

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

September 9, 2021

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, Brook Henschen, Jason Kapus, Rick Kuhn, Charlie Pajor, Judy Sollinger

Absent: Andrew McCallum

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Development Services Director; Natalie Zine, Planner; Mary Ellen Bliss, Recording Secretary

3. MINUTES

Motion: Commissioner Kuhn, second Commissioner Sollinger to accept the minutes of the August 5, 2021 Planning & Zoning Commission Meeting

Ayes: Commissioners Cirone, Henschen, Kapus, Kuhn, Pajor, Sollinger

Nays: None

Absent: Commissioner McCallum

Motion carried

4. PUBLIC HEARINGS

Preliminary-Final PUD and Rezoning

Avanterra Single Family Rental Community

Wolf's Crossing and Douglas Road

Applicant: Continental 599 Fund LLC

Project #1112.21

Project Manager: Natalie Zine

Motion: Commissioner Sollinger, second Commissioner Cirone to open the Public Hearing at 7:01 p.m.

Ayes: Commissioners Cirone, Henschen, Kapus, Kuhn, Pajor, Sollinger

Nays: None

Absent: Commissioner McCallum

Motion carried

Ms. Zine stated the Planning and Zoning Commission reviewed the Concept Plan at their March 4, 2021 meeting, and the Commissioners discussed concerns with density, overburdening school with increase of children living in the area, proximity of proposed houses to existing residential neighborhood, and stormwater management. Ms. Zine stated a motion was made to recommend approval of the Concept Plan with six recommended changes. Ms.

Zine stated at the May 4, 2021 Village Board meeting, the Board approved the Concept Plan inclusive of staff's recommendations. Ms. Zine stated since those meetings, the applicant has submitted a Preliminary/Final Planned Unit Development (PUD) with the following notable changes:

- The clubhouse and pool area are now centered in the subdivision and adjacent to the middle detention pond. The dog park, maintenance building, and trash enclosure are kitty-corner from the clubhouse.
- The PUD shows a minimum side-to-side building setback of 12' and a minimum rear-to-rear setback of 19.7' (typically 24') compared to the Concept Plan which had a minimum side-to-side building setback of 10' and a minimum rear-to-rear setback of 20'.
- The petitioner has provided 473 parking spaces for the residential units, plus 15 guest parking spaces at the clubhouse and 4 by the dog park for a total number of 492 spaces throughout the development. The Concept Plan only had 411 total parking spaces. Guest parking is still very limited, but every unit with 2 or more bedrooms has at least 2 parking spaces.
- A consolidated parking area has been provided for guests, clubhouse uses, the dog park, and the multi-family units.
- The PUD shows 25' wide streets. This is significantly narrower than Village regulations, however on-street parking will be prohibited, and all the streets will be privately owned and maintained. The Concept Plan had 24' wide streets.
- Carriage walks are provided throughout the subdivision on one side of the street. A carriage walk has been added to the east Wolf's Crossing entrance and a central path is shown from the southern part of the subdivision up to the center detention pond and clubhouse.
- The units along the eastern property line are setback a little more on the PUD so that the patios are not inside of the 30' landscape buffer area. There are no longer small cul-de-sacs.
- The units along the western property line do have some of their patios within the landscape buffer, however they back up to the ROW and future Douglas Road, so it is less problematic.
- Additional landscaping has been added to the eastern property line to provide a more substantial buffer between the new development and the existing unincorporated single-family houses.
- The number of landscape plantings provided is significantly lower than what Village Code requires, particularly in terms of the buffer yards and street trees. It is recommended that additional street trees be added wherever possible, with priority placement along the carriage walks. Staff also recommends adding more landscaping to the perimeter of the property, especially the east and south buffer yards.

Ms. Zine stated the applicant is requesting approval of a Preliminary and Final PUD and Rezoning to allow for the development of 149 rental housing units in the R-4 General Residence District. Ms. Zine stated the property is subject to a pre-annexation agreement until the property becomes contiguous to the Village, at which point the Village will officially annex the property and rezone it to R-4. Ms. Zine stated the units will be developed on a single parcel rather than individual lots, under single ownership and management. Ms. Zine stated the subject property is approximately 20 acres, generally located southeast of the intersection of Wolf's Crossing and Douglas Road, and vacant pending development.

