

**MINUTES OF A REGULAR MEETING
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OSWEGO VILLAGE HALL
100 PARKERS MILL, OSWEGO, ILLINOIS
September 17, 2024**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

President Ryan Kauffman called the meeting to order at 7:02 p.m. Chief Jason Bastin led the Pledge of Allegiance to the Flag of the United States of America.

President Kauffman asked for a moment of silence for Sean Fader, the OHS senior who died in a car accident on Friday; condolences to his family and friends.

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; Curt Cassidy, Incoming Public Works Director; Andrea Lamberg, Finance Director; Rod Zenner, Development Services Director; Joe Renzetti, IT Director; Kevin Leighty, Economic Development Director; Phil Tartaglia, Public Works Deputy Director/Engineer; Bridget Bittman, Communications Manager; Maddie Upham, Management Analyst; Christina Curry, GIS Specialist; Erin Schiber, HR Generalist; and Dave Silverman, Village Attorney.

RECOGNITIONS/APPOINTMENTS

D.1 Oath of Office

a) Matthew J. Ferneau- Police Officer

President Kauffman asked Matthew Ferneau and Chief Bastin to come forward. Chief Bastin spoke briefly about Matthew's work history and family members who were in attendance. President Kauffman administered the oath. Pictures were taken.

Chief Bastin introduced our Police Commissioners and noted they are the individuals who hire the officers. He thanked them for their service.

D.2 Employee Service Awards

a) Erin Schiber- 20 Years of Service (Human Resources Department)

President Kauffman asked Erin to come to the front. Asst. Village Administrator Bueche spoke about Erin and her accomplishments. Erin stated it's been a pleasure to serve the Village of Oswego. President Kauffman presented her with her service award. Pictures were taken.

D.3 Proclamation- Human Resource Professional Day, September 26, 2024

President Kauffman read the proclamation and presented a copy to Asst. Village Administrator Bueche and Erin Schiber. Pictures were taken.

D.4 Business of the Month Recognition - Scott Eye Care, Ltd.

President Kauffman asked representatives of Scott Eye Care, 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 Scott Eye Care for being featured as the Economic Development Commission's Business of the Month for September. 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 Scott Eye Care, which is owned by Dr. Ron Weingart and Dr. Chula. Scott Eye Care has been in business now for over 33 years after being first opened by Ron and Chula back in 1991. Since that time, they have provided an array of eye care services, such as eyeglasses, contact lenses, along with much needed specialty services such as vision therapy, dry eye symptom treatment, sports vision therapy, medical optometry, and much more. In May 2007, Ron and Chula made a major commitment to the Oswego community by designing and constructing a new office building at 2075 Wiesbrook Drive. At the time, it would have easily been considered one of the most energy efficient and lowest carbon footprint office construction projects in the entire Fox Valley area. Both Ron and Chula have been long time contributors to their mutual profession and community. They are both members of the American and Illinois Optometric Associations and Ron has previously served as President of two local optometric organizations. If that wasn't enough, Ron has also proudly served as a Major in the Air Force Reserve for 22 years which included an Active Duty Tour during Desert Storm in 1991. Additionally, Ron and Chula have traveled extensively to foreign countries continuing their charity work abroad by providing free eye care and eyewear to patients in the most need across the world. They have continued this type of work at home as well at local homeless shelters and partnered with nearby school districts for students who need optometry services most. Please join me again in congratulating Scott Eye Care for being the September 2024 Business of the Month and thanking them for all the contributions they have made to our community.

President Kauffman presented the certificate of recognition to Dr. Weingart and Dr. Chula. Dr. Weingart thanked everyone for the support and appreciates the recognition. Pictures were taken.

D.5 Proclamation- Oswego Area Chamber of Commerce Week, September 15-21, 2024
President Kauffman read the proclamation.

D.6 Proclamation- National IT Professionals Day, September 17, 2024
President Kauffman asked Director Renzetti to come to the front. Christina Curry joined him. President Kauffman read the proclamation and presented a copy to Director Renzetti and Christina Curry. Pictures were taken. Administrator Di Santo noted that Christina Curry is responsible for putting together the GIS development map that is currently on the Village's website.

