

**MINUTES OF A REGULAR MEETING OF THE  
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
OSWEGO VILLAGE HALL  
100 PARKERS MILL, OSWEGO, ILLINOIS  
October 2, 2018**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

President Gail Johnson called the meeting to order at 7:06 p.m. and led the Pledge of Allegiance to the Flag of the United States of America.

**ROLL CALL**

Physically Present: President Gail Johnson and Trustees Ryan Kauffman, Karin McCarthy-Lange, and Judy Sollinger.

Absent: Trustee Pam Parr, Luis Perez and Joe West.

Staff Present: Dan Di Santo, Village Administrator; Tina Touchette, Village Clerk; Jeff Burgner, Police Chief; Jennifer Hughes, Public Works Director; Mark Horton, Finance Director; Rod Zenner, Community Development Director; Corinna Cole, Economic Development Director; Jay Hoover, Building & Zoning Manager; Jenette Sturges, Community Engagement Coordinator- Marketing; Carrie Parker, Purchasing Manager; Dave Silverman, Village Attorney; and Greg Jones, Village Attorney.

**CONSIDERATION OF AND POSSIBLE ACTIONS ON ANY REQUESTS FOR ELECTRONIC PARTICIPATION IN MEETING**

There was no one who requested to attend electronically.

**RECOGNITIONS/APPOINTMENTS**

**D.1. Character Counts Awards**

High School Liaison Officer Mumm and Tammy Harmon read the letters of nomination and, along with Village President Johnson, they presented the nominees with an award and had their picture taken.

**D.2. Planning & Zoning Commission**

a. Re-Appoint Rick Kuhn for a Term to Expire October 6, 2021

b. Re-Appoint Rebecca Stine for a Term to Expire October 6, 2021.

A motion was made by Trustee Sollinger and seconded by Trustee Kauffman to approve the Re-Appointment of Rick Kuhn for a Term to Expire October 6, 2021 and the Re-appointment of Rebecca Stine for a Term to Expire October 6, 2021.

Aye: Ryan Kauffman  
Judy Sollinger

Karin McCarthy-Lange

Nay: None

Absent: Pam Parr  
Joes West

Luis Perez

The motion was declared carried by a roll call vote with three (3) aye votes and zero (0) nay votes.

**PUBLIC FORUM**

The Public Forum was opened at 7:10 p.m.

Pat Curran, of West Point Builders addressed the Board regarding DR Horton and the proposed size of the homes being constructed at Ashcroft Place Unit 2; The Townes at Ashcroft Walk. He showed pictures to the Board and asked the Board to consider not approving the modifications.

A future homeowner of a home being built by West Point Builders addressed the Board regarding her disappointment with DR Horton and what they are building at Ashcroft Place Unit 2; The Townes at Ashcroft Walk. She asked that the Board take a look; she owns a \$500,000 home; DR Horton is building a home worth \$150,000.

There was no one else who requested to speak; the Public Forum was closed at 7:13 p.m.

**STAFF REPORTS**

Community Relations

Oswego Literary Festival- 300-400 people attended; local authors represented; this festival was an initiative from the Cultural Arts Commission. Thank you to the Commission.

**CONSENT AGENDA**

- G.1. September 18, 2018 Committee of the Whole Minutes
- G.2. September 18, 2018 Regular Village Board Meeting Minutes
- G.3. Resolution Approving a Christmas Walk Parade and the Temporary Closure of U.S. Highway 34 in the Village of Oswego on November 30, 2018. **Resolution No. 18-R-84**
- G.4. Resolution Authorizing the Temporary Closure of Route 31 for the Oswegoland Park District's Gobbler Hobbler 10K and Mashed Potato Mile. **Resolution No. 18-R-85**
- G.5. Resolution Authorizing the Execution of an Agreement Between the Village of Oswego and Oswego Police Sergeants. **Resolution No. 18-R-86**

A motion was made by Trustee Kauffman and seconded by Trustee Sollinger to approve the Consent Agenda; Approving the September 18, 2018 Committee of the Whole Meeting Minutes; Approving the September 18, 2018 Regular Village Board Minutes; and approving the following resolutions:

**Resolution No. 18-R-84;** Resolution Approving a Christmas Walk Parade and the Temporary Closure of U.S. Highway 34 in the Village of Oswego on November 30, 2018

**Resolution No. 18-R-85;** Resolution Authorizing the Temporary Closure of Route 31 for the Oswegoland Park District's Gobbler Hobbler 10K and Mashed Potato Mile.

