

**MINUTES OF A REGULAR MEETING
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OSWEGO VILLAGE HALL
100 PARKERS MILL, OSWEGO, ILLINOIS
February 15, 2022**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

President Troy Parlier called the meeting to order at 7:02 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, Deputy Administrator/HR Director; Tina Touchette, Village Clerk; Jeff Burgner, Police Chief; Jennifer Hughes, Public Works Director; Rod Zenner, Development Services Director; Joe Renzetti, IG/GIS Director; Corey Incandela, Administrative Intern; Susan Quasney, Engineer; Billie Robinson, Asst. Finance Director; Julie Hoffman, Community Engagement Coord.- Special Events; and Karl Ottosen, Village Attorney (attended via phone).

RECOGNITIONS/APPOINTMENTS

E.1 Art at Village Hall Artist Recognition: Francisco Contreras

President Parlier recognized Francisco Contreras. He is the Spring 2022 Art at Village Hall featured artist. Art at Village Hall is selected by the Cultural Arts Commission, featuring rotating exhibits to highlight talented artists in our region. Francisco is an Aurora resident with ties to Oswego. His work features a variety of vibrant acrylic paintings. He says that while he was always a doodler, he became more serious about art and focused his attention on it at the start of the pandemic. He lives by his dad's wise words "If you are going to create something, make sure it is done well and don't doubt yourself.". Thank you for sharing your talent with us and the Oswego community and serving as the Spring 2022 featured artist at our Village Hall. President Parlier presented him with a certificate of recognition and stated he hopes he becomes wealthy and comes back to Oswego.

PUBLIC FORUM

The Public Forum was opened at 7:06 p.m.

FD Chief, John Cornish addressed the Board regarding an invite to the OFPD for a VIP fire operations course; it is a one-day course with classroom time and hands-on opportunities; members from Montgomery and Kendall County will also be attending; event will take place at Station #3 on March 19th; firefighters and paramedics will be on-hand; morning topics, break for lunch and participation in the afternoon; will wear real turnout gear and use hoses; will receive a certificate and shirt at the end of the day; if you can't make it, you can choose a close confidant to join in your place; invitation provides more details.

There was no one else who requested to speak. The Public Forum was closed at 7:10 p.m.

STAFF REPORTS

There were no staff reports.

CONSENT AGENDA

- H.1 Resolution Ratifying the Village President’s Executive Orders and Extending Declaration of Local Emergency and Disaster.
- H.2 Ordinance Amending Title 1 Chapter 5; Title 1 Chapter 8; Title 3 Chapter 2; Title 3 Chapter 31; Title 3 Chapter 38; Title 6 Chapter 2; Title 6 Chapter 4; Title 6 Chapter 5; Title 8 Chapter 2; Title 9 Chapter 2; Title 9 Chapter 3; Title 9 Chapter 6; Title 9 Chapter 8; Title 9 Chapter 9; Title 9 Chapter 10; and Title 9 Chapter 12 of the Village Code in the Village of Oswego.
- H.3 Resolution Authorizing the Approval of a Contract with Patriot Pavement Maintenance Inc. for 2022 Sealcoating of Certain Parking Lots in an Amount Not to Exceed \$20,102.60.
- H.4 Resolution Authorizing the Purchase of Two Chevy Silverado 3500 Pickup Trucks With 9 Foot Knapheide Utility Body From Jerry Haggerty GMC in an Amount Not to Exceed \$134,988.00.
- H.5 Ordinance Authorizing the Acquisition of Property for Roadway Purposes Pursuant to Eminent Domain by the Village of Oswego, Kendall County, Illinois. **Pulled for a separate vote.**

A motion was made by Trustee Jones Sinnott and seconded by Trustee Marter II to approve the Consent Agenda; Approving the following ordinance and resolutions:

Ordinance No. 22-04; Ordinance Amending Title 1 Chapter 5; Title 1 Chapter 8; Title 3 Chapter 2; Title 3 Chapter 31; Title 3 Chapter 38; Title 6 Chapter 2; Title 6 Chapter 4; Title 6 Chapter 5; Title 8 Chapter 2; Title 9 Chapter 2; Title 9 Chapter 3; Title 9 Chapter 6; Title 9 Chapter 8; Title 9 Chapter 9; Title 9 Chapter 10; and Title 9 Chapter 12 of the Village Code in the Village of Oswego.

