

**MINUTES OF A REGULAR MEETING
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OSWEGO VILLAGE HALL
100 PARKERS MILL, OSWEGO, ILLINOIS
October 18, 2022**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

President Troy Parlier called the meeting to order at 7:01 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, 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; Kevin Norwood, Deputy Chief; Jennifer Hughes, Public Works Director; Rod Zenner, Community Development Services Director; Andrea Lamberg, Finance Director, Bridget Bittman, Community Engagement Manager- Marketing; Kevin Leighty, Economic Development Director; Joe Renzetti, IT/GIS Director; and Karl Ottosen, Village Attorney.

RECOGNITIONS/APPOINTMENTS

E.1 Adjudication Officer Appointment

a. Appoint Gregg Ingemunson for a Term to Expire 4/30/23.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Olson to approve the Appointment of Gregg Ingemunson as Adjudication Officer for a Term to Expire 4/30/23.

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

Nay: Kit Kuhrt

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

PUBLIC FORUM

Public Forum was opened at 7:02 p.m.

Ron Belk addressed the Board regarding the Birchway development concept. The development does not fit the single-family units in Ogden Falls, Steeplechase and Churchill; take time before voting and take into consideration the surrounding area; renters are transients; nice for single families; make another Kendall Point.

Steve Crawford addressed the Board regarding the Birchway development concept. He lives in Ogden Falls and knows people in Churchill who are against it; Oswego is single families, not rental properties; renters are transients; whether the wetland is going to be paved over; think before voting; look at what you are doing on that side of town.

Brian Walker addressed the Board regarding the Birchway development concept. He is opposed to apartment complexes; state of the school district; major traffic challenges on Wolf; a vote to allow would be far sighted; traffic concerns; would be detrimental; three-story complex is not what Oswego should be.

Alicia Clark addressed the Board regarding the Birchway development concept. She is opposed to the apartment building.

Edward Bobo addressed the Board regarding the Birchway development concept. He lives on Millersburg; number of children in the area; there is a hill that kids ride bikes, skateboards, and scooters; cross traffic concerns; concerns with the apartment complex.

Steve Oster addressed the Board regarding the Birchway development concept. He lives at the corner of Woodford and Millersburg; whether this development is the right thing; one road into Churchill from Route 34; has four kids; the road will become a racetrack and kids getting killed.

Daniel Albert addressed the Board regarding the Birchway development concept. He lives across from Steve Oster; whether there is paperwork to show what the project is; project is right up against the tree line; against the project. Staff noted that the project will be discussed later in the meeting.

Michael Keating addressed the Board regarding the Birchway development concept. He moved to Steeplechase; additional congestion on Ogden and the problems it can cause.

There was no one else who requested to speak. The public forum was closed at 7:16 p.m.

STAFF REPORTS

There were no staff reports.

CONSENT AGENDA

- H.1 October 4, 2022 Committee of the Whole Minutes
- H.2 October 4, 2022 Regular Village Board Minutes
- H.3 October 4, 2022 Closed Session Minutes (Approve and Release)
- H.4 Resolution Ratifying the Village President's Executive Order and Extending the Declaration of Local Emergency and Disaster.
- H.5 Ordinance Granting an Easement for Harvest Gate at Southbury Pod 8, Phase 1.
- H.6 Ordinance Granting an Easement for Harvest Gate at Southbury Pod 8, Phase 2.
- H.7 Resolution Approving a Memorandum of Understanding between the Village of Oswego and the Morgan Creek Drainage District for the Collins Road Watermain Improvement Project.
- H.8 Resolution Authorizing the Village Administrator to Purchase Dell Computers, from Dell Technologies, in the Amount of \$174,786.79. **Trustee asked if the cost could be split up and spread over four years. Staff noted that the computers may not be available if we wait. President Parlier asked that staff put together information for next time.**

A motion was made by Trustee Guist and seconded by Trustee Jones Sinnott to approve the Consent Agenda; Approving the October 4, 2022 Committee of the Whole Minutes; Approving the October 4, 2022 Village Board Minutes; Approving and Releasing the October 4, 2022 Closed Minutes; and Approving the following ordinances and resolutions:

Ordinance No. 22-64; Ordinance Granting an Easement for Harvest Gate at Southbury Pod 8, Phase 1.

