

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

**April 8, 2021**

**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, Jason Kapus, Rick Kuhn, Andrew McCallum,  
Charlie Pajor  
Absent: Brook Henschen

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Development Services Director; Judy Sollinger, Village Trustee;  
Mary Ellen Bliss, Recording Secretary

**3. MINUTES**

Motion: Commissioner Cirone, second Commissioner McCallum to accept the minutes  
of the March 4, 2021 Planning & Zoning Commission Meeting  
Ayes: Commissioners Cirone, Guist, Kapus, Kuhn, McCallum, Pajor  
Nays: None  
Absent: Commissioner Henschen  
Motion carried

**4. PUBLIC HEARINGS**

None.

**5. NEW BUSINESS**

**Final PUD North Building**

The Reserve at Hudson Crossing  
Applicant: Shodeen Group, LLC  
Project #1097.21  
Project Manager: Rod Zenner

Director Zenner stated the applicant is requesting approval of the Final PUD for the north building of The Reserve at Hudson Crossing to allow for the development of a six-story 104-unit residential building with 119 garage parking spaces.

Director Zenner stated in 2018, the Village Board approved Ordinance #18-56 approving a major change to the Preliminary PUD resulting in the south building now containing 176 residential units, 10,100 square feet of commercial space, and 329 garaged parking spaces and the north building containing 104 residential units and 199 garage parking spaces.

Director Zenner stated in December of 2018, the Village Board approved Ordinance #18-99 approving the Final PUD for The Reserve at Hudson Crossing, which approved the Final PUD Plat for both the south and north buildings and also approved the elevations for the south building.

Director Zenner stated the petitioner is now requesting Final PUD approval for the north building, which is substantially in compliance with the approved Preliminary Plat. Director Zenner stated the building will be L-Shaped as the northwest portion of the lot is subject to storm water storage. Director Zenner stated the building will be six stories in height with the tallest portion adjacent to the southern building. Director Zenner stated the building reduces to 4-½ stories above ground towards the north adjacent to the creek.

Director Zenner stated the elevations will have similar materials as the nearly completed southern building with a limestone look base and siding for the upper levels. Director Zenner stated there will be brick accents at the main corner of the building that will cover the side of the building and accents at the main entrance to the building.

Director Zenner stated this Final PUD approval would include the elevation plans as part of the Final PUD, and as the proposed elevation plans are consistent with the approved Preliminary Plan, staff recommends approval of the Final PUD for the north building of The Reserve at Hudson Crossing.

David Patzelt, representing Shodeen Group, gave an overview of the project and the current occupancy rates. Don McCoy, representing Sheehan, Nagle, Hartray Architects, gave an overview of the details of the north building, elevations and landscape plan.

**Recommendation:**

Motion: Commissioner Kuhn, second Commissioner McCallum to recommend approval of the Final PUD for the north building of The Reserve at Hudson Crossing.

Ayes: Commissioners Cirone, Guist, Kapus, Kuhn, McCallum, Pajor

Nays: None

Absent: Commissioner Henschen

Motion carried

**6. OLD BUSINESS**

None.

**7. PUBLIC FORUM**

None.

**8. CHAIRMAN'S REPORT**

Chairman Pajor congratulated Commissioner Guist on his recent election to the Village Board of Trustees.

**9. COMMISSIONERS REPORT**

Commissioner Kuhn congratulated Village Trustee Judy Sollinger on her retirement from the Village Board of Trustees and Chairman Pajor thanked her for her service.

**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 - May 6, 2021**

**15. ADJOURNMENT**

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

Ayes: Commissioners Cirone, Guist, Kapus, Kuhn, McCallum, Pajor

Nays: None

Absent: Commissioner Henschen

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:38 p.m.