

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

September 10, 2020

1. CALL TO ORDER

Chairman Pajor called the Oswego Planning & Zoning Commission Meeting to order at 7:02 p.m.

2. ROLL CALL

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

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 Kuhn, second Commissioner Stine to accept the minutes of the July 30, 2020 Planning & Zoning Commission Special Meeting
Ayes: Commissioners Cirone, Guist, Kuhn, Pajor, Stine
Nays: None
Absent: Commissioners McCallum, Novy
Motion carried

4. PUBLIC HEARINGS

Special Use Permit Request

Poise Dance Center
39 Stonehill Road, Unit #
Applicant: Melissa Gray
Project #1075.20
Project Manager: Natalie Zine

Motion: Commissioner Stine, second Commissioner Kuhn to open the Public Hearing at 7:03 p.m.

Ayes: Commissioners Cirone, Guist, Kuhn, Pajor, Stine
Nays: None
Absent: Commissioners McCallum, Novy
Motion carried

Ms. Zine stated the applicant is requesting approval of a Special Use Permit to allow for the operation of a dance school in the M-1 Limited Manufacturing District. Ms. Zine stated the proposed use is inconsistent with the Comprehensive Plan's designation of the area as "Light

Industrial” but is consistent with the other uses in the building including Crossfit Oswego and Impact Sports Rehab & Chiropractic.

Ms. Zine stated the dance school will offer a variety of dance classes for students aged 6-17+, however there will only be a single studio and the classes will therefore be taught one at a time. Ms. Zine stated the maximum number of students in a class will be 15 with one instructor and the hours of operation are primarily in the evening during the week and during the day on the weekend. Ms. Zine stated these hours should be opposite the chiropractic office and complementary to the Crossfit gym. Ms. Zine stated the dance school will have 18 parking spaces in the front and rear of the building which is sufficient parking.

Ms. Zine stated staff recommends the Planning and Zoning Commission accept the findings of fact for the Standards for a Special Use Permit and recommends approval of the Special Use Permit for a dance school in the M-1 Limited Manufacturing District at 39 Stonehill Road.

No audience members wished to speak at the public hearing.

Motion: Commissioner Stine, second Commissioner Cirone to close the Public Hearing at 7:06 p.m.

Ayes: Commissioners Cirone, Guist, Kuhn, Pajor, Stine

Nays: None

Absent: Commissioners McCallum, Novy

Motion carried

Commissioner comments:

Commissioner Kuhn asked about the impact of having a low tax base business in zoning districts where a high return is needed. Director Zenner stated property tax is based off the zoning and square footage of the building, therefore, the property tax would be the same regardless of the business use. Ms. Zine stated when the Village begins examining current ordinances and zoning districts through the Unified Development Agreement, there would be room for future discussion on what types of businesses are preferred in the M-1 District.

Recommendation:

Motion: Commissioner Stine, second Commissioner Cirone to accept the findings of fact for the Standards for a Special Use Permit and recommend approval of the Special Use Permit for a dance school in the M-1 Limited Manufacturing District at 39 Stonehill Road.

Ayes: Commissioners Cirone, Guist, Kuhn, Pajor, Stine

Nays: None

Absent: Commissioners McCallum, Novy

Motion carried

Rezoning Upon Annexation & PUD Request

Emerson Creek
5126 Stephens Road
Applicant: Christina Demiduk
Project #1078.20
Project Manager: Rod Zenner

Motion: Commissioner Kuhn, second Commissioner Stine to open the Public Hearing at 7:11

p.m.
Ayes: Commissioners Cirone, Guist, Kuhn, Pajor, Stine
Nays: None
Absent: Commissioners McCallum, Novy
Motion carried

Director Zenner stated staff recommends the project be continued to the October 1, 2020 Planning and Zoning Commission meeting to allow time for staff and the petitioner to prepare the necessary documents for the Rezoning and Planned Unit Development Request.

Recommendation:

Motion: Commissioner Kuhn, second Commissioner Stine to continue the public hearing to the October 1, 2020 Planning and Zoning Commission Meeting.
Ayes: Commissioners Cirone, Guist, Kuhn, Pajor, Stine
Nays: None
Absent: Commissioners McCallum, Novy
Motion carried

5. OLD BUSINESS

None.

6. NEW BUSINESS

Concept Plan Review

Oswego Village Senior Living Community
Applicant: Montgomery Senior Living, LLC
Project #1074.20
Project Manager: Natalie Zine

Karl Lueschow
Madison, WI

Greg Markvluer
Madison, WI

Karl Lueschow is a representative of the Erdman Company and Greg Markvluer is a representative of the Erdman Company and Charter Senior Living. Mr. Lueschow stated the Erdman Company will design and develop the site and provide construction management using local sub-contractors. Mr. Markvluer stated Charter Senior Living will operate the senior living community, which will have 142 units: 47 independent living cottages, 66 assisted living units, and 29 memory care units. Mr. Markvluer discussed the primary market area

demographics and stated the average occupancy rate of area competitors is around 90-93%.

