

**MINUTES OF A SPECIAL MEETING
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OSWEGO VILLAGE HALL
100 PARKERS MILL, OSWEGO, ILLINOIS
January 10, 2023**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

President Troy Parlier called the meeting to order at 6:02 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, Asst. Village Administrator; Tina Touchette, Village Clerk; Jeff Burgner, Police Chief; Jennifer Hughes, Public Works Director; Rod Zenner, Community Development Services Director; Andrea Lamberg, Finance Director; Bridget Bittman, Community Engagement Manager- Marketing; Joe Renzetti, IT/GIS Director; Kevin Leighty, Economic Development Director; Kerry Behr, Project Engineer; Julie Hoffman, Community Engagement, Special Events Manager; Corey Incandela, Administrative Intern; and Erin Kiernat, Village Attorney.

RECOGNITIONS/APPOINTMENTS

E.1 Oath of Office

a) Aaron A. Riley - Patrol Officer

Chief Burgner thanked the Police Commission members, Ron Elvin and Carrie Niesman for attending and all their work. He briefly spoke about Aaron Riley and noted the family members who were present for the oath. President Parlier swore him in. Pictures were taken.

E.2 Wine Off the Fox Beneficiary Recognitions

Julie Hoffman recognized the beneficiaries. Venue 1012 opened last year with a breast cancer awareness fundraiser held in October. Through attendees who purchased tickets and bid on silent auction items, the Village was able to donate \$3,259.10 to several organizations. The money has already been given to the organizations. Julie called up the following individuals: Brett Skeen, Executive Director of The Edward Foundation; Tessa Pratt, Senior Development Manager with the American Cancer Society; Jessica Bennett, Annual Giving & Special Events; and Alex Pope, Vice President of Philanthropy and Community Engagement for Rush Copley Foundation/Waterford Place. She thanked them for their services and the work they do, and wished them, their staff, and patients a wonderful and successful year. Gift baskets were given to them. Pictures were taken.

E.3 Employee Service Awards

a) Brian Nehring- 20 Years of Service (Police Department)- could not attend
President Parlier congratulated him on his years of service.

E.4 Appointments

Economic Development Commission

a) Appoint Andy Clements for a Term to Expire April 30, 2025

A motion was made by Trustee Marter II and seconded by Trustee Guist to approve the Appointment Of Andy Clements for a Term to Expire April 30, 2025.

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.

Planning & Zoning Commission

a) Appoint Justin Sather for a Term to Expire October 6, 2024

A motion was made by Trustee Kuhrt and seconded by Trustee Jones Sinnott to approve the Appointment of Justin Sather for a Term to Expire October 6, 2024.

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.

PUBLIC FORUM

Public Forum was opened at 6:16 p.m.

David Edelman addressed the Board regarding elections and development projects. This is a significant moment for the community; consequences of funding electors; PAC money; tax breaks and annexation deals; donations to campaign funds; Tuscan Station development; \$2 million credit; conflicts of interest; need Board with transparency and oversight; looking out for the best interest and our community reputation; Board does not support the fire department or school district.

There was no one else who requested to speak. The public forum was closed at 6:23 p.m.

STAFF REPORTS

There were no staff reports.

CONSENT AGENDA

- H.1 December 13, 2022 Committee of the Whole Minutes
- H.2 December 13, 2022 Regular Village Board Minutes
- H.3 Resolution Ratifying the Village President's Executive Order and Extending the Declaration of Local Emergency and Disaster.
- H.4 Resolution Authorizing the Execution of a Phase II Engineering and Land Acquisitions Services Agreement for Wolfs Crossing at Douglas Road with Alfred Benesch & Company, Chicago, IL, in the Amount Not-To-Exceed \$897,267.00.
- H.5 Resolution Approving an Amended Intergovernmental Agreement to Provide School Resource Officers and Other Supplemental Services to Oswego High School and Oswego East High School.
- H.6 Ordinance Amending Title 3 Chapter 7 Section 11; Decrease Class "C" Liquor License for Dairy Barn Located at 121 S. Main St.
- H.7 Resolution Approving a Cable Television Franchise Agreement by and Between the Village of Oswego and Comcast of Illinois.
- H.8 Resolution Authorizing Release of Project Surety for Ashcroft Place Park Site (Lots 210 and 216)
- H.9 Resolution Authorizing the Execution of a Joint Funding Agreement for State-Let Construction Work with the State of Illinois for Improvements to Wolfs Crossing Road at Harvey Road.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Marter II to approve the Consent Agenda; Approving the December 13, 2022 Committee of the Whole Minutes; Approving the December 13, 2022 Regular Village Board Minutes; and Approving the following ordinance and resolutions:

Ordinance No. 23-01; Ordinance Amending Title 3 Chapter 7 Section 11; Decrease Class "C" Liquor License for Dairy Barn Located at 121 S. Main St.

Resolution No. 23-R-01; Resolution Ratifying the Village President's Executive Order and Extending the Declaration of Local Emergency and Disaster.

Resolution No. 23-R-02; Resolution Authorizing the Execution of a Phase II Engineering and Land Acquisitions Services Agreement for Wolfs Crossing at Douglas Road with Alfred Benesch & Company, Chicago, IL, in the Amount Not-To-Exceed \$897,267.00.

Resolution No. 23-R-03; Resolution Approving an Amended Intergovernmental Agreement to Provide School Resource Officers and Other Supplemental Services to Oswego High School and Oswego East High School.

Resolution No. 23-R-04; Resolution Approving a Cable Television Franchise Agreement by and Between the Village of Oswego and Comcast of Illinois.

Resolution No. 23-R-05; Resolution Authorizing Release of Project Surety for Ashcroft Place Park Site (Lots 210 and 216)

Resolution No. 23-R-06; Resolution Authorizing the Execution of a Joint Funding Agreement for State-Let Construction Work with the State of Illinois for Improvements to Wolfs Crossing Road at Harvey Road. **Trustee noted we are moving forward with another segment of Wolf Crossing.**

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.

BILL LIST

I.1 Approve Bill List Dated January 10, 2023, in the Amount of \$3,063,849.98.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Marter II to approve the Bill List Dated January 10, 2023, in the Amount of \$3,063,849.98.

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 Tuscany Station

- a) Ordinance Entering into a Development Agreement between the Village of Oswego and Tuscany Station, LLC for the Development of Tuscany Station. **Ordinance No. 23-02**
- b) Ordinance Rezoning to R-4 General Residence District and B-3 Commercial Service and Wholesale District and a Major Change to the PUD and Final PUD and Subdivision Plat

and Development Agreement Approval of Tuscany Station Located at the Southwest Corner of Orchard Road and Tuscany. **Ordinance No. 23-03**

Vince Rosanova, Rosanova & Whitaker, Ltd., Cesar Cruz, Tuscany Station, LLC & Abby Properties, LLC, and the design team were in attendance. Vince Rosanova presented the following to the Board:

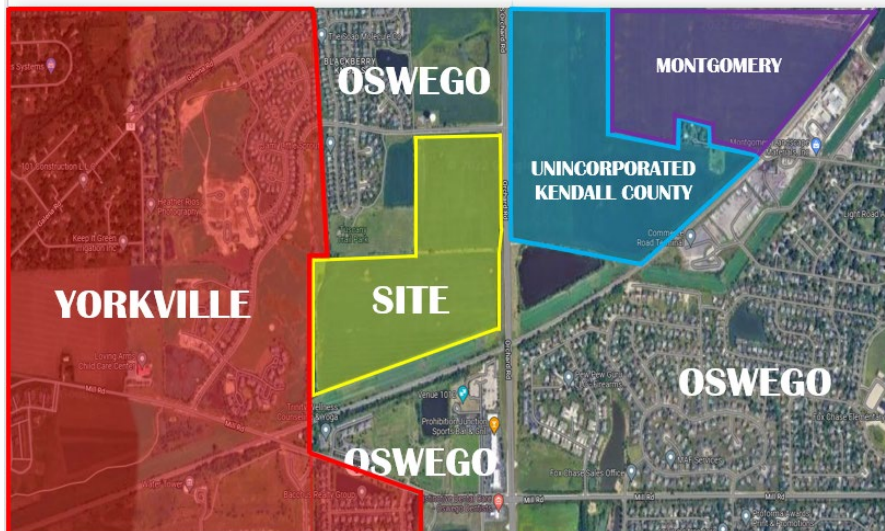
WHO WE ARE: BACKGROUND

Tuscany Station, LLC is an affiliate of Abby Properties

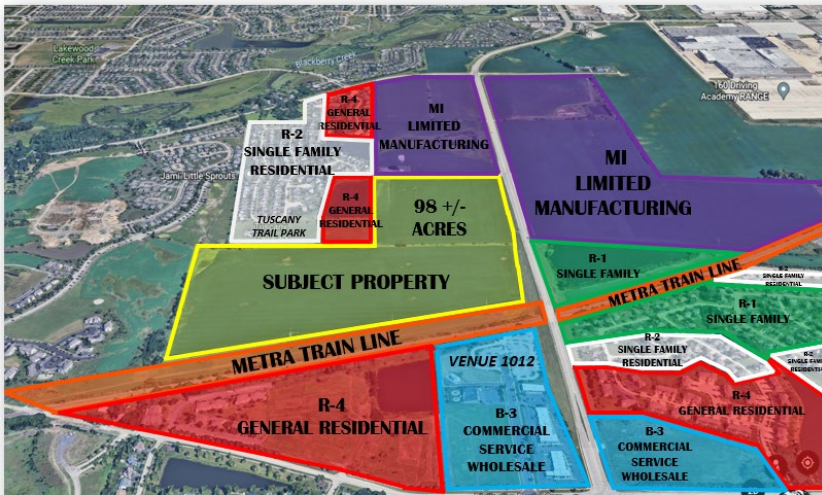
Abby Properties

- Local family-owned company in Yorkville, IL. which employs 90 local laborers
- Owner, Founder & CEO, Abel Martin, started as a union carpenter in the retail industry
- Their client list includes companies such as Target, Costco Wholesale and Simon Malls nationwide
- Currently completing a new office building for Costco in Washington
- Their recent local focus of residential projects include the Grand Reserve, Townes of Kendall Marketplace, and Timber Glenn Community, all located in Yorkville