Ordinance No. 22-65; Ordinance Granting an Easement for Harvest Gate at Southbury Pod 8, Phase 2.

Resolution No. 22-R-94; Resolution Ratifying the Village President's Executive Order and Extending the Declaration of Local Emergency and Disaster.

Resolution No. 22-R-95 Resolution Approving a Memorandum of Understanding between the Village of Oswego and the Morgan Creek Drainage District for the Collins Road Watermain Improvement Project.

Resolution No. 22-R-96; Resolution Authorizing the Village Administrator to Purchase Dell Computers, from Dell Technologies, in the Amount of \$174,786.79.

Aye: Tom Guist
James Marter II

Kit Kuhrt
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 October 18, 2022, in the Amount of \$895,316.17.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Thomas to approve the Bill List Dated October 18, 2022, in the Amount of \$895,316.17.

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

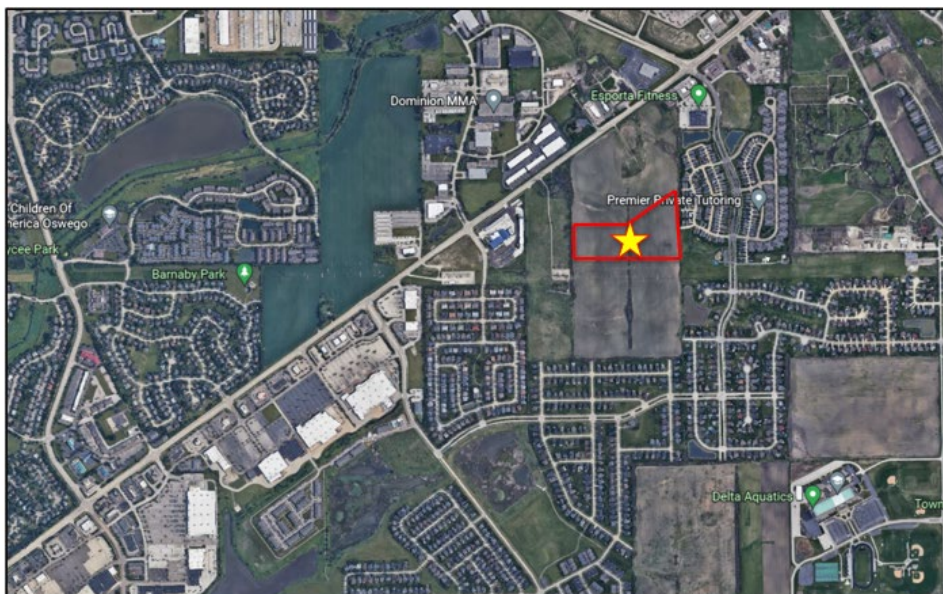
No old business.

NEW BUSINESS

K.1 Consider a Concept Plan, for Birchway Oswego, to Allow for the Development of a 306-Unit Apartment Complex Located South of Route 34 and West of the Ogden Falls Subdivision.

Administrator Di Santo addressed the Board regarding the concept plan for Birchway. The concept plan is a review of the development and is not the final decision by the Board. The Board can put in specific requests and ask that actual drawings be provided. The plan will go back to the Planning & Zoning Commission with a hearing for a recommendation. A formal application and review will be required. The Planning & Zoning Commission supported the concept and provided comments and conditions. The area to the north will be for commercial development. Only connection to the development will be off Route 34. Connections to the surrounding subdivisions will be dependent on future development. Impact fees, to be dispersed, equals \$2.5 million.

Representatives of the development, Yale Dieckmann and Christina Kolb, presented the following:



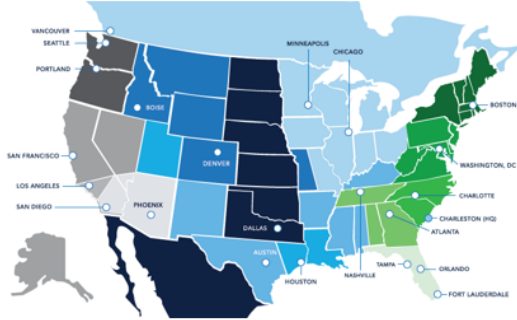
Vertically integrated owner, operator, and developer

