

**MINUTES OF A SPECIAL MEETING OF THE
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OSWEGO VILLAGE HALL
100 PARKERS MILL, OSWEGO, ILLINOIS
December 11, 2017**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

President Gail Johnson called the meeting to order at 7:00 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, Pam Parr, Luis Perez , Judy Sollinger and Joe West.

Staff Present: Dan Di Santo, Village Administrator; Christina Burns, AVA/HR Director; Tina Touchette, Village Clerk; Jennifer Hughes, Public Works Director; Jeff Burgner, Police Chief; Rod Zenner, Community Development Director; Corinna Cole, Economic Development Director; Jenette Sturges, Community Engagement Coordinator- Marketing; Greg Jones, Village Attorney; and Dave Silverman, 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. Police Officer Life Saving and Valor Award Recognition

Congratulations to Officer Dilg who will receive the Medal of Valor and Officers Catberro, Novy and Unger who will receive the Medal of Honor for the events that took place on November 28th in Montgomery, IL. The four Officers will also receive the Life Saving Award. Chief Burgner explained the awards program and briefly spoke about the event and read the nominations. Oswego Police Officers assisted Montgomery Police to rescue an individual from a vehicle that was on fire in Montgomery. The individual was fleeing the Montgomery Police and attempting to hit a Montgomery Police Officer. Police Officers put their lives at risk every day. Police Department personnel were present at the meeting including two Fire Department personnel who were at the vehicle fire scene; Jeff Warren and Tom Touchette. It is important for the public and Village Board to know how honored and humbled it is to work with Officers Dilg, Catberro, Novy and Unger. Awards will be presented to the Officers at the Police Department meeting in January.

The Medal of Valor is the highest award that an Officer can get. All Officers should be commended. President Johnson noted that the incident got national news coverage.

D.2. Employee Service Award

a. Kristyn Chmielewski- 5 Years of Service (Police Department)

Chief Burgner briefly spoke about Kristyn's history and roles with the Police Department and noted she is the Oswego East High School's Resource Officer. President Johnson congratulated her on her years of service and presented her with an award.

PUBLIC FORUM

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

STAFF REPORTS

Administrator Di Santo

There is only one meeting in December and one meeting in January on January 16, 2018.

Director Cole

Christmas Walk re-cap- in spirit of the festive season, she offered 12 Facts of Christmas Walk. We had 60 singing junior highers; 50 volunteers; 36 sponsors; 16 lighted fire trucks; 15 holiday characters; 13 fireside stories; 9 food vendors; 8 paid program advertisements; 6 business booths; 3 inflatable games; 2 real reindeer; and 1 Grinch who tried to steal our Christmas. Without in-kind sponsorships, the event cost would have been \$19,057.30. The direct cost of the event was \$15,474.15. Total revenue including sponsorships and fees was \$17,160. At the end of the event, the Village earned \$1,685.85 which was spent on Christmas lights for the Downtown. She thanked the sponsors; particularly Jewel Osco who was the presenting sponsor; Jenette Sturges who did a great deal of hard work; and Asst. Public Works Director, Mark Runyon who did an amazing job soliciting sponsorships

Board and staff discussion focused on needing objectives and metrics; improving branding and the downtown; satisfaction surveys sent to stakeholders; a lot of in-kind sponsors; a lot was added to this year's event; never expected sponsors so quickly; team effort from the Board and staff; last year's expense was approximately \$16,000; this year's event was better and cost more to put on; this year's event turned into a revenue maker; event was planned in two months; great with getting the word out; ran into people in Elgin who were at the event and loved it; speaks highly of the branding of Oswego; Director Cole was doing work behind the scenes, documenting and putting together job descriptions for volunteers; she spent a lot of stressful hours on the event; pleasure to work with her; congrats on a job well done.

Director Hughes

Completed leaf collection today. Staff is converting the trucks to plows. Leaves can mulched or put in bags and stored for the season. Residents can also contact private landscapers who may take the leaves.