D.7 Proclamation- Constitution Week, September 17-23, 2024
President Kauffman read the proclamation.

D.8 Planning & Zoning Commission

a) Re-appoint Justin Sather for a Term to Expire October 6, 2028

A motion was made by Trustee McCarthy-Lange and seconded by Trustee Kuhrt to approve the Re-Appointment of Justin Sather for a Term to Expire October 6, 2028.

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.

b) Re-appoint Andrew McCallum for a Term to Expire October 6, 2028

A motion was made by Trustee Guist and seconded by Trustee Jones Sinnott to approve the Re-Appointment of Andrew McCallum for a Term to Expire October 6, 2028.



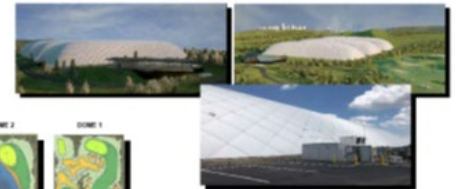
MEGALODOME

Oswego, Illinois

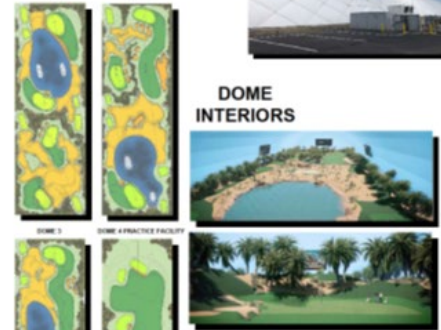
SITE DATA	
Property Gross Area	0.190 Ac.
Golf Domes	
Dome 1	270,000 sf 3 Hole Golf
Dome 2	270,000 sf 4 Hole Golf
Dome 3	270,000 sf 2 Hole Golf
Dome 4	270,000 sf Practice Facility
Clubhouse	0,000 sf 2 Story Clubhouse
Parking Area	
Parking (Impaved) - 674 Spaces	0.65 Ac.
Parking (Unpaved) - 680 Spaces	
Common Areas	
Open Space and Bufferyard	0.28 Ac.
Clubhouse Entrance Plaza	
Pedestrian and Vehicular Circulation	
Stormwater Management	
Stormwater Collection	0.73 Ac.
Potential Future Development	0.34 Ac.



DOMES EXTERIORS



DOMES INTERIORS



CLUBHOUSE



CONCEPT PLAN

DRAFT

Prepared For:

 19000 S. OGDEN ST., SUITE 100
 OGDEN, ILLINOIS 62450
 Phone: 618.438.1100
 Fax: 618.438.1101
 Website: www.mega-dome.com

Prepared By:

 1000 N. WASHINGTON ST., SUITE 100
 OGDEN, ILLINOIS 62450
 Phone: 618.438.1100
 Fax: 618.438.1101
 Website: www.skuppergroup.com

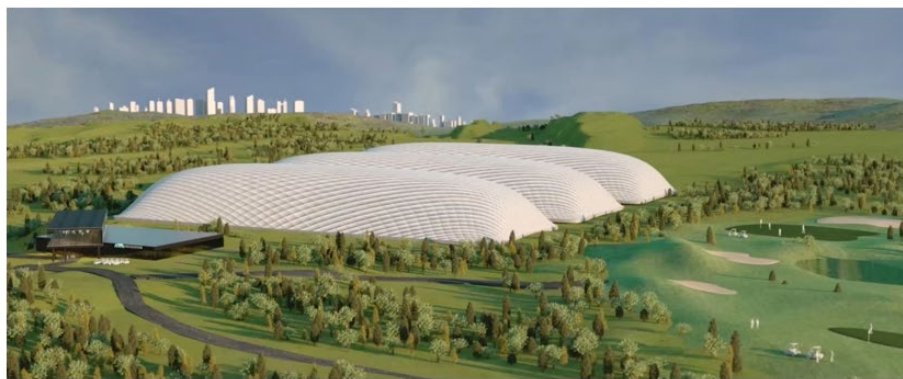
INDOOR GOLF COURSE AND PRACTICE FACILITY

- 4 domes, 300' X 900' each
- 9 holes in 3 domes
- Practice facility in 4th dome
- 680 parking spaces (actual TBD with Village staff)
- Future commercial and expansion areas

