

**MINUTES OF A REGULAR MEETING
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OSWEGO VILLAGE HALL
100 PARKERS MILL, OSWEGO, ILLINOIS
September 15, 2020**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

President Troy Parlier called the meeting to order at 7:02 p.m. and led the Pledge of Allegiance to the Flag of the United States of America.

ROLL CALL

Board Members Physically Present: President Troy Parlier and Trustees James Marter II, Terry Olson, Pam Parr, Judy Sollinger and Brian Thomas.

Board Members Absent: Trustee Luis Perez

Staff Physically Present: Dan Di Santo, Village Administrator; Christina Burns, Asst. Village Administrator/HR Director; Tina Touchette, Village Clerk; Kevin Norwood, Deputy Chief; Mark Horton, Finance Director; Rod Zenner, Community Development Director; Joe Renzetti, IT/GIS Director; Jennifer Hughes, Public Works Director; Jenette Sturges, Community Engagement Coordinator- Marketing; Karl Ottosen, Village Attorney; and Ryan Morton, Village Attorney.

RECOGNITIONS/APPOINTMENTS

E.1 Proclamation- Constitution Week, September 17-23, 2020. President Parlier read the proclamation.

PUBLIC FORUM

Public Forum was opened at 7:04 p.m. There was no one who requested to speak; the Public Forum was closed at 7:04 p.m.

STAFF REPORTS

Administrator Di Santo- met with the architects for the entertainment venue; they provided him the budget; provided budget is within the budget that was approved; working on donations policy.

CONSENT AGENDA

- H.1 September 1, 2020 Committee of the Whole Minutes
- H.2 September 1, 2020 Regular Village Board Minutes
- H.3 September 1, 2020 Closed Session Minutes; Approve and Release.
- H.4 Ordinance Granting a Plat of Dedication for 244 E. Washington Street; 7-Eleven.
- H.5 Resolution Authorizing the Execution of a Contract with Brandt Excavating for the Removal of Five Lead Service Lines for Properties Located at Various Locations in An Amount not to Exceed \$69,125.
- H.6 Resolution Authorizing the Execution of a Contract with Visu-Sewer of Illinois for a Sanitary Sewer System Assessment Project in an Amount Not to Exceed \$79,396.80.
- H.7 Resolution Authorizing the Execution of a Task Order with Layne, A Granite Company, for Repairs to Well 6 in the Amount Not to Exceed \$190,000.
- H.8 Ordinance Approving a Second Amendment to the Development Agreement for the Estates of Fox Chase.
- H.9 Ordinance Granting a Minor Amendment to the Final Planned Unit Development for Dattoli Subdivision Lot 2 to Allow for Certain Changes to the Elevation Plans for the McDonald's Located at 3417 Orchard Road.

- H.10 Scoreboards Sports Pub
 - a) Ordinance Amending Title 3 Chapter 7; Decrease Class A-1 Liquor License for Scoreboards Sports Pub, Inc. Located at 1100 Douglas Road.
 - b) Ordinance Amending Title 3 Chapter 31; Decrease Class A-1 Video Gaming License for Scoreboards Sports Pub, Inc. Located at 1100 Douglas Road.
- H.11 Ordinance Amending Title 3 Chapter 7; Decrease Class "C" Liquor License for Tuscan Tavern Oswego, Inc., d.b.a. Tuscan Tavern.
- H.12 Ordinance Granting a Special Use Permit to allow For the Operation of a Dance School in the M-1 Limited Manufacturing District, 39 Stonehill Road, Unit E.
- H.13 Ordinance Granting a Minor Amendment to the Final Planned Unit Development for Gerry Centennial Plaza Lots 2 & 11 to Allow for Certain Changes to the Elevation Plans; Meijer, Inc.

A motion was made by Trustee Sollinger and seconded by Trustee Olson to approve the Consent Agenda; Approving the September 1, 2020 Committee of the Whole Minutes; Approving the September 1, 2020 Regular Village Board Minutes; Approving and Releasing the September 1, 2020 Closed Session Minutes and approving the following ordinances and resolutions:

Ordinance No. 20-52; Ordinance Granting a Plat of Dedication for 244 E. Washington Street; 7-Eleven.

Ordinance No. 20-53; Ordinance Approving a Second Amendment to the Development Agreement for the Estates of Fox Chase.

