

**MINUTES OF A REGULAR MEETING  
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
OSWEGO VILLAGE HALL  
100 PARKERS MILL, OSWEGO, ILLINOIS  
August 20, 2024**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

President Ryan Kauffman called the meeting to order at 7:31 p.m. Rick Ryder led the Pledge of Allegiance to the Flag of the United States of America.

Rick Ryder is a proud Oswego Veteran and Oswego resident of 19 years. He served in the US Air Force from 1983-1989 and attained the rank of Staff Sergeant (E5). Rick was stationed at Elmendorf AFB in Anchorage, Alaska and Kelly AFB San Antonio, Texas. While in San Antonio, he was assigned to the Electronic Security Command's Alert Center where his duties entailed creating and presenting briefings to the senior command and at times, any visiting dignitaries.

President Kauffman thanked him for his service and wished him a Happy Birthday.

**ROLL CALL**

Board Members Physically Present: President Ryan Kauffman; Trustees Tom Guist, Kit Kuhrt, Karin McCarthy-Lange, Karen Novy, Jennifer Jones Sinnott, and Andrew Torres.

Staff Physically Present: Dan Di Santo, Village Administrator; Jean Bueche, Asst. Village Administrator; Tina Touchette, Village Clerk; Jason Bastin, Police Chief; Jennifer Hughes, Public Works Director; Andrea Lamberg, Finance Director; Rod Zenner, Development Services Director; Joe Renzetti, IT Director; Kevin Leighty, Economic Development Director; Bridget Bittman, Communications Manager; Maddie Upham, Management Analyst; Steve Raasch, Facilities Manager; and Dave Silverman, Village Attorney.

**RECOGNITIONS/APPOINTMENTS**

D.1 Business of the Month Recognition - N.M. Tripp Insurance Agency, Inc.

President Kauffman asked Bob and Janet Tripp, Director Leighty, and Economic Development Commission members to come up to the front. President Kauffman stated the following:

I'd like to extend our congratulations to the N.M. Tripp Insurance Agency for being featured as the Economic Development Commission's Business of the Month for August. Each month, the Economic Development Commissioners nominate and vote on a business to feature which has demonstrated significant involvement in the Oswego community. This month features the N.M. Tripp Insurance Agency, which is now owned by Tom Tripp. Tripp Insurance was established in 1935 by Norval Manning Tripp who got his start in the industry by serving as a debit man (which is a "door-to-door collector of insurance premiums") for MetLife. Norval's son Bob joined the agency some years later once he had gained sufficient life experience after college. Norval said that he wanted his son to know the value of a dollar and how hard he must work in order to earn it. Bob has kept that philosophy in the agency to this day. In 1976, Bob's wife Janet joined the agency followed by their son Tom in 1990 making Tripp Insurance a third-generation family business. In all that time, the Tripp's have been committed members of their community. Bob was an Oswego Fire Protection District volunteer fireman for 35 years and then served as Board Trustee for another 20 years. Meanwhile, Janet has been an active member of the Oswegoland Woman's Civic Club for over 37 years. Bob and Janet's son Tom took over the agency in 2008 and has continued to grow it into one of the cornerstones of the community. Tom is a founding member of the Oswego Area Chamber and, like his father before him, served as a volunteer fireman and board member for the Oswego FPD. Tom is also a regular sponsor of community events

including the Leon McNair Memorial Golf Classic which offers \$2,500 scholarships to students interested in golf. So please join me once again in congratulating the Tripp Insurance Agency for being the August 2024 Business of the Month and thanking them for all the contributions they have made to our community.

President Kauffman congratulated them for being the August 2024 Business of the Month and presented Bob and Janet Tripp with a certificate. Pictures were taken.

D.2 Recognition of the Oswego Cultural Arts Commission August - October Artist Exhibit: Dreamscapes - Featuring Shannon Barr and Charlie Honn.

President Kauffman asked Shannon Barr and Charlie Honn to come up to the front and stated the following:

On behalf of the Village of Oswego and the Oswego Cultural Arts Commission, I'd like to welcome Shannon Barr & Charlie Honn. Charlie and Shannon represent Dreamscapes, where their love of nature is brought to life indoors, through a display of 18 unique and vibrant work of moss art. Their artistic journey started as they created dreamcatchers and terrariums. The sky is now the limit as anything that involves nature can be made into jewelry, aquariums and more. Every year, their skills become sharper with more and more natural mediums being added. We hope you'll enjoy this unique and intricate exhibit, on display at Oswego Village Hall, now through October.

