

**MINUTES OF A COMMITTEE OF THE WHOLE MEETING  
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
OSWEGO VILLAGE HALL  
100 PARKERS MILL, OSWEGO, ILLINOIS  
February 6, 2024**

**CALL TO ORDER**

President Ryan Kauffman called the meeting to order at 6:00 p.m.

**ROLL CALL**

Board Members Physically Present: President Ryan Kauffman; Trustees Tom Guist, Kit Kuhrt (attended at 6:01 p.m.), Karin McCarthy-Lange, Karen Novy, Jennifer Jones Sinnott, and Andrew Torres.

Staff Physically Present: Dan Di Santo, Village Administrator; Jean Bueche, Asst. Village Administrator; Tina Touchette, Village Clerk; Chris Biggs, Deputy Chief; Jennifer Hughes, Public Works Director; Andrea Lamberg, Finance Director; Rod Zenner, Development Services Director; Joe Renzetti, IT Director; Bridget Bittman, Community Relations Manager- Marketing; Kevin Leighty, Economic Development Director; Madeleine Trinco, Management Analyst; Steve Raasch, Facilities Manager; and James Murphy, Village Attorney.

**PUBLIC FORUM**

Public Forum was opened at 6:02 p.m. There was no one who requested to speak. The public forum was closed at 6:02 p.m.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

F.1 Discuss Options to Review Land Use Proposals Along the Wolfs Crossing Corridor

Director Zenner addressed the Board regarding land use along Wolfs Crossing corridor. The Village is seeing increasing interest from the development community for property located along Wolfs Crossing. Recent projects in the area include Piper Glen, Avanterra, Diamond Point, Hudson Pointe and Emblem, and most recently Sonoma Trails and the Drake property. These projects involved a wide array of housing types along the corridor. The Village Board inquired about the need to discuss future land use along Wolfs Crossing to determine if the Plan is still consistent with the goals of the Village and how do development proposals compare to the 2015 Plan. The Village adopted the 2015 Comprehensive Plan to identify future land uses within the Village's planning area. This includes future identified land uses along the Wolfs Crossing corridor. Prior to this document, the Village utilized the 2006 Comprehensive Plan. The 2015 Plan breaks the Village's planning area into four districts:

- District 1- includes the Downtown
- District 2- Medium Density Residential District incorporates the majority of the current Village boundary and some surrounding vacant parcels
- District 3- called the Low-Density Residential District includes areas generally south of Woolley and Collins Road
- District 4- called the Preserved Farmland District is located south of Cherry Road

The Plan also identifies the need for more housing choices for all. Based on market trends, and future demographics of residents, it is anticipated a large percentage of the Village's future residents will be young families, young adults, and seniors moving into Oswego. The housing demands are typically townhomes or multi-family products which do not require property maintenance like a single-family residential home. The 2015 Plan was created as a land use document that would consider the goals of the Village while considering development and market trends in both housing and non-residential uses. As such, a large portion of the document provides a future housing analysis based

on market trends and anticipated trends in population growth. Though the predominate housing type anticipated would be single-family residential homes, the plan recognizes the demographic shifts as our population ages creating a higher demand for townhome and multi-family units vs. the single-family home. Overall, the Plan recommends greater housing choices in the future to meet the changing housing needs of the community.

The area located north and south of Wolfs Crossing is located in the District 2 Medium Density Residential District. In the Plan, this area is identified to have a density of 2-3 units per acre. This is consistent with the density of the Village as a whole. The Village is made up of 89 residential subdivisions. Some of these subdivisions are higher density multi-family projects while others are low density single-family developments. The highest density in District 2 is the Deville Manor (not yet constructed) with a density of 15.44 units per acre and the lowest is the Burkhart Subdivision with a density of 0.53 units per acre. Incorporating all of the developments, results in an overall density of 2.55 units per acre for the Village as a whole. The Plan intends that developments along Wolfs Crossing should continue with this development pattern and the District 2 target density of 2-3 units per acre. This would allow for additional housing choice of townhomes, multi-family and single-family uses as long as the density mix for District 2 lies in that 2-3 units per acre.