Ordinance No. 20-54; Ordinance Granting a Minor Amendment to the Final Planned Unit Development for Dattoli Subdivision Lot 2 to Allow for Certain Changes to the Elevation Plans for the McDonald's Located at 3417 Orchard Road.

Ordinance No. 20-55; Ordinance Amending Title 3 Chapter 7; Decrease Class A-1 Liquor License for Scoreboards Sports Pub, Inc. Located at 1100 Douglas Road.

Ordinance No. 20-56; Ordinance Amending Title 3 Chapter 31; Decrease Class A-1 Video Gaming License for Scoreboards Sports Pub, Inc. Located at 1100 Douglas Road.

Ordinance No. 20-57; Ordinance Amending Title 3 Chapter 7; Decrease Class "C" Liquor License for Tuscan Tavern Oswego, Inc., d.b.a. Tuscan Tavern.

Ordinance No. 20-58; Ordinance Granting a Special Use Permit to allow For the Operation of a Dance School in the M-1 Limited Manufacturing District, 39 Stonehill Road, Unit E.

Ordinance No. 20-59; Ordinance Granting a Minor Amendment to the Final Planned Unit Development for Gerry Centennial Plaza Lots 2 & 11 to Allow for Certain Changes to the Elevation Plans; Meijer, Inc.

Resolution No. 20-R-87; Resolution Authorizing the Execution of a Contract with Brandt Excavating for the Removal of Five Lead Service Lines for Properties Located at Various Locations in an Amount not to Exceed \$69,125.

Resolution No. 20-R-88; Resolution Authorizing the Execution of a Contract with Visu-Sewer of Illinois for a Sanitary Sewer System Assessment Project in an Amount Not to Exceed \$79,396.80.

Resolution No. 20-R-89; Resolution Authorizing the Execution of a Task Order with Layne, A Granite Company, for Repairs to Well 6 in the Amount Not to Exceed \$190,000.

Aye: James Marter II
 Pam Parr
 Brian Thomas

Terry Olson
 Judy Sollinger

Nay: None

Absent: Luis Perez

The motion was declared carried by an omnibus roll call vote with five (5) aye votes and zero (0) nay votes.

BILL LIST

There was no Bill List.

OLD BUSINESS

J.1 Resolution Ratifying the Village President's Executive Orders and Extending Declaration of Local Emergency and Disaster. **Resolution No. 20-R-90**

A motion was made by Trustee Thomas and seconded by Trustee Marter II to approve the Resolution Ratifying the Village President's Executive Orders and Extending Declaration of Local Emergency and Disaster.

There was no discussion.

Aye: James Marter II
Pam Parr
Brian Thomas

Terry Olson
Judy Sollinger

Nay: None

Absent: Luis Perez

The motion was declared carried by a roll call vote with five (5) aye votes and zero (0) nay votes.

NEW BUSINESS

K.1 Approve a Concept Plan for the Northwest Corner of Route 31 and W. Washington Street, Otherwise Known as "Village Square."

A motion was made by Trustee Sollinger and seconded by Trustee Marter II to approve a Concept Plan for the Northwest Corner of Route 31 and W. Washington Street, Otherwise Known as "Village Square."

Director Zenner, a representative for Erdman and a representative from Charter Senior Living, LLC presented the concept. Erdman works strictly on healthcare and Charter is an operator and partner for these types of communities.

The subject property is an approximately 11-acre vacant area located at the northwest corner of Route 31 and W Washington Street and is zoned R-4 General Residence District and B-2 Community Shopping District. The site is currently vacant. The parcels and easements will be combined and replatted to create a single lot with frontage on Washington Street and a shared property line with the River Run residential subdivision to the north, in addition to the adjacent Village Hall property. Site access will be available from Washington Street with a new private road that will align with Presidential Boulevard as well as from the existing access on Route 31. The proposed site plan indicates a portion of the existing Parkers Mill right-of-way will need to be vacated by the Village and will be replaced by a private entrance to Washington Street at Presidential Boulevard. This will reduce future access to the Village Hall Complex. No formal discussions have taken place yet on compensation for the vacated right-of-way. If the Village Board supports the concept plan, staff can have the property appraised.

The proposed senior living community will provide affordable housing with services for older adults in Oswego and surrounding communities. The proposed new development offers distinct levels of housing and care to serve area seniors.

