

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

June 6, 2024

1. CALL TO ORDER

Chairman Pajor called the Oswego Planning & Zoning Commission Meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Kim Bradshaw, Thomas Collins, Andrew McCallum, Charlie Pajor, Justin Sather, Brian Thomas

Absent: Lisa Hillman, 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. MINUTES

Motion: Commissioner McCallum, second Commissioner Thomas to accept the minutes of the May 9, 2024 Planning & Zoning Commission Meeting.

Ayes: Commissioners Bradshaw, Collins, McCallum, Pajor, Sather, Thomas

Nays: None

Absent: Commissioners Hillman, Kuhn

Motion carried

4. PUBLIC HEARINGS

Rezoning

Fox River Foot & Ankle – 3963 Route 34

Applicant: Howard Craig and Cheryl Fox

Project #1218.24

Project Manager: Rachel Riemenschneider

Motion: Commissioner Collins, second Commissioner Bradshaw to open the Public Hearing at 7:01 p.m.

Ayes: Commissioners Bradshaw, Collins, McCallum, Pajor, Sather, Thomas

Nays: None

Absent: Commissioners Hillman, Kuhn

Motion carried

Ms. Riemenschneider stated the applicant is requesting approval of rezoning of 3963 Route 34, commonly known as Fox River Foot and Ankle Center, from R-2 Single-Unit Dwelling to B-1 Regional Business District. Ms. Riemenschneider stated the site has been used as a medical clinic for about 20 years and was originally a home-based business, therefore acceptable in a residential zoning district. Ms. Riemenschneider stated over the years, the use changed solely to a medical clinic use; when staff became aware of the change, they reached

out to the applicant who has been cooperative in remedying the zoning issue. Ms. Riemenschneider stated staff believes the rezoning is appropriate due to the site's direct access to Route 34 and proximity to other properties zoned B-1.

No audience members wished to speak at the public hearing.

Motion: Commissioner McCallum, second Commissioner Collins to close the Public Hearing at 7:03 p.m.
Ayes: Commissioners Bradshaw, Collins, McCallum, Pajor, Sather, Thomas
Nays: None
Absent: Commissioners Hillman, Kuhn
Motion carried

Recommendation:

Motion: Commissioner Collins, second Commissioner McCallum to accept the Findings of Fact for the Standards for a Rezoning and recommends approval of the Rezoning for 3963 Route 34 from R-2 Single-Unit Dwelling to B-1 Regional Business District.
Ayes: Commissioners Bradshaw, Collins, McCallum, Pajor, Sather, Thomas
Nays: None
Absent: Commissioners Hillman, Kuhn
Motion carried

Preliminary/Final PUD and Plat, Annexation, Rezoning

Hudson Pointe II

Applicant: CalAtlantic Group, LLC (Lennar)

Project #1217.24

Project Manager: Rachel Riemenschneider

Motion: Commissioner Thomas, second Commissioner Collins to open the Public Hearing at 7:04 p.m.
Ayes: Commissioners Bradshaw, Collins, McCallum, Pajor, Sather, Thomas
Nays: None
Absent: Commissioners Hillman, Kuhn
Motion carried

Ms. Riemenschneider stated the applicant is requesting consideration of a Preliminary and Final PUD and Plat, and Rezoning upon Annexation for Hudson Pointe Phase II. Ms. Riemenschneider stated this 81.1-acre property is located on the east side of Harvey Road, immediately south of the existing Hudson Pointe Phase 1 south of Wolf's Crossing Road. Ms. Riemenschneider stated the applicant is proposing a residential development with 144 single family homes and 87 townhome units.

Ms. Riemenschneider stated this project was before the Planning and Zoning Commission and Village Board earlier this year as a Concept Plan, receiving a positive recommendation from the Commission and approval by the Board. Ms. Riemenschneider stated the overall plan has not changed significantly since that time.

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. Ms. Riemenschneider stated that the proposed use and proposed density (2.85 units per acre) is consistent with the Comprehensive Plan.

Ms. Riemenschneider stated the 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 Hudson Point Phase I, an access point off of Harvey Road, and a future connection to the Wikaduke Trail.