Resolution No. 22-R-13; Resolution Ratifying the Village President’s Executive Orders and Extending Declaration of Local Emergency and Disaster.

Resolution No. 22-R-14; Resolution Authorizing the Approval of a Contract with Patriot Pavement Maintenance Inc. for 2022 Sealcoating of Certain Parking Lots in an Amount Not to Exceed \$20,102.60.

Resolution No. 22-R-15; Resolution Authorizing the Purchase of Two Chevy Silverado 3500 Pickup Trucks With 9 Foot Knapheide Utility Body From Jerry Haggerty GMC in an Amount Not to Exceed \$134,988.00.

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.

- H.5 Ordinance Authorizing the Acquisition of Property for Roadway Purposes Pursuant to Eminent Domain by the Village of Oswego, Kendall County, Illinois. **Ordinance No. 22-05**

Board and staff discussion focused on the Village has not used eminent domain before; whether there is an appetite to remove the condemnation; it would come back to the Board if it came to the level of condemnation.

A motion was made by Trustee Olson and seconded by Trustee Jones Sinnott to approve an Ordinance Authorizing the Acquisition of Property for Roadway Purposes Pursuant to Eminent Domain by the Village of Oswego, Kendall County, Illinois.

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

The motion was declared carried by a roll call vote with four (4) aye votes and two (2) nay votes.

BILL LIST

I.1 Approve Bill List Dated February 15, 2022 in the Amount of \$1,608,192.52.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Olson to approve the Bill List Dated February 15, 2022 in the Amount of \$1,608,192.52.

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

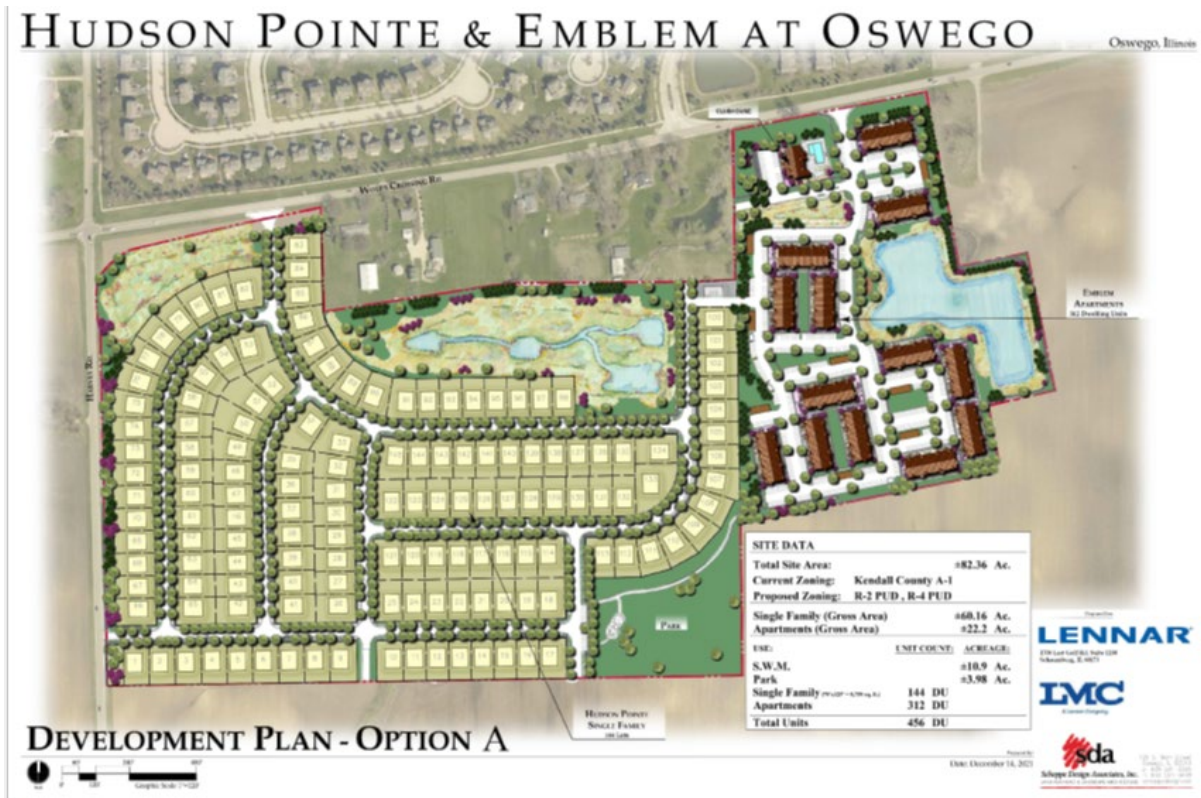
There was no old business.