Ms. Zine stated the PUD indicates a mixture of one- and two-story single family detached dwelling units with 1-4 bedrooms as well as two duplexes and one triplex, with an overall

density of 7.2 units/acre. Ms. Zine stated the plan also includes approximately 10 acres of open space including detention ponds, a clubhouse with fitness center and pool, and a dog park.

Ms. Zine stated a subdivision entrance sign will be located at each entrance off the private driveway (Douglas Road) and Wolf's Crossing Road. Ms. Zine stated the PUD indicated the signs are the same size, however, per Village Code, the secondary sign would need to be reduced to 50% of the primary sign.

Ms. Zine stated staff recommends approval of a Preliminary and Final Planned Unit Development (PUD) and Rezoning to allow for the development of 149 rental units on the approximately 20-acre property located at the southeast intersection of Wolf's Crossing and Douglas Road subject to final staff approval of engineering and the following conditions:

1. Additional street trees be added wherever possible throughout the subdivision, with priority placement along the sidewalks.
2. Additional landscaping be added to the perimeter of the property, especially to the east and south buffer yards.
3. Secondary subdivision entrance sign be reduced in size to 50% of the primary subdivision entrance sign.

Russ Whitaker was sworn in
Naperville, IL

Mr. Whitaker, representing the petitioner, stated substantial changes were made from the original Concept Plan to respond to comments made by the Planning and Zoning Commission, Village Board, residents/neighbors, and for Village Code compliance. Mr. Whitaker stated the petitioner hosted resident/neighbor meetings to discuss the proposed plan. Mr. Whitaker stated the petitioner developed The Springs in Oswego, which has been very successful at 96% leased. Mr. Whitaker stated this is the first single family rental project for the petitioner.

Mr. Whitaker reviewed the PUD and gave an overview of the proposed project, stating the units will be on a single lot with the petitioner being the sole owner/operator. Mr. Whitaker stated there are 17 different floor plans with a diverse streetscape throughout the community and quality materials will be used with a local builder. Mr. Whitaker stated all roads in the subdivision will be privately owned and maintained. Mr. Whitaker stated approximately 10% of the property will be dedicated for right-of-way improvements, and the petitioner will contribute substantial impact fees for construction of future roadway improvements.

Linda Kopacz was sworn in
Oswego, IL

Ms. Kopacz stated she first heard of this project 1½ weeks ago and stated her concerns for increased traffic and allowing the subdivision to go in before roads are improved.

Kurt Luporini was sworn in
Oswego, IL

Mr. Luporini stated he first learned of the project two weeks ago and stated his concerns regarding overburdening the schools, ingress/egress issues, increased traffic, allowing the subdivision to be built before the roundabout is put in, and difficulty for first responders to get through due to the size of the roads.

Brian Schultz was sworn in
Oswego, IL

Mr. Schultz stated his concerns regarding increased traffic, density, location of development between two subdivisions with single family homes, and rental vs. owner occupied units. Mr. Schultz asked if Section 8 Housing will be allowed.

Thomas Kopacz was sworn in
Oswego, IL

Mr. Kopacz stated many properties along Wolf Road are still privately owned and stated his concerns about stormwater management and drain tiles.

Darice Nichols was sworn in
Oswego, IL

Ms. Nichols stated she does not want this product built by her property and stated her concerns for rental vs. owner occupied units, stormwater management, density, and increased traffic. Ms. Nichols requested that she be notified when the project goes before the Village Board.

Rich Carter was sworn in
Oswego, IL

Mr. Carter stated he first learned of the project two weeks ago and stated his concerns regarding stormwater management.