CONSENT AGENDA

- G.1. November 21, 2017 Committee of the Whole Minutes
- G.2. November 21, 2017 Regular Village Board Minutes
- G.3. November 21, 2017 Closed Session Minutes- Session #1 (Approve, but Not Release)
- G.4. November 21, 2017 Closed Session Minutes- Session #2 (Approve, but Not Release)
- G.5. Ordinance Amending Title 3 Chapter 7; Increase Class "P" Liquor License for Board & Brush Oswego Located at 83 Templeton. (First Read of Ordinance, Waiver of Second Read) **Ordinance No. 17-79**
- G.6. Ordinance Granting a Rezoning from A-1 Agricultural District to B-3 Commercial Service and Wholesale District at 2223 US Highway 34. (First Read of Ordinance, Waiver of Second Read) **Ordinance No. 17-80**
- G.7. Ordinance Granting an Amendment to the Special Use Permit for a Communications Tower to Allow for Expansion of the Existing Tower Located at Fox Bend Golf Course, 3340 US Highway 34 (First Read of Ordinance, Waiver of Second Read); not adding a second pole; adding to the current pole and adding ground equipment. **Ordinance No. 17-81**
- G.8. Ordinance Authorizing the Disposal of Surplus Property; Misc. Squad Equipment, Misc. General Police Equipment & Misc. Computer Equipment. (First Read of Ordinance, Waiver of Second Read) **Ordinance No. 17-82**
- G.9. Resolution Amending the Personnel Manual for the Village of Oswego; Harassment Policy. **Resolution No. 17-R-104**

A motion was made by Trustee Sollinger and seconded by Trustee Kauffman to approve the Consent Agenda; Approving the November 21, 2017 Committee of the Whole Meeting Minutes; Approving the November 21, 2017 Regular Village Board Minutes; Approving, but not Releasing the November 21, 2017 Closed Session Minutes- Session #1; Approving, but not Releasing the November 21, 2017 Closed Session Minutes- Session #2; and approving the following ordinances and resolution:

Ordinance No. 17-79; Ordinance Amending Title 3 Chapter 7; Increase Class "P" Liquor License for Board & Brush Oswego Located at 83 Templeton.

Ordinance No. 17-80; Ordinance Granting a Rezoning from A-1 Agricultural District to B-3 Commercial Service and Wholesale District at 2223 US Highway 34.

Ordinance No. 17-81; Ordinance Granting an Amendment to the Special Use Permit for a Communications Tower to Allow for Expansion of the Existing Tower Located at Fox Bend Golf Course, 3340 US Highway 34.
Ordinance No. 17-82; Ordinance Authorizing the Disposal of Surplus Property; Misc. Squad Equipment, Misc. General Police Equipment & Misc. Computer Equipment.
Resolution No. 17-R-104; Resolution Amending the Personnel Manual for the Village of Oswego; Harassment Policy.

Aye: Ryan Kauffman Karin McCarthy-Lange
 Pam Parr Luis Perez
 Judy Sollinger Joe West

Nay: None
The motion was declared carried by omnibus roll call vote with six (6) aye votes and zero (0) nay votes.

BILL LIST

H.1. Approve Bill List Dated December 11, 2017 in the Amount of \$791,491.16.

A motion was made by Trustee McCarthy-Lange and seconded by Trustee Sollinger to approve the Bill List Dated December 11, 2017 in the Amount of \$791,491.16.

Aye: Ryan Kauffman Karin McCarthy-Lange
 Pam Parr Luis Perez
 Judy Sollinger Joe West

Nay: None
The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

J.1. Piggy's BBQ, Spirits & Gaming:

- a) Ordinance Amending Title 3 Chapter 7; Increase Class "A" Liquor License at 4581 Route 71. (First Read of Ordinance, Waiver of Second Read)
- b) Ordinance Amending Title 3 Chapter 31; Increase Class "A" Video Gaming License at 4581 Route 71. (First Read of Ordinance, Waiver of Second Read)

Village Clerk Touchette addressed the Board regarding a liquor and video gaming license for Piggy's BBQ, Spirits & Gaming. At the November 21, 2017 Committee of the Whole meeting, Matt and Liz Warren presented their business plan to the Village Board. A site plan, interior/exterior layouts and a detailed food and beverage menu was provided to the Clerk's office. Staff presented ordinances for a liquor and video gaming licenses for consideration and approval by the Village Board.