- 34 of 100 acres- commercial
- Will verify the right-of-way with the more detailed design
- Full access to Route 30 and Rance Road
- Flexibility with parking spaces, but will do what is required

DOMES DESIGN

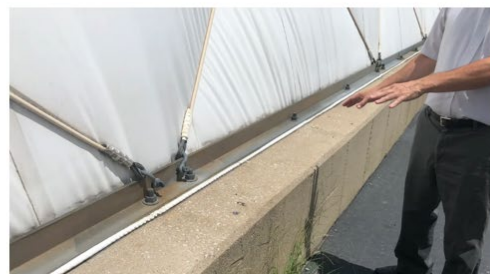
- 300' x 900' each
 - 270,000 sq. ft.
 - +/- 6 acres under each dome
- 110' high



- 110' high at the apex

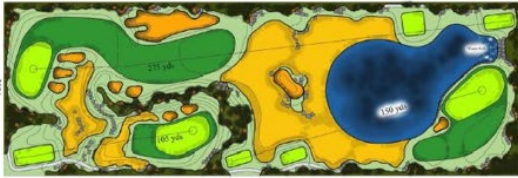
COMMITMENT TO TECHNOLOGY AND INNOVATION

- Designed by [Arizon Building Systems](#)
- State of the art climate control
 - Maintain perfect playing conditions year-round
- Cutting edge simulation
 - Enhance realism
 - Real-time feedback
- Designed to withstand winds up to 120 mph

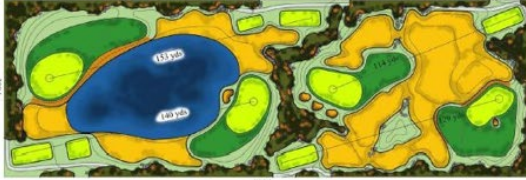


- [Arizon Building Systems](#) is based out of St. Louis

Dome 1 - 3 Holes



Dome 2 - 4 Holes



Dome 3 - 2 Holes



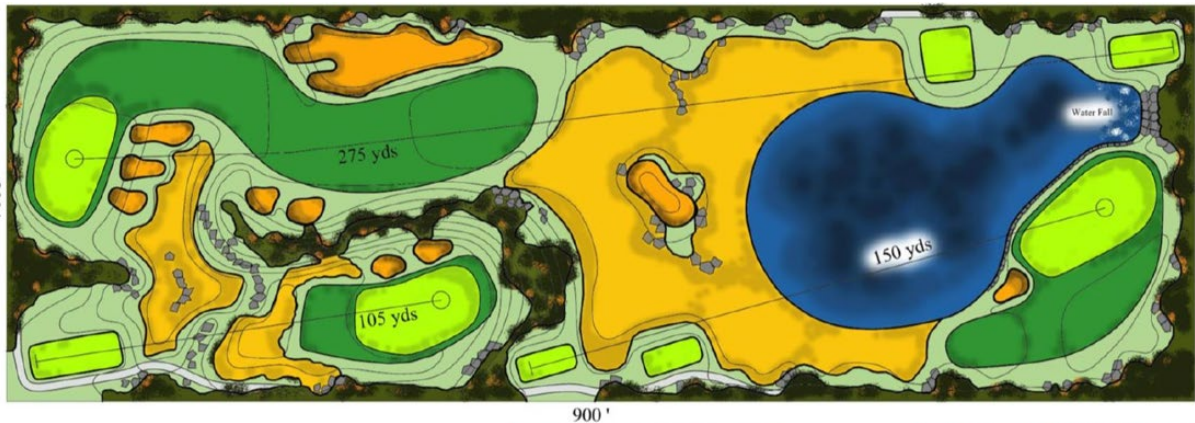
Dome 4 - Practice Facility



COURSE DESIGN

- Par 30 Executive Course
- Inspired by Arizona's renowned golf courses
- Offers golfers sense of escapism on course that mimics some of the best in the world
- Strategic design ensures seamless flow of play
- Time required to play is shortened
 - 9 holes: 90 minutes
 - 18 holes: 3 hours vs. 4-1/2 – 5-hour rounds
- Enhanced safety:
 - Unique design prevents golfers from hitting into each other
 - On-site security and 24/7 video surveillance