**Resolution No. 18-R-86;** Resolution Authorizing the Execution of an Agreement Between the Village of Oswego and Oswego Police Sergeants.

- Aye: Ryan Kauffman                                 Karin McCarthy-Lange
- Judy Sollinger                                 President Gail Johnson
- Nay: None
- Absent: Pam Parr                                 Luis Perez
- Joes West

The motion was declared carried by a omnibus roll call vote with four (4) aye votes and zero (0) nay votes.

**BILL LIST**

H.1. Approve Bill List Dated October 2, 2018 in the Amount of \$1,879,546.60.

A motion was made by Trustee Kauffman and seconded by Trustee McCarthy-Lange to approve the Bill List Dated October 2, 2018 in the Amount of \$1,879,546.60.

- Aye: Ryan Kauffman                                 Karin McCarthy-Lange
- Judy Sollinger                                 President Gail Johnson
- Nay: None
- Absent: Pam Parr                                 Luis Perez
- Joes West

The motion was declared carried by a roll call vote with four (4) aye votes and zero (0) nay votes.

**OLD BUSINESS**

There was no Old Business.

**NEW BUSINESS**

J.1. Snow Removal Services

- a) Motion to Reject the Bid Received from Snow Systems, Inc. for Snow Removal Services for the Cul-de-Sacs as Stated in Package 1 in the Amount of \$10,115.00 Per Push.
- b) Motion to Reject the Bid Received from Beverly Snow & Ice Co for Snow Removal Services for the Oswego Fire Protection District and the Village of Oswego Police Headquarters as Stated in Package 4 in the Amount of \$1,110.00 Per Push.
- c) Resolution Awarding a Three (3) Year Contract for Snow Removal Services for Package 2 to Stonehill Landscaping: Cul-De-Sacs in the Amount of \$5,246.00 Per Push for Year 1, \$5,490.00 Per Push for Year 2, and \$5,734.00 Per Push for Year 3. **Resolution No. 18-R-87**
- d) Resolution Awarding a Three (3) Year Contract for Snow Removal Services for Package 3 to Beverly Snow & Ice Co: Village Parking Lots and Sidewalks in the Amount of \$6,595.00 Per Push. **Resolution No. 18-R-88**
- e) Motion to Approve the Bid Letting for Snow Removal Services for Package 1: Cul-de-Sacs; and Package 4: Village of Oswego Police Headquarters.

Director Hughes addressed the Board regarding snow removal services. On July 26, 2018, a public opening was held, but no bids were received. Staff determined the services would need to be split up into four packages and re-bid. By splitting the work up, smaller contractors bid. Staff split the cul-de-sac work into two zones of approximately 120 locations in each bid package. On September 6, 2018, the bid opening for the four packages was held. Staff received one bid from one of three contractors for each of the four bid packages. Two contractors bid on the cul-de-sacs, with each one bidding on the different package. One contractor bid approximately twice the amount of the other, with both bids being significantly over budget. The Oswego Fire Protection District has decided to opt out and will continue to perform their snow removal services in-house. This area is 75% of Package 4, thus changing the scope of the bid. Staff will need to rebid Package 4 for the snow removal services for the Village of Oswego Police Headquarters parking lots and sidewalks. Staff will bring the re-bids back for a vote at the next Board meeting. Staff is putting a contingency plan in place in case there are no bids. There was no further discussion.

A motion was made by Trustee McCarthy-Lange and seconded by Trustee Sollinger to approve a Motion to Reject the Bid Received from Snow Systems, Inc. for Snow Removal Services for the Cul-de-Sacs as Stated in Package 1 in the Amount of \$10,115.00 Per Push; and to approve a Motion to Reject the Bid Received from Beverly Snow & Ice Co for Snow Removal Services for the Oswego Fire Protection District and the Village of Oswego Police Headquarters as Stated in Package 4 in the Amount of \$1,110.00 Per Push; and to approve a Resolution Awarding a Three (3) Year Contract for Snow Removal Services for Package 2 to Stonehill Landscaping: Cul-De-Sacs in the Amount of \$5,246.00 Per Push for Year 1, \$5,490.00 Per Push for Year 2, and \$5,734.00 Per Push for Year 3; and to approve a Resolution Awarding a Three (3) Year Contract for Snow Removal Services for Package 3 to Beverly Snow & Ice Co: Village Parking Lots and Sidewalks in the Amount of \$6,595.00 Per Push; and to approve a Motion to Approve the Bid Letting for Snow Removal Services for Package 1: Cul-de-Sacs; and Package 4: Village of Oswego Police Headquarters.

