

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

**October 5, 2023**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

There was a quorum.

Oswego community representatives in attendance were:

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

**3. MINUTES**

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the minutes of the September 7, 2023 Planning & Zoning Commission Meeting.  
Ayes: Commissioners Cirone, Kuhn, McCallum, Pajor, Sather, Sollinger  
Nays: None  
Absent: Commissioner Kapus  
Motion carried

**4. PUBLIC HEARINGS**

**Rezoning Upon Annexation**

1038 Harvey Road

Applicant: Jose and Silvia Martinez

Project #1189.23

Project Manager: Rachel Riemenschneider

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

Ms. Riemenschneider stated the petitioner is requesting Annexation to the Village of Oswego and Rezoning to M-2 General Manufacturing District to allow for a single-family home with the

continuation of a landscaping business (operating since 2018) located on a 3.175-acre property on the east side of Harvey Road.

Ms. Riemenschneider stated the existing single-family home is not a permitted use in the M-2 District and would therefore be considered a non-conforming structure. Ms. Riemenschneider stated the use of the home can continue but if it were abandoned for a period of six months, the home could not be occupied as a residence without rezoning.

Ms. Riemenschneider stated the property consists of two parcels that are improved with the home on one parcel, and a gravel driveway accessing a gravel storage area, sheds, pool, and chicken coop on the second parcel.

Ms. Riemenschneider stated staff recommends that additional fencing be provided along the perimeter of the portion of the site being utilized as the landscaping business as a condition for Annexation, and that if the use is expanded or changed, the changes and improvements must be in compliance with the Zoning Ordinance, as amended.

No audience members wished to speak at the public hearing.

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

The Commission discussed the location of the requested additional fencing and Chairman Pajor suggested this be shown on an exhibit for the Village Board meeting. The Commission discussed the rationale to rezone both parcels to the M-2 General Manufacturing District.

**Recommendation:**

Motion: Commissioner Sollinger, second Commissioner Cirone to accept the Findings of Fact for the request to Rezone the property upon Annexation to M-2 General Manufacturing District for the approximately 3.175-acre subject property located at 1038 Harvey Road, subject to the following conditions:  
1. Prior to Annexation into the Village of Oswego, the owner must allow Village of Oswego Building Department to inspect the pool and, if required, the owner will install a barrier around the pool in accordance with the Village of Oswego Building Code.  
2. Installation of a solid fence, with a minimum height of 6 feet, around the outdoor storage area of the site.  
Ayes: Commissioners Cirone, Kuhn, McCallum, Pajor, Sather, Sollinger  
Nays: None  
Absent: Commissioner Kapus  
Motion carried

## 5. NEW BUSINESS

### Concept Plan

Drake Property

Applicant: The Drake Group

Project #1188.23

Project Manager: Rachel Riemenschneider

Ms. Riemenschneider stated the petitioner is requesting consideration of a Concept Plan to allow for a residential development located on an 80.5-acre property located south of Wolf's Crossing Road and east of Douglas Road. Ms. Riemenschneider stated the eastern portion of the property will consist of 219 townhomes with three to six units per townhome building, and a clubhouse with pool. Ms. Riemenschneider stated the western portion will consist of 126 single-family detached homes and a 4.3-acre park on the south property line. Ms. Riemenschneider stated the proposed densities are 2.3 units per acre for the single-family portion and 8.5 units per acre for the townhome portion for an overall gross density of 4.28 units per acre. Ms. Riemenschneider stated detention areas are located throughout the proposed development.

Ms. Riemenschneider stated the plan shows two access points off Wolf's Crossing Road: the western access would be restricted (right-in/right-out) and the eastern access would be full access, aligned with Secretariat Lane. Ms. Riemenschneider stated the applicant is proposing a stubbed street to the south, which staff has expressed should align with the stubbed street in the proposed Saddlebrook Farm development. Ms. Riemenschneider stated the plan also provides for the right-of-way dedication for the future widening of Wolf's Crossing Road.

Ms. Riemenschneider stated while they are not depicted on the site plan, sidewalks would be required throughout the neighborhood, and staff has also requested pathways throughout the subdivision, including around detention ponds. Ms. Riemenschneider reviewed landscaping and parking plans.

Tom Drake gave an overview of The Drake Group. Mike Schoppe of Schoppe Designs gave an overview of the Concept Plan. The Commission discussed lot sizes, density, access to Wolf Road, traffic concerns at the Wolf's Crossing/Secretariat intersection, and road alignment to the south.

### Recommendation:

Motion: Commissioner Cirone, second Commissioner Sollinger to recommend the Concept Plan for a residential development located south of Wolf's Crossing Road and east of Douglas Road subject to the following:

1. The stub street layout be consistent with the proposed Saddlebrook Farm development to the south
2. The overall density of the development be reduced

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

Nays: None

Absent: Commissioner Kapus

Motion carried

**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**

None.

**14. NEXT MEETING - November 9, 2023**

**15. ADJOURNMENT**

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

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

Nays: None

Absent: Commissioner Kapus

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 7:51 p.m.