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

Motion: Commissioner Sollinger, second Commissioner Henschen to close the Public Hearing at 8:19 p.m.
Ayes: Commissioners Cirone, Henschen, Kapus, Kuhn, Pajor, Sollinger
Nays: None
Absent: Commissioner McCallum
Motion carried

Mr. Whitaker responded to the concerns that were raised. Mr. Whitaker stated the required Public Notice letters were mailed by certified letter on August 24, 2021, and the required Public Notice sign was posted on the subject property on August 23, 2021. Mr. Whitaker stated in addition, letters were sent to Churchill Club residents and their management company, and informational meetings were held for any interested neighbors/residents.

Mr. Whitaker stated a traffic study was conducted, and Chairman Pajor requested the study be given to the Village Board. Mr. Whitaker stated while Wolf's Crossing is currently a traffic concern, the petitioner's donation of two acres of property for right-of-way improvements and substantial impact fees can help facilitate roadway improvements.

Mr. Whitaker stated a detailed stormwater study was conducted, the petitioner is working closely with engineers and the Village regarding stormwater management, drain tiles will be picked up, and ponds will be dry bottom native basins. Ryan Wagner, civil engineer, stated the project will meet all Kendall County and Village codes and be in compliance with all ordinances. Ms. Zine stated the Village's project engineer is working closely with the petitioner and the engineers to find the best solutions and ensure compliance.

Mr. Whitaker stated this will not be a Section 8 Housing community, and while they would not be able to deny Section 8 vouchers because of Equal Opportunity in Housing, he does not foresee many renters utilizing the program due to the higher rent. Mr. Whitaker stated the estimated household income of the renters will be over \$100,000 annually. Mr. Whitaker stated this development will attract millennials, background checks will be conducted on prospective renters, and the average renter will stay for three years.

Mr. Whitaker stated this development is a \$40 million investment for the petitioner and they have a planned budget to serve long-term needs. Mr. Whitaker stated the development would provide substantial economic benefits to the Village, including over \$1 million annually in property taxes, and more than \$700,000 annual revenue for the school district.

Ms. Zine stated the school district, park district, police and fire departments all reviewed the proposed plan and did not express any concerns.

Discussion took place regarding the impact on schools, how the stormwater would be addressed, the width of the private streets, maintenance of the private streets, density of the project, the project timeline, increased traffic, and the dedication of land necessary for the improvements to the Wolf's Crossing intersection.

Recommendation:

Motion: Commissioner Cirone, second Commissioner Kapus to accept the findings of fact and recommend approval of the Rezoning of the approximately 20-acre property located at the southeast intersection of Wolf's Crossing and Douglas Road to R-4 General Residence District.

Ayes: Commissioners Cirone, Henschen, Kapus, Pajor, Sollinger

Nays: Commissioner Kuhn

Absent: Commissioner McCallum

Motion carried

Recommendation:

Motion: Commissioner Cirone, second Commissioner Henschen to accept the findings of fact and recommend approval of a Preliminary and Final Planned Unit Development (PUD) to allow for the development of 149 rental units on the approximately 20-acre property located at the southeast intersection of Wolf's Crossing and Douglas Road subject to staff approval of Final Engineering and the following conditions:

1. Additional street trees be added wherever possible throughout the subdivision, with priority placement along the sidewalks.
2. Additional landscaping be added to the perimeter of the property, especially to the east and south buffer yards.
3. Secondary subdivision entrance sign be reduced in size to 50% of the primary subdivision entrance sign.

Ayes: Commissioners Cirone, Henschen, Kapus, Pajor, Sollinger

Nays: Commissioner Kuhn

Absent: Commissioner McCallum

Motion carried

5. NEW BUSINESS

None.

6. OLD BUSINESS

None.

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. DEVELOPMENT SERVICES DEPARTMENT REPORT

Director Zenner stated CMAP will be holding a public open house on the UDO project on Tuesday, September 14, 2021 at 7:00 p.m. at Village Hall.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - October 7, 2021

15. ADJOURNMENT

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

Ayes: Commissioners Cirone, Henschen, Kapus, Kuhn, Pajor, Sollinger

Nays: None

Absent: Commissioner McCallum

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 9:11 p.m.