



NOTICE AND AGENDA

**NOTICE IS HEREBY GIVEN
THAT A PLANNING & ZONING COMMISSION MEETING**

WILL BE HELD ON

August 7, 2025

7:00 PM

Location: Village Hall, located at 100 Parkers Mill, Oswego Illinois

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

C.1 Approval of the July 10, 2025 Planning and Zoning Commission Minutes

[PZC minutes 7.10.25.pdf](#)

D. PUBLIC HEARINGS

D.1 Text Amendment - Subdivision and Development Control Regulations

Project #1263.25

Project Manager: Rod Zenner

[1263.25 Subdivision Regulations Revisions PZC.08072025.docx](#)

D.2 Cole Avenue Receiving Station (Well House 10)

Final PUD and Special Use

Project #1277.25

Project Manager: Rachel Riemenschneider

[1277.25 Cole Ave Receiving Station SUP.docx](#)

[01_Location Map.pdf](#)

[02_Cole Avenue_Site Plan.pdf](#)

[03_Buffer Yard Plan.pdf](#)

[04_Cole Ave_Meter Station Elevations.pdf](#)

D.3 Tuscany Trail Receiving Station (Well House 11)
Major PUD Amendment & Special Use
Project #1278.25
Project Manager: Rachel Riemenschneider

[1278.25 Tuscany Trail Receiving Station SUP.docx](#)
[01_Location Map.pdf](#)
[02_Site Plan.pdf](#)
[03_Buffer Yard Plan.pdf](#)
[04_Elevations.pdf](#)

D.4 TerminiNader Fitness
Special Use Permit
Project #1272.25
Applicant: TerminiNader Fitness LLC
Project Manager: Jeff Lind

[1272.25 Terminader Fitness SUP.docx](#)
[01 Location Map.pdf](#)
[02 Site Plan.pdf](#)
[03 Business Plan.pdf](#)
[04 Interior Layout Renderings.pdf](#)

D.5 Real Life Church
Special Use Permit
Project #1273.25
Applicant: Crossroads Restoration Church
Project Manager: Jeff Lind

[1273.25 Real Life Church SUP.pdf](#)
[01 Location Map.pdf](#)
[02 Existing Conditions.pdf](#)
[03 Parking Exhibit.pdf](#)

D.6 Plainfield & Wooley Rd Gas Station
Preliminary/Final PUD & Plat
Project #1253.25
Project Manager: Rachel Riemenschneider

[1253.25 Plainfield Wooley Gas Station.docx](#)
[01_Location Map.pdf](#)
[02_Site Plan.pdf](#)
[03_Elevations & Floor Plan.pdf](#)
[04_Landscape Plan.pdf](#)
[05_Monument sign.pdf](#)
[06_2023 Conceptual Site Plan.pdf](#)

D.7 Hummel Trails Neighborhood 11

Amendment to the Concept Plan, Preliminary Final PUD and Plat

Case #1275.25

Project Manager: Rod Zenner

[1275.25 Neighborhood 11 Preliminary and Final Plat.PC.080725.docx](#)

[Location Map.pdf](#)

[Concept Plan.pdf](#)

[Site Plan.pdf](#)

[Subdivision Plat.pdf](#)

[Landscape Plan.pdf](#)

[Elevation & Bldg Plan Building 101.pdf](#)

[Elevation & Bldg Plan Building 102.pdf](#)

D.8

Polo Crossing

Preliminary PUD & Plat, Annexation, and Rezoning

Project # 1274.25

Project Manager: Rachel Riemenschneider

[1274.25 Polo Crossing_PZC 2025.07.29.pdf](#)

[01_Location Map.pdf](#)

[02_Site Plan.pdf](#)

[03_Engineering Plan.pdf](#)

[04_Preliminary Plat.pdf](#)

[05_Annexation Plat.pdf](#)

[06_Zoning Plat.pdf](#)

[07_Landscape Plan.pdf](#)

[08_Townhome Elevations.pdf](#)

[09_Single Unit Architectural Guidelines.pdf](#)

[10_Clubhouse Elevations.pdf](#)

[11_Expanded Wolf's Crossing Scorecard.pdf](#)

[12_TDG Letter to Planning and Zoning Commission 7-29-25..pdf](#)

[13_Conceptual Plan Rendering_Drake.pdf](#)

E. OLD BUSINESS

F. NEW BUSINESS

F.1 Hummel Trails - Neighborhoods 12 & 13

Concept Plan

Project #1271.25

Applicant: Lennar/CalAtlantic Group, LLC

Project Manager: Jeff Lind

[1271.25 PZC Report Hummel Trails - Neighborhoods 12 & 13 Concept Plan.pdf](#)

[01 Location Map.pdf](#)

[02 Neighborhoods 12 & 13 - Illustrative Site Plan.pdf](#)

[03 Representative Architecture.pdf](#)

[04 Hummel Trails South Concept Plan \(2016\).pdf](#)

G. PUBLIC FORUM

H. CHAIRMAN'S REPORT

I. COMMISSIONER'S REPORT

J. HISTORIC PRESERVATION COMMISSION REPORT

K. OSWEGOLAND PARK DISTRICT REPORT

L. DEVELOPMENT SERVICES DEPARTMENT REPORT

M. NEXT MEETING

M.1 September 4, 2025

N. ADJOURNMENT

Posted:

Date: _____

Time: _____

Place: _____

Initials: _____

Tina Touchette
Village Clerk