

**MINUTES OF A REVISED REGULAR MEETING
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OSWEGO VILLAGE HALL
100 PARKERS MILL, OSWEGO, ILLINOIS
December 14, 2021**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

President Troy Parlier 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

Board Members Physically Present: President Troy Parlier; Trustees Tom Guist, Kit Kuhrt, James Marter II, Terry Olson, and Jennifer Jones Sinnott.

Board Members Absent: Trustee Brian Thomas.

Staff Physically Present: Christina Burns, Asst. Village Administrator; Tina Touchette, Village Clerk; Jeff Burgner, Police Chief; Mark Horton, Finance Director; Jennifer Hughes, Public Works Director; Rod Zenner, Development Services Director; Joe Renzetti, IG/GIS Director; Tim Zasada, Asst. Public Works Director Utilities; Susan Quasney, Engineer; Corey Incandela, Administrative Intern; and Douglas Dorando, Village Attorney.

RECOGNITIONS/APPOINTMENTS

E.1 Employee Service Awards

- a) Anthony DeNatale- 5 Years of Service (Police Department)
- b) Karen Walat- 15 Years of Service (Police Department)
- c) Joshua Gerry- 20 Years of Service (Police Department)
- d) Michael Torrance- 20 Years of Service (Police Department)

Employees were unable to attend the meeting. President Parlier thanked them for their service.

PUBLIC FORUM

The Public Forum was opened at 7:01 p.m. There was no one who requested to speak. The Public Forum was closed at 7:01 p.m.

STAFF REPORTS

There were no staff reports.

CONSENT AGENDA

- H.1 November 16, 2021 Committee of the Whole Minutes
- H.2 November 16, 2021 Regular Village Board Minutes
- H.3 November 16, 2021 Closed Session Minutes (Approve, but Not Release)
- H.4 Resolution Approving an Amendment to the Grant of Easement Agreement for the Water Main for Speedway Located at 1830 Route 30.
- H.5 Resolution Ratifying the Village President's Executive Orders and Extending Declaration of Local Emergency and Disaster.
- H.6 Ordinance Amending Title 1 Chapter 18; Statement of Economic Interests.
- H.7 Resolution Authorizing the Village to Enter into an Agreement with Voluntary Action Center for the Provision of Demand-Response Transportation.
- H.8 Resolution Authorizing Approval for Professional Audit Services with Sikich LLP.

- H.9 Ordinance Granting a Minor Amendment to the Final Planned Unit Development for Oswego Commons; 3020 Route 34 Lot 3 – Target Store Elevations.
- H.10 Ordinance Granting a Preliminary/Final PUD and a Special Use Permit for a Motor Freight Terminal Located at 1940 Wiesbrook Drive.
- H.11 Ordinance Granting a Variance in the R-2 Single Family Residence District to Allow for an Increase in the Permitted Ground Coverage Area from Twenty-Five (25) Percent to Approximately Twenty-Seven (27) Percent to Allow for the Construction of a Four Seasons Room Addition at 475 Deerfield Drive.
- H.12 Ordinance Amending Title 3 Chapter 7; Terminate One Class "B-1" Liquor License for NF Grocery Inc d.b.a. 7-Eleven Located at 2 East Merchants Drive and Add One Class "B-1" Liquor License for AARAV & Arman Inc. d.b.a. 7-Eleven #27099C Located at 2 East Merchants Drive.
- H.13 Intergovernmental Risk Management Association
 - a) Ordinance Authorizing the Village of Oswego to Join the Intergovernmental Risk Management Agency effective January 1, 2021.
 - b) Resolution Appointing a Delegate and Alternate Delegate to the Intergovernmental Risk Management Agency.
- H. 14 Ordinance Granting a Minor Amendment to the Farmington Lakes Apartments PUD to Allow for a Fence.
- H.15 Resolution Authorizing the Execution of a Professional Services Agreement with McGuire Igleski & Associates, Inc., for the National Registration of Historic Places Designation in the Amount of \$9,000.00.
- H.16 Resolution Authorizing the Execution of Change Order #1 to the Snow Removal Contract for FY22 with Figgins Tree & Turf, Inc., of Oswego, IL., in the Amount of \$2,546.00.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Guist to approve the Consent Agenda; Approving the November 16, 2021 Committee of the Whole Minutes; Approving the November 16, 2021 Revised Regular Village Board Minutes; Approving, but Not Releasing the November 16, 2021 Closed Session Minutes; and Approving the following ordinances and resolutions:

