

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

**October 6, 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: Dominick Cirone, Brook Henschen, Andrew McCallum, Charlie Pajor, Judy Sollinger  
Absent: Jason Kapus, Rick Kuhn (arrived at 7:02 p.m.)

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Development Services Director; Valeria Tarka, Planner;  
Mary Ellen Bliss, Recording Secretary; William Thomas, Village Attorney

**3. MINUTES**

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the minutes of the September 8, 2022 Planning & Zoning Commission Meeting.  
Ayes: Commissioners Cirone, Henschen, McCallum, Pajor, Sollinger  
Nays: None  
Absent: Commissioners Kapus, Kuhn  
Motion carried

**4. PUBLIC HEARINGS**

**Rezoning, Preliminary/Final PUD and Subdivision  
Belle Tire**

Applicant: Barnes Development Company, LLC  
Project #1151.22  
Project Manager: Rod Zenner

Motion: Commissioner Sollinger, second Commissioner Cirone to open the Public Hearing at 7:02 p.m.  
Ayes: Commissioners Cirone, Henschen, Kuhn, McCallum, Pajor, Sollinger  
Nays: None  
Absent: Commissioner Kapus  
Motion carried

Director Zenner stated the property is located at the northeast corner of Route 34 and Kendall Point Drive and has been vacant pending development since it was annexed in 1987. Director Zenner stated the petitioner is requesting approval of a Rezoning from M-2 to B-3 and PUD and Subdivision approval to allow for two commercial lots. Director Zenner stated the westernmost lot containing 1.909 acres is proposed to contain a Belle Tire store and the easternmost lot containing 1.923 acres is provided for future commercial development.

Director Zenner stated access to the site will be along Kendall Point Drive at the northwest corner, and an access drive along the north will provide the main access to both parcels. Director Zenner stated a cross access connection along the south will provide an additional connection between the two parcels.

Director Zenner stated the plan provides 51 parking spaces which exceeds the required minimum number. Director Zenner stated staff would recommend the following: install sidewalk along Route 34; add two additional trees along the east property line; work with staff to revise some of the signs to closer meet the Code requirement.

Director Zenner stated the plan also calls for a 20'x30' foot flag on a 60 foot high pole at the southwest corner of the site, which is larger than what the Village has approved in the past. Director Zenner stated staff would recommend a flag and pole closer to the typical size of flag for a pole around 20 feet in height.

Branden Ferro was sworn in  
Royal Oak, MI

Mr. Ferro stated he represents the project's engineer, Enright Architects, and is available to answer any questions.

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

Motion: Commissioner Sollinger, second Commissioner Cirone to close the Public Hearing at 7:07 p.m.  
Ayes: Commissioners Cirone, Henschen, Kuhn, McCallum, Pajor, Sollinger  
Nays: None  
Absent: Commissioner Kapus  
Motion carried

The Commission discussed sidewalks, landscaping, signage, and the flag and flagpole size. Mr. Ferro stated the flag/flagpole size is standard for Belle Tire, but they are willing to work with the Village to reduce the size. Chairman Pajor requested clarification on whether signs will be ground or pole signs. Director Zenner stated his understanding is that both will be ground signs.

**Recommendation:**

Motion: Commissioner Kuhn, second Commissioner Sollinger to accept the accept the findings of fact and recommends approval of the Rezoning of the 3.832-acre parcel at the northeast corner of US Route 34 and Kendall Point Drive from M-2 to the B-3 Commercial Service and Wholesale District, and to accept the accept the findings of fact and recommends approval of Preliminary/Final PUD and Subdivision Plat to allow for a two-lot commercial development at the northeast corner of US Route 34 and Kendall Point Drive subject to the following:

- Installation of sidewalk along US Route 34
- The addition of two additional trees along the east property line of Lot 1
- To work with staff to revise the signs to closer meet the Code requirements and clarify monument or pole signs
- Reduction in the size of the proposed flag and pole at the southwest corner of Lot 1

Ayes: Commissioners Cirone, Henschen, Kuhn, McCallum, Pajor, Sollinger  
Nays: None

Absent: Commissioner Kapus  
Motion carried

**Rezoning Upon Annexation  
1626 Route 31**

Applicant: International University of Vedic Wellness  
Project #1149.22  
Project Manager: Rod Zenner

Motion: Commissioner Sollinger, second Commissioner Cirone to open the Public Hearing at 7:14 p.m.  
Ayes: Commissioners Cirone, Henschen, Kuhn, McCallum, Pajor, Sollinger  
Nays: None  
Absent: Commissioner Kapus  
Motion carried

Director Zenner stated the petitioner wishes to enter into an Annexation Agreement with the Village of Oswego for the property located at 1626 Route 31. Director Zenner stated the property is currently unincorporated and not contiguous to the Village of Oswego, and properties in Kendall County can enter into Annexation Agreements with the Village without being contiguous to the Village.