Board and staff discussion focused on looking forward to Piggy's having success in the Village; estimates of video gaming revenue; restaurant first and then video gaming; dollar amount associated to video gaming; 48% increase in year two; created contradiction.

A motion was made by Trustee Parr and seconded by Trustee Kauffman to approve an Ordinance Amending Title 3 Chapter 7; Increase Class "A" Liquor License at 4581 Route 71. (First Read of Ordinance, Waiver of Second Read)

Aye: Ryan Kauffman Karin McCarthy-Lange
 Pam Parr Luis Perez
 Judy Sollinger Joe West

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

A motion was made by Trustee Sollinger and seconded by Trustee Kauffman to approve an Ordinance Amending Title 3 Chapter 31; Increase Class "A" Video Gaming License at 4581 Route 71. (First Read of Ordinance, Waiver of Second Read)

Aye: Ryan Kauffman	Karin McCarthy-Lange
Pam Parr	Luis Perez
Judy Sollinger	Joe West

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

J.2. Resolution Authorizing the Village Administrator to Enter into an Agreement with Bradford Systems for High Density Records and Evidence Storage for the New Oswego Police Headquarters in the Amount of \$117,432.00.

Chief Burgner addressed the Board regarding an agreement with Bradford Systems for records and evidence storage. High density storage is a way to store more in less space and utilizes the entire area by mounting shelving and cabinets onto a carriage and rail system. Mobile storage eliminates fixed aisles to compact storage space. Bradford Systems provided a full range of services during the design of the new police facility which included a records and evidence space needs analysis as well as design and planning services. If approved, Bradford Systems would provide project management services during the delivery and installation of their system. Bradford Systems high density storage solutions are currently being utilized in the current Oswego Police Department and Village Hall. The Space Saver product, offered by Bradford Systems, will more than meet current storage needs and allow to expand well into the future. This solution has provided years of storage space with minimal problems or maintenance issues.

Board and staff discussion focused on procurement agency was able to select Bradford Systems; Village Administrator would enter into an agreement with Bradford Systems; the Village's purchasing manager worked through the contract; what the expected life of the system would be; no electronics as part of the system; manual system; Police Department has had the same equipment since 1991.

A motion was made by Trustee Kauffman and seconded by Trustee West to approve a Resolution Authorizing the Village Administrator to Enter into an Agreement with Bradford Systems for High Density Records and Evidence Storage for the New Oswego Police Headquarters in the Amount of \$117,432.00.

Aye: Ryan Kauffman	Karin McCarthy-Lange
Pam Parr	Luis Perez
Judy Sollinger	Joe West

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

J.3. Resolution Authorizing Gilbane Building Company to Award a Contract for Construction of the New Police Headquarters for Audio Visual Systems Work to Fathom Media Incorporated in the Amount of \$228,066.90.

Chief Burgner addressed the Board regarding the awarding of a contract for audio visual systems work. Bids were opened on November 21, 2017. The low bids totaled \$228,066.90 which is \$50,901.90 higher than the Construction Document estimate of \$177,165.00. Although the Village Board will approve the contract for the full bid amount, it will be with the understanding that the contractor (Fathom Media Inc.) will provide suggestions on possible value engineering options to help in reducing the overall cost. The construction manager thoroughly reviewed all bids and conducted interviews with the lowest responsible bidders. Gilbane Building Company recommended awarding the bid to Fathom Media Incorporated.

Bid results:

<u>Audio Visual Systems Work</u>	<u>Bid Amount</u>
Applied Communications Group	\$245,461.00
Conference Technologies Inc.	\$269,963.00
Fathom Media Inc.	\$228,066.90

Board and staff discussion focused on Fathom Media is based out of Oswego; value engineering; interested in the process; IT/GIS Manager, Renzetti helped get the bid package down; identifying rooms that may not be utilized 24/7, 365 days per year; had time to work through the package.

A motion was made by Trustee McCarthy-Lange and seconded by Trustee Parr to approve a Resolution Authorizing Gilbane Building Company to Award a Contract for Construction of the New Police Headquarters for Audio Visual Systems Work to Fathom Media Incorporated in the Amount of \$228,066.90.

Aye: Ryan Kauffman
Pam Parr
Judy Sollinger

Karin McCarthy-Lange
Luis Perez
Joe West

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

J.4. Resolution Urging Veto of Senate Bill 1451 - Small Wireless Facilities Deployment Act.