Aye: Ryan Kauffman	Karin McCarthy-Lange
Judy Sollinger	President Gail Johnson
Nay: None	
Absent: Pam Parr	Luis Perez
Joes West	

The motion was declared carried by a roll call vote with four (4) aye votes and zero (0) nay votes.

J.2. Ordinance Approving a Major Amendment to the Final PUD and Final Subdivision Plat for Ashcroft Place Unit 2 The Townes at Ashcroft Walk. (First Read, Waiver of Second Read) **Ordinance No. 18-79**

Director Zenner addressed the Board regarding a major amendment for Ashcroft Place Unit 2 The Townes at Ashcroft Walk. In September of 2017, the Village Board approved a minor amendment to the PUD to allow a builder to revise the elevations and setbacks for several buildings within the development.

Subdivision Plat

The original Subdivision Plat created lot lines between the residential units consistent with the proposed building plans for the original developer of the subdivision. The petitioner is proposing a narrower residential unit (24 feet wide; previous plan provided for units 28 feet wide or wider), the existing subdivision lines will not follow the separation lines of the proposed units. Therefore, the petitioner is proposing a resubdivision of certain lots. All the lots are located in the southern portion of the development. Since the units are narrower than the originally approved units, the petitioner is proposing to break-up the original 6-unit buildings into two 3-unit buildings. This allows for an open space separation between the 2 3-unit buildings where it was originally a single long building. The green space between the buildings is approximately 35 feet. This also creates more end unit models within the project. Thirteen of the 6-unit buildings will be broken up into 26 3-units buildings. Overall, the number of units will not change.

Elevations

The petitioner is proposing changes to the townhome building elevations to allow for different building designs, materials, and color schemes than what was originally approved under the Final PUD and the revised plans. The proposed plans provide for townhome units that are a few feet narrower than the existing units within the development. The petitioner is therefore requesting an amendment to the approved elevation to allow for the narrower model. The exterior elevations will maintain a portion of masonry material along the front elevation similar to the original units and the revised units currently under construction. The brick material will be located along the front of the units as a knee wall. An option that will be provided is to have masonry material along the entire front of the garage elevation along the sides and over the top of the garage door. Additional windows will be provided along the front elevation to provide more natural light for the units. Staff is of the opinion that the proposed elevations are similar to those of the units currently under construction as part of the 2017 amendment. In particular, the proposed elevations incorporate building materials similar to those that are currently under construction.

Board, staff and DR Horton representative discussion focused on whether size was discussed; it's been 18 months since developing in Oswego; had lengthy discussion at the September 20, 2018 Planning & Zoning meeting; building separation; more end units; creating space between the units; whether narrowing the units impacts the price; will not be affected; units are not smaller in square footage; allowable separation was previously reduced; going back to the original guidelines; 7-8 feet of more separation; Village does not regulate single family homes in this subdivision; comfortable with voting with only three Trustees; Village President has not heard from the other Board members regarding this item; members had considerable discussion regarding the elevations at the September 20, 2018 Planning & Zoning meeting; compel the developer to finish improvements; Ocean Atlantic is controlling the site; narrowing of units creates more space for the HOA to maintain; not all units will have basements; price points; elevations; both staff and Planning & Zoning recommended approval. There was no further discussion.

A motion was made by Trustee Sollinger and seconded by Trustee Kauffman to approve an Ordinance Approving a Major Amendment to the Final PUD and Final Subdivision Plat for Ashcroft Place Unit 2 The Townes at Ashcroft Walk. (First Read, Waiver of Second Read)

Aye: Ryan Kauffman	Karin McCarthy-Lange
Judy Sollinger	President Gail Johnson
Nay: None	
Absent: Pam Parr	Luis Perez
Joes West	

The motion was declared carried by a roll call vote with four (4) aye votes and zero (0) nay votes.

