

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

July 9, 2020

Pursuant to an Executive Order 2020-07 signed by Governor Pritzker in guidance provided by legal counsel, the Village of Oswego may conduct all or portions of this meeting by use of telephonic or electronic means without a physical quorum present in the boardroom.

1. CALL TO ORDER

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

2. ROLL CALL

Present: Dominick Cirone, Tom Guist, Rick Kuhn, Andrew McCallum, Karen Novy, Charlie Pajor, Rebecca Stine

Absent: None

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Community Development Director; Natalie Zine, Planner; Mary Ellen Bliss, Recording Secretary; Judy Sollinger, Village Trustee

3. MINUTES

Motion: Commissioner Cirone, second Commissioner Guist to accept the minutes of the June 4, 2020 Planning & Zoning Commission Meeting

Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor and Stine

Nays: None

Absent: None

Motion carried

4. PUBLIC HEARINGS

Major PUD Amendment & Special Use Permit Amendment Request

Oswego Entertainment Venue

Lot 7 Oswego Junction PUD Phase 2

Applicant: Village of Oswego

Project #1067.20

Project Manager: Natalie Zine

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

Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor and Stine

Nays: None

Absent: None

Motion carried

Ms. Zine stated the applicant is requesting approval of a Major PUD Amendment to Lot 7 of Oswego Junction Phase 2 Planned Unit Development to allow for the development of an entertainment venue and park with a Special Use Permit for outdoor entertainment. Ms. Zine stated the property is vacant, currently zoned B-3, and is generally west of the Oswego Park-n-Ride parking lot and south of the railroad tracks. Ms. Zine stated a Final PUD Plan and Plat for Oswego Junction Phase 2 was approved on January 22, 2007.

Ms. Zine stated on October 1, 2019, the Village Board approved an agreement to accept the donation of ~3 acres of property at Lot 7 in Oswego Junction Phase 2. Ms. Zine stated the donation agreement requires the Village to develop “a venue for outdoor live performance and music entertainment and events to be enjoyed by the public” on the site within three years. Ms. Zine stated since that time, the Village entered into contracts with Schoppe Design for land planning, Threshold Acoustics for acoustical study, and Williams Architects for architectural and engineering design. Ms. Zine stated the Village conducted an online community survey, stakeholder interviews, and held a community open house to identify opinions on how the entertainment venue should be used.

Ms. Zine stated Village President Parlier and staff have worked with Schoppe Design and the stakeholders to establish a Master Site Plan. Ms. Zine reviewed the site’s design elements and noted that not all elements are planned for the initial phase of development. Ms. Zine stated the \$750,000 budget includes design and construction for a covered stage, parklike area, and the service corridor, with the other design elements in the Master Plan coming during later stages as additional funds are available. Ms. Zine stated the Village applied for a \$750,000 Fast-Track grant through the State of Illinois for this project, which if received, could fund some of the later-phase design elements such as restrooms and storage behind the stage or the support building for public restrooms and concessions.

Ms. Zine stated staff recommends the Planning and Zoning Commission to accept the findings of fact for the Standards for a Special Use Permit and recommends approval of the Major PUD Amendment to Lot 7 of Oswego Junction Phase 2 to allow for the development of an entertainment venue and park with a Special Use Permit for outdoor entertainment.

Mike Schoppe was sworn in
Oswego, IL

Mike Schoppe of Schoppe Design Associates reviewed the Site Plan elements, including design, seating capacity, and potential options for overflow parking. Mr. Schoppe stated research was conducted before the Site Plan was designed and it was concluded the best orientation for the amphitheater is northwest due to two factors: sound analysis and utility of the grassed area west and south of existing parking lot.

Andy Dogan was sworn in
Itasca, IL

Andy Dogan, representing Williams Architects, reviewed the architecture of the pavilion structure. Mr. Dogan stated they developed two different options for the potential look of the facility. Mr. Dogan stated a community survey was conducted to gauge the public’s reaction to the options, and of the 132 responses, 84% preferred Option 1, the more “traditional” design.

Commissioner Cirone asked about potential programming and if the amphitheater would be rented out. Ms. Zine stated the amphitheater will primarily be a community amenity with local

entertainment.

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

Motion: Commissioner Cirone, second Commissioner Guist to close the Public Hearing at 7:19 p.m.
Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor and Stine
Nays: None
Absent: None
Motion carried

Commissioner comments:

Traffic flow, the Village's responsibility to maintain and operate the property, overflow parking, and the school district's interest in using the facility was discussed. Carrie Hansen of Schoppe Design stated she met with representatives of the school district and they expressed enthusiasm in utilizing the venue for some of their programs.

Recommendation:

Motion: Commissioner Cirone, second Commissioner Guist to accept the findings of fact for the Standards for a Special Use Permit and recommend approval of the Major PUD Amendment to Lot 7 of Oswego Junction Phase 2 Planned Unit Development to allow for the development of an entertainment venue and park with a Special Use Permit for outdoor entertainment, with staff to address potential overflow parking.
Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Pajor and Stine
Nays: Commissioner Novy
Absent: None
Motion carried

5. OLD BUSINESS

None.

6. NEW BUSINESS

Site Plan Review

Mi Space Storage
Lot 7 Stonehill Business Park
Applicant: H. Linden & Sons Development Inc.
Project #1068.20
Project Manager: Natalie Zine

Ms. Zine stated the applicant is requesting approval of a Site Plan for Lot 7 of Stonehill Business Park Unit 1 to allow for the development of a self-storage facility. Ms. Zine stated the property is generally located at the NW corner of Theodore and Stonehill Road, is zoned M-1, and is currently vacant.