BOUNDARY MAP: NORTHWESTERN BORDER



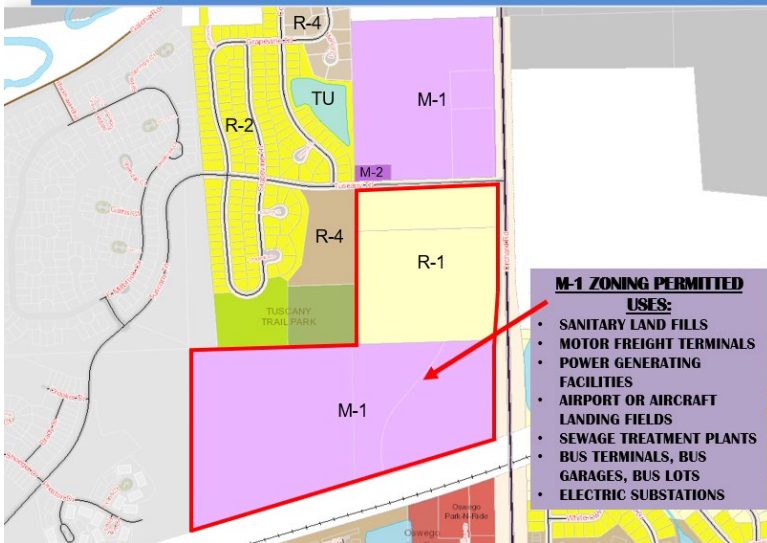
AERIAL ZONING MAP



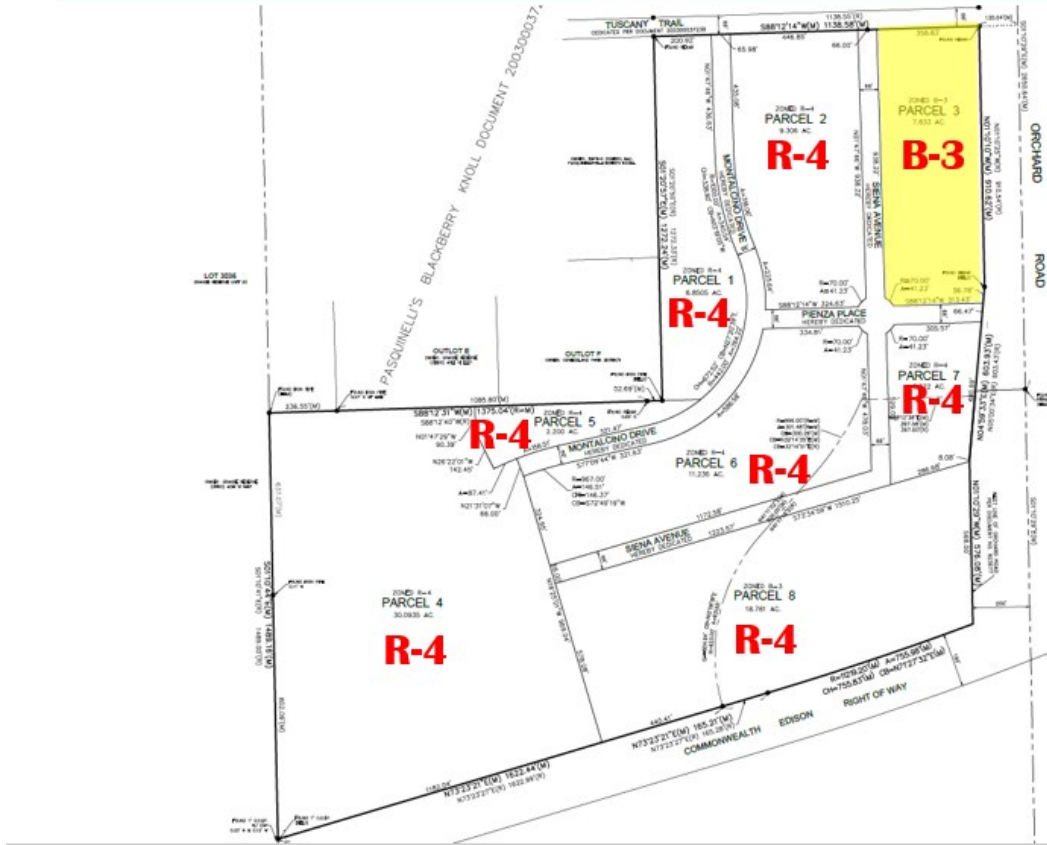
SITE PHOTOS: VACANT SINCE ANNEXED IN 2001



EXISTING ZONING



PROPOSED ZONING



- B-3 will generate future sales tax

OSWEGO'S COMPREHENSIVE PLAN

VISION: MAINTAIN A STRONG ECONOMIC BASE

- **COMPREHENSIVE PLAN – HIGH DENSITY RESIDENTIAL**
- **“OFFERING MORE HOUSING CHOICES FOR ALL”**
- **“MEET FUTURE HOUSING NEEDS, AND ADVOCATES A HEALTHY MIX AND MORE DIVERSE MIX OF HOUSING TYPES FOR ALL AGES”**
- **“CREATING AN OUTSTANDING TRAIL SYSTEM FOR OSWEGO”**
- **“THE NEED FOR OSWEGO’S OWN COMMUTER STATION”**
- **“AMPLE LAND CAPACITY DESIGNATED FOR RESIDENTIAL USE TO MEET FUTURE HOUSING NEEDS, AND ADVOCATES A HEALTHY MIX AND MORE DIVERSE MIX OF HOUSING TYPES FOR ALL AGES”**
- **“AMPLE LAND CAPACITY DESIGNATED FOR NEW RETAIL DEVELOPMENT TO MEET THE PROJECTED DEMAND FOR THE FUTURE”**

OSWEGO'S COMPREHENSIVE PLAN



Oswego is forecasted to add between 11,082 to 15,483 people between 2014 - 2025 & to grow at a compound annual growth rate (CAGR) of 2.7% to 3.6% from 2014 to 2025 compared to 7.02% from 2000 to 2014.

This translates to **400 to 550 units per year**, compared to 900 starts annually during the housing boom.

The 2015 Comprehensive Plan analysis provides the following Housing Projections (see pages # to # for full analysis):

**Projected Demand
4,500 to 5,900 New Residential Units by 2025**

Projected Demand for New Housing by Housing Type

Single-family	62%-65%
Townhome	19%
Multi-family	17%-19%

Projected Demand for New Multifamily Housing

TOWN HOMES	905 - 1,189 approx.
APT/CONDO	891 - 1,048 approx.
TOTAL	1,796 - 2,237 approx.

56
OSWEGO
COMPREHENSIVE PLAN 2015 UPDATE

Offering more Housing Choices for all

Planned Capacity to meet Demand

Single Family Homes

There is significant capacity in District 2 and 3 to accommodate over **8,000 to 16,000 new single family homes** to meet near term and long term growth.

MULTIFAMILY UNITS (APPROX) IN DEVELOPMENTS PLANNED OR UNDERWAY

Adriesth Walk
Hummel Trails
Parkmoth Run
Pine Ridge Club
Kirk Farm
Seasons at Southbury
Southbury Townes
Tuscany Station
Hubston Pointe

KendallCounty**NOW**

Article: Oswego housing trend: rental developments on rise, but so are rents

By: David Petesch

Published: September 28, 2022 at 5:00 am CDT

Di Santo said the lack of rental options excludes the village from serving a large demographic of people.

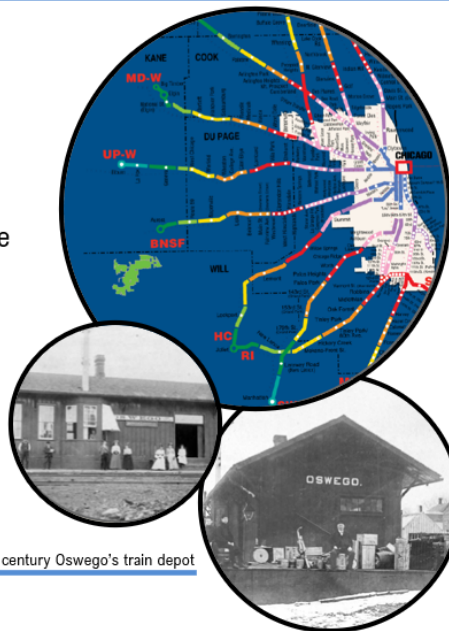
"We want Oswego to be available to everybody," Di Santo said. **"And that means different types of housing."**

Rod Zenner, the village's development services director, has been with the village for 16 years and said he believes the **village needs to diversify housing developments** as much as possible to provide housing opportunities throughout the community.

Zenner said one of the PZC's strategic goals is to look at the current mix of housing in the village and assess the ratio of rental to ownership properties. He said he believes the village has a relatively low rate of rentals, but as every community is unique, it's hard to tell what the balance should be.