- 142-unit senior living community
- 47 independent living cottages
- 66 assisted living units
- 29 memory care units

The main building will house assisted living and memory care apartments along with associated amenity and support spaces and is proposed to be three stories with a two-story wing extending toward the west. Service access, as well as staff parking, will be on the north side of the building and a secure outdoor garden for use by memory care residents will be situated southwest of the building. Construction of the building will be wood frame (IBC Type V-A), clad with engineered wood and/or cement board siding, with an asphalt shingle pitched roof. Attention will be paid to ensuring that the finishes, color palette, and detailing of the main building will be compatible with and complementary to the Village Hall structure across the Village Green.



The remainder of the site, to the west of the main building, will accommodate a variety of independent living attached cottages and townhomes. Site development will include 16 2-bedroom townhouses grouped into 4-unit clusters; 31 2-bedroom patio homes grouped into a series of duplex, triplex and quadplex structures; dwellings will be one story in height with one- or two-car attached garages; a network of paved pedestrian walkways and internal vehicular roadways and drives; surface parking for residents, visitors and staff; and recreational and service areas to interconnect and serve the development. Building materials will be similar to those occurring on the main building. The independent living component of the community will be built out incrementally as commitments for the units are secured. It is proposed to displace 38 angled parking spaces along the north and west sides of the Village Square. These spaces will be replaced with new spaces to be provided as part of the resident and visitor parking lot south of the main building.





The proposed land uses are not in compliance with some of the properties' current zoning districts. The two parcels zoned B-2 Community Shopping District will be rezoned to R-4 General Residence and the entire development will be processed through a Special Use for a Planned Unit Development to allow for an Assisted Living and Memory Care Facility and Independent Living Community.

Estimated Development Fees are as follows:

- Development Impact Fees (DIF) based on 142 units
 - Village fees - \$440,768
 - Fire - \$31,524
 - Library - \$32,376
 - Park District - \$59,072
- Land Cash Dedication Park Estimate - \$209,899

The proposed Assisted Living and Memory Care Facility and Independent Living Community development reflects the future need for the anticipated senior housing in the Village and would be a compatible use to the neighboring residential neighborhoods.

