

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

February 8, 2024

1. CALL TO ORDER

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

2. ROLL CALL

Present: Rick Kuhn, Donald Marrone, Andrew McCallum, Charlie Pajor, Judy Sollinger
Absent: Thomas Collins, Justin Sather

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 McCallum to accept the minutes of the January 4, 2024 Planning & Zoning Commission Meeting.
Ayes: Commissioners Kuhn, Marrone, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Collins, Sather
Motion carried

4. PUBLIC HEARINGS

Text Amendment

Village-wide Rezoning and Ad Hoc Zoning Commission

Applicant: Village of Oswego

Project #1200.23

Project Manager: Rachel Riemenschneider

Motion: Commissioner Sollinger, second Commissioner McCallum to open the Public Hearing at 7:03 p.m.
Ayes: Commissioners Kuhn, Marrone, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Collins, Sather
Motion carried

Ms. Riemenschneider stated to adopt the Unified Development Ordinance (UDO), amendments to the current zoning ordinance are required to: 1) establish the Planning and Zoning Commission as an *ad hoc* Zoning Commission, as required by the State of Illinois, to adopt a new zoning ordinance and zoning map; and 2) establish public notice requirements that the Village must meet for both the new zoning ordinance and zoning map. Ms. Riemenschneider clarified this Text Amendment does not adopt the UDO or rezone any property but is providing the structure for that to be done at a future meeting.

Ms. Riemenschneider stated the UDO and a new zoning map will be brought to this body acting as the Zoning Commission for a public hearing on April 4, at 7:00pm, and then to the Village Board for final consideration on April 16, at 7:00pm.

No audience members wished to speak at the public hearing.

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

The Commission discussed having a contingency plan for the April 4 meeting to provide adequate time for a complete discussion of the UDO. Director Zenner stated if the agenda for the April 4 Planning & Zoning Commission meeting gets too full, we can consider scheduling a special meeting to accommodate other agenda items.

Recommendation:

Motion: Commissioner Marrone, second Commissioner Sollinger to recommend approval of the Text Amendments to Section 13.00 Administration and Enforcement to establish a process for adoption of a Unified Development Ordinance, including policies for a village-wide rezoning and the creation of an *ad hoc* Zoning Commission.
Ayes: Commissioners Kuhn, Marrone, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Collins, Sather
Motion carried

Major Amendment and Final PUD Plat

Hummel Trails Neighborhood 10
Applicant: ASF TAP IL II, LLC
Project #1045.19
Project Manager: Rod Zenner

Motion: Commissioner Sollinger, second Commissioner McCallum to open the Public Hearing at 7:07 p.m.
Ayes: Commissioners Kuhn, Marrone, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Collins, Sather
Motion carried

Director Zenner stated the applicant is requesting approval of a Major Amendment and a Final PUD and Subdivision Plat for Neighborhood 10 of the Hummel Trails development to allow for the development of 97 single-family residential lots.

Director Zenner stated in 2008, the Village entered into an Annexation Agreement on the property which indicated that Neighborhood 10 was to be designated as "age-targeted". Director Zenner stated age-targeted communities generally provide smaller homes that are maintenance free and designed to provide a first-floor primary bedroom to appeal to buyers that are aged 55 or older. Director Zenner stated this designation is different from "age-restricted" which provides restrictions that prohibit school-aged children from living in a

subdivision. Director Zenner stated the petitioner is requesting removal of the “age-targeted” designation of Neighborhood 10. Director Zenner stated the petitioner does not plan any other changes to the previous subdivision plat that was recommended for approval in 2019 by the Planning and Zoning Commission.

No audience members wished to speak at the public hearing.

Motion: Commissioner Sollinger, second Commissioner McCallum to close the Public Hearing at 7:10 p.m.
Ayes: Commissioners Kuhn, Marrone, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Collins, Sather
Motion carried

Recommendation:

Motion: Commissioner Sollinger, second Commissioner Marrone to recommend approval of the Major Amendment to the PUD to remove the “age-targeted” designation on Neighborhood 10 and approval of the Final PUD and Subdivision Plat for Hummel Trails Neighborhood 10.
Ayes: Commissioners Kuhn, Marrone, McCallum, Pajor, Sollinger
Nays: None
Absent: Commissioners Collins, Sather
Motion carried

5. NEW BUSINESS

Concept Plan

Hudson Pointe Phase II
Applicant: CalAtlantic Group, LLC, and Lennar
Project #1206.24
Project Manager: Rachel Riemenschneider

Ms. Riemenschneider stated the applicant is requesting consideration of a Concept Plan for a residential development with 144 single family homes and 87 townhome units, on an 81.1-acre property located immediately south of the existing Hudson Pointe Phase 1, on the east side of Harvey Road and generally south of Wolf’s Crossing Road.

Ms. Riemenschneider stated the Comprehensive Plan designates the subject area as “Single Family Residential” in District 2 with densities of 2-3 units per acre; the proposed use and proposed density (2.85 units per acre) are consistent with the Comprehensive Plan.

Ms. Riemenschneider stated the Concept Plan includes three detention areas as well as a 3-acre park site adjacent to the existing park in Phase I. Ms. Riemenschneider stated access to Hudson Point II would be provided by two internal connections to Phase I: an access point off of Harvey Road, and a future connection to the Wikaduke Trail.

John McFarland, CalAtlantic Group, gave a presentation on the Concept Plan, stating Hudson Pointe II is a natural and logical extension to Hudson Pointe I. Mr. McFarland stated the introduction of the townhomes to Hudson Pointe II complements the overall housing diversity of the subdivision.

The Commission discussed detention ponds, density of the townhome area, setbacks, street widths, and the potential deviations to the Code for the development. Madeline Larmon of Mackie Consultants provided information on stormwater management and detention pond

plantings. Chairman Pajor encouraged that locally significant street names be considered.

Recommendation:

Motion: Commissioner Sollinger, second Commissioner McCallum to recommend approval of the Concept Plan for Hudson Pointe Phase II, a residential development with 144 single family homes and 87 townhome units.

Ayes: Commissioners Kuhn, Marrone, McCallum, Pajor, Sollinger

Nays: None

Absent: Commissioners Collins, Sather

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

No report.

14. NEXT MEETING - March 7, 2024

15. ADJOURNMENT

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

Ayes: Commissioners Kuhn, Marrone, McCallum, Pajor, Sollinger

Nays: None

Absent: Commissioners Collins, Sather

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 8:09 p.m.