- 18 holes based on a typical outdoor golf course
- Netting and invisible mesh



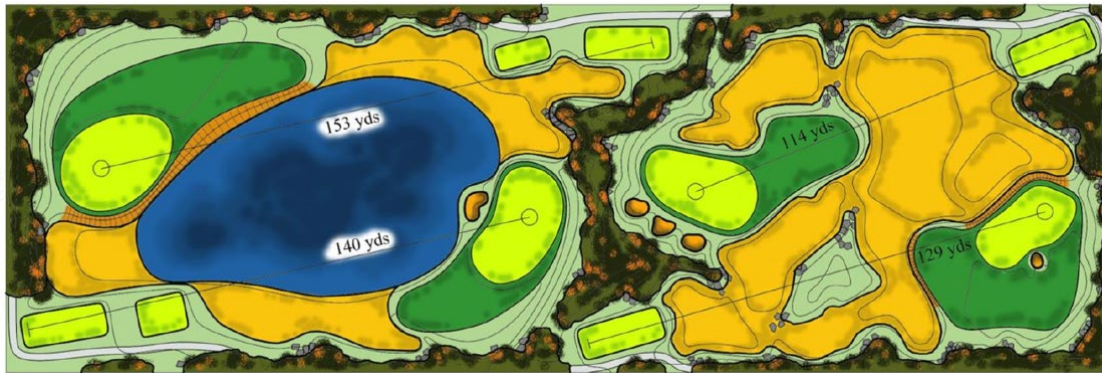
DOME 1

- 3 holes
- 1 par 4 and 2 par 3's

Greens will hold iron shots just like traditional greens.

- Starts with a par 4





DOME 2

- 4 holes
- All par 3's

Golfer's sensory experience elevated by presence of cactus, palm trees and 4 types of artificial turf.



- 114 yards- 153 yards
- A lot of sand and water
- Variety of challenges



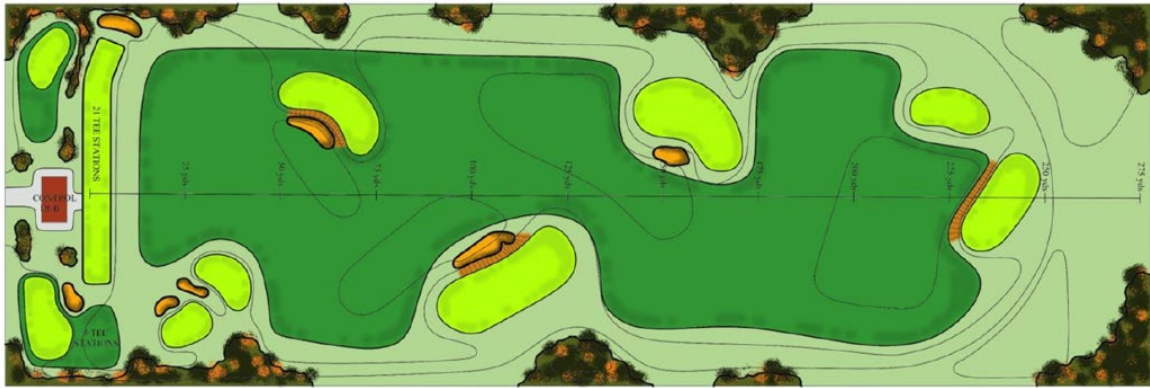
DOME 3

- 2 holes
- Both par 4's

Spectacular course with lakes, waste bunkers & undulating greens designed by renowned international golf architect Huxam Golf Design.