President Kauffman congratulated them and presented Shannon and Charlie with a certificate. Pictures were taken.

D.3 Cultural Arts Commission

a) Appoint Charles Boudreau for a Term to Expire April 30, 2027

A motion was made by Trustee McCarthy-Lange and seconded by Trustee Novy to approve the Appointment of Charles Boudreau for a Term to Expire April 30, 2027.

Aye:	Tom Guist	Jennifer Jones Sinnott
	Kit Kuhrt	Karin McCarthy-Lange
	Karen Novy	Andrew Torres

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

D.4 Proclamation- National Suicide Prevention Awareness Month, September 2024

President Kauffman read the proclamation.

D.5 Proclamation- Childhood Cancer Awareness Month, September 2024

President Kauffman read the proclamation.

D.6 Proclamation- National Payroll Week, September 2-6, 2024

President Kauffman read the proclamation.

### **PUBLIC FORUM**

Public Forum was opened at 7:45 p.m.

David Rood addressed the Board regarding Oswego Grand. Positive public feedback is good for the Board to hear; he attended the Planning & Zoning Commission (PZC) meeting on Oswego Grand; land use is great; northeast corner is a great entry; impact on the donation and building half of Wikaduke Trail; will be great once it is built; PZC asked for consideration in reducing the density;

overall goal of 2-3 per acre; should have higher density; quality commercial will benefit from higher density; great design.

Zachary Blair turned in a Public Forum slip but did not want to speak.

Jeff Fowler addressed the Board regarding Dunkin'. He owns a property near the proposed Dunkin'; has concerns with the conceptual design of the block; only one entrance on Plainfield Road; owns 270 & 286 Washington St.; access to property; allowed to have more than one access; speaker and lights will be facing the 270 property; asking for fencing to be put up or make landscaping super dense to block the property; in favor of Dunkin' building on the property.

There was no one else who requested to speak. The public forum was closed at 7:53 p.m.

### **STAFF REPORTS**

F.1 Public Works Space Needs Assessment Presentation- continued discussion from the August 20, 2024 Committee of the Whole meeting.

Staff needs consensus on the options; Board is open to reviewing costs; would like to see historical pricing, increases, and cost escalation; 5% increase each year; accommodating the needs for staff; need to look at inefficiencies and what the space will look like in the future; challenging the team and architects; anticipate needs and being flexible; Board should look at Montgomery's facility; more to come in the budget workshop. There was no further discussion.

Director Hughes introduced Phil Tartaglia as the new Deputy Director and Engineer for Public Works. He previously worked at the City of Naperville and lives in Lombard. Phil briefly introduced himself. The Village Board welcomed him.

### **CONSENT AGENDA**

G.1 August 5, 2024 Committee of the Whole Minutes

G.2 August 5, 2024 Regular Village Board Minutes

G.3 August 5, 2024 Closed Session Minutes; Approve but Not Release

G.4 Resolution Approving an Intergovernmental Agreement Between Community Unit School District 308 and the Village of Oswego. (Reciprocal Reporting)

G.5 Resolution Agreeing to Conditions of a Permit from the Illinois Department of Transportation to Perform Sidewalk Improvements on IL 31 in Kendall County.

G.6 Resolution Ratifying an Intergovernmental Agreement Between the City of Chicago and the Village of Oswego. (Democratic National Convention) **Pulled for separate discussion and vote.**

G.7 Resolution Adopting Revised Transition Year 2024 Salary Ranges (Assistant Development Services Director)

G.8 Resolution Approving Change Order No. 1 in the Amount of \$40,461.19 to a Contract with Commonwealth Edison to Bury Overhead Electric Facilities Along Wolfs Crossing Road at Harvey Road.

A motion was made by Trustee McCarthy-Lange and seconded by Trustee Novy to approve the Consent Agenda; Approving the August 5, 2024 Committee of the Whole Minutes; Approving the August 5, 2024 Regular Village Board Minutes; Approving but Not Releasing the August 5, 2024 Closed Session Minutes; and Approving the following resolutions:

**Resolution No. 24-R-61;** Resolution Approving an Intergovernmental Agreement Between Community Unit School District 308 and the Village of Oswego. (Reciprocal Reporting)

**Resolution No. 24-R-62;** Resolution Agreeing to Conditions of a Permit from the Illinois Department of Transportation to Perform Sidewalk Improvements on IL 31 in Kendall County.