- Ordinance No. 21-90;** Ordinance Amending Title 1 Chapter 18; Statement of Economic Interests.
- Ordinance No. 21-91;** Ordinance Granting a Minor Amendment to the Final Planned Unit Development for Oswego Commons; 3020 Route 34 Lot 3 – Target Store Elevations.
- Ordinance No. 21-92;** Ordinance Granting a Preliminary/Final PUD and a Special Use Permit for a Motor Freight Terminal Located at 1940 Wiesbrook Drive.
- Ordinance No. 21-93;** Ordinance Granting a Variance in the R-2 Single Family Residence District to Allow for an Increase in the Permitted Ground Coverage Area from Twenty-Five (25) Percent to Approximately Twenty-Seven (27) Percent to Allow for the Construction of a Four Seasons Room Addition at 475 Deerfield Drive.
- Ordinance No. 21-94;** Ordinance Amending Title 3 Chapter 7; Terminate One Class "B-1" Liquor License for NF Grocery Inc d.b.a. 7-Eleven Located at 2 East Merchants Drive and Add One Class "B-1" Liquor License for AARAV & Arman Inc. d.b.a. 7-Eleven #27099C Located at 2 East Merchants Drive.
- Ordinance No. 21-95;** Intergovernmental Risk Management Association; Ordinance Authorizing the Village of Oswego to Join the Intergovernmental Risk Management Agency effective January 1, 2021.
- Ordinance No. 21-96;** Ordinance Granting a Minor Amendment to the Farmington Lakes Apartments PUD to Allow for a Fence.
- Resolution No. 21-R-94;** Resolution Approving an Amendment to the Grant of Easement Agreement for the Water Main for Speedway Located at 1830 Route 30
- Resolution No. 21-R-95;** Resolution Ratifying the Village President's Executive Orders and Extending Declaration of Local Emergency and Disaster.

Resolution No. 21-R-96; Resolution Authorizing the Village to Enter into an Agreement with Voluntary Action Center for the Provision of Demand-Response Transportation.

Resolution No. 21-R-97; Resolution Authorizing Approval for Professional Audit Services with Sikich LLP.

Resolution No. 21-R-98; Intergovernmental Risk Management Association; Resolution Appointing a Delegate and Alternate Delegate to the Intergovernmental Risk Management Agency.

Resolution No. 21-R-99; Resolution Authorizing the Execution of a Professional Services Agreement with McGuire Igleski & Associates, Inc., for the National Registration of Historic Places Designation in the Amount of \$9,000.00.

Resolution No. 21-R-100; Resolution Authorizing the Execution of Change Order #1 to the Snow Removal Contract for FY22 with Figgins Tree & Turf, Inc., of Oswego, IL., in the Amount of \$2,546.00.

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

Nay: None

Absent: Brian Thomas

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

BILL LIST

I.1 Approve Bill List Dated December 14, 2021 in the Amount of \$2,137,326.47.

A motion was made by Trustee Olson and seconded by Trustee Jones Sinnott to approve the Bill List Dated December 14, 2021 in the Amount of \$2,137,326.47.

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

Nay: None

Absent: Brian Thomas

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

OLD BUSINESS

There was no old business.

NEW BUSINESS

K.1 Resolution Selecting Lake Michigan as the Preferred Water Source and the DuPage Water Commission as the Preferred Water Supplier for the Village of Oswego. **Resolution No. 21-R-101**

President Parlier stated the Board and staff spent a lot of hours on this item and decision; it's a much-anticipated moment; we can't make a mistake; thank you everyone.

A motion was made by Trustee Marter II and seconded by Trustee Olson to approve a Resolution Selecting Lake Michigan as the Preferred Water Source and the DuPage Water Commission as the Preferred Water Supplier for the Village of Oswego.