- 273 yards- 278 yards
- Longer holes



900'

DOME 4 – PRACTICE FACILITY

- Multi-level and multi-faceted golf academy
 - 50 driving cases
 - Typical driving and target shots
 - Unique putting and chipping greens
- Can work on all aspects of your game
 - Can see full trajectory of the golf ball



CLUBHOUSE

- 2-story, 8,000 sq. ft. glass structure between Domes 1 and 4
 - Pro shop stocked with latest golf gear and apparel
 - Bar and lounge areas
 - Cloak and locker rooms
 - Office space
- Considering adding a 3rd story for events and banquets; would have enough parking for the expansion

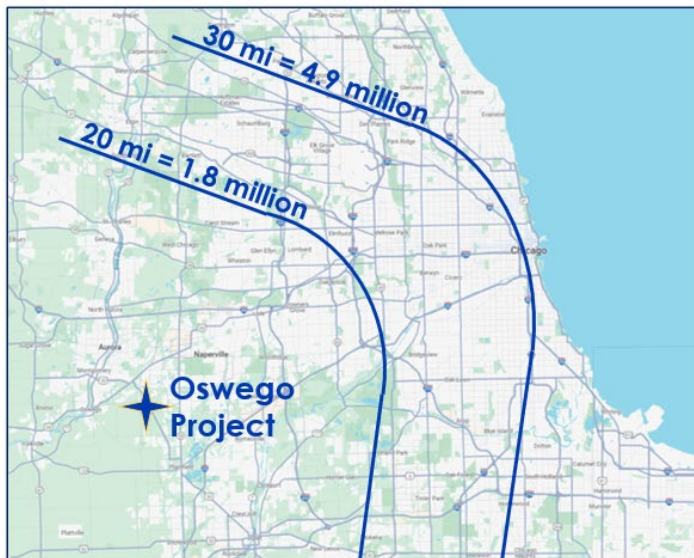


Operational Highlights

- **Hours of Operation**
 - 7 days a week
 - 6:00 am – midnight
 - Both peak and off-peak to ensure optimal experience
- **Visitors/Customers**
 - +/- 290,000 per year
 - Approximately 193,000 vehicles
- **Employees**
 - +/- 20 onsite
 - 3 offsite
- **Event Opportunities**
 - School partnerships
 - Corporate gatherings
 - Non-profits
 - Private parties

Create an inspirational setting that facilitates the development of business relationships and social interactions.

- High school and college programs
- Fundraisers
- Banquet facilities



OSWEGO/CHICAGO MARKET

- Within 20 miles there are 1.8 million people.
- Within 30 miles there are 4.9 million people.
- In Chicago, 11 million rounds of golf are played per year in a short season (6 months).
- Our project revenue will be achieved with only 103,000 rounds/year (1%) + 170,000 hours of practice per year.

- Very strong viable project



The first real interior golf experience

- *Unparalleled real interior golfing experience*
- *Designed to attract avid golfers, enthusiasts and newcomers alike*
- *Realistic and immersive year-round golfing environment, irrespective of weather*



MEGALODOME GOLF'S MISSION IS THE EXPERIENCE

- *World's 1st indoor golf experience that replicates real golf*
- *Designed as a unique, immersive and fun golf experience*
- *Will revolutionize the practice of the sport*

Board, staff, applicant, and Schoppe Design discussion focused on next revolution of golf is indoors; no one in the world has this; great that we are considering the adding of a 3rd floor; need a place to keep people in Oswego for events; a lot of positive things and putting Oswego on the map; safety features in the case of a bad event; will be fully inflated all year long; will use generators; only thing that would take it down is a tornado; engineer's design will provide more information; range of price to play is \$60-\$125; open range would be \$35-\$65/hour; open to everyone; you do not need to be a member; Arizona inspired scenery is because it is exotic; scenery is made up of: artificial trees and grass, ponds

