

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

February 10, 2022

1. CALL TO ORDER

Chairman Pajor called the Oswego Planning & Zoning Commission Meeting to order at 7:00 p.m.

2. ROLL CALL

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

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 Kapus, second Commissioner Sollinger to accept the minutes of the January 6, 2022 Planning & Zoning Commission Meeting
Ayes: Commissioners Henschen, Kapus, Kuhn, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioner Cirone
Motion carried

4. NEW BUSINESS

Concept Plan

DeVille Manor

Applicant: DeVille Manor Limited Partnership

Project #1123.21

Project Manager: Rod Zenner

Director Zenner stated the applicant is requesting approval of a Concept Plan for a 2.72-acre development located at the northeast corner of Wiesbrook Drive and Fifth Street to allow for a 42-unit independent senior living facility. Director Zenner stated the four-story building will contain 32 one-bedroom units and 10 two-bedroom units. Director Zenner stated the building will be placed on the western side of the site facing Fifth Street, and a dog park is proposed adjacent to the building on the south side and will be fenced with a solid vinyl fence. Director Zenner stated the parking lot will be located along the east side of the building, and there will be a shared open space amenity that includes a grilling station, walking trail, and a tot lot. Director Zenner stated detention is provided with an existing pond located to the northeast of the site.

Director Zenner stated the project would be an affordable housing project utilizing a program from the Illinois Housing Development Authority that provides tax credits for affordable housing

projects. Director Zenner stated the Village has a similar affordable independent senior living project called Three Diamond Senior Living which utilized the same tax credit program from the IHDA to fund the project.

Director Zenner stated there are two access points to the site: the first is from an existing entrance drive from Fifth Street along the north end of the site, and the second is through a new proposed entrance to Wiesbrook Drive along the south. Director Zenner stated the proposed parking lot (68 spaces) is located along the east side of the building and is hidden from view from the front elevation along Fifth Street.

Director Zenner stated the petitioner has not submitted building elevations at this time, but if the project proceeds with a Preliminary PUD, building elevations would be required at that time.

Director Zenner stated the property is currently zoned B-2 Community Shopping District and the Comprehensive Plan identifies a "Mix Commercial" use, which is not consistent with the proposed plan. Director Zenner stated the lot has been on the market for an extended period of time without receiving any interest for a commercial use, and the proposed use for multi-family residential may be a more fitting use for this site. Director Zenner stated the site can serve as a buffer between the more commercial and industrial uses to the north and east and the residential uses to the south and west.

Director Zenner stated if the Concept Plan receives a positive recommendation, the next process would be a review of an Annexation and Annexation Agreement, a Preliminary and Final PUD Plat and Plan, and a Rezoning application with a public hearing at Planning and Zoning Commission and final decision at the Village Board. Director Zenner stated as part of the Preliminary PUD, staff would review more specific details such as setbacks, landscaping, and engineering.

Barry Accountis of Woda Cooper Development stated his company has developed 400 affordable housing communities in 15 states. Mr. Accountis outlined the criteria necessary for individuals to qualify for affordable housing, stating the project is not subsidized housing. Mr. Accountis stated potential renters would undergo a credit check, criminal background check, and need to provide proof of income. Discussion took place regarding the site location and building elements. Mr. Accountis stated there would be an onsite property manager and maintenance manager.

Motion: Commissioner Sollinger, second Commissioner Henschen to approve a Concept Plan for DeVille Manor to allow for the development of a 42-unit senior housing project on the 2.72-acre property located at the northeast corner of Wiesbrook Drive and Fifth Street.

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

Nays: None

Absent: Commissioner Cirone

Motion carried

5. PUBLIC HEARINGS

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

None.

13. OSWEGOLAND PARK DISTRICT REPORT

No report.

14. NEXT MEETING - March 10, 2022

15. ADJOURNMENT

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

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

Nays: None

Absent: Commissioner Cirone

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:24 p.m.