## **Options**

### ***Option 1 – Update of the 2015 Plan***

It has been nearly 10 years since the 2015 Plan has been adopted and a new plan could capture current market trends and the vision of the Village to establish new goals for land use within the planning area. It is a good practice, especially for communities that are experiencing growth, to revisit their comprehensive plans about every 10-15 years. The Village's 2015 Plan was an update to the 2006 plan. Though that was only 9 years since the 2006 adoption, the Village felt it was important to update the plan to reflect market trends following the economic downturn in 2008. The 2015 Plan also contains projections up to 2025. As we are approaching 2025, it may be beneficial to conduct a fresh look at the Village's future land use plans. To do so would require hiring a consultant for the update. The process would include analysis of the existing conditions, review of existing and projected market demands, and public input regarding goals and objectives of the Village. Typical land use plans would take about 2 years to complete and cost approximately \$150,000.00.

### ***Option 2 – Corridor Plan***

An alternative to the full plan update is to conduct a corridor plan for the Wolfs Crossing area. This is a focused land use plan following the same principles as a full plan update, but only concentrated on the study area. The 2015 Plan contains a section regarding the downtown that is similar to a corridor plan as a form of comparison. It is focused on the study area and provides detailed recommendations specific to the study area. A corridor plan would also involve a consultant to provide analysis of the existing conditions, review of existing and projected market demands, and public input regarding goals and objectives of the Village. Typical corridor plans would take about 1 year to complete and cost approximately \$75,000.00.

### ***Option 3 - Scorecard***

Staff could conduct an analysis of the corridor based on the current 2015 Plan. The result would be a specific "scorecard" for development along Wolfs Crossing that would identify land uses and densities for development along the corridor. Using the 2015 Plan's analysis, the scorecard could identify a base total for the types of development (number of residential units, types of units) that the Plan identifies for the area. As development proposals are brought to the Village for review, their merits will be compared to the "scorecard" to determine if the proposed development is appropriate. This analysis could be done quickly to address the immediate demands of development along the corridor and not require a consultant or additional budgetary funds. Staff identified a corridor study area (Attachment 2) which contains the property located generally south of Wolfs Crossing and north of Wooley Road from Route 30 to the east and the Southbury Subdivision to the west. It also includes some large vacant properties north of Wolfs Crossing designated for future residential uses. The 2015 Plan calls for densities of 2-3 units per acre for the majority of the area with some 2 units per acre along the southern portion. In total, the scorecard area consists of 3,435 acres. Using the densities identified in the 2015 plan, the study area could support 9,154 units. Staff then counted the existing residential homes in the area which included approved

but not yet constructed homes in the area. For this study, all future homes from Piper Glen, Avanterra, Sonoma Trails, Hudson Pointe, Hummel Trails, Emblem, and Saddlebrook Farms are assumed to be constructed as well as existing homes. With that, there are 2,620 residential units in this study area. Overall, according to the Plan, there can be an additional 6,534 units on the remaining 2,500 acres in the study area.

In December 2022, the Village passed Resolution 22-R-120, a resolution recognizing diversified housing targets within the Village of Oswego. This resolution recognized a housing mix of 64% single-family and 36% townhomes and condo/apartments as identified in the Village’s Comprehensive Plan. Given these parameters, staff developed the following scorecard for use when evaluating potential future development in the corridor area. For example, if a project came in at 100 acres and proposed 70 single family units and 100 townhomes, the scorecard would be presented as follows:

Wolfs Crossing Corridor Area Scorecard	Total Permitted	Proposed	Remaining
Acres	2,500	100	2,400
Units			
Single Family	4,181	70	4,111
Townhomes/Multi	2,353	100	2,253