Director Zenner stated the Commission held a public hearing on September 8, 2022 for the Rezoning upon Annexation request. During the public hearing, residents stated that they believe that the petitioner should have also applied for a Special Use Permit for a university. Director Zenner stated though the proposed use may not be considered a university by its use, the petitioner does use the word "university" in its name. Director Zenner stated the agenda item was tabled to the October 6, 2022 Planning & Zoning Commission meeting to allow the petitioner to apply for a Special Use Permit, post notice for the Special Use Permit and conduct a public hearing on the Special Use.

Director Zenner stated during the September public hearing, some concerns were raised that the existing septic and well system could not support the anticipated occupancy of the site. Director Zenner stated the petitioner submitted a report from a septic inspection stating that the septic system contains capacity for 4,500 gallons per day; a student residing in the dormitory would use 75 gallons per day while an employee would use 25 gallons per day. Director Zenner stated the septic system can therefore accommodate more residents than the dormitory's occupancy.

Director Zenner stated there was also concern that wells in the area have been lowered due to a regional lowering of the water table and the proposed use would draw the water tables even lower. Director Zenner stated it is unlikely that the proposed use would draw water at a rate greater than the previously approved camp use for the property. Director Zenner stated lowering water tables is a condition observed not only in this area but in the region as a whole, and staff believes that the property's use of a well would not alter the long-term need for wells to be lowered in this area.

Director Zenner stated the Commission previously discussed the landscaping requirements for the proposed use and it is staff's opinion that the existing landscape along the perimeter of the site exceeds the Code's bufferyard requirements. Director Zenner stated the landscaping is mature and large in size which provides landscape buffering greater than the Code's bufferyard requirements.

Director Zenner stated residents previously raised a concern that potential visitors would mistakenly turn down the residential driveway to the north instead of the site's driveway. Director Zenner stated staff would recommend that signage be provided to identify the correct driveway for the proposed use; a monument sign is currently located on the site that could be used to help visitors identify the location.

Director Zenner stated residents also raised an issue with the narrow width of the driveway, stating concerns for when a vehicle is trying to enter the site while a second vehicle is exiting the property. Director Zenner stated the driveway is one-lane wide, but a vehicle could pull over to the side while a second vehicle passes by. Director Zenner stated the entrance to the site is narrow and could be widened if necessary. Director Zenner stated Route 31 is controlled by IDOT and would require IDOT approval.

Nicholas Petrovski was sworn in  
Oakbrook Terrace, IL

Mr. Petrovski, the petitioner's attorney, stated the petitioner is building a large campus with offices at another site, so this location will be utilized for retreats only, with approximately 20 to 30 people in attendance daily.

Boyd Ingemunson was sworn in  
Yorkville, IL

Mr. Ingemunson asked the Village to add conditions to the Special Use Permit for the petitioner to abide by, such as maximum number of students and staff, landscaping, hours of operation, compliance with the Village noise ordinance, and compliance with local and state regulations regarding well and septic.

H. John Schramer was sworn in  
Oswego, IL

Mr. Schramer stated his concerns that daily attendance will be higher than stated, and visitors will use his private driveway which connects to the subject property. Mr. Schramer stated the subject property's driveway encroaches the private lane by 10 feet on the east end. Mr. Schramer requested that a traffic study be conducted.

Subash George was sworn in  
Oswego, IL

Mr. George stated his support of the project being in the proposed location.

S. Hume Pierce was sworn in  
Oswego, IL

Mr. Pierce stated the following concerns: narrow driveway; water table and well; large scale cutting along county easement; erosion into the Fox River due to cutting; and increased traffic.

Dave Snyder was sworn in  
Oswego, IL

Mr. Snyder stated he has lived near the subject property for 50 years and stated his concern for noise, increased traffic, and unsafe walking conditions.

Tracy (Ted) East was sworn in  
Oswego, IL

Mr. East stated the following concerns: the site will be used 24 hours a day, seven days a week; removal of landscaping; and lighting if parking lot is expanded. Mr. East requested that enforceable conditions be part of the Special Use Permit.

Matt Seidelman was sworn in  
Oswego, IL

Mr. Seidelman stated his concerns about the removal of landscaping; that daily attendance will be higher than the previous owner; increased traffic; and a negative effect on his property value.

Jordan Uditsky was sworn in  
Oakbrook Terrace, IL

Mr. Uditsky, the petitioner's attorney, stated the subject property will be used as a retreat, the dormitory is not being expanded which limits occupancy, and a landscape architect has been hired to provide additional evergreen trees as a buffer. Mr. Uditsky stated the petitioner is open to reasonable conditions being added to the Special Use Permit.

