

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

**January 5, 2023**

**1. CALL TO ORDER**

Vice Chairman McCallum called the Oswego Planning & Zoning Commission Meeting to order at 7:02 p.m.

**2. ROLL CALL**

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

There was a quorum.

Oswego community representatives in attendance were:

Present: Valeria Tarka, Planner; Mary Ellen Bliss, Recording Secretary; William Thomas, Village Attorney

**3. MINUTES**

Motion: Commissioner Sollinger, second Commissioner Kapus to accept the minutes of the December 15, 2022 Planning & Zoning Commission Meeting.  
Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Sollinger  
Nays: None  
Absent: Commissioner Pajor  
Motion carried

**4. PUBLIC HEARINGS**

**Major Change to PUD and Plat**

Ashcroft Place Unit 2

Applicant: Lynd Living Ashcroft Southbury LLC

Project #1160.22

Project Manager: Rod Zenner

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

Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Sollinger

Nays: None

Absent: Commissioner Pajor

Motion carried

Ms. Tarka stated Ashcroft Place Unit 2 "The Townes of Ashcroft Walk" is a 65.5-acre development located at the southeast corner of Wooley Road and Plainfield Road which was approved in 2005 for the construction of 240 townhomes units distributed within 45 buildings.

Ms. Tarka stated since the initial approval of the Final PUD and Plat, six townhome buildings have been constructed and the remaining 39 townhome buildings are undeveloped.

Ms. Tarka stated the petitioner is requesting approval of a Major Change to the PUD and Final PUD Plat 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." Ms. Tarka stated on January 2, 2022, a Major Change to the PUD was approved to remove six townhome units and replace them with a clubhouse. Ms. Tarka stated the petitioner did not construct the proposed clubhouse and wishes to revise the plans for a slightly larger clubhouse with a revised outdoor pool area.

Ms. Tarka stated the proposed one-story clubhouse will be approximately 4,250 square feet and contain meeting rooms, a business center, and an exercise room. Ms. Tarka stated there will be a pool located on the west side of the clubhouse that is surrounded by a four-foot-tall metal fence. Ms. Tarka reviewed the parking and landscaping requirements. Ms. Tarka stated the revised subdivision plan creates a new single lot for the future clubhouse consisting of 1.5 acres.

No audience members wished to speak at the public hearing.

Motion: Commissioner Sollinger, second Commissioner Cirone to close the Public Hearing at 7:06 p.m.  
Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Sollinger  
Nays: None  
Absent: Commissioner Pajor  
Motion carried

**Recommendation:**

Motion: Commissioner Sollinger, second Commissioner Cirone 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 the Clubhouse at Ashcroft Place Unit 2, "The Townes at Ashcroft Walk" to allow for the development of a clubhouse.  
Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Sollinger  
Nays: None  
Absent: Commissioner Pajor  
Motion carried

**Preliminary and Final PUD and Special Use  
Whitetail Ridge Golf Dome**

Applicant: Whitetail Ridge Golf Club, LLC  
Project #1159.22  
Project Manager: Valeria Tarka

Motion: Commissioner Sollinger, second Commissioner Kuhn to open the Public Hearing at 7:08 p.m.  
Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Sollinger  
Nays: None

Absent: Commissioner Pajor  
Motion carried

Ms. Tarka stated the petitioner is requesting approval of a Special Use Permit and Preliminary/Final Planned Unit Development (PUD) to allow for the development of an indoor golf dome and restaurant on the 7.53-acre site located near the southwest corner of Lewis Street and Station Drive. Ms. Tarka stated the petitioner proposes to construct a 66' tall white "dome" golf facility to provide climate-controlled golf from approximately mid-October to mid-April annually. Ms. Tarka stated the dome will be fronted by an approximately 4,000 square foot restaurant building.

Ms. Tarka stated access to the site will be provided via an access drive off Station Drive and staff suggests the access drive should align with one of the access drives to the east to avoid turning conflicts. Ms. Tarka stated staff has requested additional details to determine parking requirements and has made suggestions for the layout and configuration of the parking lot. Ms. Tarka reviewed the landscaping plan and staff's suggestion to add additional plantings to the landscape islands to meet Code requirements. Ms. Tarka stated the petitioner has requested a variation to not place any trees or landscaping near the base of the dome to protect the dome structure.

Daniel Kramer was sworn in  
Yorkville, IL

Mr. Kramer, attorney for the petitioner, stated the golf dome will be a public entertainment facility. Mr. Kramer stated the proposed facility has been receiving favorable comments on social media.