Mr. Lueschow stated the development will offer three distinct levels of housing for seniors: independent living, assisted living, and memory care. Mr. Lueschow stated the main building, with assisted living and memory care units, will be three stories in height for the wings facing the Village Green, and a two-story wing extending toward the west. Mr. Lueschow stated the independent living portion of the community will be cottages that are situated west of the main building in order to be consistent in scale to the surrounding residential neighborhoods. Mr. Lueschow stated construction of the building will be wood frame clad with engineered wood and/or cement board siding. Mr. Lueschow stated site development will include a network of paved pedestrian walkways and internal vehicular roadways and drives without curb and gutter.

Mr. Lueschow stated in order to better facilitate vehicular access to the new building, it is proposed to displace 38 angled parking spaces along the north and west sides of the Village Square; those spaces will be replaced with new spaces as part of the resident and visitor parking lot south of the main building.

Ms. Zine gave the staff report and stated the applicant is requesting approval of a Concept Plan for the northwest corner of Route 31 and W. Washington Street otherwise known as "Village Square". Ms. Zine stated the approximately 11-acre vacant subject property area is zoned R-4 General Residence District and B-2 Community Shopping District. Ms. Zine stated the proposed use is generally consistent with the Comprehensive Plan's designation of the area as "Downtown District" and the area is designated as Secondary Core/Transition Area (D2) and should allow for Residential, Small Office, and Retail with a maximum building height of three stories.

Ms. Zine stated the primary focus for this meeting is to discuss the proposed land use and whether it is compatible with the location, and to provide feedback or any recommended changes to the use or site layout.

Ms. Zine stated staff is generally agreeable to the proposed conceptual Site Plan and specific land uses. Ms. Zine stated some considerations for the Final Plan include:

1. Modify the southwest shared parking lot design so that it is better connected with the Village Hall and our customers know that they may park there, or create two separate parking areas.
2. Provide better sidewalk connections from the proposed development to the Village Hall site which will give pedestrian access to the downtown, specifically near the southwest parking lot and the detention pond, and from the recreational area to the pond.
3. Remove the five visitor parking spaces from the entrance drive in the northeast corner on Route 31.
4. Better illustrate how the Village Green plaza will be modified and improved to accommodate the main building entry/drop-off area.
5. If no sidewalks, curbs or gutters are proposed for the independent living area, special design elements should be incorporated to ensure no through-traffic on the private roads, traffic slowing mechanisms, and no on-street parking.
6. The concrete path around the pond should be widened to 8 to 10 feet.
7. The landscape buffer along the northern property line should be significant and very dense.

Ms. Zine stated staff recommends the Planning and Zoning Commission recommend approval of a Concept Plan for the northwest corner of Route 31 and W. Washington Street otherwise known as "Village Square".

The Commissioners discussed if the proposed use aligns with the original vision of the property (i.e., a mixed-use commercial/residential area that brings downtown across the river), and whether it is the highest and best use for the property, especially in its relation to the Village Hall site. The Commissioners discussed the loss of Village Hall parking around the Village Green Plaza; the potential limitations to future Village events and/or the possible disruption/distress that Village events may cause the memory care residents; and the loss of "identity" of this site/corner as Village Hall, rather than a senior living facility. The Commissioners discussed the private ownership/rental element of the concept and that the Village would have no jurisdiction over the maintenance of the streets, open spaces, and water detention. The Commissioners discussed using the best materials for construction (brick rather than clad with cement board siding), and the benefits of having curbs, gutters, and sidewalks throughout the development. The Commissioners discussed stormwater management on the site, as well as pedestrian safety without curbs.

Joel Justis
Oswego

Mr. Justis lives near the proposed development and expressed concerns related to density, water supply, through-traffic, congestion at the intersection of Washington and Route 31, and ambulance noise near the surrounding residential areas.

Recommendation:

Motion: Commissioner Cirone, second Commissioner Guist to approve a Concept Plan for the northwest corner of Route 31 and W. Washington Street otherwise known as "Village Square".

Ayes: Commissioners Cirone, Guist

Nays: Commissioners Kuhn, Pajor, Stine

Absent: Commissioners McCallum, Novy

Motion failed

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. COMMUNITY DEVELOPMENT DEPARTMENT REPORT

Director Zenner stated the October 8, 2020 Planning and Zoning Commission meeting has been cancelled.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - October 1, 2020

15. ADJOURNMENT

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

Ayes: Commissioners Cirone, Guist, Kuhn, Pajor, Stine

Nays: None

Absent: Commissioners McCallum and Novy

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 8:08 p.m.