BNSF COMMUTER RAIL – KENDALL EXTENTION STUDY

- There is currently no commuter rail service or inter-city passenger rail service in Oswego
- Nearest Metra commuter rail service connecting Oswego to the greater Chicago area is in Aurora (BNSF Railway Line)
- Nearest Amtrak inter-city passenger rail service is in Plano, Naperville, and Joliet



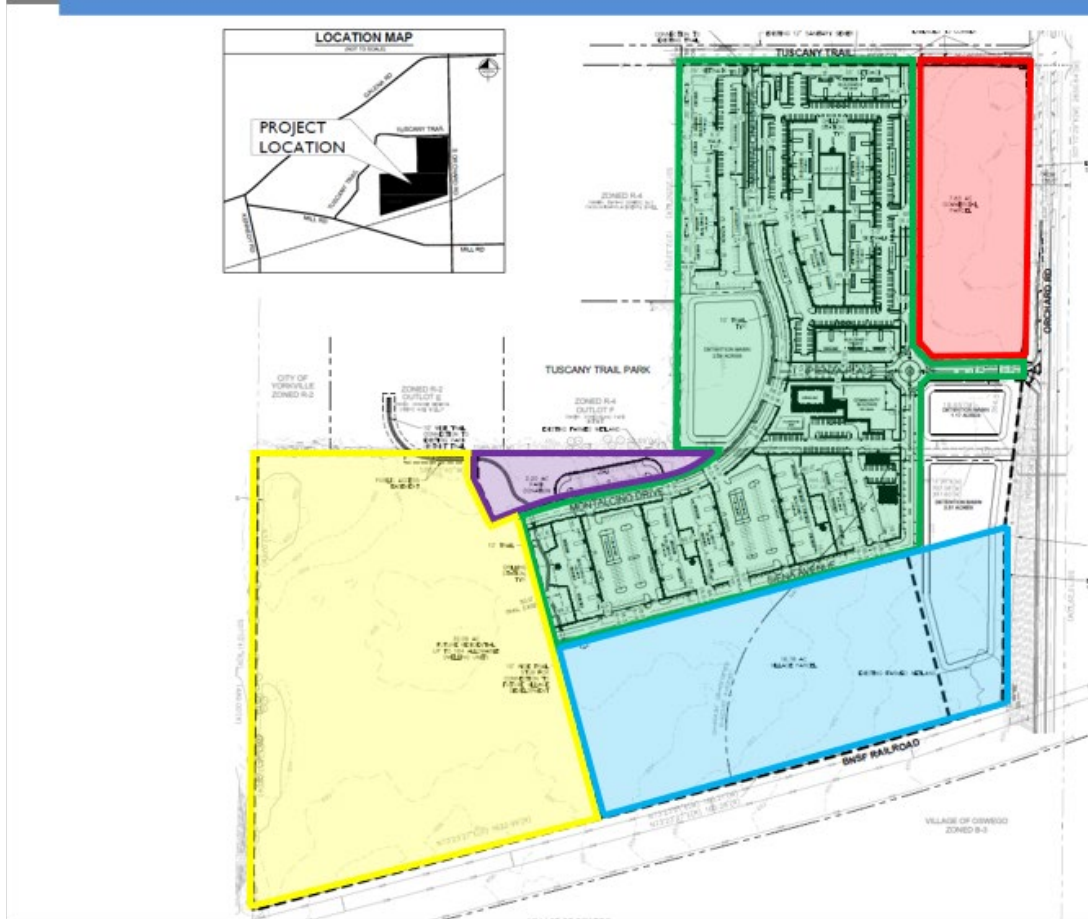
19th century Oswego's train depot

DEVELOPMENT SUMMARY

- **39 acres – 480 APARTMENT HOMES**
 - (13) 3 STORY BUILDINGS
- **7.83 acres – COMMERCIAL AND RETAIL**
 - HIGH VISIBILITY
 - WILL MEET NEEDS FOR NEW RESIDENTS
- **3.76 acres – COMMUTER LOT ADDITION**
 - INCREASED FROM 15 TO 18.78 ACRES
 - 1,582 PARKING SPACES
 - PETITIONER BUILDING AT NO COST TO VILLAGE
- **2.2 acres - PARKS AND TRAILS**
 - 51 PARKING SPACES
 - 10' WALKING TRAILS CONNECTING FROM TUSCANY TRAIL ROAD & EXISTING PARK TO COMMUTER LOT
- **30 acres – FUTURE RESIDENTIAL DEVELOPMENT**
 - SINGLE FAMILY
 - FLEXIBILITY IN PHASE DEVELOPMENT



OVERALL SITE PLAN



- Green area depicts rentals
- Blue area depicts the parking lot

COMMERCIAL PARCEL



- 7.83 ACRES
- HIGH VISIBILITY LOCATION (NOW AT CORNER)
- MEETS 2015 COMPREHENSIVE PLAN CALLING FOR “MAJOR RETAIL” AT TUSCANY STATION
- POTENTIAL FUTURE RETAILERS: RESTAURANT, COFFEE SHOP, BANK, GROCERY, CONVENIENCE STORE, HEALTH AND BEAUTY
- WILL MEET NEEDS FOR NEW INFLUX OF RESIDENTS
- 16,000 VEHICLE TRIPS ALONG ORCHARD ROAD DAILY

- In 2020, there was only 4 acres, now it’s 7.83 acres

2020 CONCEPT PLAN

SITE CONCEPT DATA TABLE	
Total Site: 98.46 Acres	
A	Wetlands: 2.47 AC
B	Stormwater Management: 15.89
C	Park: 2.0 AC
D	Multi-Family Housing: 20.55 AC R-4 Zoning Standards 320 units (16.0 DU/AC) 30' min. front yard 40' min. rear yard 12' min. side yard
E	Commercial Development: 4.28 AC B-2 Zoning Standards
F	Mixed-Use-Development: 12.39 AC Potential for single-family attached row homes, apartments, condominiums, and integrated commercial 124 to 248 Units (10 to 20 DU/AC) and 10,000 to 20,000 sq. ft. of commercial
G	Single-Family Lots: 22.10 AC R-2 Zoning Standards 76 Lots (4.3 DU/AC) 6,000 sq. ft. minimum lot size 20' front and rear yard set-back 6' sideyard set-back 60' min. lot width
H	Commuter Parking Lot: 18.78 AC 1,769 spaces



APARTMENT PARCEL



- 480 UNITS
- 13 BUILDINGS
- MULTIPLE STYLES
- 156 – 1 BED / 324 – 2 BED
- CENTRALLY LOCATED CLUBHOUSE

- No three (3) bedroom units

PROPERTY LINE DISTANCE



PARKING SUMMARY

PARKING SUMMARY	
<u>MINIMUM PARKING REQUIRED</u>	
ONE BEDROOM UNITS:	156
SPACES PER UNIT:	<u>1.5</u>
SPACES REQUIRED:	234 SPACES
TWO BEDROOM UNITS:	324
SPACES PER UNIT:	<u>2</u>
SPACES REQUIRED:	648 SPACES
TOTAL PARKING REQUIRED:	234 + 648 = 882 SPACES
<u>APARTMENT PARKING PROVIDED</u>	
COVERED (GARAGE):	70
UNCOVERED APT SPACES:	745
CLUBHOUSE SPACES:	71
ADA PARKING:	43
PARALLEL PARKING:	<u>65</u>
TOTAL PARKING PROVIDED:	994 SPACES
(994 - 882 = 112 GUEST SPACES)	
<u>PARK DISTRICT PARKING PROVIDED</u>	
PARKING PROVIDED:	51 SPACES

- Village has high requirements for parking

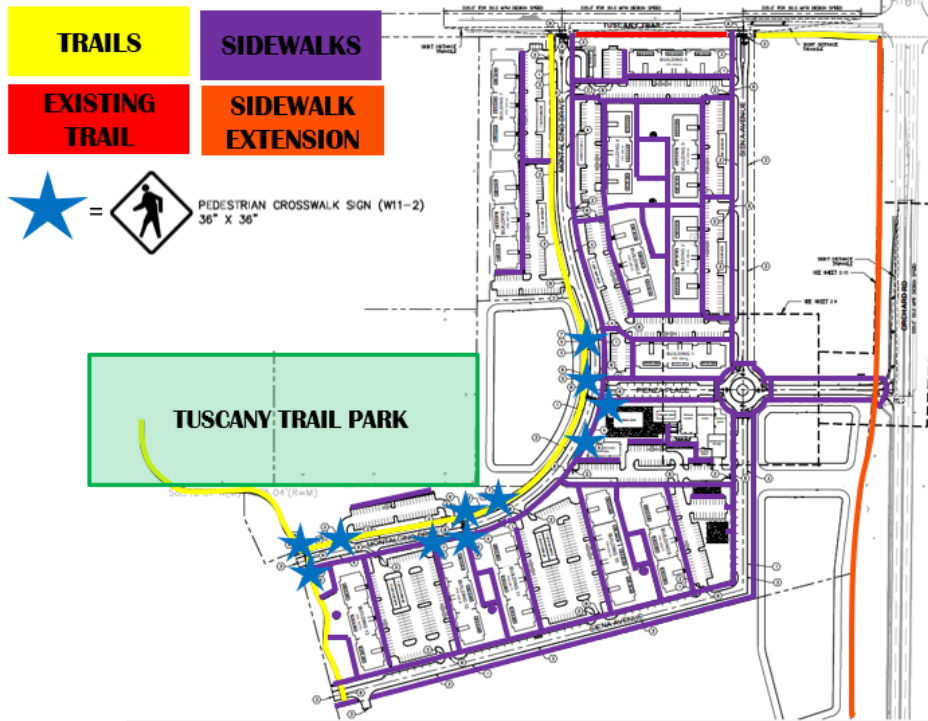
PARK PARCEL



- 2.2 ACRES PARK ADJACENT TO TUSCANY TRAIL PATH
- 51 PARKING SPACES

- Will be dedicated to the Park District
- Path connection to the north and south

PEDESTRIAN CROSSING



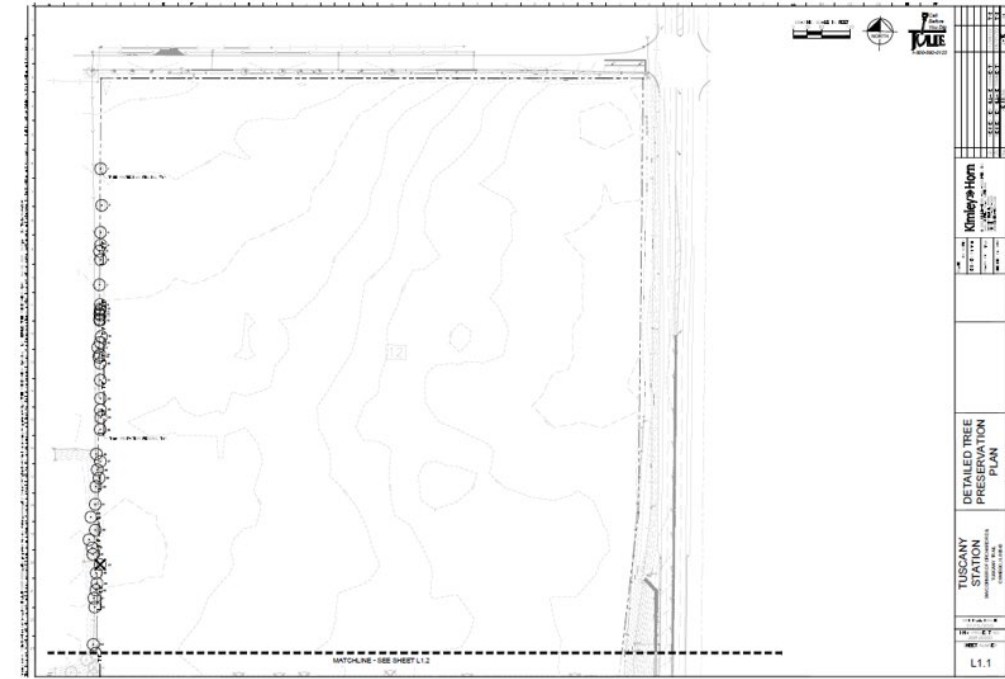
- Purple depicts how the sidewalks are interconnected

