. Director Zenner stated the Park District has not yet provided elevations for the structure as they are still exploring options regarding the structure.

Chad Feldotto was sworn in
Oswego, IL

Mr. Feldotto, Oswegoland Park District's Director of Parks & Planning, stated the greenhouse will be used to propagate native plants for local prairies and vegetables donated to local food pantries. Mr. Feldotto stated last year, 8,000 pounds of produce was donated to the Kendall County Food Pantry through the volunteer-run program. Mr. Feldotto stated the greenhouse will have an aluminum frame and plexiglass siding; future growth was considered when determining the size of the greenhouse.

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

Motion: Commissioner Kuhn, second Commissioner Collins to close the Public Hearing at 7:06 p.m.
Ayes: Commissioners Bradshaw, Collins, Kuhn, Pajor, Pyle, Sather
Nays: None
Absent: Commissioners Hillman, McCallum, Thomas
Motion carried

Recommendation:

Motion: Commissioner Bradshaw, second Commissioner Collins to accept the Findings of Fact and recommend approval of a Major Amendment to the PUD for Oswegoland Park District's Praire Point at 3220 Grove Road.
Ayes: Commissioners Bradshaw, Collins, Kuhn, Pajor, Pyle, Sather
Nays: None
Absent: Commissioners Hillman, McCallum, Thomas
Motion carried

Special Use

Oswego Fire Protection District Station 2 – Outdoor Storage
Applicant: Oswego Fire Protection District
Project #1225.24
Project Manager: Rod Zenner

Motion: Commissioner Collins, second Commissioner Pyle to open the Public Hearing at 7:08 p.m.
Ayes: Commissioners Bradshaw, Collins, Kuhn, Pajor, Pyle, Sather
Nays: None
Absent: Commissioners Hillman, McCallum, Thomas

Motion carried

Director Zenner stated the applicant is requesting approval of a Special Use Permit to allow for outdoor storage of a fuel depot at Fire Station 2 located at 2200 Wiesbrook Drive. Director Zenner stated the Fire District is proposing two improvements: 1) replace the current trash enclosure located at the southeast corner of the site with a new masonry enclosure; and 2) install a fuel depot south of the existing fire station, which requires a Special Use Permit.

Director Zenner stated the fuel depot will be screened with masonry walls to match the fire station and have a gate along the front to provide access. Director Zenner stated the screening walls will be approximately 6.5 feet tall to screen the fuel tanks. Director Zenner stated the depot will hold two tanks, one at 1,000 gallons and the other at 1,500 gallons, which are similar to tanks at Station 1.

Josh Flanders was sworn in
Oswego, IL

Chief Flanders, Oswego Fire Protection District's Fire Chief, stated having a dedicated fueling station at Station 2 will eliminate the need for emergency vehicles to travel to Station 1 or Oswego Public Works, significantly reducing response times during emergencies. Chief Flanders stated purchasing fuel in bulk achieves an approximate \$40,000 cost savings per year. Chief Flanders stated in the event of natural disasters or other emergencies, having a secondary fueling option ensures that emergency services can continue to operate without interruption.

Judy McBeth was sworn in
Oswego, IL

Ms. McBeth stated she owns the veterinary clinic next to the Fire Station and raised concerns with proximity of the fuel tanks to her property; fuel spills; fumes; and potential fire hazard.

Chief Flanders responded that Station 1 has had a fuel depot since 2009 and there have been no spills or leaks, and fumes have not been noticed. Chief Flanders stated the depot will meet all code requirements to avoid potential fire hazards, and the State Fire Marshall annually inspects all gasoline stations, including fuel depots.

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

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

Ayes: Commissioners Bradshaw, Collins, Kuhn, Pajor, Pyle, Sather

Nays: None

Absent: Commissioners Hillman, McCallum, Thomas

Motion carried

Recommendation:

Motion: Commissioner Collins, second Commissioner Sather to accept the Findings of Fact and recommend approval of the Special Use for outdoor storage at Oswego Fire Station 2 located at 2200 Wiesbrook Drive.
Ayes: Commissioners Bradshaw, Collins, Kuhn, Pajor, Pyle, Sather
Nays: None
Absent: Commissioners Hillman, McCallum, Thomas
Motion carried

Text Amendment

Unified Development Ordinance Revisions
Applicant: Village of Oswego
Project #1226.24
Project Manager: Rachel Riemenschneider

Motion: Commissioner Collins, second Commissioner Bradshaw to open the Public Hearing at 7:33 p.m.
Ayes: Commissioners Bradshaw, Collins, Kuhn, Pajor, Pyle, Sather
Nays: None
Absent: Commissioners Hillman, McCallum, Thomas
Motion carried

Assistant Director Riemenschneider stated the Village Board approved the Unified Development Ordinance (UDO) at its April 16, 2024, meeting, and it took effect on May 1, 2024. Assistant Director Riemenschneider stated while staff, the Planning and Zoning Commission, and the Village Board diligently reviewed the UDO prior to its adoption, it is a living document, and staff has identified potential amendments.

Assistant Director Riemenschneider reviewed a summary of the proposed amendments and highlighted some of the more significant changes. After discussion, the Commission recommended the following changes to the proposed amendments:

- Section 9.03.C.8 – Chicken Coop
 - Specify that only one chicken coop is permitted per lot
- Section 10.06 – Driveways
 - Driveway can be extended to the side without a space next to the garage
 - Material of the extension must be the same as the principal material of the driveway, or exceptions at the discretion of the Zoning Administrator
 - Driveway extension cannot be located in front of house
 - Service walks can be within 5 feet of the driveway
- Section 11.02.B.3 – Tree Valuation
 - Specify that the fee-in-lieu goes into a fund to promote trees and landscaping throughout the Village

No audience members wished to speak at the public hearing.

Motion: Commissioner Collins, second Commissioner Kuhn to close the Public Hearing at 8:43 p.m.
Ayes: Commissioners Bradshaw, Collins, Kuhn, Pajor, Pyle, Sather

Nays: None
Absent: Commissioners Hillman, McCallum, Thomas
Motion carried

Recommendation:

Motion: Commissioner Bradshaw, second Commissioner Collins to recommend approval of the proposed Text Amendments as outlined by staff and with the Commission's recommended changes.

Ayes: Commissioners Bradshaw, Collins, Kuhn, Pajor, Pyle, Sather

Nays: None

Absent: Commissioners Hillman, McCallum, Thomas

Motion carried

5. NEW BUSINESS

None.

6. OLD BUSINESS

None.

7. PUBLIC FORUM

None.

8. CHAIRMAN'S REPORT

Chairman Pajor welcomed new Planning & Zoning Commissioner Joel Pyle.

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 - November 7, 2024

15. ADJOURNMENT

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

Ayes: Commissioners Bradshaw, Collins, Kuhn, Pajor, Pyle, Sather

Nays: None

Absent: Commissioners Hillman, McCallum, Thomas

Motion carried

Chairman Pajor adjourned the Planning and Zoning Commission Meeting at 9:08 p.m.