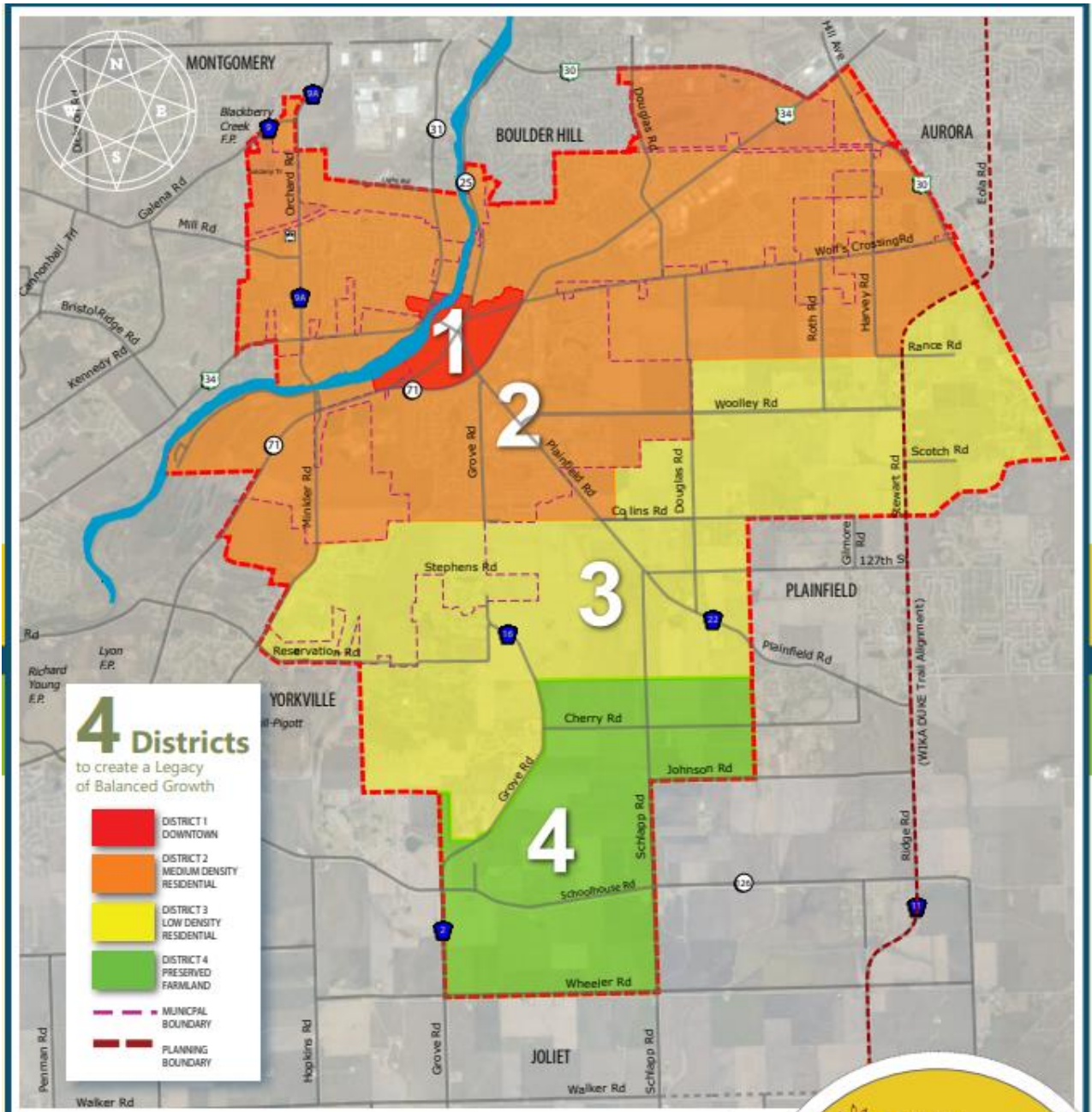
By use of the scorecard, the Village can maintain a maximum number of units allowed to be consistent with the Comprehensive Plan. As developments occur over time, if the total number of townhomes or multi-family units (of 1,960 as proposed) have been exhausted, then future developments in the corridor requesting townhomes or multi-family would be outside of the scope of the Plan and should require additional scrutiny regarding its approval.

**Conclusion**

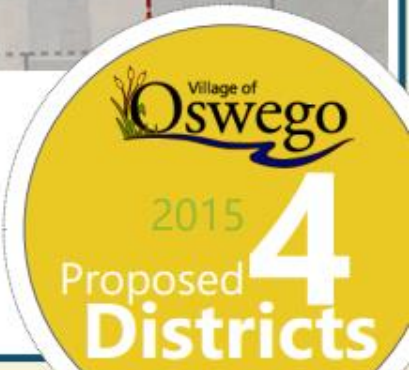
Option 1 – Update the 2015 Plan. This is the most comprehensive and thorough option. It would also cost approximately \$150,000.00 and take 1-2 years to complete when the development demand is here.

