

**MINUTES OF A REGULAR MEETING
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OSWEGO VILLAGE HALL
100 PARKERS MILL, OSWEGO, ILLINOIS
January 11, 2022**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

President Troy Parlier called the meeting to order at 7:08 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; Tina Touchette, Village Clerk; Jeff Burgner, Police Chief; Jennifer Hughes, Public Works Director; Rod Zenner, Development Services Director; Scott McMaster, Economic Development Director; Joe Renzetti, IG/GIS Director; Corey Incandela, Administrative Intern; and Karl Ottosen, Village Attorney.

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

No one attended electronically.

RECOGNITIONS/APPOINTMENTS

E.1 Oath of Office

a. Joseph J. Cisneros- Patrol Officer

Chief Burgner thanked Ron Elvin and the Commission for their hard work; he briefly spoke about Joseph's background; he is a lateral transfer hire; excited to see him come to Oswego. President Parlier swore him in.

E.2 Employee Service Awards

a. Kimberly Stoner- 5 Years of Service (Police Department)

b. Eric Mikutis- 10 Years of Service (Public Works Department)

c. Steve Lawrence- 25 Years of Service (Police Department)

Employees could not attend. President Parlier noted their years of service.

PUBLIC FORUM

The Public Forum was opened at 7:15 p.m. There was no one who requested to speak. The Public Forum was closed at 7:15 p.m.

STAFF REPORTS

Administrator Di Santo- provided an update on the staffing analysis; staff looks at comparable communities, size of staff, and whether we can afford additional staff; did not recommend hiring in last year's budget. This year, the Village has had record revenue numbers and, in the Fall, Chief was able to hire the 51st Officer. Second priority on the list is a Development Services Project Manager. This position was originally budgeted in FY17. It is five years later and we now need to hire this position. This position will be the single point of contact for the development community from concept to occupancy permit. They will coordinate with other taxing bodies including Fox Metro, the Fire Dept., School District, and Police Dept. The position will be in the budget for approval.

Board and staff discussion focused on Village services will be much more efficient; ERP software will be utilized; have not seen development like this in the Village; there is a need for development approvals and customer service; hiring before the summer; have never had this position before; will be for both commercial and residential; details of timing and type of candidate; Grade 9; one step above the Planner; will need experience in planning, engineering and construction; staff received a memo from the Building Dept. asking for this position. Consensus was given to move forward with the position.

CONSENT AGENDA

- H.1 December 14, 2021 Committee of the Whole Minutes
- H.2 December 14, 2021 Revised Regular Village Board Meeting Minutes
- H.3 December 14, 2021 Closed Session Minutes (Approve, but Not Release)
- H.4 Ordinance Amending Title 3 Chapter 7; Decrease Class "K" Liquor License for Velvet Grace LLC Located at 4025B U.S. Hwy 34.
- H.5 Resolution Ratifying the Village President's Executive Orders and Extending Declaration of Local Emergency and Disaster.
- H.6 Avanterra Utility Agreements- **Item pulled for a separate vote.**
 - a. Resolution Authorizing Execution of a Public Utility and Drainage Easement Agreement Between the Village of Oswego and the Third Ward Social Club, Parcel 03-15-151-003.
 - b. Resolution Authorizing Execution of a Public Utility and Drainage Easement Agreement Between the Village of Oswego and Thomas R. and Linda G. Kopacz, Parcel 03-15-126-005.
- H.7 Resolution Authorizing Final Acceptance of Public Improvements for The Learning Experience Located at 91 Templeton Drive, and Release of Project Surety.
- H.8 Resolution Authorizing Final Acceptance of Public Improvements for Delta Sonic Located at 1924 Route 34, and Release of Project Surety.
- H.9 Ordinance Granting a Minor Amendment to the Final Planned Unit Development for Prairie Market Lot 12; Kohls Elevations, 2500 Route 34.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Thomas to approve the Consent Agenda; Approving the December 14, 2021 Committee of the Whole Minutes; Approving the December 14, 2021 Revised Regular Village Board Meeting Minutes; Approving, but Not Releasing the December 14, 2021 Closed Session Minutes; and Approving the following ordinances and resolutions:

Ordinance No. 22-01; Ordinance Amending Title 3 Chapter 7; Decrease Class "K" Liquor License for Velvet Grace LLC Located at 4025B U.S. Hwy 34.

