

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

**September 28, 2023**

**1. CALL TO ORDER**

Chairman Pajor called the Oswego Planning & Zoning Commission Special Meeting to order at 7:01 p.m.

**2. ROLL CALL**

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

There was a quorum.

Oswego community representatives in attendance were:

Present: Rod Zenner, Director; Rachel Riemenschneider, Planner; Mary Ellen Bliss,  
Recording Secretary

**3. PUBLIC HEARINGS**

**Rezoning, Special Use for a Preliminary PUD/Plat, Final PUD/Plat**

Sonoma Trails

Applicant: D.R. Horton, Inc. – Midwest

Project #1179.23 and #1180.23

Project Manager: Rod Zenner

Chairman Pajor stated this is a continued Public Hearing from the September 7, 2023 Planning and Zoning Commission Meeting.

Representatives of the applicant, D.R. Horton, provided a presentation.

Chris Funkhouser                      was sworn in  
Schaumburg, IL

Mr. Funkhouser gave background information on D.R. Horton and stated a Concept Plan for Sonoma Trails was brought before the Planning and Zoning Commission and Village Board in 2022 and received approval.

Russ Whitaker                      was sworn in  
Naperville, IL

Attorney Whitaker stated the petitioner is proposing to develop 813 residential homes (301 townhomes and 512 single-family homes) on a 228-acre site on Wolf's Crossing Road which includes a portion of the previously approved Pacific Ridge Development. Attorney Whitaker stated the plan includes the use of three different dwelling types (townhomes, cottage homes,

and single-family Homes) in ten different neighborhoods. Attorney Whitaker stated the property will be developed over four phases; the first phase will be at the southwest corner of Wolf's Crossing Road and Roth Road, and they will be making substantial improvements on these roads as part of the project.

Attorney Whitaker stated the previously approved Concept Plan included attached duplex units but those have been replaced by detached cottage homes on 40' wide lots with a 10' separation between homes. Attorney Whitaker stated the single-family homes will be on either 62' or 72' wide lots. Attorney Whitaker stated the two-story townhomes will have rear load double garages with ample driveways to provide additional parking spaces.

Attorney Whitaker stated the development will also include seven pocket parks, stormwater detention ponds, and a larger park with a pool and clubhouse centrally located in the development. Attorney Whitaker stated a walking path is proposed to wind through the development to connect the neighborhoods and amenities. Attorney Whitaker reviewed landscaping features, elevations, and signage plans.

Attorney Whitaker stated with annexation and development of this property, the Village will acquire right-of-way and development fees to help fund critical roadway improvements on Wolf's Crossing. Attorney Whitaker stated turn lanes will be added to alleviate traffic back-up. Chairman Pajor asked how many cars can be stacked in the turn lanes.

Javier Millan                was sworn in  
Rosemont, IL

Mr. Millian stated he is employed by KLOA who conducted a Traffic Study for the proposed project. Mr. Millian stated the turn lanes can accommodate seven to eight cars, which provided sufficient stacking in the simulations they conducted.

Judy Seitzinger            was sworn in  
Oswego, IL

Ms. Seitzinger stated she attended the September 7, 2023 Planning and Zoning Commission meeting, and a D.R. Horton representative handed her a business card which she thought was inappropriate. Ms. Seitzinger asked why the Public Notice sign on the property was not updated with the September 28<sup>th</sup> date. Director Zenner stated the Public Hearing for this project was opened at the September 7<sup>th</sup> meeting and continued to this meeting, therefore the sign did not need to be reposted. Ms. Seitzinger stated her concerns with increased traffic, potential water pressure issues, and too many subdivisions on Wolf's Crossing Road.

Craig Seitzinger            was sworn in  
Oswego, IL

Mr. Seitzinger stated the Village does not need an additional residential subdivision.