Director Hughes addressed the Board regarding the urging of a veto to Senate Bill 1451 - Small Wireless Facilities Deployment Act. The Illinois General Assembly passed Senate Bill 1451 - Small Wireless Facilities Deployment Act on November 9, 2017. The bill requires municipalities to allow small wireless facilities within the right-of-way and severely restricts the ability to place restrictions on the installations. The bill allows companies to locate telecommunications equipment with an antenna as large as six (6) cubic feet in size, and associated equipment up to twenty-five (25) cubic feet in size, on existing or new utility poles subject to minimal zoning regulations by the municipality. As currently written, Oswego would need to permit equipment to be attached to street lights and allow utilities to install poles even in areas where the Village has paid to bury overhead utilities. Further, the Village can only charge a minimal fee to process permits we must issue. The bill prevents the Village from exercising its home rule powers.

Representatives of several Council of Governments (COGs) have been working with legislators to change the language to address concerns raised by municipalities. Legislators did not resolve the concerns prior to approval. Metro West joined with other COGs to request communities approve a resolution urging Governor Rauner to veto the bill. The purpose of the veto is to force continued negotiation on terms more favorable to municipalities.

Board and staff discussion focused on no allowance for emergency notifications; equipment would be the size of small refrigerators being put on poles; it is being done because it's the new technology; Village cannot regulate or administer; bill can be passed without municipalities having a say on where the equipment goes; Village has to issue permits and to allow for a pole to be installed; municipalities want to prevent where the equipment goes; needing to protect the right-of-ways; AT&T wants to skip the municipality and go straight to the State to pass the bill.

A motion was made by Trustee Sollinger and seconded by Trustee Parr to approve a Resolution Urging Veto of Senate Bill 1451 - Small Wireless Facilities Deployment Act.

Aye: Ryan Kauffman
Pam Parr
Judy Sollinger

Karin McCarthy-Lange
Luis Perez
Joe West

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

J.5. Reserve at Hudson Crossing:

- a) Ordinance Approving a Redevelopment Agreement Between the Village of Oswego and Reserve at Hudson Crossing, LLC, for the property located at 13, 15, 19, 27, and 59 Adams Street (First Read of Ordinance, Waiver of Second Read)
- b) Ordinance Authorizing the Approval of a First Amendment to the Purchase and Sale Agreement with Shodeen Group, LLC for 59 S Adams Street. (First Read of Ordinance, Waiver of Second Read)

Administrator Di Santo and Director Cole addressed the Board regarding the history of the property. Alexander Lumber, 59 S. Adams Street, closed in 2006. A previous development proposal fell through and the property has sat vacant. In September 2016, the Village Board approved a TIF District as a financing vehicle to activate reinvestment in the Downtown. The Village purchased 59 South Adams Street on December 28, 2017 for \$1.45 million. On January 3, 2017, the Village solicited proposals to develop the site into a mixed-use commercial and residential property with a structured public parking garage. Shodeen Group, LLC was selected and on March 21, 2017, the Village entered into a Purchase and Sale agreement with Shodeen for the development of the site.

Redevelopment Agreement:

The Redevelopment Agreement (RDA) with Hudson Crossing governs the terms and timeline of the development, including the use of Village incentives to help finance the project. A summary of the RDA terms is below:

Hudson Crossing commits to the following:

- Development of two (2) six story buildings located on the North and South sides of Jackson Street
 - The North building will include residential units and a structured parking garage
 - The South building will include residential units, structured parking, and commercial space fronting Washington Street
- Constructing approximately 500 total parking spaces, including at least 425 public parking spaces in two-story parking decks that will be owned by the Village
- Approximately 245 luxury residential rental units in two buildings
- Approximately 12,000 square feet of commercial space on Washington Street, with a minimum of one full-service restaurant that serves dinner and liquor
- Improvements to public streets, utilities, and sidewalks around the property
- Providing a variety of forms of surety, security, and insurance to limit the Village's risk during construction and after occupancy

The Village commits to the following:

- Transferring 59 S. Adams Street to Hudson Crossing for \$10
- Purchasing and transferring a small piece of IDOT-owned land along Route 34, valued at approximately \$50,000
- Granting Hudson Crossing an economic development grant of \$900,000 for the inclusion of brick, stone and other architectural enhancements on both the North and South buildings
- Completing much needed area infrastructure improvements cumulatively valued at \$4.5M, including:
 - Reconstruction of Harrison, Jackson, and Adams Streets
 - Utility construction
 - Overhead wire burial
 - Streetscape improvements including pavers, benches, and lighting
- Issuance of \$16 million in net bond proceeds to finance the construction of public improvements, including both buildings' structured parking garages; will be repaid by Hudson Crossing through incremental property tax payments to the TIF fund
- Creation of a Special Service Area (SSA) on the properties as a secondary measure of repaying bond payments for the parking garage

- Should the property tax increment proceeds be insufficient to cover the bond payments or other specified costs, the Village will activate the SSA to provide sufficient funding

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

- Hudson Crossing securing financing within 180 days of the RDA’s effective date
- Hudson Crossing closing on 13, 15, 19, and 27 S. Adams Street within 210 days of the RDA’s effective date
- Village conveying 59 S. Adams St. to Hudson Crossing within 30 days of Hudson Crossing demonstrating proof of financing
- Hudson Crossing securing final PUD approval from the Village Board before closing on 59. S. Adams St.
- Hudson Crossing commencing construction within 12 months of the RDA’s effective date
- Hudson Crossing completing construction within 36 months of groundbreaking.

If either the Village or Hudson Crossing is unable to meet the above deadlines, the RDA prescribes specific remedies and, in some cases, authority to terminate the RDA.

First Amendment to the Purchase and Sale Agreement:

The First Amendment to the Purchase and Sale Agreement extends the inspection period for a period of 180 days from the RDA’s effective date to allow Hudson Crossing to perform under the terms of the RDA.

There was no further discussion.

A motion was made by Trustee Kauffman and seconded by Trustee Sollinger to approve an Ordinance Approving a Redevelopment Agreement Between the Village of Oswego and Reserve at Hudson Crossing, LLC, for the property located at 13, 15, 19, 27, and 59 Adams Street (First Read of Ordinance, Waiver of Second Read)

Aye:	Ryan Kauffman	Karin McCarthy-Lange
	Pam Parr	Luis Perez
	Judy Sollinger	Joe West
	President Gail Johnson	

Nay: None

The motion was declared carried by a roll call vote with seven (7) aye votes and zero (0) nay votes.

A motion was made by Trustee Parr and seconded by Trustee Sollinger to approve an Ordinance Authorizing the Approval of a First Amendment to the Purchase and Sale Agreement with Shodeen Group, LLC for 59 S Adams Street. (First Read of Ordinance, Waiver of Second Read)

Aye:	Ryan Kauffman	Karin McCarthy-Lange
	Pam Parr	Luis Perez
	Judy Sollinger	Joe West

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

J.6. The Reserve at Hudson Crossing, 13, 15, 19, 27, and 59 Adams Street:

- a) Ordinance Rezoning to B3 Community Service and Wholesale District. (First Read of Ordinance, Waiver of Second Read)
- b) Ordinance Approving a Special Use for a Preliminary Planned Unit Development and Subdivision Plat. (First Read of Ordinance, Waiver of Second Read)

Director Zenner addressed the Board regarding the rezoning, special use and subdivision plat for the Reserve at Hudson Crossing, 13, 15, 19, 27, and 59 Adams Street. The applicant, Shodeen Inc., is requesting approval of rezoning to B-3 Community Service and Wholesale District and Preliminary PUD and Subdivision Plat to allow for the development of two mixed-use multi-story buildings containing approximately 245 residential units,

12,000 square feet of retail space, 447 garage parking spaces and 29 on street parking spaces. The final development design is subject to future Village Board review and approval.