Property Management

2,802
Communities Under Management

206
Global Markets Served

782,900+
Units & Beds Under Management



Investment Management

\$59bn+
Assets Under Management

211,800+
Units & Student Beds Owned

130
Global Markets Invested

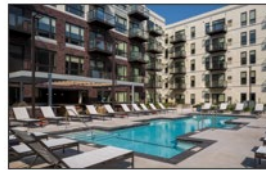
Development & Construction

~\$25bn Global Development Assets <small>\$20bn North America Development Assets</small>	73,772 Global Development Assets' Units + Beds <small>57,682 North America Development Assets' Units + Beds</small>	\$14.5bn+ Global Development Pursuit <small>\$13.8bn North America Development Pursuit</small>
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Central North Territory



8-state region
1,680+ units delivered
Variety of building types and design
Serving a continuum of residents



Elan West End, St. Louis, MN



Elan Yorktown, Lombard, IL



The Bower, Edina, MN



Overture Yorktown, Lombard, IL



Everleigh VH, Vernon Hills, IL



166 N Aberdeen, Chicago, IL

- Versed at working with municipalities

Site: Ogden Falls Southwest Subdivision

Subject site: one parcel, 20.69-acres

Located south of Route 34 with mix of land uses surrounding site

Annexed into Village in 2006 as part of mixed-use development application

Longstanding redevelopment target

Currently used as farmland



- Site is in the middle of two vacant parcels
- Property to the north is for commercial
- Property to the south is not being developed

Locational Context

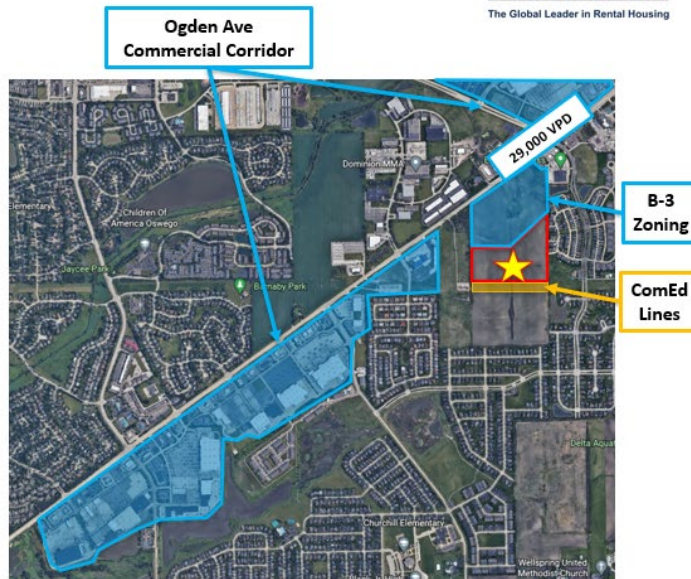
The Ogden Ave Commercial Corridor is the Village's core commercial corridor.

Healthy mix of national and local retail, restaurant and commercial tenants with strong occupancy along the corridor.

Predominantly residential behind retail

Consistent with corridor land use, proposed development would preserve Rt. 34 frontage for future retail and provide residential beyond.

Additional density from Birchway Oswego, plus tight occupancies, could encourage future commercial development.



- Sensitive to the surroundings
- Over retailing is not what they want to present
- A lot of demand for apartments

Proposed Site Plan and Programming

Consolidated buildings

Access off Woodford

11 acres of openspace

245' eastern setback

Self-contained off-street parking



- Originally presented in April; this is the twelfth version
- Detention pond in the middle and not burden surrounding property
- Extend Woodford Road
- 250-foot set-back from eastern part of site
- Buffer of 5+ acres between the site and other subdivisions

Proposed Lifestyle Amenities

Fully amenitized clubhouse with resort style pool

On-site management

Walking paths along the on-site detention

5.7 acres of openspace envisioned as restored prairie along the eastern property line



- Fully integrated
- Screening program
- Club house and paths
- Investment in the community

Conceptual Elevation



Materiality

Height

Expressions

Rooflines

Features



- Three-story townhomes with pitched roofs
- Rentals are robust in this area
- Feel strongly this will be successful

