

**MINUTES OF A SPECIAL MEETING  
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
OSWEGO VILLAGE HALL  
100 PARKERS MILL, OSWEGO, ILLINOIS  
MAY 4, 2021**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

President Troy Parlier called the meeting to order at 6:30 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; Trustees Tom Guist, Kit Kuhrt, James Marter II, Terry Olson, Jennifer Jones Sinnott and Brian Thomas.

Staff Physically Present: Dan Di Santo, Village Administrator; Christina Burns, Asst. Village Administrator; Tina Touchette, Village Clerk; Jeff Burgner, Police Chief; Jennifer Hughes, Public Works Director; Rod Zenner, Community Development Director; Mark Horton, Finance Director; Scott McMaster, Economic Development Director, Joe Renzetti, IT/GIS Director; Jenette Sturges, Community Engagement Coordinator, Marketing; Susan Quasney, Project Engineer; Jay Hoover, Building Services Manager; Karl Ottosen, Village Attorney; and Ryan Morton, Village Attorney.

**RECOGNITIONS/APPOINTMENTS**

E.1 Oath of Office

a. Samantha L. Rodriguez- Patrol Officer

Chief Burgner briefly discussed her background and who was present from her family and previous employers; she will be attending the academy on Sunday. Police Commission Chairperson, Ron Elvin and Member, Carrie Niesman were also present. The Police Commission provides oversight on the hiring process; they attended all day interviews yesterday as part of the new lateral hire program; we commend them for their time. President Parlier administered the oath of office and thanked Ron and Carrie for all their time.

E.2 Proclamation- National Economic Development Week, May 9-15, 2021

President Parlier read the proclamation.

E.3 Proclamation- National Police Week, May 9-15, 2021

President Parlier read the proclamation.

E.4 Proclamation- National Public Works Week, May 16-22, 2021

President Parlier read the proclamation.

**PUBLIC FORUM**

Public Forum was opened at 6:42 p.m. There was no one who requested to speak. The Public Forum was closed at 6:42 p.m.

**STAFF REPORTS**

G.1 National Pollution Discharge Elimination Program Annual Update.

Engineer Quasney provided the update to the Board. In order to support the health of our drinking water, the State of Illinois issues permits to communities for the purpose of regulating discharges into the Waters of the United States. Any stormwater runoff entering the Fox River is

required to be free of pollutants. Authority for this regulation stems from the Clean Water Act. The Illinois Environmental Protection Agency, with authority delegated from USEPA, has developed the National Pollutant Discharge Elimination System (NPDES) permit program. Oswego is required to submit for and obtain an NPDES permit each year. The Village is also required to periodically issue a Notice of Intent which addresses how the community will meet six minimum control measures:

- Public Education and Outreach
- Public Participation/Involvement
- Illicit Discharge Detection and Elimination
- Construction Site Runoff Control
- Post-Construction Runoff Control
- Pollution Prevention/Good Housekeeping

Staff has a master Stormwater Management Program Plan (SMPP) that details the program activities for the NPDES permit. The Village is required to file a report documenting compliance with the SMPP and to provide the public an opportunity to comment on the response at the end of each permit year. Included in the Board packet is an updated NOI for submission in 2021. The annual report for 2020 to 2021 has been completed and the report, SMPP and staff contact information is posted on the Village's website. There was no further discussion.

Director Hughes provided an update to the culvert on Wolf's Crossing. Last Wednesday, Wolf Crossing was closed between Harvey Road and US Rt. 30 due to the danger of the culvert collapsing; after investigating, it was determined the conditions were worse than anticipated; structural engineer, Alfred Benesch looked at the damage to assess the repairs needed; it was determined they would need to replace with three reinforced concrete pipes that can be reused later when Wolf Crossing is widened; plans were reviewed this morning with costs for the project received on Friday; project did not go out to bid; staff solicited pricing; costs should be less than \$100,000; starting construction next week; should take several weeks, but will be dependent on the weather. She asked that motorists do not go around the barricades.

Administrator Di Santo welcomed the new Trustees and stated he and staff look forward to working with them.

### **CONSENT AGENDA**

- H.1 April 20, 2021 Committee of the Whole Minutes
- H.2 April 20, 2021 Regular Village Board Minutes
- H.3 Resolution Approving a Memorial Day Parade and the Temporary Closure of U.S. Highway 34 in the Village of Oswego.
- H.4 Resolution Authorizing an Intergovernmental Agreement with the Illinois Department of Transportation for Governmental Body Maintenance and Apportionment of Energy Costs for Traffic Control Devices Located on State Highways Within the Village of Oswego From July 1, 2021 Through June 30, 2031.
- H.5 Resolution Authorizing Initial Acceptance of Public Improvements for The Reserve at Hudson Crossing and Reduction of Performance Bond #EACX209000002; Subject to Closing.
- H.6 Resolution Authorizing the Execution of a Contract with Anchor Mechanical Inc. for Mechanical Work at 100 Theodore Drive in the Amount of \$47,376.
- H.7 Ordinance Adopting Bulletin 75 Rainfall Data for Stormwater Design in The Subdivision and Development Control Regulations.