LANDSCAPE

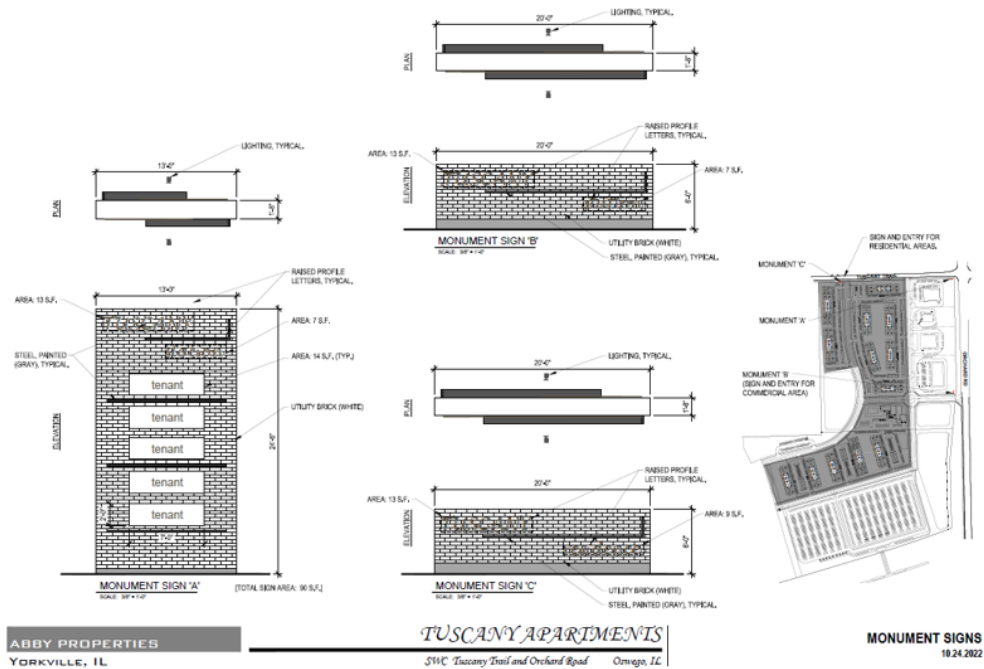


- Open space, detention, and courtyards

TREE PRESERVATION PLAN



MONUMENT SIGNS



- Already completed
- Smaller sign on Orchard and on Tuscany

APARTMENT RENDERING



BUILDING 1 AND 2 A4.1



APARTMENT RENDERING



BUILDING 4, 5 AND 6
09.20.2022 A4.2



- Modern and sleek design
- Flat roofs

APARTMENT ARCHITECTURAL



- Different color palettes

APARTMENT HEIGHT



- Max height of 40 feet

APARTMENT RENDERING



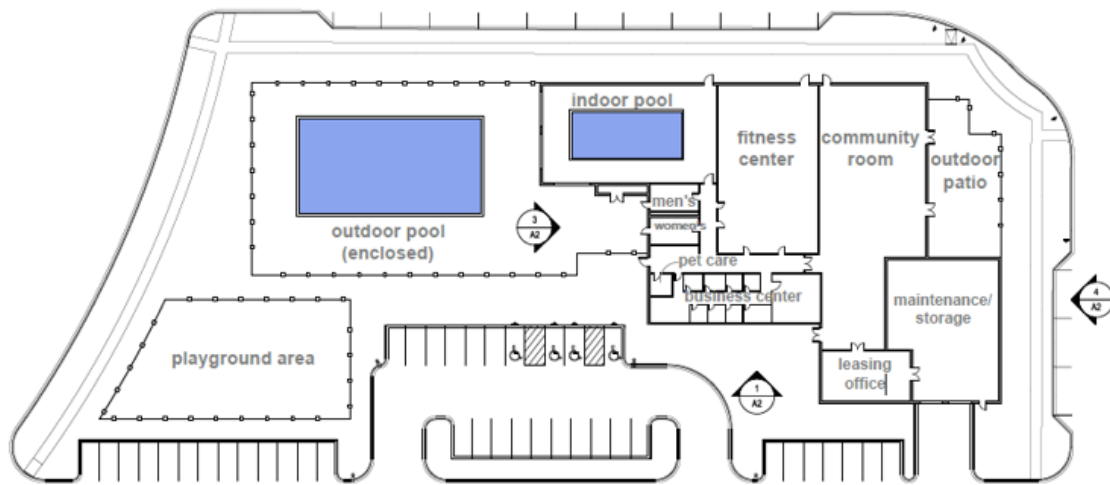
CLUBHOUSE A4.0
04.26.2022

CLUBHOUSE



- Amenity rich

CLUBHOUSE FLOOR PLAN



CLUBHOUSE ELEVATIONS | A2

APARTMENT COMMUNITY FEATURES

CLUBHOUSE:

- AMAZON PACKAGE HUB
- 24 - HOUR FITNESS CLUB
- YEAR - ROUND INDOOR POOL
- OUTDOOR POOL
- PET WASHING STATION
- KITCHEN & ENTERTAINMENT AREA
- SOCIAL LOUNGE
- BUSINESS MEETING ROOMS WITH WIFI ACCESS POINTS
- PRIVATE REMOTE WORKSTATIONS



OUTDOOR:

- WALKING PATHS CONNECTING TO TUSCANY TRAIL PARK AND OTHER OPEN SPACE AREAS
- FENCED IN DOG PARK
- SEASONAL OUTDOOR POOL
- PICKLEBALL COURT
- BARBEQUE GRILLING AREAS
- PLAYGROUD
- ELECTRIC VEHICLE CHARGING STATIONS



- 24/7 ONSITE MAINTENANCE SERVICE AVAILABILITY

- PARKING: ALL RESIDENCE'S VEHICLES ARE REGISTERED (WITH DECALS) WITH LEASING OFFICE

**OVERNIGHT VISITORS WILL REQUIRE TEMPORARY PASSES*

**NON-COMPLIANT VEHICLES WILL BE TOWED AT OWNER'S EXPENSE*

INTERIOR EXAMPLES



APARTMENT IN UNIT FEATURES

FROM OTHER PROPERTIES DEVELOPED BY TUSCANY STATION LL

- OPEN FLOOR PLANS WITH SEPARATE “TELE-WORK” DEN
- SMART HOME FEATURES
- WALK IN CLOSETS
- SOLID SURFACE COUNTERTOPS
- STAINLESS STEEL ENERGY EFFICIENT APPLIANCES
- FULL SIZE WASHER & DRYER
- HARDWOOD OR CARPET FLOORING OPTIONS
- ADA ACCESSIBLE UNITS AVAILABLE



APARTMENT TARGET MARKET

- **Apartment mix** focusing on 1- & 2-Bedroom types
- Square footage ranges from 862 to 1,277 square feet
- Anticipated monthly asking rental rates at open:
 - Between \$1,600-\$1,800 for 1-Bed apartments
 - Between \$2,100-2,400 for 2-Bed apartments
 - Targeted Income Range \$57,000 - \$87,000
- A comprehensive screening process for new residents includes income and credit history, rental history, and criminal background checks
- **Leasing and management staff (6; 3 full-time, 3 part-time) and minimum of (6) full-time, onsite maintenance and service personnel**

APARTMENT TARGET MARKET

- “Renters by Choice” – today’s underserved segment population
- 25 – 44 age category which suggests singles, young professionals & empty nesters
- Active adults 57 – 65
- Non-traditional households such as:
 - Divorcees
 - Widows
 - Middle-aged singles

MARKET STUDY

Demographic Analysis – Housing Income Profile – 5.0 Mile Radius



Household Income Profile

1012 Station Dr Oswego IL 60134
 1012 Station Dr Oswego IL 60134
 Ring: 5 mile radius

Latitude: 41.6959
 Longitude: -88.3820

Summary	2022	2027	2022-2027 Change	2022-2027 Annual Rate
Population	111,004	115,014	4,010	0.71%
Households	37,030	38,551	1,521	0.81%
Median Age	35.2	34.7	-0.5	-0.29%
Average Household Size	2.97	2.95	-0.02	-0.14%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
Household	37,030	100%	38,551	100%
<\$15,000	1,041	2.8%	833	2.2%
\$15,000-\$24,999	1,621	4.4%	1,338	3.5%
\$25,000-\$34,999	1,625	4.4%	1,408	3.7%
\$35,000-\$49,999	2,963	8.0%	2,464	6.4%
\$50,000-\$74,999	5,820	15.7%	5,259	13.6%
\$75,000-\$99,999	4,891	13.2%	4,750	12.3%
\$100,000-\$149,999	10,654	28.8%	11,961	31.0%
\$150,000-\$199,999	4,733	12.8%	6,041	15.7%
\$200,000+	3,682	9.9%	4,498	11.7%
Median Household Income	\$101,472		\$108,619	
Average Household Income	\$119,855		\$135,128	
Per Capita Income	\$40,034		\$45,383	

Source: ESRI

MARKET STUDY



Executive Summary – Primary Comparables Summary

The table below provides a summary of the key metrics for each of the primary apartment communities in the CMA. When comparing the key comparables, the Subject's average low rental rate per square foot (\$2.02/sf) is slightly above the average low rental rates at the key competitors (\$2.01/sf).

Among the key competitors, a total of 43.9% of the units offered are two-bedroom units while 36.8% one-bedroom units. Studios and three-bedroom units account for 19.3% of the remaining units.