Ordinance No. 22-02; Ordinance Granting a Minor Amendment to the Final Planned Unit Development for Prairie Market Lot 12; Kohls Elevations, 2500 Route 34.

Resolution No. 22-R-01; Resolution Ratifying the Village President's Executive Orders and Extending Declaration of Local Emergency and Disaster.

Resolution No. 22-R-04; Resolution Authorizing Final Acceptance of Public Improvements for The Learning Experience Located at 91 Templeton Drive, and Release of Project Surety.

Resolution No. 22-R-05; Resolution Authorizing Final Acceptance of Public Improvements for Delta Sonic Located at 1924 Route 34, and Release of Project Surety.

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

- H.6 Avanterra Utility Agreements- **Item pulled for a separate vote.**

a. Resolution Authorizing Execution of a Public Utility and Drainage Easement Agreement Between the Village of Oswego and the Third Ward Social Club, Parcel 03-15-151-003.

A motion was made by Trustee Marter II and seconded by Trustee Guist to approve a Resolution Authorizing Execution of a Public Utility and Drainage Easement Agreement Between the Village of Oswego and the Third Ward Social Club, Parcel 03-15-151-003.

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.

b. Resolution Authorizing Execution of a Public Utility and Drainage Easement Agreement Between the Village of Oswego and Thomas R. and Linda G. Kopacz, Parcel 03-15-126-005.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Guist to approve a Resolution Authorizing Execution of a Public Utility and Drainage Easement Agreement Between the Village of Oswego and Thomas R. and Linda G. Kopacz, Parcel 03-15-126-005.

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.

BILL LIST

I.1 Approve Bill List Dated January 11, 2022 in the Amount of \$656,485.82.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Thomas to approve the Bill List Dated January 11, 2022 in the Amount of \$656,485.82.

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

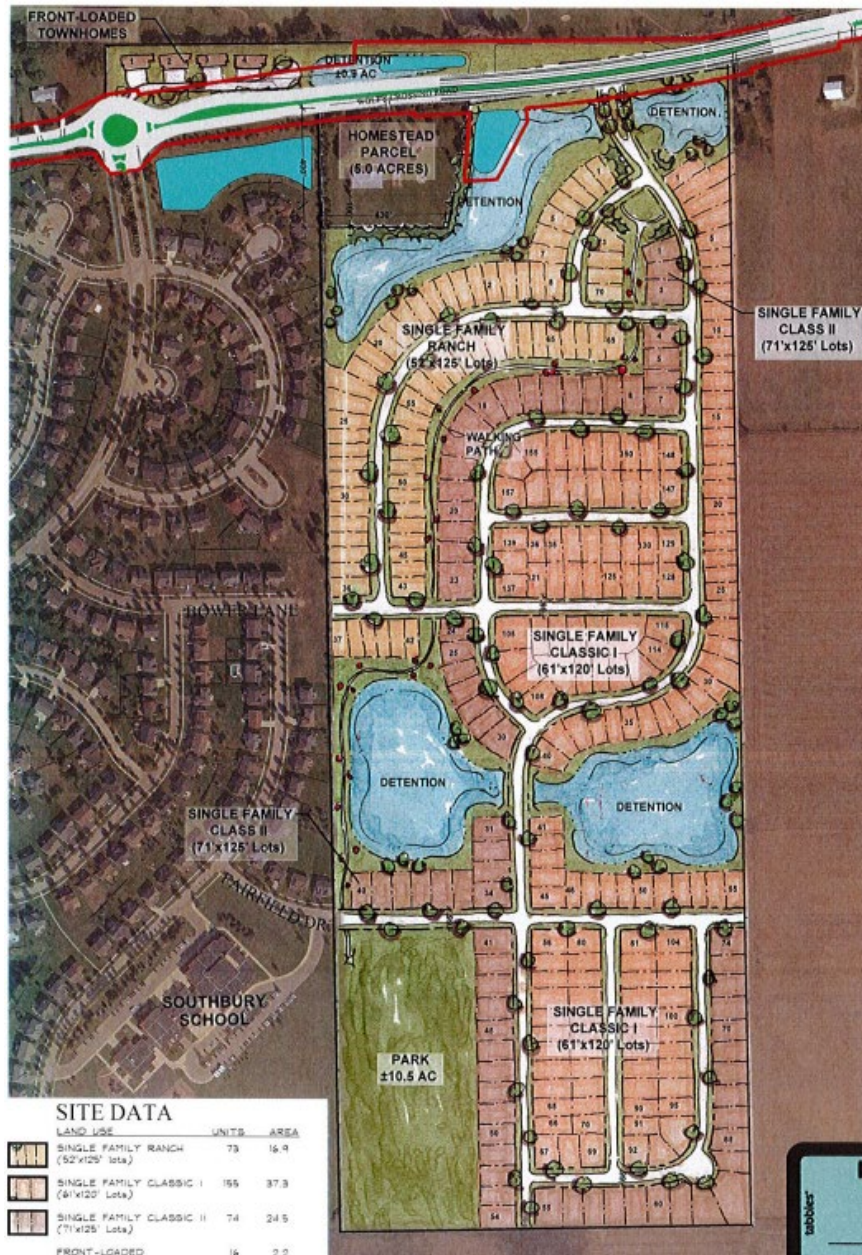
There was no old business.