Site Plan

- Two buildings
 - South building (main building)
 - ✓ H-shaped building
 - ✓ Two level parking garage
 - ✓ Retail space along Washington Street
 - Facing the entire frontage of the first floor along Washington Street
 - Will wrap around the corner of Washington and Adams Street as well as the corner of Washington and Harrison Street
 - ✓ Residential units
 - Main access off of Adams Street
 - Four levels containing 56 two-bedroom units, 69 one-bedroom units and 16 studio units
 - ✓ Outdoor patio connected to the retail space facing Harrison Street
 - ✓ Interior corridor connecting the second level of the parking garage to the front façade of the retail space along Washington Street
 - ✓ Lower level entry courtyard along Adams Street
 - ✓ Private courtyard facing Harrison Street
 - ✓ Pool for residents of both buildings
 - North building
 - ✓ L-shaped building containing a two level parking garage
 - L-shape designed to keep the structure out of the floodway
 - Ground level floor will be raised to keep out of the floodplain area
 - ✓ Residential units
 - Five levels containing 48 two-bedroom units, 40 one-bedroom units and 16 studio units

IDOT currently owns the right-of-way along Washington Street which was the previous road alignment for Washington Street to the old bridge. Staff and the petitioner have been working with IDOT to acquire a large portion of that right-of-way to allow the proposed building to be placed closer to the street, similar to other downtown developments. Acquisition of the right-of-way requires processing by IDOT and once completed, the petitioner will have to process a Final PUD incorporating the land into the plan and establishing the final design. The proposed site plan anticipates the IDOT right-of-way acquisition to provide an approximate 35-foot setback between the building and the street at the corner of Washington and Harrison.

Parking

- 128 parking spaces in the north building parking garage
- 319 parking spaces in the south building parking garage
- Additional parking along Jackson and Adams Street; approximately 29 parking spaces
- Both garages will have two entrances
- Lower level garages will be accessed along Harrison Street
- Upper level garages will be accessed along Adams Street
 - Temperature controlled
 - Glass windows to let natural light in
- The two levels will not have internal ramp connections
- All spaces open to the public
- Village of Oswego will own and maintain the parking to ensure public access
- Will be a late night parking ban except for residents who have purchased overnight parking passes

Streetscape

The proposed project will incorporate the redevelopment of Jackson, Adams, and Harrison Streets to adjust the road elevations and on-street parking. Streetscape will be installed along the proposed streets and Washington

Street to include brick pavers and concrete similar to the elements located throughout the downtown. The streetscape elements will include lighting, street trees and street furniture to create a pedestrian scale. Outdoor seating will be incorporated along Washington Street to bring the retail spaces out to the street and encourage patrons to enter the building.

Height

The property has a significant slope between Adams Street and Harrison Street. Facing Adams Street, the proposed buildings show 4-5 levels and 6 levels facing Harrison Street. The lower level of the south building will contain two levels of parking. Parking deck levels are not as tall as residential levels, which are in turn not as tall as commercial ceiling heights. Due to the change in grade, the lowest level of parking will be partially to fully underground when looking at the structure along Adams Street. The residential units will be set back along Adams and Harrison Street as part of the “H” design; which reduces the height impact along Harrison Street and Hudson Crossing Park. The proposed building will be approximately one story taller along Washington Street than the existing Tap House building at the corner.

Building Elevations

The proposed buildings will have similar architectural elements and have masonry exterior walls. Face brick will be located along the exterior walls of the south building’s parking garage structure, the front wall of the first floor retail and at the corners of Washington and Harrison, Washington and Adams, and Adams and Jackson (both buildings). A tall hip roof element is provided at the corner of Harrison and Washington to emphasize the corner. The main portion of the residential floors will contain fiberboard horizontal siding with the top floor utilizing a cement shingle to reduce the amount of horizontal siding and to provide a tie to the gabled roof elements. The face brick and siding will be separated by a limestone band. The “H” and “L” shape of the residential portions of the buildings will provide every unit with a balconies and a view. The balconies will be partially inset into the face of the building to create depth to the façade and eliminate an appearance of a flat elevation. Awnings will be placed over the storefront windows to provide a pedestrian scale to the retail streetscape.