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

Motion: Commissioner Sollinger, second Commissioner Henschen to close the Public Hearing at 8:13 p.m.  
Ayes: Commissioners Cirone, Henschen, Kuhn, McCallum, Pajor, Sollinger  
Nays: None  
Absent: Commissioners Kapus  
Motion carried

The Commission discussed maximum daily capacity; increased traffic; roadway access; the potential of visitors using the residential driveway in error; septic and well use; and landscaping. The Commission agreed to add conditions to the Special Use Permit.

Dr. Santosh Kumar, Director of International University of Vedic Wellness, stated they removed dead trees and brush and will be planting evergreens and rose bushes. Dr. Kumar stated the site will be a quiet retreat center, and the students will remain at the center during their studies so there will not be a lot of coming and going on the road.

**Recommendation:**

Motion: Commissioner Kuhn, second Commissioner Sollinger to accept the findings of fact and recommend approval for the request to Rezone the property upon Annexation to R-1 Single-Family Residence District for the property located at 1626 Route 31, and to accept the findings of fact and recommend approval for a Special Use Permit for a university for the property located at 1626 Route 31 subject to the following conditions:

- Limit maximum capacity to 40
- Petitioner to conduct an engineering study to review the existing drive and access to the property
- Eliminate the cross access to the neighboring property

Ayes: Commissioners Cirone, Henschen, Kuhn, McCallum, Pajor, Sollinger  
Nays: None

Absent: Commissioners Kapus  
Motion carried

**Rezoning and Preliminary/Final PUD  
Redwood Phase 3**

Applicant: Redwood USA, LLC  
Project #1150.22  
Project Manager: Valeria Tarka

Motion: Commissioner Sollinger, second Commissioner Cirone to open the Public Hearing at 8:44 p.m.  
Ayes: Commissioners Cirone, Henschen, Kuhn, McCallum, Pajor, Sollinger  
Nays: None  
Absent: Commissioner Kapus  
Motion carried

Ms. Tarka stated the petitioner is requesting the approval of Rezoning of approximately 9.74 acres from R-1 Single Family Residence District to R-4 General Residence District and a Special Use for Preliminary and Final Planned Unit Development (PUD) Plan and Plat for the property generally located between the southeast intersection of Mill Road and Orchard Road, and the northeast intersection of Lewis Street and Orchard Road. Ms. Tarka stated the proposed project, Redwood Phase 3, is a single-story, 45-unit townhome apartment community that will connect to the under-construction Redwood Phase 1 and 2 adjacent to the north of the subject property.

Ms. Tarka stated the petitioner proposes groups of 4-unit, 5-unit, and 6-unit buildings, and each townhome apartment will feature two bedrooms, a two-car garage, and a screened porch. Ms. Tarka stated access will be provided to the site at two locations: connect to Redwood Phase 1 and 2 along Buttonwood Drive on the northwest, and to the existing White Oak Drive on the southeast corner. Ms. Tarka stated staff has requested that the petitioner indicate the White Oak Drive ROW dedication on the plans and indicate how the development will gain access across the adjacent parcel to connect to White Oak Drive.

Ms. Tarka stated the petitioner proposes to construct sidewalks throughout the neighborhood on one side of the road and adjacent to the guest parking stalls. Ms. Tarka stated staff has suggested that the development add some sections of sidewalk to connect the sidewalks.

Ms. Tarka reviewed the Landscaping Plan and proposed signage. Ms. Tarka stated staff has suggested that the petitioner use Bufferyard C along the west property line instead of Bufferyard B as exhibited in the Landscaping Plan. Ms. Tarka stated staff has suggested that the petitioner adjust the base materials of the sign to conform to the Zoning Code.

Kellie Mclvor was sworn in  
Independence, OH

Ms. Mclvor, representative of Redwood USA, gave a brief overview of Redwood USA and the proposed project.

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

Motion: Commissioner Sollinger, second Commissioner Cirone to close the Public Hearing at 8:50 p.m.  
Ayes: Commissioners Cirone, Henschen, Kuhn, McCallum, Pajor, Sollinger  
Nays: None  
Absent: Commissioners Kapus  
Motion carried

**Recommendation:**

Motion: Commissioner Kuhn, second Commissioner Sollinger to accept the findings of fact and recommend approval for the request to Rezone the subject property to R-4 General Residence District and a Special Use for a Preliminary and Final Planned Unit Development (PUD) to allow for the development of a 45-unit townhome apartment community subject to the following:

- Final Engineering approval
- Bufferyard C along the west property line
- Add additional sections of sidewalks to connect the sidewalks
- Changes to the material of the subdivision entrance sign
- Provide more detail on the White Oak Drive ROW dedication

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

**5. NEW BUSINESS**

**Final Plat of Subdivision**

**Redwood Phase 2A**

Applicant: Redwood USA, LLC  
Project #1094.21  
Project Manager: Valeria Tarka

Ms. Tarka stated the petitioner has acquired the subject property, the former Fox Metro Water Reclamation District pump station, to connect the Redwood residential development to the sanitary sewer main and the 12" waterman. Ms. Tarka stated the Plat of Subdivision dedicates the Mill Road ROW to the Village.