Ron Walker was sworn in  
Yorkville, IL

Mr. Walker, the petitioner and owner, stated the restaurant and bar will have 52 seats and primarily serve golf dome customers. Mr. Walker stated the restaurant will be open the same hours as the golf dome. Mr. Walker stated the inside of the dome will be 2/3 netted to protect the fabric. Mr. Walker stated they initially plan to be open from October through April but may move to 12 months in the future.

Commissioner Kuhn asked if barriers will be in place to prevent vehicular traffic from accidentally hitting the dome. Mr. Walker stated the dome will have a 1'-1½' concrete foundation, 6'-8' pavement around the dome for snow removal, and no parking spaces will be directed toward the dome and restaurant.

Stormwater management was discussed.

Imtiaz A. Rehman was sworn in  
Oswego, IL

Mr. Rehman stated he represents property owners at the northwest corner of Lewis Street and Station Drive, and stated support for the project.

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

Motion: Commissioner Kapus, second Commissioner Sollinger to close the Public Hearing at 7:41 p.m.  
Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Sollinger  
Nays: None  
Absent: Commissioner Pajor  
Motion carried

**Recommendation:**

Motion: Commissioner Kuhn, second Commissioner Sollinger to accept the Findings of Fact and recommend approval of the Special Use Permit for an amusement establishment and a Preliminary and Final Planned Unit Development to allow for the development of an indoor golf dome and restaurant subject to final engineering approval, and the petitioner providing staff additional information on the building materials for the front building, the lining up of the access drive with an access drive on the east side of Station Drive, clarification of the landscape plan, and sufficiently addressing engineering concerns to protect the facility and occupants from vehicular traffic.  
Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Sollinger  
Nays: None  
Absent: Commissioner Pajor  
Motion carried

**5. NEW BUSINESS**

**Concept Plan  
Diamond Point**

Applicant: Pragada Realty LLC  
Project #1158.22  
Project Manager: Valeria Tarka

Ms. Tarka stated the petitioner is requesting consideration of a Concept Plan to allow for the development of 52 townhome units located on an approximate 10-acre site on the southwest corner of Wolf's Crossing Road and Douglas Road. Ms. Tarka stated the petitioner proposes an 0.22-acre "tot lot" which will be owned and maintained by the development's HOA. Ms. Tarka stated the Site Plan features a portion of the north and east end of the development being dedicated to the ROW. Ms. Tarka stated the petitioner proposes one access point along Douglas Road and an additional emergency vehicle access point using a grasscrete exit and breakaway posts on the north end of the property onto Wolf's Crossing. Ms. Tarka stated staff has concerns regarding the upkeep of the grasscrete area to ensure adequate access. Ms. Tarka stated the petitioner has not submitted landscape plans or elevations.

Thakoor Patel, the project's engineer, stated the townhomes will be sold rather than rental units. The Commissioners had questions on the square footage and price range of the units, and the target market. Mr. Patel stated the project is in the concept phase and those details have not been determined. Commissioners Kuhn and Kapus stated their concerns that the density of the overall development (5.2 DU/acre) exceeds the 2015 Comprehensive Plan's goal of a maximum of 2-3 DU/acre.

**Recommendation:**

Motion: Commissioner Cirone, second Commissioner Sollinger to recommend approval of the use of multi-family housing for the Concept Plan for Diamond Point to allow for the development of 52 townhome units on the 10-acre property located between the southwest intersection of Wolf's Crossing Road and Douglas Road but has concerns regarding the elevations, grasscrete, and the integration of future development to the south of the subject property.

Ayes: Commissioners Cirone, McCallum, Sollinger

Nays: Commissioners Kapus, Kuhn

Absent: Commissioner Pajor

Motion carried

**6. OLD BUSINESS**

None.

**7. PUBLIC FORUM**

None.

**8. CHAIRMAN'S REPORT**

None.

**9. COMMISSIONERS REPORT**

Commissioner Kuhn stated he has heard some concerns from residents regarding the number of rental units being approved by the Village. The Commission requested information from staff on the current Oswego residential housing mix and how it compares to surrounding communities.

**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 - February 9, 2023**

**15. ADJOURNMENT**

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

Ayes: Commissioners Cirone, Kapus, Kuhn, McCallum, Sollinger

Nays: None

Absent: Commissioner Pajor

Motion carried

Vice Chairman McCallum adjourned the Planning & Zoning Commission Meeting at 8:12 p.m.