J.3. Ordinance Approving a Redevelopment Agreement Between the Village of Oswego and JLAT LLC for the Development of 63 W. Washington Street. **Ordinance No. 18-80**

Director Cole addressed the Board regarding an agreement with JLAT. In September 2016, the Village Board approved a TIF District as a financing vehicle to activate reinvestment in Downtown. A key component of the Village's economic development strategy is returning underutilized Village-owned property, located in the TIF, to productive use. The Village owns 63 W. Washington Street, which was most recently occupied by a Chamber of Commerce office. The property has been vacant since 2014. In 2016, the Village was approached by Andrew Trasatt and John Leahy about constructing a casual Mexican restaurant and bar on the property. Trasatt and Leahy are owners of two successful restaurants in downtown Naperville: Potter's Place and Jimmy's Grill.

On May 2, 2017, the Village Board authorized a Purchase and Sale Agreement (PSA) with Mr. Trassat for the purchase of the property, pending the approval of a Redevelopment Agreement (RDA). The PSA was amended twice to provide more time for the negotiation of the RDA. According to the second amendment to the PSA, the due diligence period will expire on 11/21/2018. The proposed RDA is between the Village of Oswego and JLAT LLC (JLAT). The RDA with JLAT governs the terms and timeline of the development, including the use of Village incentives to help finance the project. A summary of the primary deal terms is as follows:

JLAT commits to:

- Development of a 3,200 sf restaurant, including 1,600 sf in outdoor patio space
- Construction, maintenance, and operation of a storm water detention vault that will be used by other properties on Block 11; located under the outdoor patio
- Construction of streetscape and landscaping improvements along the Washington Street building frontage
- Consent to the creation of a Special Service Area (SSA) to generate sufficient revenue to pay for maintenance and operations of the public improvements, particularly the storm water detention vault

The Village commits to:

- Transferring 63 W. Washington Street to JLAT for \$10 and a TIF incentive of approximately \$89,990.00 against the property purchase price
- Completion of a variety of public improvements intended to serve Village Block 11, including:
  - Construction of a parking lot along South Adams Street
  - Installation of a water main and water service lines
  - Installation of a new sanitary sewer and construction of sanitary service lines
  - Relocation of ComEd electric service
  - Construction of a centralized shared trash enclosure
  - Construction of pedestrian focused amenities, including a walkway between Washington Street and the back alley of 63 W. Washington, as well as pedestrian and street lighting in the same alley
  - Construction of a public stormwater detention vault
  - Reimbursement for the cost to construct the shared storm water detention vault under the 63 W. Washington patio
- Creation of a shared refuse program utilizing the centralized shared trash enclosure and a shared trash compactor
- Delivering the site "pad ready" upon completion of Village public improvements

The RDA also includes terms regarding the timing of the project. Important deadlines include:

- JLAT securing financing by January 1, 2019
- Village conveying 63 W. Washington Street to JLAT within 30 days of JLAT demonstrating proof of financing, but no later than May 1, 2019

If either the Village or JLAT is unable to meet the above deadlines, the RDA prescribes specific remedies and, in some cases, authority to terminate the RDA. Also, in accordance with TIF requirements, a public notice was published on September 13, 2018; received no bids.

Board, staff and Mr. Trasatt's discussion focused on new venture for just the two of them; debating on the name; excited about the project; this is the second RDA in the TIF; how soon they will be open; getting started as soon as possible. There was no further discussion.

A motion was made by Trustee Kauffman and seconded by Trustee Sollinger to approve a Ordinance Approving a Redevelopment Agreement Between the Village of Oswego and JLAT LLC for the Development of 63 W. Washington Street. (First Read of Ordinance, Waiver of Second Read)

Aye: Ryan Kauffman	Karin McCarthy-Lange
Judy Sollinger	President Gail Johnson
Nay: None	
Absent: Pam Parr	Luis Perez
Joes West	

The motion was declared carried by a roll call vote with four (4) aye votes and zero (0) nay votes.

### **PRESIDENT'S REPORT**

Thanked the Police Department for their work revolving around the incident at Oswego High School this past week.

### **TRUSTEE REPORTS**

Trustee McCarthy-Lange – attended the IMI conference; it was enlightening and informative; had opportunity to talk to other officials; immeasurable and valuable; Clerk Touchette attended the liquor delivery session; met with a new company for community outreach, joint purchasing program and help with trash pickup and monitoring.

Trustee Sollinger- attended the IMI conference; very good sessions; good conference.

Trustee Kauffman- attended the IMI conference; very informative; President Johnson and Trustee Parr gave a wonderful presentation at their session.

### **CLOSED SESSION**

There was no Closed Session held.

### **ADJOURNMENT**

A motion was made by Trustee Kauffman 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