NEW BUSINESS

K.1 Approve a Concept Plan for the Property Located Along the South Side of Wolf Road Between Southbury Boulevard and Douglas Road Extended to Allow for the Development of 16 Townhomes and 304 Single-Family Residential Homes.

Director Zenner and Greg Collins, M/I Homes Land Acquisition Manager, addressed the Board regarding a concept plan for Piper Glen. The property is approximately 133.9 acres located on the south side of Wolf’s Crossing between Douglas Road and Southbury Boulevard. The property is currently in unincorporated Kendall County and is vacant pending development. The majority of the site is to be developed with single-family residential homes with three types of lot sizes. In the northwest portion of the site, there will be 73 single-family ranch lots that are approximately 6,500

square feet in size. The development will also have 157 single family Classic I lots that will be approximately 7,320 square feet in size and 74 single family Classic II lots that are approximately 8,875 square feet in size. Overall, the average size of the single-family residential lots is 7,502 square feet. By comparison, Harvest Gate, in Southbury, has an average lot size of 7,425 square feet. The overall density of the project is 2.5 units per acre which is consistent with the 2-3 units per acre identified in the Comprehensive Plan. There are 16 townhome units shown on the north side of Wolf Road with access to the future roundabout located at the intersection with Southbury Boulevard. Access to Wolf Road will not be permitted at this location when Wolf Road is expanded, therefore it is unlikely that these townhome units can be developed at this location.



Park

A 10.5-acre park is located at the southwest corner that will expand the park located adjacent to Southbury School. Residents can access this park from Fairfield Drive to the north or through a pedestrian path that winds through the subdivision from the development's main entrance to the north

along Wolf Road that ends at the park site to the south. The Park District has indicated that they only want 5-acres and a land donation at this location.

Detention

Detention is provided with facilities located in the middle of the site and along the north end of the development, which deflects the flow of water on the site from the south to the north. The original homestead parcel is shown on the northwest corner of the side along Wolf Road. This 5-acre parcel is not part of the development plans.

Access & Site Circulation

The main access to the site is a single access point to the north onto Wolf Road. Secondary access points will be provided to Bower Lane and Fairfield Drive to the west where the roads are currently stubbed in at Southbury. The development will provide a stub connection to the east and a second stub connection to the south for future development. The required Wolf Road dedication requirement is shown by the red line on the concept plan. A walking path is provided interior to the development from the main entrance along Wolf Road to the park site to the southwest. The path is independent to the on-street sidewalk system and will provide additional open space opportunities for the residents.