John McFarland was sworn in
Schaumburg, IL

Mr. McFarland of Lennar Homes gave a project overview, stating in addition to offering single-family homes, Phase II also offers a townhome neighborhood to provide housing diversity. Mr. McFarland stated all homes will be for sale, rather than rental properties.

Mr. McFarland stated there will be buffer landscaping along Harvey Road and western properties, a continuation of Devoe/Henderson Street south to a future Wikaduke Trail, and an east/west corridor road that connects Harvey Road to future east development. Mr. McFarland stated naturalized stormwater management basins will be provided.

Mr. McFarland stated he and his team have met with Village and Park District staff on several occasions to review and address comments and to refine and enhance plan details. Mr. McFarland stated they have also initiated a Fox Metro Annexation request for the property and have discussed sewer capacity and the sanitary/sewer lay out with them. Mr. McFarland stated in May, his team reached out via letter to all existing Hudson Pointe residents and held a community meeting for adjacent property owners on Harvey Road to view plans.

Mr. McFarland stated the deviations to the Code that are being requested are the same deviations that were requested and approved during the Concept Plan phase of this project.

James Manto was sworn in
Oswego, IL

Mr. Manto stated his property is adjacent to Hudson Pointe II and he is concerned about flooding onto his property, increased traffic and traffic back-ups, and an increase in his property taxes.

Madeline Larmon was sworn in
Rosemont, IL

Ms. Larmon of Mackie Consultants provided information on stormwater management, drainage patterns, and traffic flow.

Russell Pietrowiak was sworn in
Oswego, IL

Mr. Pietrowiak stated his concerns with requested deviations, especially the reduction in lot size; increased traffic; and a general lack of connectivity from one community to another.

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

Motion: Commissioner Bradshaw, second Commissioner Collins to close the Public Hearing at 7:50 p.m.
Ayes: Commissioners Bradshaw, Collins, McCallum, Pajor, Sather, Thomas
Nays: None
Absent: Commissioners Hillman, Kuhn
Motion carried

The Commission asked about the requested deviations. Director Zenner stated this project was submitted under prior regulations, therefore, some of the deviations, such as an increase in maximum ground area coverage, would not be relevant under the new Unified Development Ordinance.

The Commission and Ms. Larmon discussed the location of the sanitary sewer lines in the right-of-way on the opposite side of the water main. Director Zenner stated the plan has been reviewed by the Village's consultant engineer for Wolf's Crossing, as well as our in-house engineer.

The Commission and Village staff discussed future roadway projects/expansion and trail access/connectivity.

Commissioner Sather stated his concern with deviations allowing for smaller lot sizes and setbacks.

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

Recommendation:

Motion: Commissioner McCallum, second Commissioner Bradshaw to accept the Findings of Fact and recommend approval of the request for Rezoning upon Annexation of Hudson Pointe II to the R-2 Single-Unit Dwelling District and R-4 Attached Single-Unit Dwelling District
Ayes: Commissioners Bradshaw, Collins, McCallum, Pajor, Sather, Thomas
Nays: None
Absent: Commissioners Hillman, Kuhn
Motion carried

Motion: Commissioner McCallum, second Commissioner Collins to accept the Findings of Fact and recommend approval of the Special Use Permit for a PUD and the Preliminary and Final PUD and Subdivision Plat for the Hudson Pointe II development, subject to the following conditions:
• Final engineering approval
• Working with staff to address outstanding landscaping plan issues.
Ayes: Commissioners Bradshaw, Collins, McCallum, Pajor, Thomas
Nays: Commissioner Sather
Absent: Commissioners Hillman, Kuhn
Motion carried

5. NEW BUSINESS

None.

6. OLD BUSINESS

None.

7. PUBLIC FORUM

James Manto stated his concerns regarding stormwater drainage and potential flooding due to new subdivisions, and increased traffic on the main roadways. Chairman Pajor stated the 2015 Comprehensive Plan outlines planned road widening and expansion projects. Director Zenner stated the Comprehensive Plan will likely be updated next year.

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 - July 11, 2024

15. ADJOURNMENT

Motion: Commissioner Collins, second Commissioner Bradshaw to adjourn the Planning and Zoning Commission Meeting.

Ayes: Commissioners Bradshaw, Collins, McCallum, Pajor, Sather, Thomas

Nays: None

Absent: Commissioners Hillman, Kuhn

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 8:10 p.m.