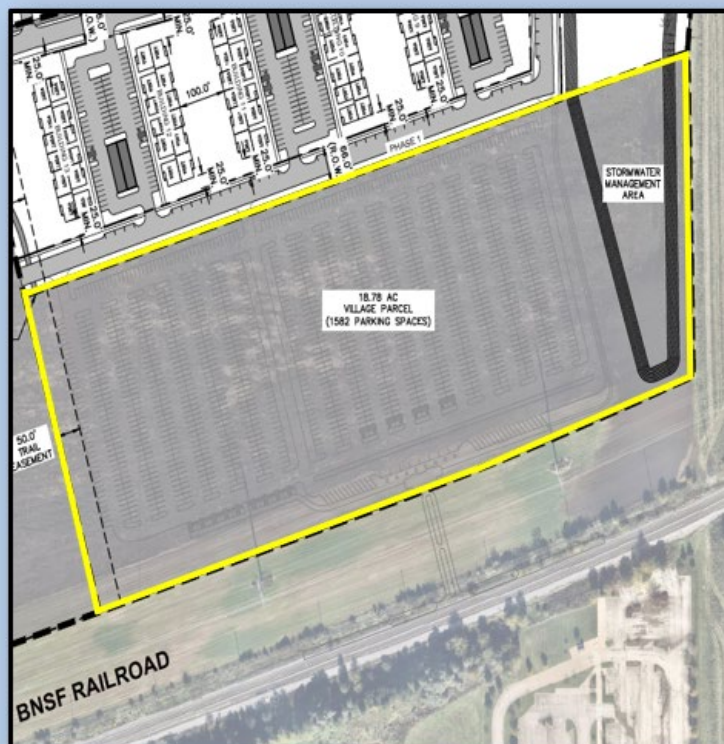
COMMUNITY	PRODUCT TYPE	CITY	BASE RENT RANGE	AVERAGE UNIT SIZE	RATE		PRICE SUMMARY OF COMPETITORS						
					LEASED	OCCUPIED	AVG LOW RENT	AVG LOW \$/SF	AVG. CONCESSION \$	AVG. CONCESSION %	NET EFFECTIVE AVG RENT	NET EFFECTIVE AVG \$/SF	
Reserve at Hudson Crossing	Flats	Oswego	\$1195 - \$2290	882	91%	96%	\$1,767	\$2.06	\$0	0.0%	\$1,767	\$2.06	
The Springs at Orchard Rd	Garden Style	North Aurora	\$1393 - \$2550	1,020	97%	98%	\$1,923	\$1.92	\$0	0.0%	\$1,991	\$1.99	
The Legacy	Garden Style	Plainfield	\$1650 - \$2650	1,067	96%	98%	\$2,150	\$2.01	\$0	0.0%	\$2,340	\$2.19	
Springs at Oswego	Garden Style	Oswego	\$1407 - \$2600	1,012	88%	96%	\$1,989	\$2.00	(\$165)	-8.3%	\$1,824	\$1.84	
Farmington Lakes	Garden Style	Oswego	\$1500 - \$2201	931	96%	99%	\$1,814	\$1.96	\$0	0.0%	\$2,323	\$2.51	
Montgomery Place	Stacked Flats/Garden Style	Montgomery	\$1796 - \$2519	961	74%	73%	\$2,020	\$2.13	\$0	0.0%	\$2,140	\$2.25	
AVERAGE					979	90%	93%	\$1,944	\$2.01	(\$28)	-1.4%	\$2,064	\$2.14
MEDIAN					987	93%	96%	\$1,956	\$2.01	\$0	0.0%	\$2,065	\$2.12

- Competitive market area

Executive Summary – Potential Rental Demand

- In order to analyze rental demand at the Subject site, we implemented our proprietary rental demand model. The model takes into account households by income and age category along with historic percentage of renters in the market, demand from existing renters (renter turnover) and demand from newly formed households. The results of the demand analysis estimate demand by age (target market) and income.
- For this analysis, we used a Competitive Market Area (CMA) of a 7.5-mile radius from the Subject property. This is typically the range that renters will travel from their current home to find a new, Class A apartment community.
- Based on our proprietary rental demand model, there is sufficient demand for approximately 1,552 new rental units annually within 7.5 miles of the Subject site. However, in the income categories that are appropriate for the recommended rental rates at the Subject (incomes between \$50,000 and \$150,000), there is demand for approximately 695 rental units per year.
- Based on our recommended base rental rates, it will take a household income of between \$50,000 and \$150,000 in order to rent a unit at the Subject site. Based on this required income, there is demand for approximately 695 new rental units annually in the CMA. The Subject will need to capture 24.1% of this demand once the community opens (for the purpose of this analysis, we have assumed an opening date of January 2024 and we project an absorption rate of 14 unit/month). Further, the demand model indicates that the demand is spread among all age categories, however, the majority of demand is within the 25-44 age categories, which suggests the Subject units should be targeted toward singles, young couples and empty nesters (1- and 2-bedroom).
- To further analyze demand in the local market, we reviewed births by decade, which shows anticipated long-term demand. The primary target market for a garden-style community are millennials, generally aged 25 to 39. According to births by decade, the demand from this age group will continue to be extremely strong through 2035, before tailing off slightly.
- The primary drivers for successful rental communities in this region are proximity to employment, proximity to shopping, services and restaurants and the relative strength of the school district. The Subject is located within five to 10 minutes from all of the shopping and dining options that Oswego has to offer and is located only 10 minutes to I-88 and 10 minutes to the Aurora Metra Station.

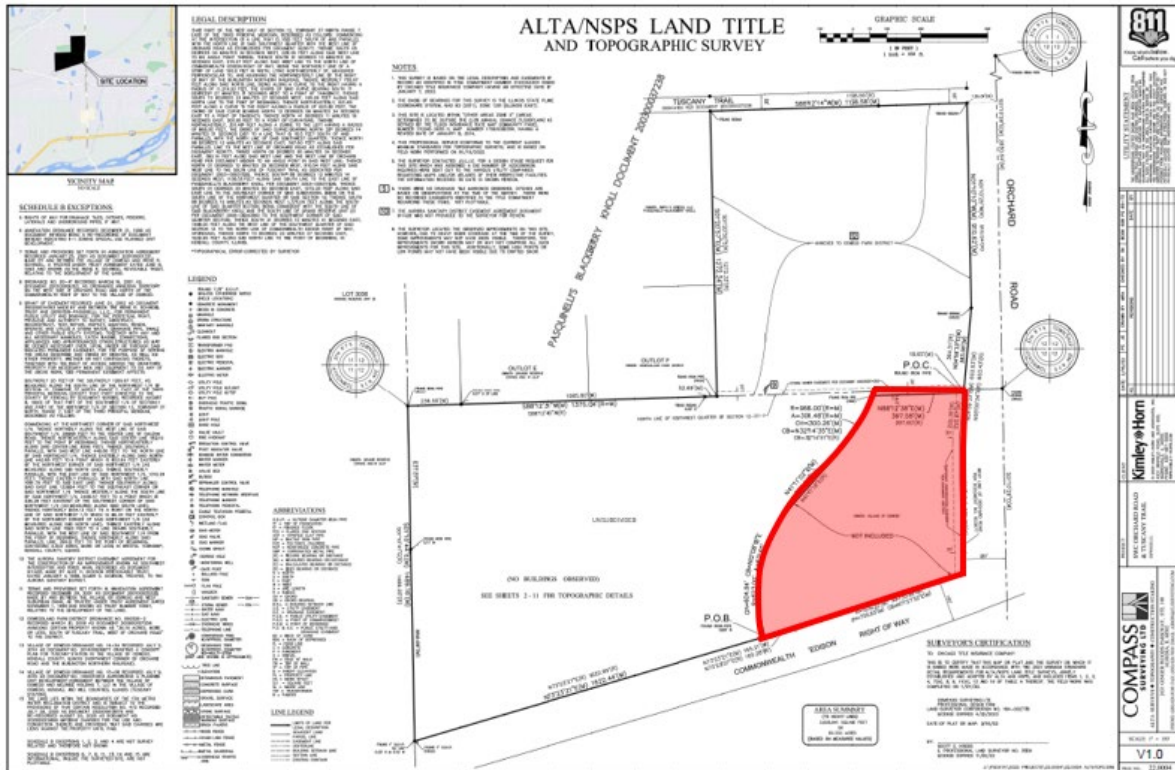
REPLATTED COMMUTER LOT PARCEL



- 3.76 ACRE INCREASE FROM 15 ACRES TO 18.78 ACRES TOTAL
- UP TO 1,582 PARKING SPACES
- MORE EFFICIENT PARKING LAYOUT AND ACCESSIBILITY
- FULLY ENGINEERED FOR STORMWATER
- MEETS VILLAGE'S COMPREHENSIVE AND TRANSPORTATION IMPROVEMENT PLANS

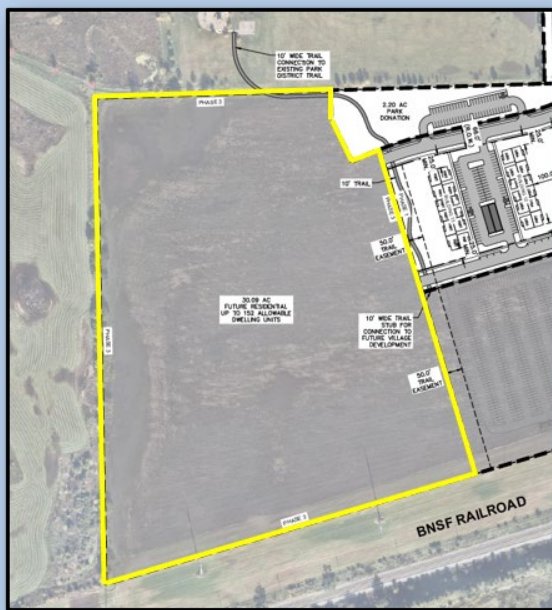
- Building stormwater at no expense to the Village