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

Nay: None

Absent: Brian Thomas

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

- K.2 Ordinance Amending Title 3 Chapter and Title 3 Chapter 31; Increase Class "A-3" Liquor and Video Gaming License for Vicki Enterprises LLC d.b.a. Vicki's Located at 1152 Douglas Road. **Ordinance No. 21-97**

A motion was made by Trustee Jones Sinnott and seconded by Trustee Olson to approve an Ordinance Amending Title 3 Chapter and Title 3 Chapter 31; Increase Class "A-3" Liquor and Video Gaming License for Vicki Enterprises LLC d.b.a. Vicki's Located at 1152 Douglas Road.

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

Nay: None

Absent: Brian Thomas

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

- K.3 Ordinance Amending Title 3 Chapter 7; Increase Class "C" Liquor License for The Dairy Barn - Oswego, LLC d.ba. Dairy Barn Located at 121 South Main Street. **Ordinance No. 21-98**

A motion was made by Trustee Jones Sinnott and seconded by Trustee Olson to approve an Ordinance Amending Title 3 Chapter 7; Increase Class "C" Liquor License for The Dairy Barn - Oswego, LLC d.ba. Dairy Barn Located at 121 South Main Street.

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

Nay: None

Absent: Brian Thomas

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

- K.4 Ordinance Amending Title 3 Chapter 7; Increase Class "A-1" Liquor License for Oak + Bean LLC Located at 100 West Washington Street. **Ordinance No. 21-99**

A motion was made by Trustee Jones Sinnott and seconded by Trustee Olson to approve an Ordinance Amending Title 3 Chapter 7; Increase Class "A-1" Liquor License for Oak + Bean LLC Located at 100 West Washington Street.

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

Nay: None

Absent: Brian Thomas

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

- K.5 Ordinance Granting a Major Change to the PUD and Preliminary PUD Plat for Wind Gate at Southbury. **Ordinance No. 21-100**

A motion was made by Trustee Marter II and seconded by Trustee Olson to approve an Ordinance Granting a Major Change to the PUD and Preliminary PUD Plat for Wind Gate at Southbury.

Aye: Tom Guist Kit Kuhrt

James Marter II
Jennifer Jones Sinnott

Terry Olson

Nay: None

Absent: Brian Thomas

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

- K.6 Approve a Concept Plan for the Property Located at the Southwest Corner of Wolf's Crossing Road and Douglas Road Extended to Allow for the Development of 48 Senior Housing Rental Units Inclusive of Staff's Recommendations.

Jake Victor, Vice President of Development for Northpointe Development, presented the concept plan.

Northpointe Development

Northpointe Development Corporation is a real estate development company created for the purpose of bringing revitalization and development to various neighborhoods throughout the Midwest. We maintain offices in both Illinois and Wisconsin.

Northpointe is one of the Wisconsin Housing Finance Authorities largest and longest-standing customers, consistently receiving the highest developer team score possible for a for-profit developer. 100% of the Housing Credit awards received by Northpointe have moved forward into quality housing developments.

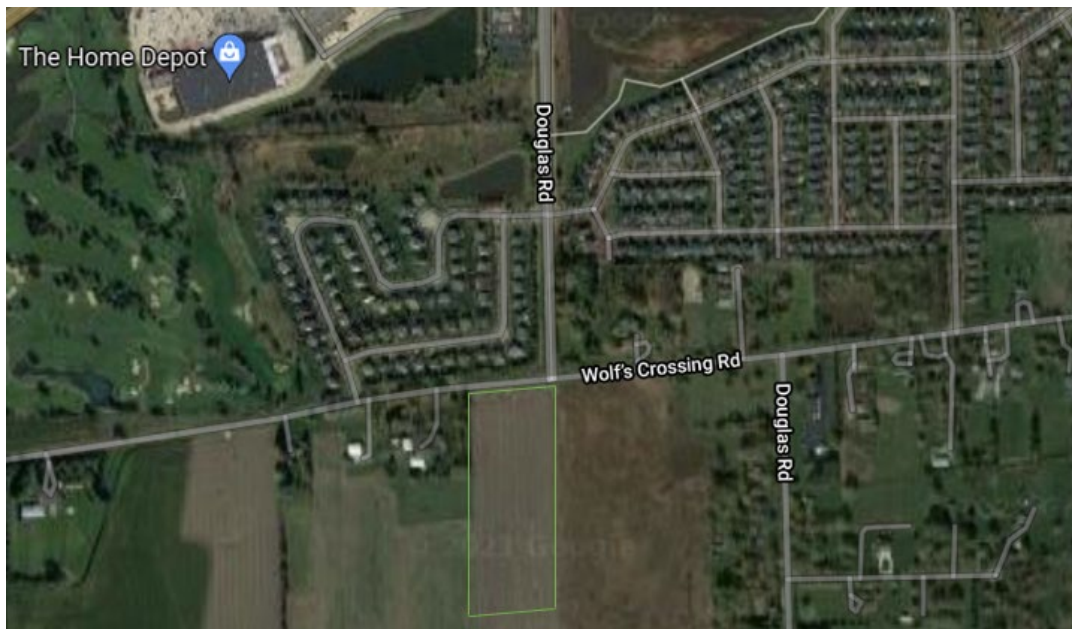
Northpointe has maintained a reputation for creative problem solving. We have received numerous awards for our ability to re-think spaces and places – including:

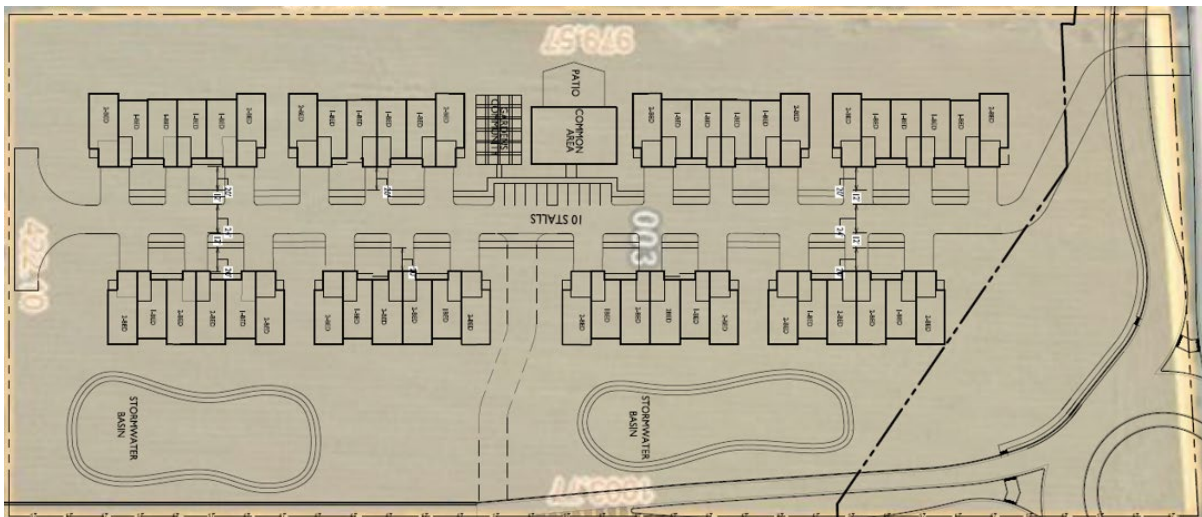
- 2017 Wisconsin Trust for Historic Preservation Award
- 2019 Remarkable Milwaukee Award
- 2019 Carolyn Kellogg Historic Preservation Award

Current Developments:

Multi-Family Developments		
Project Name	Location	Units
Rivers Senior Living	Oshkosh, WI	60
Bayshore Townhomes	Sparta, WI	32
Fair Acre Townhomes	Oshkosh, WI	55
Kenwood Senior Living	Ripon, WI	24
The Fountains of West Allis	West Allis, WI	35
Blackstone Harbor Apartments	Sister Bay, WI	24
Oconomowoc School Apartments	Oconomowoc, WI	55
Nicolet Townhomes	De Pere, WI	60
Anthem Luxury Living	Oshkosh, WI	80
Mercantile Lofts	Milwaukee, WI	36
Shoe Factory Lofts	Milwaukee, WI	55
The Rivers – Phase II – Senior Living	Oshkosh, WI	40
Woolen Mills Lofts	Appleton, WI	60
Century Building	Milwaukee, WI	44
Cranberry Woods Townhomes	Wisconsin Rapids, WI	40
Bayside Senior Apartments	Oconto, WI	42
Whispering Echoes Townhomes	Winneconne, WI	28
Regency Place Senior Living	Little Chute, WI	40