Planning and Zoning Commission Review

The Planning and Zoning Commission reviewed the proposed concept plan on December 9, 2021. Two residents spoke during the public hearing to discuss stormwater issues and traffic. The residents' main concern is a stream that travels along the west side of the property that goes onto the Southbury development. Several lots, in Southbury, were not developed due to the stormwater issues. The lots were held vacant until the property was developed so the stormwater issues could be addressed through a stormwater management system. The Commission recommended approval of the concept plan subject to the petitioner looking into the drainage of the site and a reduction in the number of lots to around 290 units.

Board, staff and petitioner discussion focused on M/I Homes previously developed Steeple Chase and Southbury in Oswego; physical limitations of the site; connections to the site; detention and drainage; single-family homes will range from 1,500 sq. ft. to 3,500 sq. ft.; material costs not going down, but will still maintain price points; separate HOA for maintenance for the ranch homes; efficient use of traffic; north-south access through the community; creating different neighborhoods; three consultants lined up; ranch homes will be in the high \$300,000's; single-family homes in the \$400,000's; whether this is typically the project size that M/I homes does; 30+ years of development experience; not an issue for financing or marketing of a development of this size; 150 townhomes currently being developed in Lockport; standard setbacks on the front end; ranch section lots will be smaller; will work with staff on the setbacks; north detention pond will connect to Southbury; park will be re-planned; can develop 10-15 homes on 5-acres; do not own any land on the north side of Wolf Rd.; terrific view of the golf course; challenging to develop along Wolf Rd.; general density; roundabouts not built to have a connection to a subdivision; certain lots not developed because of flooding concerns; will do a drain tile study; streets were purposely not developed because of flooding concerns; average size lots similar to the Lennar project. There was no further discussion.

A motion was made by Trustee Thomas and seconded by Trustee Jones Sinnott to Approve a Concept Plan for the Property Located Along the South Side of Wolf Road Between Southbury Boulevard and Douglas Road Extended to Allow for the Development of 16 Townhomes and 304 Single-Family Residential Homes.

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.

TRUSTEE REPORTS

Trustee Jones Sinnott- Happy New Year; awesome to be back; she's a new grandma of a baby girl; hope everyone had a happy holiday.

Trustee Kuhrt- hope everyone had a happy holiday; had a great time at the Christmas Drive-Through; thank you to staff, Public Works and the Police Dept. He asked if any of the other Trustees were interested in doing "Coffee with a Trustee"; could rotate Trustees or have staff do it or come up with a new thing. Board and staff discussion included: If Village staff are involved in an event, then we need to talk about it; Attorney Ottosen noted if more than two Trustees attend it is considered a meeting and would need an agenda and someone to take minutes; Trustees can tag-along with the Village President to his "Coffee with the Mayor" events; not doing these as a campaign; just wanting to meet with constituents; Trustees usually do this at local events; any Trustee can do what they want. Consensus was to ask for ideas.

Trustee Olson- no report.

Trustee Thomas- congrats to Trustee Jones Sinnott on being a grandma; good to be back; shout out to Director Hughes and the Public Works staff with the streets after the recent ice storm and freeze; it's been tricky.

Trustee Guist- excited about this year's momentum and what it can bring; excited about the project manager role and what we need.

Trustee Marter II- watched the series about the Steelers in the playoffs.

PRESIDENT'S REPORT

Welcome back from the holidays; good to be back; hope everyone had a refreshing time; Village offices are closed on Monday for Martin Luther King Jr. Day; looking forward to the next couple months downtown; four more restaurants coming online in the next few months; very exciting.

CLOSED SESSION

There was no Closed Session held.

ADJOURNMENT

A motion was made by Trustee Jones Sinnott and seconded by Trustee Marter II to adjourn the meeting; upon a voice vote with all remaining members present voting aye, the meeting was adjourned at 7:58 p.m.

Tina Touchette
Village Clerk