and real sand; ponds will be 18” deep; 40% grass; 60% ponds; grass will be of different types; highest quality of grass; will have the ability to change the course; exterior color will be natural; currently evaluating the exterior color; need to realize these are large structures and it’s important to look at something other than white; great concept; drawings and images are different than what was shown; previously looked at Montreal and Vancouver; clubhouse will be located between domes 1 and 4 so you can see inside the domes; will talk to the State, about Route 30, once the Village is comfortable with the project; will work on engineering and utilities before it comes back to the Board; why we are taking 100 acres away from residential but not taking the numbers away from the scorecard; would like to discuss the scorecard numbers in the future; scorecard is holding us over until our comprehensive plan; 20 on-site and 3 off-site jobs not including construction workers; timeframe to start the project; one dome opening in 2025 and building the other domes in 2026; starting clubhouse by next Fall and completed in 2026; clarification on number of rounds played in a year; TopGolf has 300,000 rounds/year; practice facility makes money and is for helping your golf game; clubhouse will not be elevated to overlook the domes; will have bay windows to look into the domes; maintenance on the outside of the dome; wear and tear of the domes; plan for cleaning the dirt off the domes; domes have three layers of fabric; domes are very tough and last over 20 years; looking at different colors other than white. There was no further discussion.

A motion was made by Trustee Jones Sinnott and seconded by Trustee Torres to approve a Concept Plan for Megalodome Golf, a 100-Acre Commercial Development Which Would Include 4 Golf Domes (each 300 ft by 900 ft) and a Clubhouse, as Well as Out Lots to be Reserved for Future Development.

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.

TRUSTEE REPORTS

Trustee McCarthy-Lange-very exciting night; welcome to Curt Cassidy; congratulations to the new officer and Erin Schiber on her 20 years of service; kudos to staff for making an environment for employees to stay; good crowd for Fleetwood Mac concert; Administrator Di Santo noted there will be a recap of events at the October 15th Board meeting; will be attending IML this week; heavy heart for the loss of the OHS student, alumni, and teacher; please say a prayer for the families; hug your family tight tonight.

Trustee Torres- welcome to Curt Cassidy and the new officer; law enforcement values; congratulations to Scott Eye Care; community is growing, but still has roots; hold loved ones closely; hearts are with you.

Trustee Kuhrt- thank you to Erin Schiber for her 20 years of service; welcome to Curt Cassidy; attending IML.

Trustee Novy- thoughts and prayers to the family of Sean Fader, the alumni and teacher; welcome to Curt Cassidy; thank you to Erin Schiber; not attending IML.

Trustee Jones Sinnott- strength and continued involvement with people; welcome to Curt Cassidy; thank you to President Kauffman for always doing proclamations; thank you for commission members for stepping-up and being re-appointed; lateral program is working; welcome the installation of the speed feedback signs; ribbons were placed on the trees in Gates Creek; good to see community pull together; busy couple days at IML; will bring back thoughts and ideas.

Trustee Guist- welcome to new officer; lateral program is a good thing; welcome to Curt Cassidy; will be hard to see Director Hughes go; condolences to the three families.

PRESIDENT'S REPORT

Congratulations to Erin Schiber; thank you to the new officer; congratulations to Scott Eye Care; like swearing in officers; thoughts and prayers for Sean Fader; can't imagine what his parents are going through; thoughts for the family and friends of the alumni and teacher; sincere condolences for all three families; thank you to the school representatives for coming tonight and presenting at the Committee of the Whole; really great to hear the information; hopefully, concerns will come down a bit; thank you for the School Board President and members for attending; welcome to Curt Cassidy; very lucky and privileged to have him; will be filling very big shoes; upgrades to the intersection on Mill is appreciated; thank you to Director Hughes for finding this grant; IML is this week; lots of training and courses; this will be my 6th time attending; always learn something new.

CLOSED SESSION

There was no closed session.

ADJOURNMENT

A motion was made by Trustee Torres and seconded by Trustee Jones Sinnott to adjourn the meeting; upon a voice vote with all remaining members present voting aye, the meeting was adjourned at 8:36 p.m.

Tina Touchette
Village Clerk