

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

December 9, 2021

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

There was a quorum.

Oswego community representatives in attendance were:

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

3. MINUTES

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the minutes of the October 7, 2021 Planning & Zoning Commission Meeting
Ayes: Commissioners Cirone, Kuhn, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kapus, McCallum
Motion carried

4. PUBLIC HEARINGS

Variance

475 Deerfield Drive

Applicant: Matthew Maloney and Jacquelyn Cirko, Property Owners

Project #1119.21

Project Manager: Natalie Zine

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

Ayes: Commissioners Cirone, Kuhn, Pajor, Sollinger

Nays: None

Absent: Commissioners Henschen, Kapus, McCallum

Motion carried

Director Zenner stated the applicant is requesting a recommendation for approval for a Variance in the R-2 Single Family Residence District to allow for an increase in the permitted ground coverage area from 25% to approximately 27% to allow for the construction of a four seasons room addition. Director Zenner stated staff has reviewed the plan for any stormwater concerns related to the addition. Director Zenner stated runoff from the addition will be directed toward the storm structure in the northwest corner of the property through a swale and should not cause any adverse effects on the neighboring properties.

Director Zenner stated staff recommends that the Planning and Zoning Commission accept the findings of fact and recommend approval of a Variance in the R-2 Single Family Residence District to allow for an increase in the permitted ground coverage area from 25% to approximately 27% to allow for the construction of a four seasons room addition at 475 Deerfield Drive.

No audience members wished to speak at the public hearing.

Motion: Commissioner Kuhn, second Commissioner Sollinger to close the Public Hearing at 7:04 p.m.
Ayes: Commissioners Cirone, Kuhn, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kapus, McCallum
Motion carried

Recommendation:

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the findings of fact and recommend approval of a Variance in the R-2 Single Family Residence District to allow for an increase in the permitted ground coverage area from 25% to approximately 27% to allow for the construction of a four seasons room addition at 475 Deerfield.
Ayes: Commissioners Cirone, Kuhn, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kapus, McCallum
Motion carried

Major Change to PUD and Preliminary PUD Plat

Wind Gate
Applicant: Harvest Gate Development LLC
Project #1024.18
Project Manager: Rod Zenner

Motion: Commissioner Kuhn, second Commissioner Sollinger to open the Public Hearing at 7:05 p.m.
Ayes: Commissioners Cirone, Kuhn, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kapus, McCallum
Motion carried

Director Zenner stated the applicant is requesting approval of a Major Change to the Wind Gate Southbury PUD and approval of a Preliminary PUD to allow for the development of 56 single family residential lots. Director Zenner stated as the proposed use has a greater than 10% change in the number of units and types and sizes of buildings, the amendment is classified as a major change requiring a public hearing before the Planning and Zoning Commission.

Director Zenner stated this project was brought before the Planning and Zoning Commission in November 2018 and approval was recommended (7-0), but the project did not move forward to the Village Board. Director Zenner stated since the petitioner has changed, and due to the amount of time since it was last reviewed by the Commission, the project is being brought back to the Planning and Zoning Commission to restart the review process.

Ayes: Commissioners Cirone, Kuhn, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kapus, McCallum
Motion carried

Director Zenner stated the petitioner is requesting approval of a Major Change to the PUD and Final PUD Plat approval to allow for the development of a clubhouse and pool at the corner of Colchester Drive and Vincia Lane for the Ashcroft Place Unit 2 the Townes at Ashcroft Walk. Director Zenner stated the clubhouse will be one story, approximately 4,000 square feet, and contain meeting rooms, a business center, and an exercise room. Director Zenner stated there will be a pool located on the west side of the clubhouse that is surrounded by a 4' metal fence. Director Zenner stated 20 parking spaces will be provided, and the proposed landscape plan is consistent with the character of the landscaping throughout the development.

Director Zenner stated to accommodate the proposed clubhouse, the petitioner has to eliminate six of the previously approved townhome units. Director Zenner stated four units were located at the corner of Vincia and Colchester as part of a four-unit building. Director Zenner stated two additional units that are to be removed are the two eastern most units of a future six-unit townhome building; this building would therefore become a four-unit building with a design consistent with the other townhomes in the development.

Director Zenner stated staff recommends the Planning and Zoning Commission accept the findings of fact for the standards for a Special Use and recommends approval of the Major Change to the PUD and Subdivision Plat for Ashcroft Place Unit 2 the Townes at Ashcroft Walk First Re-Subdivision to allow for the development of a clubhouse.

Paul Mitchell was sworn in
Oswego, IL

Mr. Mitchell, representing the petitioner, stated the clubhouse and pool will enhance the townhome development. Mr. Mitchell stated the revised Subdivision Plan creates a new single lot for the clubhouse.

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

Motion: Commissioner Kuhn, second Commissioner Sollinger to close the Public Hearing at 7:17 p.m.
Ayes: Commissioners Cirone, Kuhn, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kapus, McCallum
Motion carried

Pat Curran of West Point Builders clarified the location of the clubhouse and pool in relation to the nearby school. Discussion took place regarding the height of the fence around the pool to provide maximum safety. Mr. Curran stated the clubhouse and pool are for the exclusive use of the townhome residents. Discussion took place regarding the location of the clubhouse in relation to the overall Ashcroft Place development, and Chairman Pajor suggested this information be provided for the Village Board meeting.