**Resolution No. 24-R-64;** Resolution Adopting Revised Transition Year 2024 Salary Ranges. (Assistant Development Services Director)



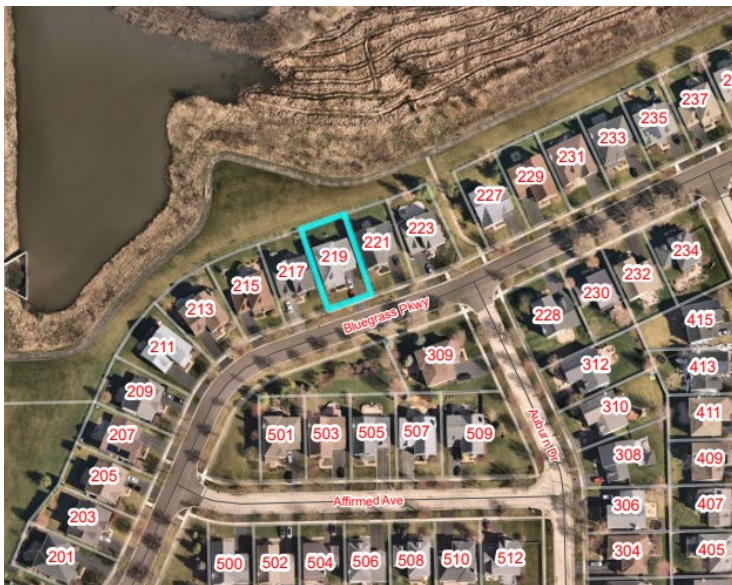
**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

J.1 Ordinance Granting a Variance From Section 8.07 and Section 8.11 of the Zoning Code to Allow for a Reduction in the Rear Yard Setback From 30 Feet to 23 Feet and Increase the Allowable Total Impervious From 50% to 51% For 219 Bluegrass Parkway, in the Village of Oswego, Kendall and Will Counties, Illinois. **Ordinance No. 24-71**

Director Zenner addressed the Board regarding a variance for 219 Bluegrass Parkway. The applicant requested a variance to reduce the rear yard setback by 7 feet (from 30 feet to 23 feet) and exceed the allowable total impervious coverage by 41 square feet (from 50% impervious coverage to 51% impervious coverage) to allow for a sunroom addition and deck on the rear of the existing home. Though the applicant may not meet the strictest interpretation of the standards of variance, staff does not believe the variance will have a detrimental effect on the surrounding properties, particularly given that the property adjacent to the rear property line is open space.



Board and staff discussion focused on this request sets a precedent; 7 feet is a big difference; whether the UDO should be changed; each variance request stands on its own; there will be minor changes to the UDO coming to the Board in October; will look at possibly adding this to the changes; no issues with the neighbors. There was no further discussion.

A motion was made by Trustee McCarthy-Lange and seconded by Trustee Guist to approve an Ordinance Granting a Variance from Section 8.07 and Section 8.11 of the Zoning Code to Allow for a Reduction in the Rear Yard Setback From 30 Feet to 23 Feet and Increase the Allowable Total Impervious From 50% to 51% For 219 Bluegrass Parkway, in the Village of Oswego, Kendall and Will Counties, Illinois.

Aye: Tom Guist  
Kit Kuhrt  
Karen Novy  
Jennifer Jones Sinnott  
Karin McCarthy-Lange  
Andrew Torres

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

## J.2 HD 71 LLC - Dunkin'

a) Ordinance Authorizing the Approval of a Redevelopment Agreement with HD 71 LLC for Certain Property Located East of the Intersection of Illinois Route 71 and Washington Street.

### **Ordinance No. 24-72**

Director Leighty addressed the Board regarding a Redevelopment Agreement (RDA) with HD 71 LLC. Key components of the agreement included a purchase price of \$35,000 for the land (the Village's cost to acquire the property), a 180-day inspection period for the developer, and a right of reverter for the Village. Terms of the RDA include the following:

1. The developer will acquire the subject property from the Village for a total of \$35,000 by no later than November 9, 2024.
2. Once the property is acquired from the Village, the developer will construct an 800-square foot Dunkin' building pursuant to the approval of its development plans.
3. The developer shall obtain all necessary permits for the project within 120 days of the closing date.
4. The project will be completed by December 31, 2025, pursuant to a construction schedule to be provided to the Village at a later date.