Option 2 – Corridor Plan. This would provide a focused analysis of the Wolfs Crossing corridor. It would cost approximately \$75,000.00 and take about 1 year to complete.

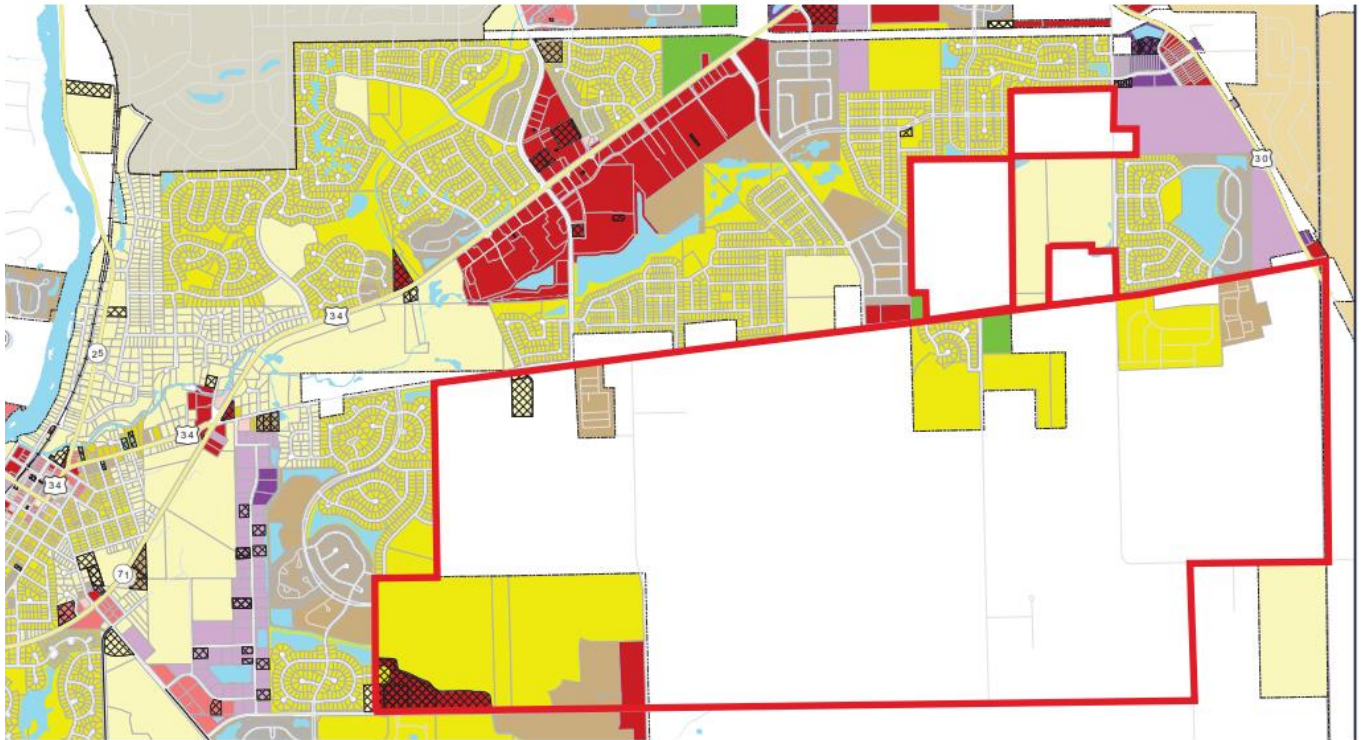
Option 3 – Scorecard. This would use development guidelines as established by the 2015 Plan to review development projects on their merits. This can be implemented immediately to accommodate current development interest in the Wolfs Crossing corridor, and it is free.