NEW BUSINESS

K.1 Hudson Pointe and Emblem

Vince Rosanova, of Rosanova & Whitaker, provided the Board with an introduction to the development and master plan.

Conceptual Master Plan



- Hudson Pointe is single-family (149)
- Emblem is the rental units (336)
 - 10% reduction in the number of units

HUDSON POINTE PARK



- 4-acre public park with enhancements
- Nose-in parking
- Path connection
- Play apparatus

HUDSON POINTE & EMBLEM AT OSWEGO



- Landscape plan with substantial landscape buffers

HUDSON POINTE & EMBLEM AT OSWEGO

Oswego

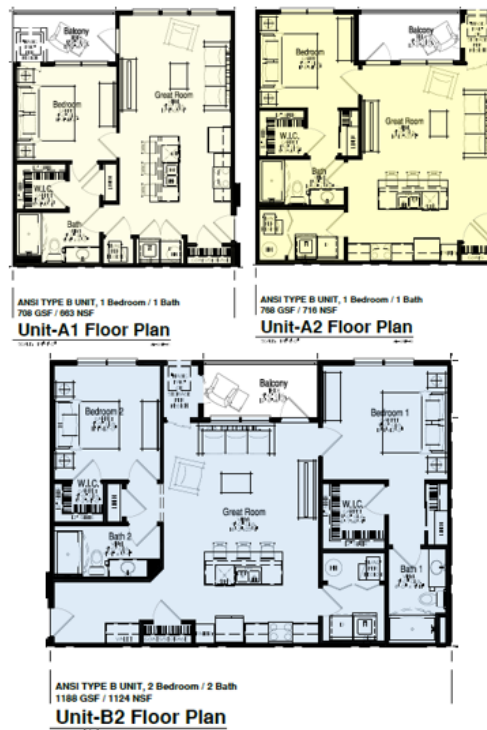


- Two road stubs to the south
- Parking exceeds Village requirements

Apartments & Residents

KEY STATISTICS:

- All apartments will be **market-rate & Class A**.
- The community will offer **exceptional interior features** including granite countertops in kitchens and baths, stainless steel appliances, and faux hardwood flooring.
- **Apartment mix** focusing on 1- & 2-Bedroom types:
 - About 730-775 SF for 1-Bed apartments.
 - About 1,050-1,200 SF for 2-Bed apartments.
- Anticipated monthly **asking rental rates** at open:
 - Between \$1,400-\$1,500 for 1-Bed apartments.
 - Between \$1,800-\$1,900 for 2-Bed apartments.
- A **comprehensive screening** process for new residents includes income and credit history, rental history, and criminal background checks.



- There is a demand to live in Oswego
- Extensive background checks

School Attendance Summary

Southbury Elementary – 820 Preston Lane

- Current Enrollment – 585 (79 projected)
- Capacity - 900

Murphy Junior High – 26923 Grande Park Blvd.

- Current Enrollment – 791 (41 projected)
- Capacity – 1,200

Oswego East High School – 1525 Harvey Road

- Current Enrollment – 2,744 (47 projected)
- Capacity – 3,200

- They continue to meet with the school district

Oswego Benefits

- Enhancing the Village's housing stock to meet the needs of its current and residents.
- Establish eastern boundary and utilities to facilitate additional community growth.
- Dedication of Wolf's Crossing Road and Harvey Road, addressing the Village's future transportation goals.
- Significant new source of permit revenue.
- Additional residents to enhance the Village's tax base – additional local spending.
- Significant new real estate tax revenue.
- Considerable New Construction Jobs.
- Larger share of local government distributive fund.
- **Spark additional commercial development at Wolf's Crossing and Route 30.**
 - \$4 million in impact fees
 - 5-to-6-year buildout
 - They continue to meet with the Park District and Village

Board and staff discussion focused on no plans to do anything to the north; estimated impact fees and land/cash donations were provided in the staff memo; school capacity. There was no further discussion.

a) Public Hearing on the Proposed Annexation Agreement for the Hudson Pointe and Emblem Development

The public hearing was opened at 7:22 p.m.