Concept Plan- Gemini Senior Living





- Eight buildings targeted towards seniors

- **Age Restricted Senior Housing (55+)**
- 48 Multi-Family Housing Units
 - 24 One-Bedrooms (50%) – 844 sq. ft. + garage
 - 24 Two-Bedrooms (50%) – 977 sq. ft. + garage
- New Construction
 - 48 County Style Ranch Rental Homes
- 138 Off-street Parking Stalls
 - 10 surface spaces
 - 48 driveway spaces
 - 48 garage spaces
 - 2.21 stalls per unit
- Medium Density / Comparable Height
 - 48 units on 10 acres – 4.8 units/acre
- Other Building Features
 - Professionally Landscaped
 - Green Building
 - On Site Stormwater management system (Dry Basins)
 - Controlled entry
 - In unit washer/ dryer/ dishwasher
 - Internet included
 - Community garden
 - Bike Parking/ Tenant Storage
 - Patio with seating area
- Development Team
 - Professional Management Company
 - McShane Construction
 - Illinois Contractor
 - Local Labor expected

Tax Credits: Unique Financing Source

- Not low-income housing

Senior Affordable Housing = Seniors receive no rent subsidy, pass background checks, must keep a stable income, and be good tenants.

Northpointe will apply for Housing Tax Credits from the Illinois Housing Development Authority in February (Very competitive resource)

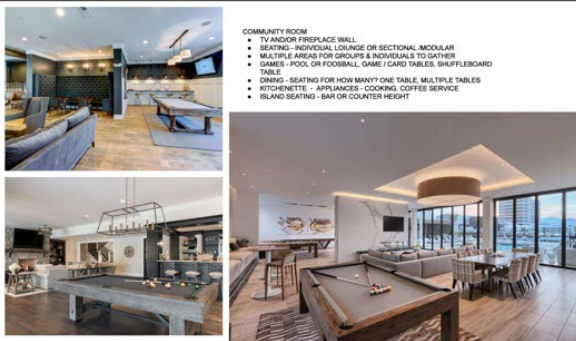
- This is not cash! Must sell to an investor to be worth something. Once sold, will pay for large portion of the development (~70%).
- Agree to put a cap on incomes and rents for units based off County Median Income
- One of the few existing programs that allows for the development of high-end housing targeted towards those who can not afford market rents!

We are long term owners. Make financial guarantees that the property will get built, leased-up, remain occupied, and maintain good physical condition

Similar to this development:

Blackstone Harbor Apartments
 24 Units - Family Housing
 10525 Judith Blazer Drive, Sister Bay, WI

Blackstone Harbor is a 24-unit family LIHTC property that was completed in 2013. Located in the heart of Door County the unique single-story development offers one, two and three bedrooms with individual entrances, attached garages, central air conditioning, washer/dryer, free WIFI, and stainless-steel appliances. The property has on-site office, community room and fitness center.



- COMMUNITY ROOM
- TV AND/OR FIREPLACE WALL
 - SEATING - INDIVIDUAL LOUNGE OR SECTIONAL/MODULAR
 - MULTIPLE AREAS FOR GROUPS & INDIVIDUALS TO GATHER
 - GAMER - POOL OR FOOTBALL GAME TABLES, SHUFFLEBOARD TABLE
 - DINING - SEATING FOR HOW MANY? ONE TABLE, MULTIPLE TABLES
 - KITCHENETTE - APPLIANCES - COOKING, COFFEE SERVICE
 - ISLAND SEATING - BAR OR COUNTER HEIGHT

COMMUNITY ROOM DESIGN



LVP FLOORING - WOOD VISUAL @ LIVING & KITCHEN, FIRST FLOOR BATHROOM, BEDROOM & HALL
 LVT FLOOR - STONE VISUAL @ SECOND FLOOR BATHROOM
 CARPET AT STAIRS