Should the Village Board approve the RDA, staff will work with the developer on their permit plans and ensure that the terms of the RDA are met.

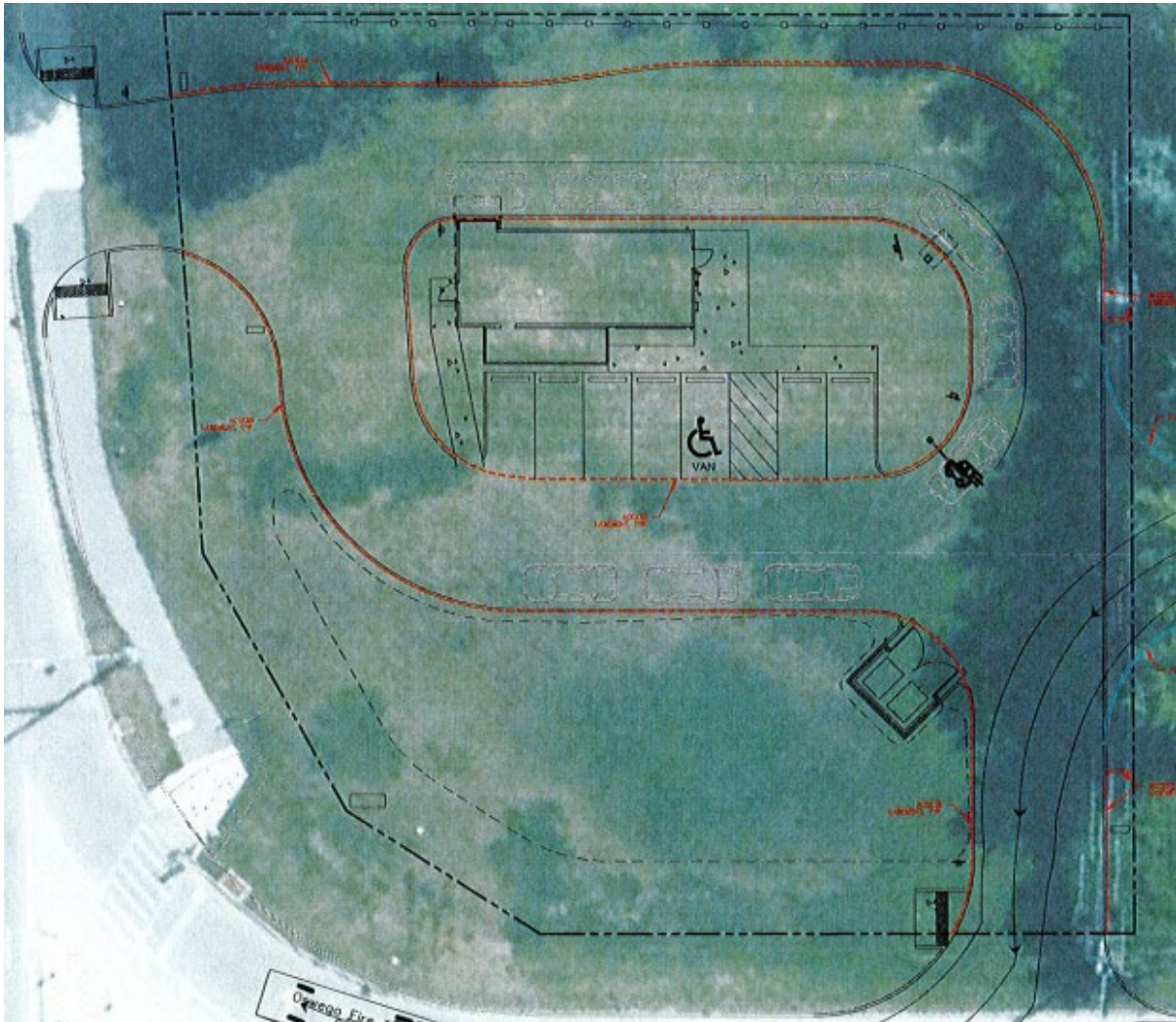
Board and staff discussion focused on staff supports the project; attorney and developer have signed off on the project; construction completed by the end of 2025; 2025 seems like a long time; staff wanted to provide enough time for the developer to build; at what point do we address the concern with the residential property owner request for a fence; \$35,000 property price is the same amount the Village paid for the property. There was no further discussion.