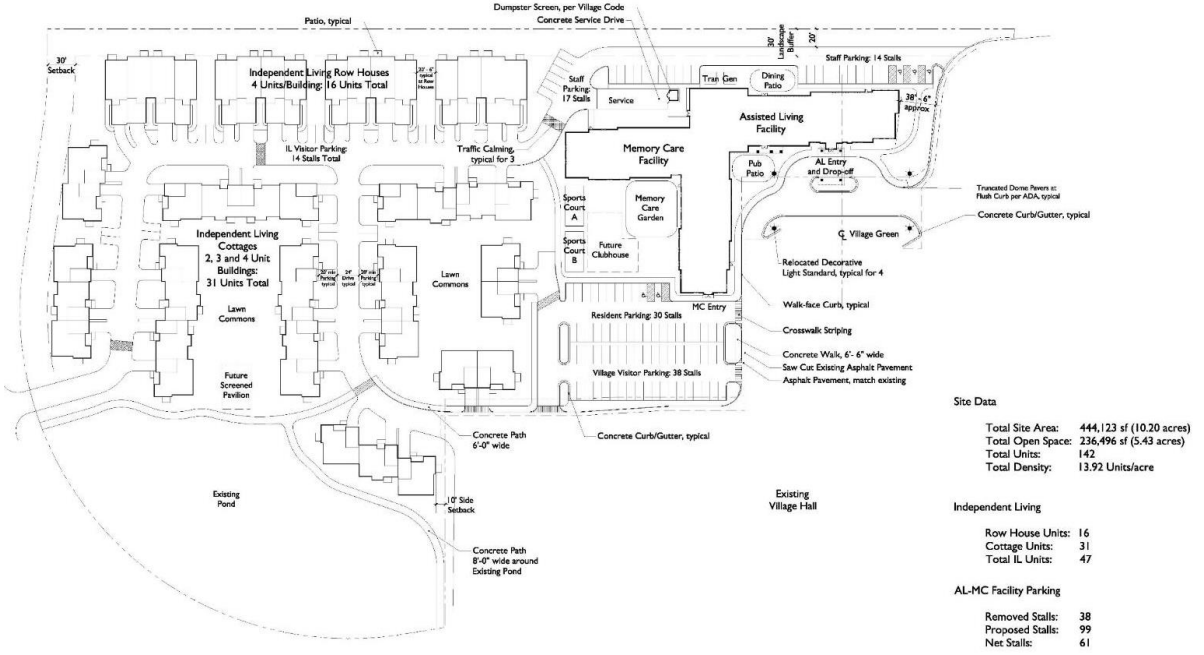
Primary Market Area Demographics

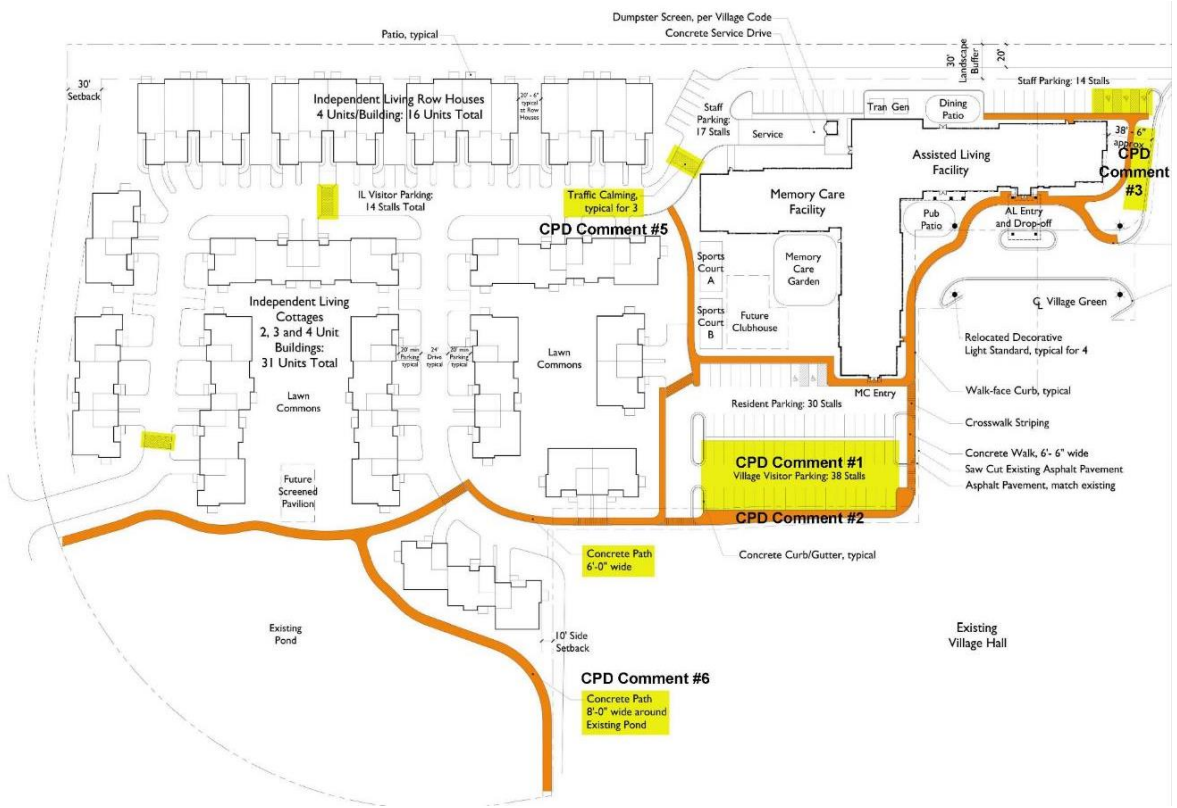
Senior Population Growth	4.23%
Senior Population In-migration	22.3%
IL Net Demand FY	276
AL Net Demand FY	139
MC Net Demand FY	35