Motion: Commissioner Sollinger, second Commissioner Cirone to recommend approval of the Preliminary/Final Plat of Subdivision for Redwood Oswego Phase 2A.  
Ayes: Commissioners Cirone, Henschen, Kuhn, McCallum, Pajor, Sollinger  
Nays:  
Absent: Commissioner Kapus  
Motion carried

**6. PUBLIC HEARINGS**

**Rezoning, Major Change to the PUD, and Final PUD and Subdivision Plat  
Tuscany Station**

Applicant: Tuscany Station, LLC  
Project #1146.22  
Project Manager: Rod Zenner

Motion: Commissioner Sollinger, second Commissioner Cirone to open the Public Hearing at 8:55 p.m.  
Ayes: Commissioners Cirone, Henschen, Kuhn, McCallum, Pajor, Sollinger  
Nays: None  
Absent: Commissioner Kapus  
Motion carried

Director Zenner stated the petitioner is requesting Rezoning, a Major Change to the PUD, and Final PUD and Subdivision Plat to allow for the development of 480 residential apartments and commercial outlots on a 98.33-acre site located at the southwest corner of Orchard Road and Tuscany Trail.

Vincent Rosanova was sworn in  
Naperville, IL

Mr. Rosanova, attorney for Tuscany Station LLC, gave an overview of the proposed project. Mr. Rosanova stated 39 acres will have 480 apartment homes (thirteen 3-story buildings), 7.83 acres will be commercial and retail, 3.76 acres will be the commuter lot addition, 2.2 acres will be parks and trails (with 51 parking spaces), and 30 acres will be for future single-family residential development.

Mr. Rosanova stated apartment amenities will include a centrally located clubhouse with a fitness club, indoor and outdoor pools, fenced dog park and pet washing station, grilling areas, playground area, pickleball courts, and electric vehicle charging stations.

Mr. Rosanova stated a comprehensive screening process for new residents will include income and credit history, rental history, and criminal background checks. Mr. Rosanova stated anticipated rental rates will be \$1,600 - \$1,800 for one bedroom apartments and \$2,100 - \$2,400 for two bedroom apartments. Mr. Rosanova stated there will be on-site maintenance staff. Mr. Rosanova reviewed the elevations, parking, landscaping, signage, traffic capacity results, stormwater management, school impact, and fee impacts.

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

Motion: Commissioner Sollinger, second Commissioner Cirone to close the Public Hearing at 9:25 p.m.  
Ayes: Commissioners Cirone, Henschen, Kuhn, McCallum, Pajor, Sollinger  
Nays: None  
Absent: Commissioners Kapus  
Motion carried

**Recommendation:**

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the accept the findings of fact and recommends approval of the Rezoning of the 71.71 acres to R-4 General Residence District and 26.61 acres to B-3 Commercial Service and Wholesale District as identified on the Zoning Plat.  
Ayes: Commissioners Cirone, Henschen, Kuhn, McCallum, Pajor, Sollinger  
Nays: None  
Absent: Commissioner Kapus  
Motion carried



**Recommendation:**

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the findings of fact and recommend approval of the Major Change to the PUD and Final PUD and Subdivision Plat approval for Tuscany Station, a development located at the southwest corner of Orchard Road and Tuscany Trail subject to the following:

- Approval of the deviations as listed in the staff report subject to engineering approval
- Work with staff to revise the Landscape Plan per staff's recommendations

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

Nays: None

Absent: Commissioners Kapus

Motion carried

**7. OLD BUSINESS**

None.

**8. PUBLIC FORUM**

None.

**9. CHAIRMAN'S REPORT**

None.

**10. COMMISSIONERS REPORT**

None.

**11. HISTORIC PRESERVATION COMMISSIONER REPORT**

No report.

**12. ECO COMMISSION REPORT**

No report.

**13. DEVELOPMENT SERVICES DEPARTMENT REPORT**

None.

**14. OSWEGOLAND PARK DISTRICT REPORT**

No report.

**15. NEXT MEETING - November 10, 2022**

**16. ADJOURNMENT**

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

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

Nays: None

Absent: Commissioners Kapus

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 9:29 p.m.