

**VILLAGE OF OSWEGO  
MINUTES OF THE PLAN COMMISSION MEETING**

**100 PARKERS MILL  
OSWEGO, ILLINOIS**

**November 10, 2011**

**1. CALL TO ORDER**

Chairman Don Marrone called the Oswego Plan Commission Meeting to order at 7:00 p.m.

**2. ROLL CALL**

Present: Don Marrone, Jerry Bannister, Kent Jones, Bryan Joslin, Edith McDonald, Kim Rosebraugh

Absent: Brian Fisher

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Community Development Director; Clinton Smith, Planner; Sandy Kulawiak, Recording Secretary; Brian Schiber, Smith Engineering; Grant Castleton, Director of Planning & Development Oswegoland Park District; Bill Thomas, Village Attorney; Judy Sollinger, Village Trustee

**3. MINUTES**

Motion: Member Joslin, second Member Jones to accept the minutes from the September 8, 2011 Plan Commission Meeting and the September 13, 2001 Special Plan Commission Meeting

Ayes: Members Bannister, Jones, Joslin, Marrone, McDonald, Rosebraugh

Nays: None

Absent: Member Fisher

Motion carried

**4. PUBLIC HEARINGS**

None

**5. OLD BUSINESS**

None

## **6. NEW BUSINESS**

### **FINAL P.U.D.**

Village Hall Annex

63 & 65 West Washington Street and 101 Adams Street

Applicant: Firehouse Pizza and Pub

Project No.: 764.11

Project Manager: Clinton Smith

Mr. Smith presented the Staff Report. Mr. Smith stated that the applicant was requesting approval of a Final P.U.D. to allow for the construction of the Firehouse Pizza and Pub restaurant at an existing building at 65 West Washington Street. The Preliminary P.U.D. was approved by the Plan Commission at the previous meeting. Mr. Smith stated that drawings were received showing the scale rendering of the proposed decking and signage for front of the building. Additional outdoor deck seating would be constructed on three sides of the building. The largest proposed deck is on the south side of the building and extends twenty (20) feet out from the building. Additional decks would wrap around the west and north side of the building.

Mr. Smith distributed to the Commissioners a copy of the plat of survey that was on file from October 1997 that indicate there is between 2.9 and 3.7 feet of space between the front (north) of the building and the IDOT right of way. Mr. Smith stated that the decking on the north (front) between the building and Washington Street was approximately four (4) feet two (2) inches wide. At these dimensions the proposed deck on the front of the building would extend into the right of way, requiring the applicant to receive permission from IDOT for construction.

Mr. Smith discussed signage using the submitted elevations as an exhibit. Mr. Smith presented the size of the signage and stating that the proposed sign is in the shape of a fire ax. Staff measured the sign as two separate areas – a rectangle enclosing the ax and the sign board. Mr. Smith stated this is acceptable for downtown signage requirements. Mr. Smith commented that the projecting sign may also extend into the right of way, as the plans indicate that it would extend approximately four feet from the building. IDOT approval would be needed.

Mr. Smith presented an overview of the parking requirements. According to a parking survey completed by staff, the city block where 65 West Washington is located has 71 parking spaces for public parking. During peak hours only 16 of these spaces were occupied, leaving 55 spaces available. Staff was under the opinion that the amount of public parking currently available would be sufficient to accommodate the restaurant.

Using a slide presentation Mr. Smith gave an overview of the enclosure for HVAC equipment located on the southeast corner of the building. Mr. Smith expressed concerns about the traffic flow along the east side of the building, as the Chamber of Commerce has parking available in that vicinity. Mr. Smith presented photos of the area.

**Commissioners Comments:**

Commissioner Jones inquired about handicap accessibility. Mr. Smith responded using the elevation exhibit. Commissioner Jones asked if this met the fire department requirements. Mr. Smith stated that access can be gained by the front and side of the building. Commissioner McDonald asked if all doors were handicap accessible. Mr. Smith responded that the doors were handicap accessible.

Commissioner Jones expressed concern regarding the deck on the north (front) of the building due to a lack of space between the building and Washington Street. Mr. Zenner replied that IDOT would most likely not give approval for the front deck. Due to pedestrian traffic Commissioner Jones asked if Staff disapproved of the front deck. Mr. Zenner responded that due to the sidewalk location and pedestrian traffic applicant realizes that the front deck may need to be eliminated.

Commissioner Joslin inquired if rear parking would be paved. Mr. Smith responded that the area would be improved with either asphalt or concrete.