SURVEY



- 15 acres deeded from previous Village Board

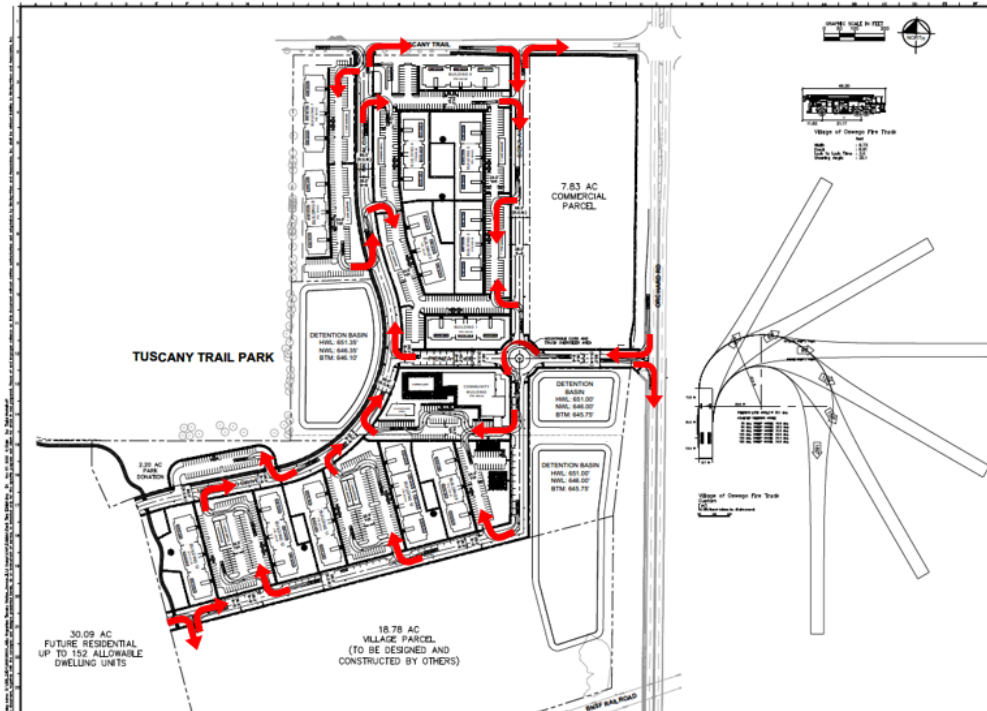
RESIDENTIAL PARCEL – FUTURE PHASES



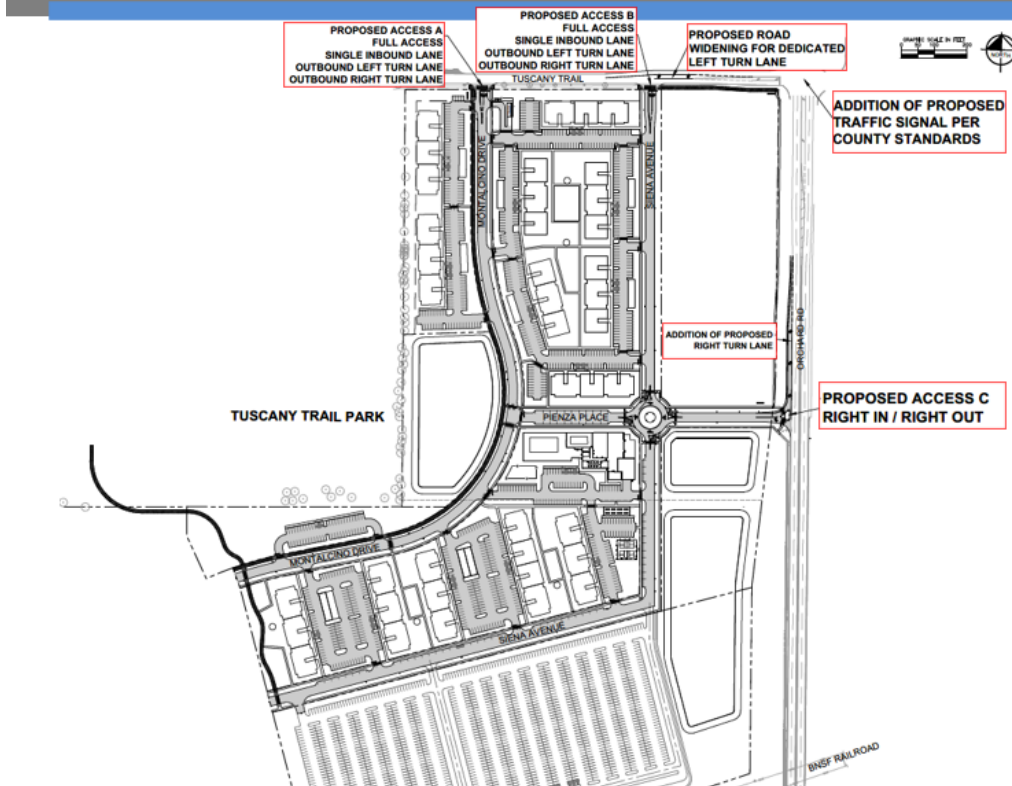
- 30.09 ACRES
- FLEXIBILITY IN PHASE DEVELOPMENT TO MEET FUTURE CONSUMER DEMAND
- MOVE UP OPTIONS FOR YOUNG FAMILIES

- Future single family
- Next phase in 2-3 years

FIRE TRUCK TURN PLAN



TRAFFIC IMPROVEMENT EXHIBIT



- Traffic signal at Tuscany and Orchard; paid by the developer
- Southbound and westbound turn lane installed by petitioner

TRAFFIC REPORT

4.6 Future (2027) Build (Phase 2) Capacity Analysis

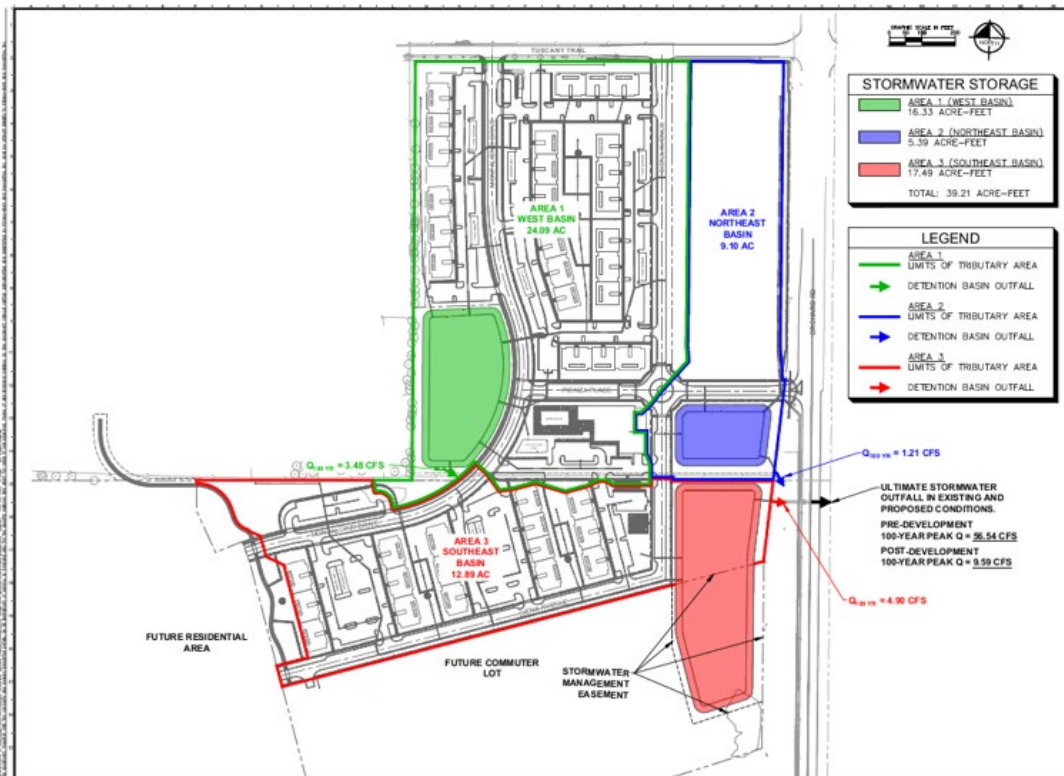
Based on the preceding analysis, the same geometry and traffic control used in the analysis of Phase 1 was applied to Phase 2. Capacity results for the Future (2027) Build Phase 2 condition are provided in **Table 4.5**. For the traffic signal at Orchard Road/Tuscany Trail, a cycle length of 110 seconds was assumed, consistent with existing timings at Orchard Road/Mill Road, and splits were optimized. Consistent with the existing conditions analysis, the results are based on Synchro's HCM 6th Edition reports with the exception of the roundabout west of Access C. For the roundabout, the results are based on SIDRA intersection software. Copies of the capacity analysis reports are provided in the appendix.

Table 4.5 Future (2027) Build (Phase 2) Level of Service

Intersection	Weekday AM Peak Hour		Weekday PM Peak Hour		Saturday Midday Peak Hour	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Orchard Road / Tuscany Trail ★						
Eastbound	29	C	34	C	30	C
Northbound	5	A	6	A	5	A
Southbound	7	A	12	B	10	A
Intersection	9	A	13	B	11	B
Orchard Road / Mill Road ★						
Eastbound	26	C	29	C	27	C
Westbound	31	C	32	C	31	C
Northbound	11	B	12	B	12	B
Southbound	10+	B	12	B	11	B
Intersection	15	B	16	B	16	B
Mill Road / Tuscany Trail △						
Eastbound (Left)	7	A	8	A	8	A
Southbound	10-	A	10+	B	10+	B
Tuscany Trail / Access A △						
Westbound (Left)	7	A	8	A	8	A
Northbound	9	A	9	A	9	A
Tuscany Trail / Access B △						
Westbound (Left)	8	A	8	A	8	A
Northbound	10-	A	10+	B	10+	B
Orchard Road / Access C △						
Eastbound	11	B	14	B	13	B
Access C / Commercial Access Road / Residential Access Road ○						
Eastbound	3	A	3	A	3	A
Westbound	3	A	4	A	3	A
Northbound	3	A	3	A	3	A
Southbound	3	A	4	A	3	A
Intersection	3	A	3	A	3	A

★ - Signalized Intersection △ - Minor-Leg Stop-Controlled Intersection ○ - Roundabout