Ms. Zine stated the applicant is proposing the development of six self-storage buildings with a total of 253 storage units which will not be temperature controlled. Ms. Zine stated one employee will be working on site during office hours and the units will be accessible 24/7 with a security system and locked gate at the entry. Ms. Zine stated the buildings measure 7,065 square feet in area, which is well within the maximum lot coverage allowance of 60% in the M-

1 Zoning District. Ms. Zine stated the Site Plan meets all setback and bulk regulations, and the proposed parking is consistent with other storage facilities in the Village and adequate for the proposed use.

Ms. Zine stated the proposed landscape plan includes some building foundation plantings and street trees, and a 6' tall decorative aluminum fence. Ms. Zine stated the proposed storage structures appear to be wrapped with cinderblock and brick in various shades of brown. Ms. Zine stated the applicant has met with the Stone Hill Business Park Property Owners Association and they have approved the proposed architectural elevations and fencing.

Ms. Zine stated the proposed Site Plan appears to be in substantial compliance with the Village's Zoning Ordinance and Subdivision Regulations, therefore, staff recommends approval of the request for a Site Plan on Lot 7 of Stonehill Business Park Unit 1 to allow for the development of the Mi Space Storage Facility subject to staff approval of the Final Engineering Plans.

Recommendation:

Motion: Commissioner Kuhn, second Commissioner Cirone to approve a Site Plan on Lot 7 of Stonehill Business Park Unit 1 to allow for the development of the Mi Space Storage Facility subject to staff approval of the Final Engineering Plans.

Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor and Stine

Nays: None

Absent: None

Motion carried

Concept Plan Review

Tuscany Station

NW corner of Orchard Road and the Burlington Northern Railroad

Applicant: Ed Garvey dba West Suburban Bank

Project #1063.20

Project Manager: Natalie Zine

Ms. Zine stated the applicant is requesting approval of a Concept Plan for the NW corner of Orchard Road and the Burlington Northern Railroad otherwise known as "Tuscany Station". Ms. Zine stated a Concept Plan for Tuscany Station was approved in 2014 and a Planned Until Development Agreement was approved in 2015. Ms. Zine stated an amendment to the agreement and/or a Preliminary/Final PUD will be necessary future steps if this Concept Plan gets a positive recommendation from the Planning and Zoning Commission and approval from the Village Board.

Ms. Zine stated the proposed Concept Plan includes a multi-use development including single-family residential, multi-family residential, commercial, mixed-use, and commuter parking for a future Metra station. Ms. Zine stated based on the adjacent residential uses, the potential for the Metra Station, the adjacency to Orchard Road, and previously approved Concept Plan, staff feels this mix of higher density residential uses and commercial retail mixed use is generally appropriate and would fit the character of the site and serve the community's future needs.

Ms. Zine stated the entire property will likely need to be rezoned for future uses. Ms. Zine stated staff is generally agreeable to the proposed conceptual Site Plan and specific land uses. Ms. Zine stated staff is of the opinion that the commercial space would be more successful along Orchard Road, specifically at the corner of Tuscany Trail and Orchard Road,

and suggest rearranging the location of the mixed-use areas with some of the multi-family housing and the stormwater management pond. Ms. Zine stated the Oswegoland Park District has requested that the park site instead serve as additional parking for the existing Tuscany Trail Park.

Ms. Zine stated staff recommends the Planning and Zoning Commission recommend approval of the new Concept Plan for Tuscany Station.

Drew Walker, representing Kimberly-Horn and Associates, stated they are a consulting firm hired by the applicant to develop this Concept Plan. Mr. Walker stated the applicant had a market study conducted to help inform potential uses, and Kimberly-Horn engaged with a broker to determine viability of the property within the current market. Mr. Walker stated the plan is designed as a conduit for potentially higher density products in the proposed area. Mr. Walker stated he is open to shifting the location of the commercial space, while leaving an element of the multi-family use along Orchard Road for marketability. Mr. Walker stated the stormwater features are envisioned as naturalized basins meeting current ordinances, with the potential for trail systems and walkability elements.

Ms. Zine stated a benefit of this proposed concept plan is that the site can be developed in phases by multiple developers. The number of potential units, lot sizes, and density were discussed, and Ms. Zine stated a future Preliminary/Final PUD would examine these issues in greater detail.

Chairman Pajor asked if the long-term plan would include a traffic signal at Tuscany Trail/Orchard Road. Director Zenner stated this would be a coordinated effort with the county and a traffic study would presumably be in order as the project moves forward.

Recommendation:

Motion: Commissioner Kuhn, second Commissioner Cirone to recommend approval of the new Concept Plan for Tuscany Station

Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor and Stine

Nays: None

Absent: None

Motion carried

7. PUBLIC FORUM

None.

8. CHAIRMAN'S REPORT

None.

9. COMMISSIONERS REPORT

Commissioner Kuhn asked about Village requirements regarding stormwater detention for a site such as Tuscany Station. Director Zenner stated the Village requires that stormwater detention is provided for a site, which could be naturalized or wet bottom.

10. HISTORIC PRESERVATION COMMISSIONER REPORT

No report.

11. ECO COMMISSION REPORT

No report.

12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Director Zenner stated the Planning and Zoning Commission will have a Special Meeting on July 30, 2020.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - July 30, 2020

15. ADJOURNMENT

Motion: Commissioner Kuhn, second Commissioner Cirone to adjourn the Planning and Zoning Commission Meeting.

Ayes: Commissioners Cirone, Guist, Kuhn, McCallum, Novy, Pajor and Stine

Nays: None

Absent: None

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 8:29 p.m.