A motion was made by Trustee Marter II and seconded by Trustee Olson to approve the Consent Agenda; Approving the April 20, 2021 Committee of the Whole Minutes; Approving the

April 20, 2021 Regular Village Board Minutes; and approving the following ordinance and resolutions:

**Ordinance No. 21-49;** Ordinance Adopting Bulletin 75 Rainfall Data for Stormwater Design in The Subdivision and Development Control Regulations.

**Resolution No. 21-R-41;** Resolution Approving a Memorial Day Parade and the Temporary Closure of U.S. Highway 34 in the Village of Oswego.

**Resolution No. 21-R-42;** Resolution Authorizing an Intergovernmental Agreement with the Illinois Department of Transportation for Governmental Body Maintenance and Apportionment of Energy Costs for Traffic Control Devices Located on State Highways Within the Village of Oswego From July 1, 2021 Through June 30, 2031.

**Resolution No. 21-R-43;** Resolution Authorizing Initial Acceptance of Public Improvements for The Reserve at Hudson Crossing and Reduction of Performance Bond #EACX209000002; Subject to Closing.

**Resolution No. 21-R-44;** Resolution Authorizing the Execution of a Contract with Anchor Mechanical Inc. for Mechanical Work at 100 Theodore Drive in the Amount of \$47,376.

Aye: Tom Guist                                   Kit Kuhrt  
      James Marter II                         Terry Olson  
      Jennifer Jones Sinnott                 Brian Thomas

Nay: None

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

**BILL LIST**

I.1     Approve Bill List Dated May 4, 2021 in the Amount of \$815,662.17.

A motion was made by Trustee Thomas and seconded by Trustee Olson to approve the Bill List Dated May 4, 2021 in the Amount of \$815,662.17.

There were no questions.

Aye: Tom Guist                                   Kit Kuhrt  
      James Marter II                         Terry Olson  
      Jennifer Jones Sinnott                 Brian Thomas

Nay: None

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

**OLD BUSINESS**

J.1     Resolution Ratifying the Village President's Executive Orders and Extending Declaration of Local Emergency and Disaster **Resolution No. 21-R-45**

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

There was no discussion.

Aye: Tom Guist                                   Kit Kuhrt  
      James Marter II                         Terry Olson  
      Jennifer Jones Sinnott                 Brian Thomas

Nay: None

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

J.1 Approve a Concept Plan for Avanterra at the Property Located at the Southeast Corner of Wolf's Crossing and (Future) Douglas Road to Allow for the Development of 148 Built-for-Rent Housing Units; Inclusive of Staff's Recommendations.

A motion was made by Trustee Marter II and seconded by Trustee Guist to approve a Concept Plan for Avanterra at the Property Located at the Southeast Corner of Wolf's Crossing and (Future) Douglas Road to Allow for the Development of 148 Built-for-Rent Housing Units; Inclusive of Staff's Recommendations.

Russ Whitaker, attorney for Continental Properties, addressed the Board regarding the concept plan. He is not seeking approval of zoning, only high-level input. The Springs was their previous project which is 96% fully leased. Russ provided the following regarding the concept plan:

- Still in concept level
  - Purpose built single family rentals
  - This will be the first in the western suburbs
  - Current trend
- Property will be separated from the single-family subdivision nearby
- Site Plan
  - Smaller square foot homes
  - Rent is high
  - Owned as a single lot
  - Individual units cannot be sold or for sale
- Comparison- The Springs to Avanterra:

	Springs		Avanterra	
	Home Count	Rent Avg.	Home Count	Rent Avg.
Studio	28	\$ 1,308	-	-
1-Bedroom	112	\$ 1,435	9	\$ 1,830
2-Bedroom	112	\$ 1,756	52	\$ 2,295
3-Bedroom	28	\$ 2,120	65	\$ 2,650
4-Bedroom	-	-	22	\$ 3,070
<b>Total/Avg</b>	<b>280</b>	<b>\$ 1,618</b>	<b>148</b>	<b>\$ 2,538</b>

- 148 Single Family Detached Units
  - 9 1- Bedroom
  - 52 2- Bedroom
  - 65 3- Bedroom
  - 22 4- Bedroom



- Zero maintenance community
  - Mowing done by Continental
  - Indoor and outdoor maintenance done by Continental
- Amenities will be comparable to The Springs