Recommendation:

Motion: Commissioner Cirone, second Commissioner Sollinger to accept the findings of fact for the Standards for a Special Use and recommends approval of the Major Change to the PUD and Subdivision Plat for Ashcroft Place Unit 2 the Townes at Ashcroft Walk First Re-Subdivision to allow for the development of a clubhouse, subject to the petitioner providing a higher fence around the pool, no higher than six feet.

Ayes: Commissioners Cirone, Kuhn, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kapus, McCallum
Motion carried

5. NEW BUSINESS

Concept Plan

Gemini Senior Living
Applicant: Northpointe Development II Corporation
Project #1118.21
Project Manager: Rod Zenner

Jacob Victor of Northpointe Development stated they are requesting consideration of a Concept Plan to allow for the development of a 48-unit senior living rental community at the southwest corner of Wolf's Crossing Road and Douglas Road extended. Mr. Victor stated Northpointe is applying for a tax credit from the State to develop this project as an affordable senior housing project. Mr. Victor stated all tenants would be age restricted (either 55+ or 62+) and would need to pass a background check and have a stable income. Mr. Victor stated the development would have one- and two-bedroom units, a clubhouse, professional landscaping, and sidewalks.

Discussion took place regarding the access to the site and the Commission stated their preference that the Douglas Road access be in place at the beginning of the project's development. Discussion took place regarding a potential traffic study, future Wolf Road improvements, and the age requirement for tenants. Discussion took place regarding the tax credit process, and Commissioner Kuhn suggested the applicant provide a tailored explanation of the process for the Village Board meeting.

Maureen Bergan of Oswego questioned the need for another rental product in the Village. Mr. Victor stated the State closely scrutinizes the demand for such developments before allocating resources through the tax credit.

Motion: Commissioner Sollinger, second Commissioner Cirone to approve the Concept Plan to allow for the development of 48 senior housing rental units on the approximately 10-acre property generally located at the southwest corner of Wolf's Crossing Road and Douglas Road extended, provided the applicant take into consideration the feedback provided by the Planning and Zoning Commission and staff when formally submitting their future development applications, and subject to limiting the access onto Wolf Road and having the full access on Douglas Road.

Ayes: Commissioners Cirone, Kuhn, Pajor, Sollinger
Nays: None
Absent: Commissioners Henschen, Kapus, McCallum
Motion carried

Concept Plan

Piper Glen

Applicant: M/I Homes of Chicago, LLC

Project #1121.21

Project Manager: Rod Zenner

Director Zenner stated the petitioner is requesting approval of a Concept Plan to allow for 133.9-acre development located along Wolf Road just east of the Southbury Development. Director Zenner stated the majority of the site is to be developed with single-family residential homes (one story with 2-3 bedrooms and two stories with 4-6 bedrooms) with three types of lot sizes. Director Zenner stated there are 16 townhome units shown on the north side of Wolf Road with access to the future round-about located at the intersection with Southbury Boulevard, however, access to Wolf Road will not be permitted at this location when Wolf Road is expanded so it is unlikely the townhome units can be developed at this location.

Director Zenner stated detention is provided with facilities located in the middle of the site and along the north end of the development, which reflects the flow of water on the site from the south to the north.

Director Zenner stated the original homestead 5-acre parcel in the northwest corner of the site along Wolf Road is not part of the development plans. Director Zenner stated the main access to the site is a single access point to the north onto Wolf Road, with secondary access points provided to Bower Land and Fairfield Drive to the west. Director Zenner stated a walking path is provided interior to the development from the main entrance along Wolf Road to the park site to the southwest.

Director Zenner stated staff recommends approval of the Concept Plan for Piper Glen to allow for the development of 302 single-family residential homes on the 134-acre property generally located on Wolf Road east of Southbury Boulevard.

The Commission discussed stormwater management, lot sizes, and density of the project. Greg Collins of M/I Homes discussed the timeline of the development and addressed concerns with drainage issues and density.

Maureen Bergen of Oswego raised concern with stormwater issues, stating there is a stream that travels along the west side of the property that goes onto the Southbury development. Director Zenner stated there are several lots in Southbury that were held vacant and not developed due to stormwater issues. Director Zenner stated the potential Piper Glen development can address the stormwater issues through its stormwater management system. Mr. Collins stated Village staff have brought the stormwater issues to their attention and will be addressed with the development of the property.

Dave Rood of Oswego stated his concerns with density and increased traffic.

Motion: Commissioner Cirone, second Commissioner Kuhn to approve the Concept Plan for Piper Glen to allow for the development of 302 single-family residential homes on the 134-acre property generally located on Wolf Road east of Southbury Boulevard, subject to the petitioner addressing drainage issues, and reducing the number of lots to approximately 290 units.

Ayes: Commissioners Cirone, Kuhn, Pajor, Sollinger

Nays: None

Absent: Commissioners Henschen, Kapus, McCallum

Motion carried

6. OLD BUSINESS

None.

7. PUBLIC FORUM

Richard Vesely of Oswego stated his concern that the clubhouse and pool at Ashcroft Place Townes at Ashcroft Walk will be exclusively for the townhome residents.

Cheryl Cherney of Oswego stated she believes the clubhouse and pool at Ashcroft Place Townes at Ashcroft Walk should also be available to single family home residents.

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

None.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - January 6, 2022

15. ADJOURNMENT

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

Ayes: Commissioners Cirone, Kuhn, Pajor, Sollinger

Nays: None

Absent: Commissioners Henschen, Kapus, McCallum

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 9:02 p.m.