DRAINAGE DIRECTION



- Stormwater enhanced
- Detention basins minimize flooding

SITE PROXIMITY



STUDENT NUMBERS



# of units	Type of Unit	Pre-School 0 - 4 Yrs	Subtotal	Elementary Grades K-5	Subtotal	Junior High Grades 6-8	Subtotal	High School Grades 9-12	Subtotal	Adults 18-up	Total per Unit	Total per Subdivision
	Detached											
	Single-family											
	2-bedroom	0.113	0.000	0.136	0.000	0.048	0.000	0.020	0.000	1.700	0.204	0.0000
	3-bedroom	0.292	0.000	0.369	0.000	0.173	0.000	0.184	0.000	1.881	0.726	0.0000
	4-bedroom	0.418	0.000	0.530	0.000	0.298	0.000	0.360	0.000	2.158	1.188	0.0000
	5-bedroom	0.283	0.000	0.248	0.000	0.248	0.000	0.300	0.000	2.594	0.796	0.0000
	Attached											
	Single-Family											
	1-Bedroom	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.193	0.000	0.0000
	2-Bedroom	0.064	0.000	0.088	0.000	0.048	0.000	0.038	0.000	1.752	0.174	0.0000
	3-Bedroom	0.212	0.000	0.234	0.000	0.058	0.000	0.059	0.000	1.829	0.351	0.0000
	4-Bedroom	0.323	0.000	0.322	0.000	0.154	0.000	0.173	0.000	2.173	0.649	0.0000
	Apartments											
	Efficiency	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	1.294	0.000	0.0000
156	1-Bedroom	0.000	0.000	0.002	0.312	0.001	0.156	0.001	0.156	1.754	0.004	0.6240
324	2-Bedroom	0.047	15.228	0.086	27.864	0.042	13.608	0.046	14.904	1.693	0.174	56.3760
	3-Bedroom	0.052	0.000	0.234	0.000	0.123	0.000	0.188	0.000	2.526	0.545	0.0000
480												
	People Produced		16		29	+	14	+	16	=	73	57

59
PROJECTED STUDENTS

- Believe it will be less than 59 students

ATTENDANCE SUMMARY

SOURCE: ILLINOISREPORTCAR



HUNT CLUB ELEMENTARY SCHOOL (29 STUDENTS PROJECTED)

CURRENT ENROLLMENT – 684
CAPACITY – 900
= 76% CAPACITY



TRAUGHBER JR HIGH SCHOOL (14 STUDENTS PROJECTED)

CURRENT ENROLLMENT – 1,064
CAPACITY – 1,200
= 88% CAPACITY



OSWEGO HIGH SCHOOL (16 STUDENTS PROJECTED)

CURRENT ENROLLMENT – 2, 831
CAPACITY – 3,200
= 88% CAPACITY

SCHOOL DISTRICT TAX REVENUE

SCHOOL DISTRICT TAX RATE	6.354970%
480 APARTMENTS @ \$126,000 (FMV)	\$60,480,000
TOTAL EQUALIZED ASSESSED MARKET VALUE (EAV)	\$20,160,000
TAX RATE X EAV (ANNUAL REAL ESTATE TAXES TO DISTRICT 308)	\$1,281,161.95

TOTAL ANNUAL DISTRICT 308 EXPENDITURE – \$718,836

ANNUAL SURPLUS – \$562,325.95

+ ANNUAL PER CAPITAL STATE FUNDING PER STUDENT OF \$307,599.73
(\$5,213.49 x 59 STUDENTS)

TOTAL ANNUAL SURPLUS – \$869,925.68

+ ONE TIME LAND CASH CONTRIBUTION OF \$126,198.48

+ ONE TIME IMPACT FEES OF \$1,169,338

PARK LAND CASH

(156) 1 - BEDROOM = \$218,027.16
\$1,397.61 PER UNIT

(324) 2 - BEDROOM = \$493,008.12
\$1,521.63 PER UNIT

TOTAL PARK LAND CASH = \$711,035.28

ANTICIPATED TAXES

NUMBER OF UNITS	480
TOTAL FAIR MARKET VALUE	\$60,480,000
FAIR MARKET VALUE PER APARTMENT	\$126,000
TOTAL EQUALIZED ASSESSED MARKET VALUE	\$20,160,000
EFFECTIVE TAX RATE	9.28153%
ANTICIPATED ANNUAL TAXES PER APARTMENT	\$3,899
TOTAL ANNUAL TAXES	\$1,871,520

DISTRICT	TAX RATE	TOTAL
SCHOOL DISTRICT 308	6.354970	\$1,281,162
OSWEGO FIRE PROTECTION DISTRICT	0.671030	\$135,280
KENDALL COUNTY	0.601570	\$121,277
JR COLLEGE #516	0.469830	\$94,718
OSWEGO PARK DISTRICT	0.460310	\$92,799
OSWEGO LIBRARY DISTRICT	0.258130	\$52,040
OSWEGO ROAD DISTRICT	0.065090	\$13,123
FOREST PRESERVE	0.162010	\$32,662
VILLAGE OF OSWEGO	0.150150	\$30,271
OSWEGO TOWNSHIP	0.088440	\$17,830
TOTAL MULTIFAMILY TAXES	9.28153	\$1,871,162

FEE IMPACT



Total Project Impact Fees				
	Village of Oswego	48.46%		\$ 1,490,318
	CUSD #308	38.02%		\$ 1,169,337
	Oswego Fire Protection District	3.46%		\$ 106,569
	Oswegoland Park District	6.50%		\$ 199,771
	Oswego Public Library	3.57%		\$ 109,684
				\$ 3,075,679
Land Cash School				\$ 130,821
Land Cash Park				\$ 729,295
Water Tap On Fee			\$ 2,200.00	\$ 1,056,000
			Total Amount:	\$ 5,973,845.41

OSWEGO - BENEFITS



- **ENHANCING THE VILLAGE'S HOUSING STOCK TO MEET THE NEED OF ITS RESIDENTS**
- **PROVIDE ADDITIONAL RESIDENTS NEAR FUTURE METRA STATION TO BRING TRAIN STATION**
- **IMPROVE TUSCANY TRAIL & ORCHARD ROAD, ADDRESSING THE VILLAGE'S FUTURE TRANSPORTATION GOALS**
- **ADD A NEW 2 ACRE PUBLIC PARK, PARKING, SIDEWALKS, AND MULTI-USE PATHS FOR BICYCLE AND PEDESTRIAN CONNECTIVITY**
- **ADDITIONAL 3.76 ACRE DEDICATION TO THE VILLAGE TO ENLARGE THE FUTURE COMMUTER PARKING LOT**
- **SIGNIFICANT NEW SOURCE OF PERMIT REVENUE**
- **ADDITIONAL RESIDENTS TO ENHANCE THE VILLAGE'S TAX BASE – ADDITIONAL LOCAL SPENDING**
- **CONSIDERABLE NEW CONSTRUCTION JOBS**
- **LARGER SHARE OF LOCAL GOVERNMENT DISTRIBUTIVE FUND**
- **SPARK ADDITIONAL COMMERCIAL DEVELOPMENT IN THE AREA**



SITE DATA TABLES

SITE DATA COMPARISON		
	2020 CONCEPT PLAN	CURRENT PLAN
MULTI-FAMILY PARCELS*		
ACREAGE:	39.58 AC	39.42 AC
UNIT COUNT:	444-568 UNITS	480 UNITS
DENSITY:	11.22-14.35 UNITS/AC	12.18 UNITS/AC
192.168.0.10/RWA-Data PARCEL		
ACREAGE:	6.28-8.28 AC (ASSUMES 2 AC PER 10,000 SF FLOOR AREA)	7.83 AC
VILLAGE PARCEL		
ACREAGE:	18.78 AC	18.78 AC
PARK DISTRICT DEDICATION		
ACREAGE:	2.00 AC	2.20 AC
FUTURE RESIDENTIAL**		
ACREAGE:	30.82 AC	30.09 AC
	78 HOMES	
TOTAL SITE AREA***		
ACREAGE:	98.46 AC	98.33 AC
<p>* STORMWATER MANAGEMENT AREA WITHIN THE MULTI-FAMILY PHASE THAT WAS LISTED SEPARATELY ON THE 2020 CONCEPT PLAN HAS BEEN INCORPORATED INTO THE TOTAL MULTI-FAMILY ACREAGE FOR COMPARISON PURPOSES.</p> <p>** STORMWATER MANAGEMENT AND WETLAND AREAS WITHIN THE FUTURE RESIDENTIAL PHASE THAT WERE LISTED SEPARATELY ON THE 2020 CONCEPT PLAN HAVE BEEN INCORPORATED INTO THE TOTAL FUTURE RESIDENTIAL ACREAGE FOR COMPARISON PURPOSES.</p> <p>*** THE DIFFERENCE IN TOTAL ACREAGE IS BASED ON THE CURRENT 2022 ALTA/BOUNDARY SURVEY.</p>		

SITE DATA TABLE	
TOTAL RESIDENTIAL AREA:	39.42 ACRES
GROUND COVERAGE:	6.09 ACRES
% IMPERVIOUS SURFACE:	51.93 %
DWELLING UNITS:	
1-BEDROOM:	156 UNITS
2-BEDROOM:	324 UNITS
TOTAL:	480 UNITS
DENSITY:	12.18 UNITS/ACRE
OPEN SPACE:	11.68 ACRES
GREEN SPACE/UNIT:	.02 ACRES/UNIT
CODE REQUIRED SETBACKS:	
FRONT YARD:	35 FT MIN.
REAR YARD:	40 FT MIN.
SIDE YARD:	15 FT MIN.
*DEVIATIONS REQUESTED PER PROVIDED SITE PLAN	
DRIVEWAY DIMENSIONS:	24 FT MIN. WIDTH

SITE DATA COMPARISON

2020 PLAN	CURRENT PLAN
644 UNITS	632 UNITS

Board and staff discussion focused on Planning & Zoning approved 6-0; Village owns 15 unpaid acres of the property; previous Board agreed to credit back the impact fees of \$2.45 million; development encouraged by Metra for the demands of a future Metra site; expansion and relocation of commercial property now 8 acres; 88 units less than when proposed in 2020; adding 4 acres at no charge to the Village; may spur future development; expansion of trails and parks; number of multi-family and single-family units; up to 164 single family in the future; later phase in two years; final PUD is only for apartments and the 8 acres of commercial property; remainder will be in a later phase; later phase will need to go to the Planning & Zoning Commission and Village Board; private or public roads; two main north/south streets as public roads; one main east/west street as public roads; all others will be private roads; roads will be 66 feet wide; 28 foot pavement section; restricting parking on one side of the street; apartments in the Spring; first building and clubhouse in the Fall; commercial site will have an upscale Mexican restaurant, pharmacy, and grocer; whether the

development will be gated; parking will be regulated; visitors will need to check in at the clubhouse to get a pass; talking to the traffic engineer; demand is without Metra. There was no further discussion.