Commissioner Bannister inquired about the west deck (side deck) which is six (6) feet in width. Discussion was held on the types of tables that would be used. Mr. Smith replied that the applicant would be using stand up shelf like tables.

Commissioner Bannister asked about the location of the trash enclosure and the grease trap. Mr. Zenner replied that the grease trap would be on the east side location. Mr. Smith stated that the location of the trash enclosure was not included in the plans.

Commissioner Bannister expressed safety concerns regarding the retaining wall.

Mr. Zenner stated no plans were received but the applicant would have to come back to the Plan Commission at a future date for review and consideration. Mr. Zenner stated the deck is smaller than the original plans.

Commissioner Bannister also expressed concerns regarding the two garage doors being open and the possibility of insects entering the kitchen area.

Mr. Zenner responded that this is a health department issue and the applicant is aware of what is needed to prevent this.

Commissioner Joslin stated that he felt seven parking spaces were inadequate.

Commissioners discussed additional parking at the rear of the building and on the vacant parcel at 101 Adams. Also discussed was utilizing the parking at the "old" Village Hall and on Main Street.

**Recommendation:**

Motion: Member Jones, second Member McDonald to accept signage as indicated on the submittal  
Ayes: Members Bannister, Jones, Joslin, Marrone, McDonald, Rosebraugh  
Nays: None  
Absent: Member Fisher  
Motion carried

Mr. Dominick Fecarotta  
24854 Gates Lanes  
Plainfield, Illinois 60565      was introduced

Mr. William F. Lumino  
5375 Half Round Road  
Oswego, Illinois 60543      was introduced

The applicants responded to the proposed location of the HVAC units on the east side of the building. There were concerns that the units may hinder parking at the neighboring Chamber of Commerce building. Commissioners discussed the possibility of the units being mounted on the roof of the building and being enclosed.

Commissioner Jones asked the applicants about the dumpster location. Mr. Fecarotta responded that the dumpster would be in the rear of the site near the alley and totally enclosed.

Commissioner Bannister asked the applicant about the western deck area and the type of seating. Mr. Lumino replied that depending on the season of the year there would be an area with the stand up tables.

Commissioner Bannister inquired about the retaining wall. Mr. Lumino stated they are moving ahead with the renovation of the inside of the building and are working with Staff and will come back to the Plan Commission at a later date for further review regarding the decking and retaining wall.

Commissioner Jones stated Commissioners had concerns regarding pedestrian traffic on the sidewalk on the front portion of the building. Commissioner Jones stated that he felt the front decking should be eliminated. Commissioner Jones also stated that the HVAC location is okay and the rear decking is also okay. The trash enclosure location needs to be finalized. Commissioner Jones commented that he very strongly supports the business but a front decking is not a good idea. Commissioner Jones stated concerns about the western decking parking and amount of parking spaces available. Discussion was held on the size of the proposed spaces along Adams Street and adequate parking for full sized trucks.

Commissioners discussed parking and suggested that upon subdividing the parcels that easements for parking between this building and the Chamber of Commerce be addressed to prevent any parking issues in the future. Mr. Smith used the exhibit to show parking on the west side of the building.

**Recommendation:**

- Motion:            Chairman Marrone, second Member Rosebraugh to approve the Final P.U.D. with the following conditions:
- the proposed front deck along Washington Street be eliminated
  - the applicant return with plans for the dumpster location in the future
  - approval of western deck upon survey approval

Ayes: Members Bannister, Jones, Joslin, Marrone, McDonald, Rosebraugh  
Nays: None  
Absent: Member Fisher  
Motion carried

**7. PUBLIC FORUM**

No one requested to speak at the Public Forum

**8. CHAIRMAN'S REPORT**

No report

**9. COMMISSIONERS REPORT**

No report

**10. HISTORIC PRESERVATION COMMISSIONER REPORT**

No report

**11. ECO COMMISSION REPORT**

No report

**12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT**

**13. NEXT REGULAR MEETING – December 8, 2011 at 7:00 P.M.**

**14. ADJOURNMENT**

Motion: Member McDonald, second Member Joslin to adjourn the Plan  
Commission Meeting at 8:10 P.M.

Ayes: Members Bannister, Jones, Joslin, Marrone, McDonald, Rosebraugh

Nays: None

Absent: Member Fisher

Motion carried

Chairman Marrone adjourned the meeting at 8:10 P.M.

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Minutes Recorded by Sandy Kulawiak