

**VILLAGE OF OSWEGO
MINUTES OF THE PLANNING & ZONING COMMISSION MEETING**

**100 PARKERS MILL
OSWEGO, ILLINOIS**

October 6, 2016

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, Ken Holmstrom, Rick Kuhn, Charles Pajor, Stan Popovich, Amanda Purkeypille, Rebecca Stine

Absent: None

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Community Development Director; Sandy Kulawiak, Recording Secretary; Judy Sollinger, Village Trustee; Grant Casleton, Director of Planning and Development, Oswegoland Park District

3. MINUTES

Motion: Commissioner Kuhn, second Commissioner Holmstrom to accept the minutes from the July 7, 2016 Planning & Zoning Commission Meeting

Ayes: Commissioners Cirone, Holmstrom, Kuhn, Pajor, Popovich, Purkeypille, Stine

Nays: None

Absent: None

Motion carried

4. PUBLIC HEARINGS

SPECIAL USE PERMIT

Metronet Shelter Site - Oswego

378 Ogden Falls Boulevard

Applicant: Metro Fibernet, LLC

Project No.: 949.16

Project Manager: Rod Zenner

Chairman Pajor opened the Public Hearing at 7:03 p.m.

Director Zenner presented the staff report stating the applicant is requesting approval of a special use permit to allow for an equipment shelter on an R-1 Single Family Residence District. In December of 2002, the Village approved an ordinance granting a special use permit to allow for the Village's well house #7 and tower located at 378 Ogden Falls Boulevard. The Village has since entered into a franchise agreement with

Metro Fibernet (Metronet) to provide fiber optic service throughout the Village. To provide this service, the petitioner will have to place a 12 foot by 28 foot precast concrete communications shelter to house equipment necessary to provide the service.

Director Zenner stated the petitioner is proposing to lease a 50 foot space at the northeast corner of the site to locate the proposed shelter and generator. There is existing landscaping along the northern property line that provides screening of the shelter from the existing residential units.

The proposed use is in keeping with the current use of the property and staff recommends approval of this request.

Audience Comments:

There were no members from the audience who wished to speak

Motion: Commissioner Holmstrom, second Commissioner Stine to close the Public Hearing at 7:06 p.m.
Ayes: Commissioners Cirone, Holmstrom, Kuhn, Pajor, Popovich, Purkeypile, Stine
Nays: None
Absent: None
Motion carried

Commissioners Comments:

Discussion was held on north elevation exhaust fans and would the fans be running continuously and how much noise they create.

Dale Smith was sworn in
Construction Manager
Metronet

Mr. Smith responded stating the air conditioner is on the northern side and it is continuously running when the power is on. Mr. Smith stated the noise level is no louder than a residential air conditioning unit. The shelter will be climate controlled due to the sensitivity of the electronics.

Commissioner Popovich stated the standards for a special use have been met.

Recommendation:

Motion: Commissioner Holmstrom, second Commissioner Popovich to accept the findings of fact for the Standards for a Special Use Permit and recommend approval of the Special Use for 378 Ogden Falls Boulevard for Public Service Use for the proposed communications equipment structure
Ayes: Commissioners Cirone, Holmstrom, Kuhn, Pajor, Popovich, Purkeypile, Stine
Nays: None
Absent: None
Motion carried

5. OLD BUSINESS

SPECIAL USE PERMIT

Blown Away Hair Salon
224 Chicago Road
Applicant: Larry Lapp
Project No.: 938.16
Project Manager: Rod Zenner

Director Zenner reported that the applicant has withdrawn his request for a special use permit to allow for a hair salon in the Transitional Use District (TUD) located at 224 Chicago Road.

This item was continued from the July 7, 2016 Planning & Zoning Commission meeting

6. NEW BUSINESS

FINAL P.U.D./PLAT

LongHorn Steakhouse
2650 Route 34
Applicant: Rare Hospitality International Inc.
Project No.: 948.16
Project Manager: Rod Zenner

Director Zenner presented the staff report stating the applicant is requesting a Final P.U.D for approval to allow for the development of a 5,640 square foot restaurant on a 1.6 acre outlot parcel in the Prairie Market development. The proposed restaurant will be centrally located within the lot. The building will contain mostly brick on all four sides.