- Clubhouse, pool, dog park, dog wash
  - Studies show 40% of residents have pets

Clubhouse:



- Focused on parking
  - 3.75 spaces per unit
- Private streets
  - Utilities and roadway replacement done by Continental
- Benefits Oswego
  - \$40 million investment with a planned budget to serve long term needs

Dedication of Wolf’s Crossing Road

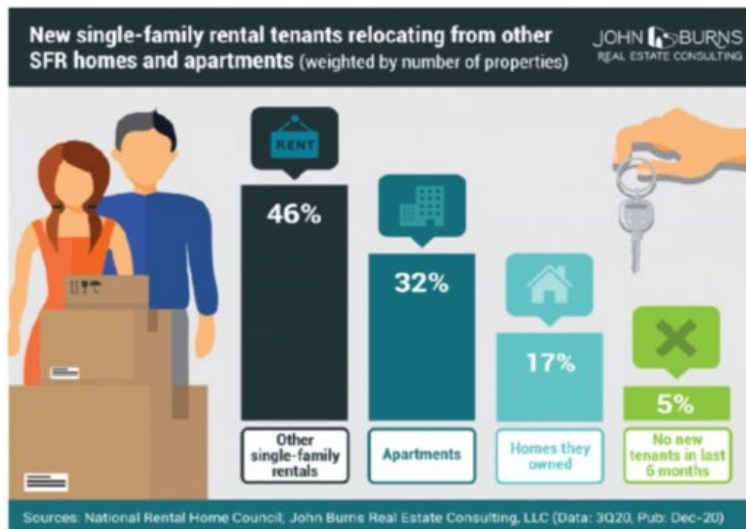
Significant new source of guaranteed permit revenue.

Southwestern extension of Village boundary and utilities to facilitate additional community growth.

Institutional owner guarantees long-term maintenance.

New high-income earners will expand the Village’s tax base.

- Incoming residents



➤ Historic household incomes:

Property Name	Median Household Income	Average Household Income	Per Capita Income	Total Household Income	Total Households
Springs at South Elgin	\$93,400	\$121,902	\$63,768	\$34,498,401	283
Springs at Canterfield	\$86,500	\$102,554	\$54,725	\$25,228,364	246
Springs at Kenosha	\$86,000	\$109,398	\$58,280	\$39,164,308	358
Springs at Weber Road	\$83,624	\$89,707	\$45,797	\$23,951,809	267
Springs at Oswego	\$82,000	\$99,100	\$52,381	\$25,666,845	259
Springs at Orchard Road	\$77,000	\$95,937	\$52,821	\$27,150,166	283
<b>Grand Total</b>	<b>\$85,000</b>	<b>\$103,573</b>	<b>\$54,877</b>	<b>\$175,659,893</b>	<b>1,696</b>

2020 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	197	1,544	2,679	2,808	1,833	1,206	630
<\$15,000	7	30	30	47	60	26	36
\$15,000-\$24,999	5	24	42	30	29	35	24
\$25,000-\$34,999	10	47	39	36	43	41	47
\$35,000-\$49,999	29	172	99	110	78	103	99
\$50,000-\$74,999	64	321	236	250	268	305	244
\$75,000-\$99,999	46	403	551	586	550	368	84
\$100,000-\$149,999	25	340	845	740	393	163	54
\$150,000-\$199,999	4	94	464	643	229	43	12
\$200,000+	7	113	373	366	223	122	30
Median HH Income	\$65,932	\$83,564	\$114,143	\$117,581	\$93,638	\$79,228	\$57,550
Average HH Income	\$79,877	\$102,283	\$137,503	\$138,315	\$121,402	\$103,279	\$75,668

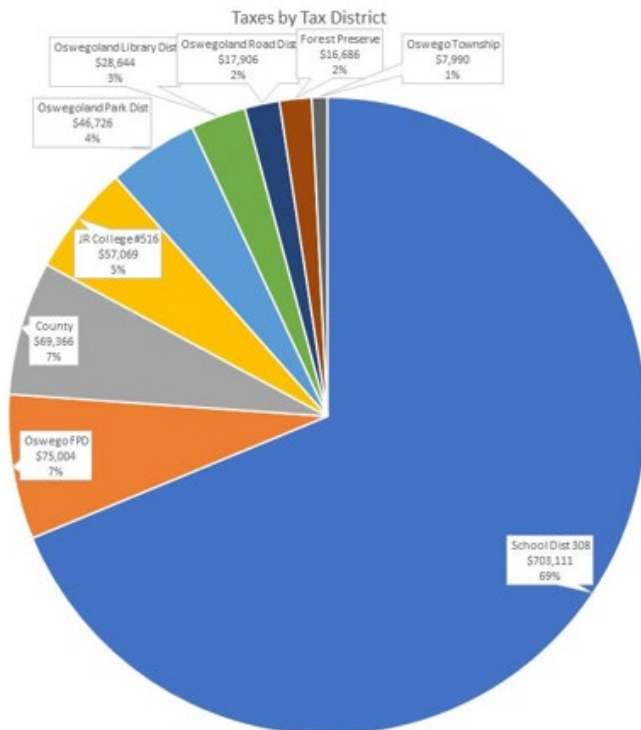
• Permit revenue projections:

Total Project Impact Fees				
\$11,650.14 + \$6470.5 per unit	Transportation			\$ 283,420.00
	Village of Oswego	48.46%		\$ 680,499.85
	CUSD #308	38.02%		\$ 533,935.21
	Oswego Fire Protection District	3.46%		\$ 48,660.61
	Oswegoland Park District	6.50%		\$ 91,217.51
	Oswego Public Library	3.57%		\$ 50,082.96
			Total:	<b>\$ 1,687,816.13</b>
<b>Land Cash School</b>				\$ 185,001.03
<b>Land Cash Park</b>				\$ 307,556.88
<b>Water Tap On Fee</b>			\$ 2,200.00	148
			<b>Total Amount:</b>	<b>\$ 2,505,974.04</b>

• Economic Benefits

-Avanterra would contribute taxes of over \$1M annually

-School District 308's would receive 69%, or \$703,111 annually



Board and staff discussion focused on why this project is unique to Oswego; saw resident response with The Springs; demographics; once a unit is vacant, how long before it is rented; pushback with Shodeen; vehicles on apron and streets; whether there is an option for the property to be a gated community; show how the demographics differ from Shodeen; how many other projects are of this size; the property is small compared to others; institutional investor; ideal is 200 units; twist on rental market; attached single family homes in Naperville; Oswego is a fast growing community; more attractive to millennials; Village is already committed to two other projects (Redwood and Erdman); diluting the market; perfect transitional units before jumping to buying a home; builders cannot build homes fast enough; concern with size and scope; 10-12 feet space between each unit; assessed value of each dwelling is around \$270,000; project total is \$40 million; value does not include what the residents will put into the local stores; thirty or less in turnover at The Springs; per the table, 84 students are projected; 59 kids at The Springs which is almost exactly what was projected; builder will pay fees on the larger number; would need to come back to the Board if they were to subdivide; 12% of millennials will never buy; there will be people outside the target market; people will get to know the community and then move on to the buying process; mass transit is not here; takes 20 minutes to get to the highways; trust you are making the right decisions; appreciate the changes; heard a lot of opposition; average of rental units versus other communities; Naperville 76% non-rental units; Downers Grove 76% non-rental units; Oswego 86% non-rental units; what the density is of areas with mass transit; not everyone works in Chicago; offer 20-30 different elevations and colors; petitioner will come back and provide broader information; the three descending votes from the PZC meeting were related to density, traffic and school; Continental Properties will fund the extending of the boundaries and utilities. There was no further discussion.

Aye: Tom Guist Kit Kuhrt  
James Marter II Terry Olson  
Jennifer Jones Sinnott

Nay: Brian Thomas

The motion was declared carried by a roll call vote with five (5) aye votes and one (1) nay vote.

**NEW BUSINESS**



No New Business.

**TRUSTEE REPORTS**

Trustee Jones Sinnott- glad to be here; appreciate and look forward to working with staff; here's to 2021.

Trustee Kuhrt- thank you to staff and getting us prepared; looking forward to serving the community and residents.

Trustee Olson- thank you to Kendall County Health Department and volunteers; thank you staff for Wine on the Fox; good job.

Trustee Thomas- welcome to the new Trustees; our duty is to put our residents first; looking out for their safety and security; thank you for joining the Board.

Trustee Guist- thank you to staff and directors for providing answers to their questions; appreciate the Trustees and Village President for assistance; know many people who went to Wine on the Fox and had a great time.

Trustee Marter II- welcome to the new Trustees; thank you to Julie Hoffman, Jenette Sturges and Christina Burns for Wine on the Fox; great job.

**PRESIDENT'S REPORT**

Welcome to the new Board members. What was the headcount for Wine on the Fox? Saturday p.m. sold out; Sunday almost sold out; don't have exact numbers; maybe more than 1,500; many came back and asked if they can get a ticket for Sunday; had many volunteers; great time. Middle East Conflict Wall is coming; full slate of events; looking forward to.

**CLOSED SESSION**

There was no Closed Session held.

**ADJOURNMENT**

A motion was made by Trustee Marter II and seconded by Trustee Olson to adjourn the meeting; upon a voice vote with all remaining members present voting aye, the meeting was adjourned at 7:38 p.m.

Tina Touchette  
Village Clerk