Adam Bilter addressed the Board regarding 340 and 460 Wolf Road properties; his mother has owned the property for 40 years; entrance to the subdivision is on her property; was presented a ridiculously low offer for the property; eminent domain and condemnation if she can't get what she needs; very stressful for his mom; remember her name and address if further communication isn't had.

No one else requested to speak. The public hearing was closed at 7:25 p.m.

b) Ordinance Authorizing Entering into an Annexation Agreement with Calatlantic Group, Inc and Lennar Multifamily Communities, LLC for the Hudson Pointe and Emblem Developments Located at the Southeast Corner of Wolf Road and Harvey Road; Subject to Attorney Review.
Ordinance No. 22-06

A motion was made by Trustee Guist and seconded by Trustee Kuhrt to Approve an Ordinance Authorizing Entering into an Annexation Agreement with Calatlantic Group, Inc and Lennar Multifamily Communities, LLC for the Hudson Pointe and Emblem Developments Located at the Southeast Corner of Wolf Road and Harvey Road; Subject to Attorney Review.

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.

c) Ordinance Annexing Territory East of Harvey Road South of Wolf Road to the Village of Oswego. **Ordinance No. 22-07**

A motion was made by Trustee Kuhrt and seconded by Trustee Olson to Approve an Ordinance Annexing Territory East of Harvey Road South of Wolf Road to the Village of Oswego.

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.

d) Ordinance Rezoning Territory East of Harvey Road South of Wolf Road From R-1 Single Family Residence District to R-2 Single Family Residence and R-4 General Residence District in the Village of Oswego. **Ordinance No. 22-08**

e) Ordinance Granting a Special Use for a Preliminary and Final Planned Unit Development and Plat to Allow for the Development of a 312-Unit Residential Rental Community in the R-4 General Residence District South of Wolf Road and West of Route 30 in the Village of Oswego.
Ordinance No. 22-09

f) Ordinance Granting a Special Use for a Preliminary and Final Planned Unit Development and Plat to Allow for the Development of 145 Single Family Homes in the R-2 Single Family Residence District at the Southeast corner of Harvey Road and Wolf Road in the Village of Oswego.
Ordinance No. 22-10

Board and staff discussion focused on timelines for groundbreaking and completion; single-family starting in April-May 2022; occupancy a year from now; three-year buildout; rental units will be the same timeline with a two-year buildout. There was no further discussion.

A motion was made by Trustee Kuhrt and seconded by Trustee Jones Sinnott to Approve an Ordinance Rezoning Territory East of Harvey Road South of Wolf Road From R-1 Single Family Residence District to R-2 Single Family Residence and R-4 General Residence District in the Village of Oswego; and approve an Ordinance Granting a Special Use for a Preliminary and Final Planned Unit Development and Plat to Allow for the Development of a 312-Unit Residential Rental Community in the R-4 General Residence District South of Wolf Road and West of Route 30 in the Village of Oswego and approve an Ordinance Granting a Special Use for a Preliminary and Final Planned Unit Development and Plat to Allow for the Development of 145 Single Family Homes in the R-2 Single Family Residence District at the Southeast corner of Harvey Road and Wolf Road in the Village of Oswego.

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- looking forward to supporting and raising some money for the Polar Plunge and Special Olympics on Saturday at Roadhouse 47; rumor has it Chief is challenging the Sheriff; also a challenge between the Chambers of Oswego and Yorkville as well.

Trustee Kuhrt- no report

Trustee Olson- nice to see people at the Explorers' pancake breakfast; hope world leaders can come to a resolution in Ukraine; God Bless.

Trustee Thomas- no report

Trustee Guist- no report

Trustee Marter II- attended a Park District event at Oswego Brewing regarding the history of the Village; never heard some of the stuff and have lived here for 25 years; nice to remember we have a legislative body and not just a Governor.

PRESIDENT'S REPORT

State of the Village is a week from this Thursday on February 24th at 4:00 p.m. at Kendall 11; maybe have some breaking news; budget workshop is March 19th.

CLOSED SESSION

There was no closed session.

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 7:33 p.m.

Tina Touchette
Village Clerk