Community Needs & Creating Jobs

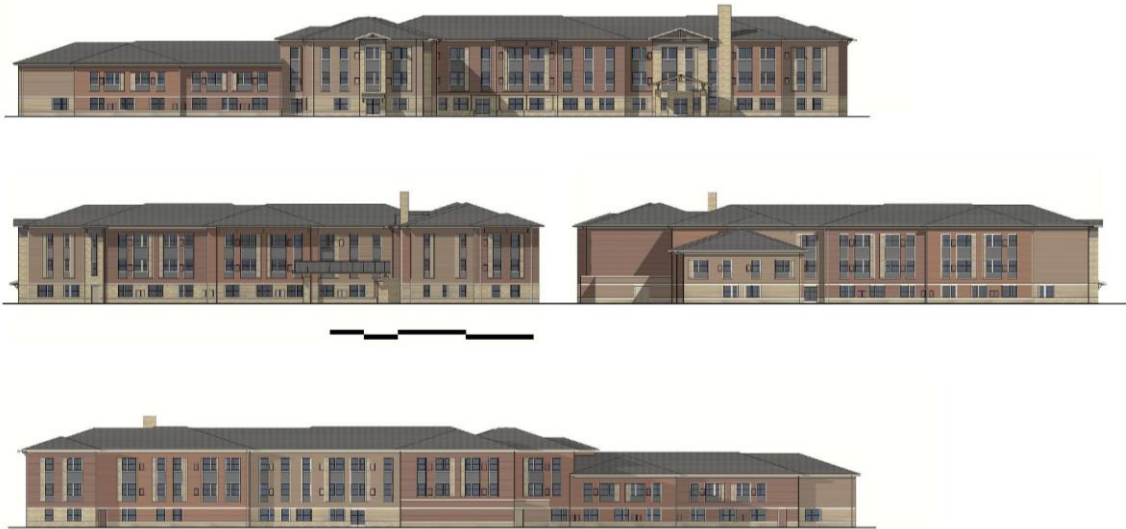
- Meet the needs of elders with a high-quality Senior Living Community
- Explore joint programs with the Oswego Senior Center
- 80-100 staff members
 - 10 positions \$60,000+
 - Executive Director \$100,000+
 - LPN's - \$50,000 – \$60,000
 - Hourly Staff - \$12 - \$15 / hr.
- Expected property taxes \$500,000+ per year

Conceptual Site Plan





Elevations



Staff is generally agreeable to the proposed conceptual site plan and specific land uses. Some considerations for the Final Plan include:

1. Modify the southwest shared parking lot design so that it is better connected with Village Hall and our customers know that they may park there; or, create two separate areas.
2. Provide better sidewalk connections from the proposed development to the Village Hall site which provides pedestrian access to the downtown, specifically near the southwest parking lot and the detention pond. Also, from the recreational area to the pond.
3. Remove the five (5) visitor parking spaces from the entrance drive in the northeast corner on Route 31.
4. Better illustrate how the Village Green plaza will be modified and improved to accommodate entry and drop-off.
5. If no sidewalks, curbs, or gutters are proposed for the independent living area, special design elements should be incorporated to ensure no through-traffic on the private roads, traffic slowing mechanisms and no on-street parking.
6. It is recommended that the concrete path around the pond be widened to 8'-10'.
7. The landscape buffer along the northern property line should be significant and very dense.

Board, staff and representative discussion focused on choosing Oswego based on a market study; study conducted last December; a little delayed due to pandemic; see great demand in Oswego; not wanting to saturate the market; need to make sure there is shared parking; agree with market analysis; great idea for a transitional community; concept is good; development will be for-profit; designed to match Village Hall; siding on homes; pitched roofs; adding stone and blending; not a brick building; there will be elements of brick; chimney, vertical elements and base of building will be stone; vacating of the land; property needs to be appraised; compensation to the Village for vacated property; independent living will be rented/leased on a month to month basis; maintenance free; all utilities included; street and landscaping maintenance; 24/7 on-site management; minimum age for independent living is 65 and over, but usually 75+; 85+ for assisted living; 75+ for memory care; working with staff on solution for sidewalks; pond would be the responsibility of the property developers; keeping continuity to match the other pond; pond is meant to be a prominent feature; keeping and maintaining at the level they want; other pond owned by the HOA for Hometown; all infrastructure would go in next March; building the cottages and villas first, then the 3-story; everything at once, not in stages; move into the preliminary and final PUD by end of the year. There was no further discussion.

Aye: James Marter II
Pam Parr
Brian Thomas

Terry Olson
Judy Sollinger

Nay: None
Absent: Luis Perez

The motion was declared carried by a roll call vote with five (5) aye votes and zero (0) nay votes.

PRESIDENT'S REPORT

It is almost Halloween; planning on continuing with the holiday.

TRUSTEE REPORTS

Trustee Marter II- no parking restriction goes back in effect on October 1st; would like to talk about minor changes to Village Code regarding the restriction and exemptions at a future Committee of the Whole meeting. Police and Public Works personnel will be present at the discussion

Trustee Thomas- kids will be happy about Halloween.

CLOSED SESSION

There was no Closed Session held.

ADJOURNMENT

A motion was made by Trustee Marter and seconded by Trustee Sollinger to adjourn the meeting; upon a voice vote with all remaining members present voting aye, the meeting was adjourned at 7:42 p.m.

Tina Touchette
Village Clerk