

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

July 11, 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, Lisa Hillman, Rick Kuhn, Andrew McCallum,
Charlie Pajor, Justin Sather
Absent: Brian Thomas

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 Collins, second Commissioner Bradshaw to accept the minutes of the June 6, 2024 Planning & Zoning Commission Meeting.

Ayes: Commissioners Bradshaw, Collins, Hillman, Kuhn, McCallum, Pajor, Sather

Nays: None

Absent: Commissioner Thomas

Motion carried

4. PUBLIC HEARINGS

None.

5. NEW BUSINESS

Concept Plan

Oswego Grand

Applicant: Oswego Grand Development, LLC

Project #1220.24

Project Manager: Rachel Riemenschneider

Ms. Riemenschneider stated the applicant is requesting consideration of a Concept Plan for a mixed-use development on a 160-acre property at the southwest corner of Wolf Road and Route 30, east of Hudson Pointe and Emblem. Ms. Riemenschneider stated the plan includes 125 single family homes, 243 townhome units, 288 apartment units and 32.2 acres of commercial area. Ms. Riemenschneider stated the proposed commercial uses include a gas station and car wash, a grocery store, general retail, and allocates 4 acres for a religious institution. Ms. Riemenschneider stated if constructed, this development would be directly adjacent to the Wikaduke Trail, to which 140 feet of right-of-way would be dedicated.

Mike Schoppe of Schoppe Designs, representing the applicant, stated the project will include 81.9 acres of mixed use residential, 32.2 acres of commercial, and 30.1 acres of open space (4-acre park, 22 acres of stormwater management, 1.1-acre clubhouse, and 3 acres miscellaneous open space), with 12.4 acres of right-of-way dedication (1.8 acres for Wolf's Crossing and 10.6 acres for Wikaduke Trail).

The Commission and Mr. Schoppe discussed stormwater management and sanitary sewer lines. Mr. Schoppe stated they are in contact with Fox Metro regarding access to sanitary sewer lines and stormwater management will be reviewed and approved by Village engineers.

Mr. Schoppe stated there will be three full access points and 6 right-in/right-out. The Commission discussed increased traffic on Wolf's Crossing and Mr. Schoppe stated if this project moves forward, a traffic study will be conducted to determine intersection improvements to ease traffic congestion. The Commission discussed improvements of the Wikaduke Trail to the south.

Mr. Schoppe stated the commercial and residential areas will have modern architecture with an intentionally different feel from other subdivisions and commercial corridors in Oswego. The Commission stated they liked the looks of the project, the conceptual architecture, and the proposed mix of uses.

The Commission discussed the overall density of the project. Commissioner Sather stated he preferred the single-family residential lots to be larger and the overall density be reduced. Chairman Pajor stated his concerns with the density of the townhomes and apartments. Commissioner McCallum stated many younger people are not buying homes and would be interested in renting in an upscale community like this.

Commissioner Kuhn stated he liked the commercial corridor but has concerns with the overall density of the project. Commissioner Bradshaw expressed concerns about keeping the commercial spaces full. Commissioner Hillman stated she is concerned with density but acknowledged that the density may play a part in attracting commercial tenants.

Recommendation:

Motion: Commissioner Hillman, second Commissioner Sather to recommend approval of the Concept Plan for Oswego Grand, a proposed mixed-use development, with consideration given to reduce the overall density of the project.

Ayes: Commissioners Bradshaw, Collins, Hillman, Kuhn, McCallum, Pajor, Sather

Nays: None

Absent: Commissioner Thomas

Motion carried

6. OLD BUSINESS

None.

7. PUBLIC FORUM

Linda Porter stated she has been a community member since 1957 and used to ride horses down Wolf's Crossing when it was gravel. Ms. Porter stated she has a long interest in maintaining the lifestyle she has always enjoyed. Ms. Porter stated she objects to developers coming to Oswego for three reasons: 1) the community has been advised it is running out of water; 2) projects request exceptions to density; and 3) ambiguousness of stating "that will be addressed" or "that will be determined" when reviewing projects. Chairman Pajor pointed out that the Oswego Grand is still at the Concept Plan stage, which means that some components of the project are not addressed unless it moves forward for final approval.

Jared Ploger stated he lives in Aurora and is a school board member, but he is not speaking on the school board's behalf. Mr. Ploger stated the schools have capacity for more children, but the boundaries for where they attend would likely change in the future; the neighborhood school concept cannot be guaranteed. Mr. Ploger stated infrastructure needs to be kept in mind, and entities need to work together.

David Rood stated he likes the look of the Oswego Grand project and asked if this plan could affect the State's consideration of the Wolf's Crossing/Route 30 intersection. Director Zenner stated there is no way to know that answer. Mr. Rood stated he reviewed the Wolf's Crossing Density Scorecard, and it seems higher density is appropriate at this location to bring traffic to the commercial spaces.

Greg Hulva stated current traffic on Route 30 is a "disaster" and Wolf's Crossing is "gridlock". Director Zenner stated Route 30 is controlled by IDOT, and Chairman Pajor stated the Village is working to improve Wolf's Crossing.

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 - August 8, 2024

15. ADJOURNMENT

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

Ayes: Commissioners Bradshaw, Collins, Hillman, Kuhn, McCallum, Pajor, Sather

Nays: None

Absent: Commissioner Thomas

Motion carried

Chairman Pajor adjourned the Planning & Zoning Commission Meeting at 8:58 p.m.