b) Ordinance Authorizing the Approval of the Preliminary and Final PUD and Subdivision Plat to Allow for a Dunkin' at 4490 Route 71/262 Washington Street. **Ordinance No. 24-73**

Director Zenner addressed the Board regarding the Preliminary and Final PUD for the property. The petitioner is requesting approval to allow for the development of a drive-thru coffee kiosk at the property located at 4490 Route 71/262 Washington Street. The proposed plan calls for an 800 square foot kiosk structure in the north property. Access will be provided by a right-in/right out access point along Route 71 and a right-in/right-out access along Plainfield Road. Route 71 and Plainfield Roads have barrier medians, so a full access would not be allowed. The site provides seven parking spaces intended for employees only as the building does not have indoor seating. Drive-thru stacking wraps around the building along the east, south, and west sides of the building and a bypass lane is provided for the drive thru. A trash enclosure is located at the southernmost point of the site. The site will provide a stormwater basin along the west side of the site along Plainfield Road. The petitioner has provided a future cross-access to the property to the south. Once the property to the south redevelops, they will be able to construct a connection to the pavement of the Dunkin' as an access point when the neighboring properties redevelop as commercial properties.

The Planning and Zoning Commission held a public hearing on May 9, 2024. Two residents spoke during the public hearing discussing fencing and cross access. The Commission discussed traffic flow thru the site, buffering for the neighbors, and cross access to the south. After some discussion, a motion was made to recommend approval of the request subject to working with staff regarding signage, pavement markings to prohibit south lane cut thru traffic, installation of a fence along the south property line and a cross-access easement to the south (5-0 approved). The petitioner has revised plans to address the signage on the building. They have also provided a cross-access easement and designed the connection to the property to the south. A fence is not located along the south property line as it would

have to be removed upon the property to the south making the cross-access connection in the future. Staff is of the opinion that there is adequate landscape screening in place for the property to the south without the fence.



Board, staff and attorney for Dunkin' discussion focused on will not be a sit in restaurant; only a drive-thru; secondary access to Wilmette; traffic patterns; drive-thru on far west of property; confusion on how traffic is flowing on the property; will have signage on-site; don't think there will be a lot of cut-through traffic; before and after school traffic; entrance on Rt. 71 and buses; not much room for a turn lane; going to be a mess in the morning; Mr. Fowler's concerns can be addressed as a private matter versus being a part of the RDA or Preliminary and Final PUD; no objections with putting in a privacy fence; if fence is installed then landscaping may not survive due to space and light; whether a trellis can be installed; best method is dense landscaping; Dunkin' attorney currently working with IDOT on the permit and process; hoping to have permits by the end of next month; can work with applicant on the type of landscaping; completion depends on entitlement approvals, construction delays, weather, and obtaining permits; Dunkin' attorney to work with Mr. Fowler on a private agreement. There was no further discussion.

A motion was made by Trustee Jones Sinnott and seconded by Trustee McCarthy-Lange to approve an Ordinance Authorizing the Approval of a Redevelopment Agreement with HD 71 LLC for Certain Property Located East of the Intersection of Illinois Route 71 and Washington Street; and approve an Ordinance Authorizing the Approval of the Preliminary and Final PUD and Subdivision Plat to Allow for a Dunkin' at 4490 Route 71/262 Washington Street.

Aye: Tom Guist  
Kit Kuhrt  
Karen Novy

Jennifer Jones Sinnott  
Karin McCarthy-Lange  
Andrew Torres

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

J.3 Consider a Concept Plan for Oswego Grand, a Residential and Commercial Development,  
Located at the Southwest Corner of Wolfs Crossing and Rt. 30.

Director Zenner addressed the Board regarding a concept plan for a residential and commercial development at the southwest corner of Wolfs Crossing and Rt. 30. The 2015 Comprehensive Plan designates the subject area as commercial along Route 30 and the remainder of the area as single family residential in District 2. District 2 calls for densities of 2-3 units per acre, many housing choices, and a minimum of 8,000 sq. ft. lots for single family homes. The proposed use is consistent with the Comprehensive Plan. While the proposed density, 4.1 units per acre for the subject area (or 5.1 units per acre not including the commercial area), is greater than the stated 2-3 units per acre in the Comprehensive Plan, that density calculation is applied to District 2 as a whole. Staff believes that higher density is warranted in this particular location for several reasons:

- Proximity to Major Roadways: The intersection of Route 30 and Wolfs Crossing is the busiest intersection on the Wolfs Crossing corridor. Both Route 30 and the Wikaduke Trail are (or will be) Major Arterials, and Wolfs Crossing is a Minor Arterial. Higher density makes sense near these busier roads intended to direct higher volumes of traffic.
- Proximity to Commercial:
  - Denser housing options, such as apartments and townhomes, are an appropriate transition from commercial development to less dense, single-family homes.
  - The higher density will make the commercial area more feasible to develop and more successful in the long-term.
- Increase in Proposed Commercial: Staff has received a proposal for a commercial development to the south of Oswego Grand, known as The Megaladome. This acreage was designated as residential in the 2015 Comprehensive Plan. If the Megaladome is developed as proposed, this would reduce the amount of planned residential area by 100 acres.

Per the Village Board’s direction at the February 6, 2024, Committee of the Whole meeting, the scorecard below shows how the proposed size and density relates to the Wolf’s Crossing corridor as a whole.

	<b>Total Permitted</b>	<i>Current Proposal</i> <b>Oswego Grand</b>	<b>Remaining</b>
<b>Acres</b>	<b>3,435</b>	<b>161</b>	<b>2,258</b>
<b>Units</b>	<b>9,154</b>		
Single-Family	5,858	125	3,912
Townhomes/Multi	3,296	531	1,736



**Impact Fees and Land/Cash Donation**

This development will be subject to all applicable land/cash donations and impact fees as estimated in the table below:

<b>Estimated Total Project Impact Fees</b>		
Village of Oswego Transportation Development Fee	\$1,915 per unit	\$1,256,240
Village of Oswego Direct Impact Fee	48.46%	\$1,745,614
CUSD #308	38.02%	\$1,369,613
Oswego Fire Protection District	3.46%	\$124,760
Oswegoland Park District	6.50%	\$233,920
Oswego Public Library	3.57%	\$128,515
		<b>\$4,858,662</b>
<b>Land Cash School</b>		\$513,968
<b>Land Cash Park</b>		\$896,848*
<b>Water Tap On Fee</b>		\$1,443,200
<b>Total Amount:</b>		<b>\$6,269,478</b>

\*4 acres provided as land contributions

The Planning and Zoning Commission reviewed the request on July 11, 2024. After some discussion regarding utilities, stormwater, and density, a motion was made to recommend approval of the concept plan under the condition that the developer consider reducing overall density of the project (approved 7-0). While a public hearing was not required, four members of the public spoke regarding this petition during the public forum. Their comments addressed utility and school capacity, traffic, and density.

Carrie Hansen, Director of Planning & Government Service for Schoppe Design Associates, presented the following to the Board:

**Concept  
Plan  
Review**

- Courtesy review to obtain high level and informal input from Planning and Zoning Commission and Village Board
- Prior to spending considerable time and expense on detailed plans
  - Engineering
  - Traffic Studies
  - Architecture
- Forum for interested parties to express views regarding the potential development
- *Based on input received, decide whether to formally pursue the project*

- Located east and south of Hudson Pointe 1 and 2
- Unincorporated Kendall and Will County





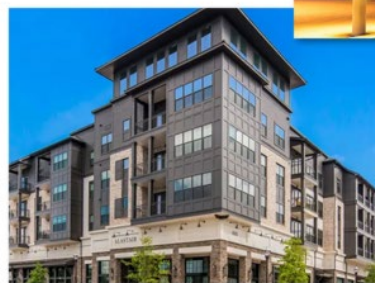
### COMMERCIAL: 32.2 ACRES

- Located along Rt. 30 and Wolf's Crossing frontage
- Approximately 222,610 sq. ft. shown
- Grocery store and gas station/car wash near corner
- Elevated entry and building design features
- Main focal entrance off Rt. 30
- Intentionally different feel from other commercial corridors in Oswego
- Multi-sided architecture to draw customers into the retail experience



### APARTMENTS

- 288 units
- Modern architecture
- 3-story walk-up
- Clubhouse feature at entry



- Located to the east near Emblem



## TOWNHOMES

- 243 total units
  - 111 for sale units
  - 132 rental townhomes
- Modern architecture
- Transitional use from commercial and apartments
- Rear loaded products



## SINGLE-FAMILY

- 125 lots
- Typical lot size:
  - 70' X 125
  - 8,750 square feet
- Modern architecture with Prairie lines