George Engel was sworn in  
Oswego, IL

Mr. Engel asked how he will know if the questions that have been raised will be addressed. Chairman Pajor stated everyone is welcome to stay for the entire meeting to listen to the discussion and the Commission's recommendations for the Village Board.

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

Motion: Commissioner Sollinger, second Commissioner McCallum to close the Public Hearing at 7:59 p.m.  
Ayes: Commissioners McCallum, Pajor, Sather, Sollinger  
Nays: None  
Absent: Commissioners Cirone, Kapus, Kuhn  
Motion carried

Attorney Whitaker stated D.R. Horton has been pro-active in their outreach efforts to owners of adjacent properties and interested parties to disseminate information and address potential issues. Attorney Whitaker stated there is no intimidation intent by D.R. Horton representatives when they reach out to citizens in this regard.

Director Zenner gave a brief overview of the Wolf's Crossing Road improvement phases, and the Commission discussed timing of the interim improvements to Wolf's Crossing. The Commission discussed parking in the townhome area. Chairman Pajor asked if the roads will be private or public and Director Zenner stated they will be public.

Commissioner Sather stated his concern that the proposed 10-foot building separation of the cottage homes is a fire hazard, referencing the December 2021 Marshall Fire in Boulder Colorado after which the Insurance Institute for Building and Home Safety found that "spacing buildings closer than 12' favors fire." Commissioner McCallum stated the Marshall Fire was a wildfire which spread to a subdivision. Attorney Whitaker stated the Sonoma Trails project has been reviewed by the Oswego Fire Department and to his knowledge, they have not raised objections to the cottage homes spacing. Commissioner Sather stated a 2017 report of the UL Fire Safety Institute indicates that vinyl siding made to look cedar planking or shake, such as in this plan, may cause "fire spreading". Attorney Whitaker stated he will reach out to UL general counsel to ascertain if their study cites a specific siding product.

**Recommendation:**

Motion: Commissioner Sollinger, second Commissioner McCallum to accept the Findings of Fact and recommend approval of the request for Rezoning upon Annexation of Sonoma Trails to the R-2 Single-Family Residence District and R-4 General Residence District.  
Ayes: Commissioners McCallum, Pajor, Sollinger  
Nays: Commissioner Sather  
Absent: Commissioners Cirone, Kapus, Kuhn  
Motion carried

**Recommendation:**

Motion: Commissioner Sollinger, second Commissioner McCallum to accept the Findings of Fact and recommend approval of the Special Use Permit for a Planned Unit Development (PUD) and the Preliminary PUD and Subdivision Plat for the Sonoma Trails Development.  
Ayes: Commissioners McCallum, Pajor, Sollinger  
Nays: Commissioner Sather  
Absent: Commissioners Cirone, Kapus, Kuhn  
Motion carried

**Recommendation:**

Motion: Commissioner Sollinger, second Commissioner McCallum to recommend approval of the Final PUD and Plat for Phase 1 of Sonoma Trails consisting of Neighborhoods 1, 2, and 10.  
Ayes: Commissioners McCallum, Pajor, Sollinger  
Nays: Commissioner Sather  
Absent: Commissioners Cirone, Kapus, Kuhn  
Motion carried

**4. NEW BUSINESS**

None.

**5. OLD BUSINESS**

None.

**6. PUBLIC FORUM**

None.

**7. CHAIRMAN'S REPORT**

None.

**8. COMMISSIONERS REPORT**

None.

**9. HISTORIC PRESERVATION COMMISSIONER REPORT**

No report.

**10. ECO COMMISSION REPORT**

No report.

**11. DEVELOPMENT SERVICES DEPARTMENT REPORT**

None.

**12. OSWEGOLAND PARK DISTRICT REPORT**

None.

**13. NEXT MEETING -** October 5, 2023

**14. ADJOURNMENT**

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

Ayes: Commissioners McCallum, Pajor, Sather, Sollinger

Nays: None

Absent: Commissioners Cirone, Kapus, Kuhn

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 8:39 p.m.