David Patzelt, President of Shodeen Group Inc. for 24 years, and Don McKay of Sheehan Nagle Hartray Architects presented their proposal. They briefly gave a background on their history and provided photos of completed projects:

Shodeen

- Family owned and operated business for over 50 years
- Located in Geneva, IL
- Projects include Kane, DeKalb and DuPage County in IL; Colorado; Montana; Wisconsin
- Developer, Hotelier, Restaurateur, Home Builder
- Historic renovations, commercial property (owner and manager), commercial general contractor

Sheehan Nagle Hartray Architects

- 51 years in business
- Roots are in housing
- Civic and municipal work
- Designed Montgomery, IL Village Hall and addition to DeKalb’s Public Library

Mixed-Use Design

- Traditional, natural aspect of city planning and growth
- Mixed-use, new urban projects are “hot”
- Shops at street level with residential above have been found in cities throughout history
- Require far more skill to pull off successfully
- Shops must generally draw from a wider area

Mr. Patzelt and Mr. McKay presented the context plan and site plan which included:

- North building layout
- South building layout
- Residential summary
- Parking garages
- Architectural context
- Design approach
- Elevations

Board, staff and representative discussion focused on project will be the first one in Kendall County; identity of the community; bedrock underneath the development; hard to excavate; flood plain needs to be taken into consideration; courtyards and raised dining in the south building; dining accessible through the restaurant; looking at possibly putting in a second parking entry on the north end of the north building; using brick to identify special features; 12,000 square feet of retail does not include the raised patio; restaurant would be 3,000 to 4,000 sq. feet serving either breakfast and lunch or lunch and dinner; marketing of tenants does not happen until moving forward with financing; what happens if run into trouble with bedrock; needing a minimum of 425 parking deck spaces; pool is above the parking deck; smaller retail tenants; stone material will be used at the base of the buildings; garage doors will be used for the parking garages; helps with keeping the garage warm and for longevity; doors will open automatically; staff will look into possibly using space counters on the outside of the parking garages; parking garages will be Village owned and maintained; Public Works would assist with any issues; 1.25 spaces will be used per residential unit; looking at offering on-site car rentals by the hour; no public transportation in Oswego; these types of residential developments do not attract children; minimum of 245 residential units; 255 parking spaces required; phenomenal addition to the Downtown; biggest issue was not having the TIF; needing the structured parking; when the developer will be breaking ground; developer needs to secure financing; once financing is secured, the developer will come back with a final plat for approval; the developer will not be coming back and asking for more; TIF Act requires the Village give public notice for competing bids; Village is in compliance with the Act; no competitive bids were received. There was no further discussion.

A motion was made by Trustee Kauffman and seconded by Trustee McCarthy-Lange to approve an Ordinance Rezoning to B3 Community Service and Wholesale District. (First Read of Ordinance, Waiver of Second Read)

Aye:	Ryan Kauffman	Karin McCarthy-Lange
	Pam Parr	Luis Perez
	Judy Sollinger	Joe West

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

A motion was made by Trustee Kauffman and seconded by Trustee Perez to approve an Ordinance Approving a Special Use for a Preliminary Planned Unit Development and Subdivision Plat. (First Read of Ordinance, Waiver of Second Read)

Aye:	Ryan Kauffman	Karin McCarthy-Lange
	Pam Parr	Luis Perez
	Judy Sollinger	Joe West

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

PRESIDENT’S REPORT

Kudos and thank you to all Board members and staff. We started on the journey with approving the TIF District; buying the Alexander Lumber property; and now approving the redevelopment agreement. Hang on; lots more to come.

TRUSTEE REPORTS

Trustee Kauffman- thank you to Public Works for the NIMS presentation. Thank you to Chief Burgner; our Officers are outstanding. Officer Dilg is a shining example of what it means to be a Police Officer; true credit to the Oswego Police Department. He went to high school with Officer Dilg; good guy. Thank you to Director Cole and Administrator Di Santo; killing it with the Shodeen development; credit for Christmas Walk. So excited. Thank you all of you.

Trustee Sollinger- it has been a long time coming; finally moving forward with what we wanted to do.

Trustee West- glad the development is coming; hopefully all works out.

Trustee McCarthy-Lange- it has been a banner night for everyone here and everyone who helped out with the development. Thank you for singing Happy Birthday earlier.

CLOSED SESSION

There was no Closed Session held.

ADJOURNMENT

A motion was made by Trustee Parr and seconded by Trustee Kauffman to adjourn the meeting; upon a voice vote with all remaining members present voting aye, the meeting was adjourned at 8:57 p.m.

Tina Touchette
Village Clerk