Board, staff and representatives discussion focused on concept approval is the first step in a long process; gaining feedback from residents; on-site management, security, and building engineers; some may live on-site; what are the safety protocols; still thinking about gated access; strong resident screening; standards of the community; traffic calming; will hire a traffic engineer and do studies; traffic calming on Woodford; tabletop, speed bumps, setting conditions so it does not connect to Woodford; three connections to Ogden Falls; didn't develop plans with connections; developer does not have control over the roads; stubbing up to the property line; whether the developer is willing to install LPR cameras; working with the Village on safety concerns; lease provisions; 530 parking spots (1.7 per unit); expertise on managing property; error on the side of caution; no traffic study has been done on Ogden or Route 30; if the development moves forward, the Village will require a traffic study; currently zoned B-3; request to go back to commercial and R-4; no one is building shopping centers right now; proposing down-zoning; too many units being crammed into the space; will need to do research to the surrounding areas and address before coming back; whether there is a better way to keep the public informed of these types of projects; residents within 250 feet of a development are sent letters; people can sign-up for notifications; other subdivisions in Oswego work with the developers and HOA's regarding new developments coming in; HOA's can help; it's been successful communications with the developers; economic climate; downturn in the future; projections; paying attention to the market; it is a long process; not breaking ground until next summer; renting in summer 2024; slow down with mortgage rates; capital concerns, not demand concerns; market perspective; developer in a great position; working with staff on traffic calming; will have curb and gutter; site slopes to the south; development pushed to the east and west; reduced the unit count to 306 units. There was no further discussion.

A motion was made by Trustee Thomas and seconded by Trustee Kuhrt to table the item.

Aye: Kit Kuhrt

Brian Thomas

Nay: Tom Guist James Marter II
Terry Olson Jennifer Jones Sinnott

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

A motion was made by Trustee Jones Sinnott and seconded by Trustee Guist to Consider a Concept Plan, for Birchway Oswego, to Allow for the Development of a 306-Unit Apartment Complex Located South of Route 34 and West of the Ogden Falls Subdivision.

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

Nay: Kit Kuhrt Brian Thomas

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

K.2 Ordinance Amending Title 3 Chapter 7 Section 11; Increase Class "C" Liquor License for Hell's BBQ, Inc. Located at 1019 Station Drive. **Ordinance No. 22-66**

Owners are looking to open the first week in November.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Olson to Approve an Ordinance Amending Title 3 Chapter 7 Section 11; Increase Class "C" Liquor License for Hell's BBQ, Inc. Located at 1019 Station Drive.

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.

K.3 Ordinance Amending Title 3 Chapter 7; Create Class "S-1" Indoor Sports/Recreational Facility Liquor License. **Ordinance No. 22-67**

A motion was made by Trustee Jones Sinnott and seconded by Trustee Thomas to Approve an Ordinance Amending Title 3 Chapter 7; Create Class "S-1" Indoor Sports/Recreational Facility Liquor License.

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- huge weekend at the Venue; excited for Wine Off the Fox; quiet leaf collection; lots of positive comments.

Trustee Kuhrt- have a safe Halloween; trick or treating hours are 3:30pm-8pm.

Trustee Olson- thanks to the police department for the shredding event; thank you to Christina Burns for activities at the Senior Center; thank you to Julie Hoffman and Bridget Bittman for the pumpkin giveaway. He asked for a motion for the Village to take care of the snowplowing at the Senior Center; a motion cannot be made for an item not on the current agenda; the Village Attorney and staff noted that the item can be placed on the next Board agenda.

Trustee Thomas- shout-out to the concerned residents for the Birchway development; not easy to come out to speak; stance on my views; have a safe Halloween; don't eat too much candy and brush your teeth before going to bed.

Trustee Guist- visited Anchor Bar; love the place; love the music in the downtown; nice touch during the holidays.

Trustee Marter II- excited to go to Anchor Bar; inquired into the status of the extension of the local executive orders; only order left is outdoor dining which will be incorporated into the UDO; it will be eliminated as an executive order after the UDO is approved; asked if information regarding the process and role of the Planning & Zoning Commission can be added to the newsletter; Board agreed.

PRESIDENT'S REPORT

Wine Off the Fox is this weekend at Venue 1012. Event is taking place as part of breast cancer month; two bands are scheduled; it is a charity event; bring your own picnic; food trucks and wine will be at the event. New restaurants are open or opening soon: Anchor Bar, Hell's BBQ, Oak + Bean, Beef Shack, and Freddie's Off the Chain.

CLOSED SESSION

There was no closed session

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 8:11 p.m.

Tina Touchette
Village Clerk