Village  
of  
Oswego

- Real Estate Transfer Tax\*
  - 656 total dwelling units
  - 32.2 acres commercial
  - \$3/\$1000 of value, at each point of sale
  - EXAMPLE:
    - 125 single-family homes @\$600,000
    - +/- \$225,000

*\*To be allocated to the Village's Water and Sewer fund exclusively for the costs associated with Lake Michigan Water.*



Oswegoland  
Park  
District

- Land Cash (15.2435 acres)
  - Land: **4.0 acres (\$318,000 equivalent)**
  - Cash: **\$896,847.45**
- Transition Fees: **\$233,920.80**

**TOTAL CASH EQUIVALENT:  
\$1,448,768.20**



SD308

- Land Cash (6.465 acres):
  - Cash: **\$513,967.50**
- Transition/Impact Fees:  
**\$1,369,614.80**

**TOTAL CASH DONATION:  
\$1,833,582.30**



Oswego Fire Protection District

Transition Fees:

**\$124,732.21**



Oswego Library District

Transition Fees:

**\$128,514.01**



**TOTAL CASH EQUIVALENT OF ALL  
LAND/CASH, IMPACT, AND TRANSITION FEES  
PLUS ROW DEDICATIONS FOR OSWEGO  
GRAND DEVELOPMENT:**

**\$7,083,452.10**

**2015 Comprehensive Plan**

-The Comprehensive Plan calls for a mixture of Commercial, Medium Density and Low-Density Residential uses

-Oswego Grand conforms to this vision with a fresh approach and elevated design quality

***“It is anticipated that new development will account for changing demographics and consist of a greater proportion of townhome and multi-family housing options. Demographic shifts and associated housing preferences in the future indicate a demand for a greater diversity of housing products.” (P. 54)***

- Supported by current market studies, reflected in recent development trends



- This has long been a vision for this corner

### **July 11, 2024 Planning & Zoning Commission Meeting**

#### **COMMISSIONER COMMENTS**

- Strong endorsement for the looks of the project, the conceptual architecture, and proposed mix of uses
- Concerns registered about overall density

#### **RECOMMENDATION:**

***7-0 to recommend approval of the Concept Plan for Oswego Grand, a proposed mixed-use development, with consideration given to reduce the overall density of the project.***



## ADDITIONAL COMMENTS

- **Phasing of development**
  - Sanitary sewer capacity
  - Variety of housing products
  - Timing of road improvements
- **Commitment to presented styles of architecture**
- **Have not yet adjusted the Plan**
  - *Looking for additional input from Village Board*
  - *Received direction would then be incorporated into a formal submittal for annexation and development approval*

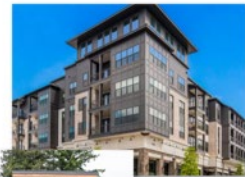
## TOOLS TO ADDRESS

- **Annexation Agreement**
- **PUD Ordinance**

**Can use to document detailed and specific timing and performance related requirements.**

## BENEFITS

- **Expanded commercial tax base**
  - Sales and property taxes
  - Enhanced revenue for all taxing agencies
- **Diversity of housing recommended in Master Plan**
  - Variety of unit types
  - Fresh, new, modern architecture
- **Needed roadway improvements**
  - ROW donations
  - WIKADUKE construction
- **Elevated design for eastern Oswego Gateway**
  - Sense of arrival
  - Welcome to Oswego!



- Commercial and residential are distinctly different



Trustee McCarthy-Lange- welcome to Phil; epic mustache; congratulations to Tripp Insurance; attended Community Kauffee; was fun being outside; participated on the housing panel to discuss the housing study; looking forward to the results on October 15<sup>th</sup>; school is back; younger and inexperienced drivers on the road; have patience.

Trustee Torres- liked discussion on Public Works; school started; support local sports teams; Fall is going to be great; good conversation about Oswego Grand.

**PRESIDENT'S REPORT**

Congratulations to Phil and Tripp Insurance; thanks to everyone who came out to Community Kauffee; looking forward to the next one; thank you for National Night Out; we will get the next BearCat pull; kudos to Deputy Chief Yackley on getting the Blackhawk to come out.

**CLOSED SESSION**

There was no closed session.

**ADJOURNMENT**

A motion was made by Trustee Jones Sinnott and seconded by Trustee Torres to adjourn the meeting; upon a voice vote with all remaining members present voting aye, the meeting was adjourned at 9:56 p.m.

Tina Touchette  
Village Clerk