Director Zenner discussed the landscaping and stated staff is of the opinion that the landscaping provided meets the intent of the landscape ordinance and the Prairie Market P.U.D.

Director Zenner reviewed parking requirements and stated the Code would require 56 parking spaces and the petitioner is providing 115 parking. The proposed use of a steakhouse typically has a higher parking demand than a typical restaurant due to the number of seats, staffing requirements, and the length of stay for patrons.

Also presented was the petitioners request for additional signage along the east and west facades of the building. The Village Code and the Prairie Market P.U.D allows for signage along the front façade facing Route 34 and signage along the rear of outlot buildings. Additional signage would require a minor amendment to the P.U.D. Minor amendments regarding signage do not require Planning & Zoning Commission review, but will require approval by the Village Board. Director Zenner stated he would like feedback from the Planning & Zoning Commission on the signage request to bring to the Village Board for review

Staff recommends that the petitioner receive approval on an additional wall sign on either the east or west elevation of the building.

Charley Schalliol

Lesley Hetzer were introduced
LongHorn Steak House

Commissioners Comments:

Clarification was given on the exact address of the location on the site exhibit. Director Zenner stated the address will be 2650 Route 34.

Discussion was held the number of trees and street lights that would be removed on Rutledge Road and if they would be relocated somewhere else.

Ms. Hetzer responded that the street lights would be relocated. Using the exhibit, Ms. Hettler stated due to the utility lines and transformer it would be difficult to relocate the trees.

Discussion was held on signage for the back of the building. Signage rendering exhibits were distributed to Commissioners.

Mr. Schalliol stated Best Buy backs up to the proposed building and cuts off the visible of the rear signage. Using the exhibits Mr. Schalliol discussed visible of traffic coming towards the east and west sides of the building. Discussion was held on front and rear signage. Mr. Schalliol stated the side signage is the key to visible of the building and this is reason they are requesting signage on both sides of the building and the front of the building. Mr. Schalliol stated signage on the rear of the building would not be visible.

Director Zenner reviewed the signage allowed stating staff recommendation is a sign on the front of the building and a sign on either the east or west side of the building. The applicant is requesting signage on the front and both sides.

Chairman Pajor stated that the Commissioners recommendation is for the applicant's request for a Final P.U.D, but signage recommendations can be forwarded to the Village Board.

Mr. Schalliol stated there are about seven (7) different designs of architectural elevations of the LongHorn Steak House throughout the country.

Using the exhibit, discussion was held on viewing signage from the street.

Recommendation:

Motion: Commissioner Kuhn, second Commissioner Holmstrom to recommend approval of the petitioners request to increase the number of signs to three (3)

Ayes: Commissioners Cirone, Holmstrom, Kuhn, Purkeypille, Stine

Nays: Commissioners Pajor, Popovich

Absent: None

Motion carried (5-2)

Discussion was held on landscaping site lines. Using the exhibit, concerns were expressed about corners on the lot line and the type of plantings used and how in time the growth of plantings could be a problem.

Recommendation:

Motion: Commissioner Popovich, second Commissioner Purkeypile to recommend approval of the Final P.U.D for the LongHorn Steakhouse to be located at 2650 Route 34
Ayes: Commissioners Cirone, Holmstrom, Kuhn, Pajor, Popovich, Purkeypile, Stine
Nays: None
Absent: None
Motion carried

7. PUBLIC FORUM

No audience members wished to speak at the Public Forum

8. CHAIRMAN'S REPORT

Chairman Pajor welcomed new member Dominick Cirone to the Planning & Zoning Commission

9. COMMISSIONERS REPORT

Discussion was held on the overgrown landscaping areas at commercial sites. It was suggested that Commissioners drive through the sites and come back with suggestions to present to staff on landscaping issues.

10. HISTORIC PRESERVATION COMMISSIONER REPORT

No report

11. ECO COMMISSION REPORT

No report

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Director Zenner stated the search for a planner is still in progress

13. NEXT MEETING - November 10, 2016

14. ADJOURNMENT

Motion: Commissioner Kuhn, second Commissioner Popovich to adjourn the meeting at 7:45 p.m.
Ayes: Commissioners Cirone, Holmstrom, Kuhn, Pajor, Popovich, Purkeypile, Stine
Nays: None
Absent: None
Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:45 p.m.

Recording Secretary Sandy Kulawiak