COUNTERTOP - QUARTZ
 CABINET - BASE CABINETS - SLATE, WALL CABINETS PAINTED WHITE, SHAKER STYLE

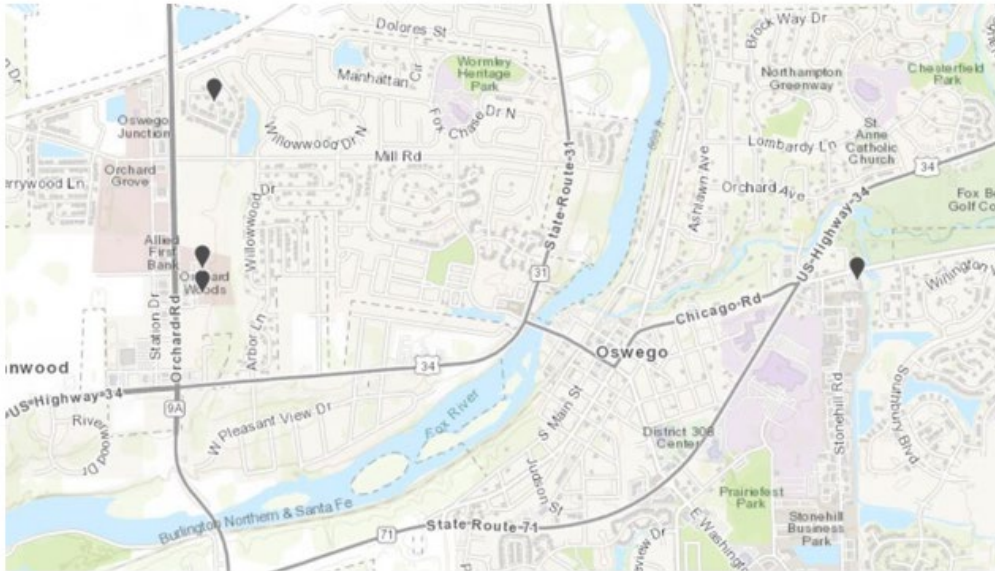
TYPICAL UNIT FINISHES - | LIVING & KITCHEN

Existing Affordable Developments



IHDA 9% Low Income Housing Tax Credit Awards

Development	Address	Population	Construction	Units	Annual Allocation	Closing Date
DIAMOND SENIOR APARTMENTS PHASE II	3350 WHITE OAK DRIVE	ELDERLY	NEW	63	1,651,000	9/19/2014
MILL STREET STATION	380 WOLVERINE DRIVE	NON-ELDERLY	NEW	63	1,928,000	3/22/2013
DIAMOND SENIOR APARTMENTS	3350 WHITE OAK DRIVE	ELDERLY	NEW	60	1,582,285	6/15/2011
ROSE TERRACE SENIOR APARTMENTS	3820 WOLF CROSSING RD.	ELDERLY	NEW	36	167,152	8/8/1995



Development Timeline



Board, staff, and representative discussion focused on development depends on State tax credit; similar to Diamond Senior Center; working with staff recommendations regarding the concept plan; will not be able to sublease; no one under 55; only allow fourteen stays for those under 55; whether they will need to connect to Avanterra; couple years before breaking ground; Planning & Zoning Commission discussed the access point likely being off of Douglas Road and not off of Wolf Road; will depend on the timing and the future round-about; M/I Homes project will have space between this project. There was no further discussion.

A motion was made by Trustee Kuhrt and seconded by Trustee Olson to approve a Concept Plan for the Property Located at the Southwest Corner of Wolf’s Crossing Road and Douglas Road Extended to Allow for the Development of 48 Senior Housing Rental Units Inclusive of Staff’s Recommendations.

Trustee Marter II- Christmas Walk was great this year; good to see all the people; seemed it went very smoothly; looking back on this year and ahead, the amount of development is unexpected and nice to see it; exciting stuff going on; nice to have the water decision behind us; more decisions to come; Merry Christmas and Happy New Year; not as festive as Trustee Kuhrt, but he does have green and red shoes on; excited for the Christmas season and seeing all the lights up around town.

PRESIDENT'S REPORT

Christmas Walk was a huge success and the biggest one we've ever had; shout out to Village staff, Public Works, the Police Department and everyone involved for the hours put into it to make it as successful as it was; beautiful and great; thank you to everyone; enjoyed the event; looking forward to the Christmas Drive-Through; had 3,000 people attend last year; Merry Christmas and Happy New Year to everyone in the Village, our staff, the Board, residents and the reporters in the audience; next meeting isn't until January 11th.

CLOSED SESSION

There was no Closed Session held.

ADJOURNMENT

A motion was made by Trustee Olson and seconded by Trustee Jones Sinnott 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