	CHARACTER	DENSITY	LOT SIZE	RETAIL
DISTRICT 1	DOWNTOWN	NOT APPLICABLE	NO MINIMUM	DOWNTOWN PEDESTRIAN ORIENTED RETAIL
DISTRICT 2	MEDIUM DENSITY WITH MANY HOUSING CHOICES	2 -3 DU/ ACRE	MINIMUM 8,000 SF FOR SINGLE LOTS	MAJOR LARGE FOOTPRINT RETAIL
DISTRICT 3	LOW DENSITY SINGLE FAMILY	2 DU/ACRE	MINIMUM 10,000 SF	SMALL NEIGHBORHOOD RETAIL
DISTRICT 4	PRESERVED FARMLAND		MINIMUM 5 ACRES	NO RETAIL



## Attachment 2



Board and staff discussion focused on majority of the existing Village is in District 2; drawback of doing the scorecard at the same time as option 1 and 2; doing scorecard now; options for funding the studies; can spread out over several budget years; strategic plan calls for a housing study; \$90,000 currently in the budget for the housing study; could combine options; can't do the housing study and corridor plan at the same time; updating the comp plan at 10 year mark; comp plan updated when goals, plans and trends change; market changed drastically in 2008; makes sense to do an overall update to the plan; in line with updating in a couple years; analysis, projections and demand; market analysis; housing plan focuses on affordability, stock and types; whether the comp plan will cover the housing plan; most debated subject with the Board has been housing; housing plan is needed more than the comp plan; comp plan is just a guide; evolving housing market; revisiting the comp plan at a later time; letting stuff get developed; see what gets built; comp plan is a broader plan; last comp plan included specific goals for the downtown; can roll in the housing plan as part of the comp plan; staff has applied for a grant, but may not get it; comp plan does not include specifics on housing needs; plans would not include infrastructure needs; avoid paying for housing and comp plan; full plan and in depth housing analysis could go up to \$200,000; commercial development should be included; doing scorecard now; need to get Wolfs Crossing widening done; need to look at the whole Wolfs Crossing corridor; population projections for 2018, 2025 and 2040; our population estimates now are what the projections said we would be at in 2018; COVID stopped our growth; when CMAP re-did the 2050 plan, they greatly reduced the population in Oswego and Kendall County; less than 100 units being built per year for several years; Oswego is growing so much; had 620 builds last year; no one else in the County has this much growth; don't see point of spending money now on comp plan; market is changing; have the professionals tell us where to go; vision and plan for Wolfs Crossing corridor; Wolfs Crossing to go as far south as Woolley Road; Wolfs Crossing is being funded by grants, ARPA and developer fees; Douglas segment STP funding of \$2.5 million; housing type generates the impact fees; asking the State to pay the Route 30 project; need corridor study; always a debate on density; whether we want a land use plan for Wolfs Crossing; staff can check the scorecard list when new development comes in; whether the current comp plan is in line with what we want; need diversity and balanced development; everyone is going to have an opinion on the guides; scorecard gives us flexibility; just because Wolfs Crossing is under construction doesn't mean we should ignore the rest of the community; need commercial on Wolfs Crossing; what the study will entail;

housing study will tell you what your needs are and will be specific to Oswego; type needed and price points; landowners have not sold to commercial developers; commercial at Route 30 & Wolfs Crossing and at the NE section of 5<sup>th</sup> & Wolfs Crossing; 2015 comp plan called for two commercial locations on Wolfs Crossing; commercial may come in if more rooftops; 2015 comp plan is outdated; need to articulate what is needed; how to finance the plans and whether we need to cut the budget; budget is tight, but staff will find a way to fund; corridor study could take several years; use scorecard for development and revisit the comp plan with the corridor plan included; whether the housing plan would be a standalone study; whether Wolfs Crossing is considered a minor or major artery; other communities are looking at comp plans; next strategic plan will include the comp plan; corridor could be the main focus in next comp plan; want what we are doing now to not be wasted; whether the corridor plan will assist with getting Wolfs Crossing done; staff can do estimates to show how many units are needed for developing each Wolfs Crossing segment; staff working on RFP for impact fees; if Board wants to bond the entire Wolfs Crossing project it would be \$60 million in future debt; can hire one company to do all the studies, but the company will subcontract to do the work. The Board provided the following direction:

- Wolfs Crossing Financing- future Committee of the Whole agenda item
- Scorecard to be implemented immediately
- Staff to refresh the study costs and bring back to the budget workshop in March; costs and scope to be included for both the corridor and comp plan

There was no further discussion.

#### **CLOSED SESSION**

There was no closed session.

#### **ADJOURNMENT**

The meeting adjourned at 7:16 p.m.

Tina Touchette  
Village Clerk