A motion was made by Trustee Guist and seconded by Trustee Jones Sinnott to approve an Ordinance Entering into a Development Agreement between the Village of Oswego and Tuscany Station, LLC for the Development of Tuscany Station; and approve an Ordinance Rezoning to R-4 General Residence District and B-3 Commercial Service and Wholesale District and a Major Change to the PUD and Final PUD and Subdivision Plat and Development Agreement Approval of Tuscany Station Located at the Southwest Corner of Orchard Road and Tuscany.

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.

K.2 Ordinance Amending Title 3 Chapter 7 and Title 3 Chapter 31; Increase Class "A-3" Liquor and Video Gaming License for DMJ LLC d.b.a. Spin City Gaming Located at 2757 U.S. Highway 34. **Ordinance No. 23-04**

A motion was made by Trustee Jones Sinnott and seconded by Trustee Kuhrt to approve an Ordinance Amending Title 3 Chapter 7 and Title 3 Chapter 31; Increase Class "A-3" Liquor and Video Gaming License for DMJ LLC d.b.a. Spin City Gaming Located at 2757 U.S. Highway 34.

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

Nay: Tom Guist

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

K.3 Whitetail Ridge Golf Dome

a) Ordinance Granting a Preliminary & Final PUD and Plat to Allow for the Development of an Indoor Golf Dome Subject to Conditions. **Ordinance No. 23-05**

b) Ordinance Granting a Special Use Permit for an Amusement Establishment for an Indoor Golf Dome Subject to Conditions. **Ordinance No. 23-06**

Petitioner, Ron Walker and Attorney Dan Kramer addressed the Board regarding a golf dome.

Business Plan

Product

The Whitetail Ridge Golf Dome will provide the community with a climate-controlled space for Golf during the Winter and early Spring months from October-April annually. Our services include Access to Trackman Range (a flexible golf-ball tracking solution with tour-proven technology and the industry's best Virtual Golf, Practice, and entertainment software), indoor dining, daily golf, and practice.

Customers

The target audience for the Whitetail Ridge Golf Dome will be the hundreds of thousands of golfers within the Chicagoland Area and Suburbs. With 30 Golf Courses within a 30-minute drive of the Whitetail Ridge Golf Dome, we will attract the golfers who produce over 1 million rounds of golf during the spring, summer, and early fall months, to our indoor facility that can host 120 golfers per hour, during the late fall, winter, and early spring months.

Dates and Hours of Operation

The Whitetail Ridge Golf Dome will have a flexible opening and closing date structure as the seasonal climate fluctuations will dictate our hard opening and closing dates. Our target will be to operate from mid-October through mid-April annually, and in years with a colder than normal months, we will extend our Dome Season appropriately. The Dome will be Open 7 days a week, excluding some holidays and hours of operation will be as follows:

Sunday-Thursday: 8am-9pm

Friday-Saturday: 8am-12am

Name and Operations

The Whitetail Ridge Golf Dome will be owned and operated by the principal members of Whitetail Ridge Golf Club. Staffing will include over 10 full-time employees, plus roughly 20-30 part-time employees.

Industry

Whitetail Ridge Golf Dome will enter a scarce market for Winter Golf in the Chicagoland area. Due to the growth of the industry, Golf facilities around the state continue to add Golf Simulators in Green-Grass Golf Clubhouses, stand-alone indoor facilities, and practice centers. However, ball flight is limited to 8-10ft after striking the ball, and flight is simulated onto a screen or computer. The Whitetail Ridge Golf Dome will be the 1st Golf Dome in the World powered by Trackman Range accommodating up to 100 yards of ball flight while simultaneously simulating any additional flight. Trackman Range is a flexible golf-ball tracking solution with tour-proven technology and the industry's best Virtual Golf, Practice, and swing analysis software.

Detailed Description of Customers

The target customers for the Whitetail Ridge Golf Dome will include the hundreds of thousands of golfers of all ages in the Chicagoland area and Western Suburbs. With heavily traveled highways such as Rt. 34, Rt. 71, and the Orchard Road Corridor providing access to route 88 just 10 minutes north of our Oswego property, we will be within a 30-minute drive of hundreds of thousands of existing golfers, and millions of potential new golfers. Our customer base will mimic our summer operations with seniors occupying most of our weekday mornings, men's and women's leagues in the weekday afternoons/evenings, junior and high school camps and training in the evenings, and the extremely popular weekend mornings through early afternoons for the die-hard golfers. With expanded hours into the later evenings with a lighted dome on the weekends we will expand our customer base to new golfers who are seeking an inviting entertainment experience with technology and food and beverage options. This space will also be able to host large corporate events and outings.

Competitive Advantage

The Whitetail Ridge Golf Dome will feature Tour-Proven State-of-the-Art technology powered by Trackman Range. This Whitetail Ridge Golf Dome will be the first of its kind globally. Trackman Range exists around the world in outdoor driving ranges and has now been tested to enhance the golf experience with games, statistics, precise ball-flight tracking to help golfers of all skill levels learn and improve their game. Our Food & Beverage service model will focus on quality and speed of service with mobile ordering from the golfer's hitting bays, avoiding long waits for staffed servers taking orders.

Product/Service

Services Include:

- Rounds of Golf played on virtual courses
- Practice sessions with digital ball flight analysis
- Practice Putting Green
- Equipment Sales
- Golf Club Fitting and Repair
- Golf Lessons and Training
- Golf Leagues
- Golf Outings, Events, Tournaments
- Food and Beverage Services

Product Lifecycle

All services will be available for our customers pending approval of contracts, development of the property and installation of Trackman Technology. We will target an opening date of October 15th, 2023 and operate until April 15th, 2023 with our full Winter operation, and in the following Spring and Summer months we will continue with a limited operation, ie: Junior Golf Camps, Club Fitting, Friday and Saturday evenings, etc.

Future of the Company

Golf course operators have seen sustained growth in green-grass rounds played over the previous 3 years, despite unfavorable weather this spring. The National Golf Foundation reported that compared to a pre-pandemic base index (using 2019), club and ball sales are collectively up 49%. With the growth in rounds played and personal investments made by the golf community in equipment, extending the golf season to a 12-month period will feed into the massive demand seen in this extremely dense golf market. With a lease agreement for the Trackman technology, we will always have the most up to date hardware and software, allowing us to lead the market for years to come.

Board discussion focused on over 50% of the customers are not avid golfers; very productive use of the property; similar to the dome in Bolingbrook; 66-69 feet high; 200x350 feet; 70,000 square feet; will be raised 2-3 feet off the ground; getting snow and ice off and away from the dome; circular blacktop around the dome; weather concerns; will be equipped with an inflation alarm and backup generator; ice and snow together is the biggest issue; dome fabric will need to be replaced after 20-25 years; dome off of Rt. 30 went down because a car went through it; materials are more sophisticated now; how the dome is cleaned; material has coating that allows it to shed; whether it will be adults only; ability to play 150 different courses; mezzanine set at 300 feet with netting; will have the Angry Birds Game; opening this coming season. There was no further discussion.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Guist to approve a Ordinance Granting a Preliminary & Final PUD and Plat to Allow for the Development of an Indoor Golf Dome Subject to Conditions; and approve an Ordinance Granting a Special Use Permit for an Amusement Establishment for an Indoor Golf Dome Subject to Conditions.

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

Nay: None
 Trustee Terry Olson abstained from voting.
 The motion was declared carried by a roll call vote with five (5) aye votes and zero (0) nay votes.

K.4 Public Hearing Approving the First Amendment to the Annexation Agreement between the Village of Oswego and Lennar Multifamily Communities, LLC and Calatlantic Group, Inc. Hudson Pointe and Continue to the February 7, 2023 Village Board Meeting.

The public hearing was opened at 7:23 p.m. Director Zenner noted the petitioner is working on it and is not quite ready yet. There was no one else who spoke. The public hearing was closed at 7:24 p.m.

A motion was made by Trustee Kuhrt and seconded by Trustee Jones Sinnott to table the First Amendment to the Annexation Agreement between the Village of Oswego and Lennar Multifamily Communities, LLC and Calatlantic Group, Inc. Hudson Pointe.

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 zero (0) nay votes.

TRUSTEE REPORTS

Trustee Thomas- another zoning change; Board has passed more rentals in the past two years; previously at 13% for rentals, now at 19% not including tonight's items; developments are too fast, too soon; put rentals on pause; requested a Committee of the Whole discussion regarding short term rentals. President Parlier stated he would address short term rentals under his President's report.

Trustee Guist- no report

Trustee Marter II- no report

Trustee Jones Sinnott- a lot of positive comments tonight; she is active with this community; people want to come to this community; still waiting for Metra; have been waiting for things on Orchard Road; over 20 people have called about the golf dome; exciting time, but need to be cognizant of what is going on; previous boards kicked the can down the road and could have grown the downtown and didn't; people are looking for other places to live; Redwood has been fantastic to work with; kudos to Tuscany for blending in; all are here to do what's best for the community; people want options; reporting the facts; Trustee Thomas previously made a motion to support Tuscany; we are all adults and you pointed fingers at us; she wears Oswego on her sleeve. Trustee Thomas apologized; it was not his character.

Trustee Kuhrt- glad to be back; hope everyone had good holidays; congrats to Jennifer Hughes for being top 10 Public Works leader of the year; congrats to Jesus for taking the new facilities tech role; congrats to Josh who took the full-time role for the road position; congratulations and welcome to Aaron Riley; congrats to Corey Incandela for his new position; you will be missed. He asked how many residents are in Oswego; approximately 36,000 people; Oswego is the largest community in Kendall County; early voting for the primary will only be at 111 Fox Street in Yorkville.

Trustee Olson- no report

PRESIDENT'S REPORT

Village offices will be closed on January 16th; next Board meeting is February 7th; Tuscany is outstanding; approved previously in 2014; it is better now; Trustee Thomas voted for Tuscany in 2020; short term rental conversations took place at the Homeowners Confederation meeting; Trustee Thomas did not attend; will schedule again at the next Homeowners Confederation meeting and not until there is an agreement.

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 7:45 p.m.

Tina Touchette
Village Clerk