CALL TO ORDER AND PLEDGE OF ALLEGIANCE
President Troy Parlier called the meeting to order at 7:03 p.m. and led the Pledge of Allegiance to the Flag of the United States of America.

ROLL CALL
Physically Present: President Troy Parlier and Trustees James Marter, Terry Olson, Pam Parr, Luis Perez, Judy Sollinger and Brian Thomas.
Staff Present: Dan Di Santo, Village Administrator; Christina Burns, Asst. Village Administrator/HR Director; Tina Touchette, Village Clerk; Jeff Burgner, Police Chief; Mark Horton, Finance Director; Jennifer Hughes, Public Works Director; Susan Quasney, Village Engineer; Rod Zenner, Community Development Director; Jenette Sturges, Community Engagement Coordinator, Marketing; Joe Renzetti, IT/GIS Manager; Jay Hoover, Building & Zoning Manager; Carri Parker, Purchasing Manager; Corinna Cole, Economic Development Director; and Karl Ottosen, Village Attorney.

CONSIDERATION OF AND POSSIBLE ACTIONS ON ANY REQUESTS FOR ELECTRONIC PARTICIPATION IN MEETING
None

RECOGNITIONS/APPOINTMENTS
D.1. Appointments

Economic Development Commission
a. Appoint Donald Howard II for a Term to Expire April 30, 2022

Historic Preservation Commission
a. Appoint Joe Werth for a Term to Expire April 30, 2021

A motion was made by Trustee Sollinger and seconded by Trustee Thomas to approve the appointments of Donald Howard II for a Term to Expire April 30, 2022 and Joe Werth for a Term to Expire April 30, 2021.

Aye: James Marter II Terry Olson
     Pam Parr Luis Perez
     Judy Sollinger 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 7:09 p.m. There was no one who requested to speak; the Public Forum was closed at 7:09 p.m.
STAFF REPORTS
There were no Staff Reports.

CONSENT AGENDA
G.1. February 4, 2020 Committee of the Whole Minutes
G.2. February 4, 2020 Regular Village Board Meeting Minutes
G.3. February 4, 2020 Closed Session Minutes
G.4. Resolution Authorizing Final Acceptance of Public Improvements for Ashcroft Place Unit 1, Effective February 19, 2020, and Release of Project Surety. **Resolution No. 20-R-14**
G.5. Resolution Authorizing Reserve at Hudson Crossing, L.L.C. to Execute Change Order #3 to the Construction Contract with H. Linden & Sons, in the Amount of $58,058.20 for the Construction of the Reserve at Hudson Crossing Public Improvements. **Resolution No. 20-R-15**
G.6. Ordinance Authorizing the Disposal of Surplus Property Owned by the Village of Oswego. **Ordinance No. 20-10**

A motion was made by Trustee Sollinger and seconded by Trustee Perez to approve the Consent Agenda; Approving the February 4, 2020 Committee of the Whole Minutes; Approving the February 4, 2020 Regular Village Board Minutes; Approving the February 4, 2020 Closed Session Minutes; and approving the following ordinance and resolutions:

**Ordinance No. 20-10;** Ordinance Authorizing the Disposal of Surplus Property Owned by the Village of Oswego.

**Resolution No. 20-R-14;** Resolution Authorizing Final Acceptance of Public Improvements for Ashcroft Place Unit 1, Effective February 19, 2020, and Release of Project Surety.

**Resolution No. 20-R-15;** Resolution Authorizing Reserve at Hudson Crossing, L.L.C. to Execute Change Order #3 to the Construction Contract with H. Linden & Sons, in the Amount of $58,058.20 for the Construction of the Reserve at Hudson Crossing Public Improvements.

Aye: James Marter II, Terry Olson, Pam Parr, Luis Perez, Judy Sollinger, 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
H.1. Approve Bill List Dated February 18, 2020 in the Amount of $941,251.32.

A motion was made by Trustee Parr and seconded by Trustee Sollinger to approve the Bill List Dated February 18, 2020 in the Amount of $941,251.32.

Aye: James Marter II, Terry Olson, Pam Parr, Luis Perez, Judy Sollinger, 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
J.1.  3525 US Highway 34

a. Ordinance Rezoning 3525 US Highway 34 to a B3 Community Service and Wholesale District to Allow for the Development of a Commercial Building. **Ordinance No. 20-11**
b. Ordinance Granting a Final PUD for 3525 US Highway 34 to Allow for the Development of a Commercial Building. **Ordinance No. 20-12**

Director Zenner addressed the Board regarding the old Police Department. The petitioner, Property Concepts Inc., is requesting approval to redevelop the property located at 3525 Route 34 as a commercial space. The site was formally the Oswego Police Facility, but it has been vacant for some time with the opening of the new Police Facility on Woolley Road. The petitioner does not anticipate any major changes to the exterior of the site.

Rezoning

The property is currently zoned R-1 Single-Family Residential. To utilize the property for commercial use, the property would need to be rezoned to B-3 Community Service and Wholesale District. The B-3 District is the zoning designation for the existing commercial areas along the Village’s major arterial roads such as Route 34 and Orchard Road. With the property’s proximity to the residential area, staff recommended the following B-3 uses be prohibited for the site:

**B-3 Permitted Uses to be prohibited**
- Automobile service
- Automobiles and truck repair
- Automotive service stations
- Battery and tire service stations
- Silver plating and repair shops
- Taverns

**B-2 permitted uses to be prohibited**
- Auto accessory store
- Motels

**B-3 Special Uses to be prohibited**
- Automobile laundries
- Garages including painting, body and fender work and motor rebuilding
- Open sales lots

These uses could potentially have an adverse impact to the neighboring residential uses and would be difficult to conduct due to site constraints and parking requirements.

Parking

The property currently contains 83 parking spots. There are an additional 9 spots in the tandem parking area and 4 spots in the interior garage area for a total of 92 parking spots. The building is approximately 23,500 square feet in size. The site could accommodate a furniture store or an office use. The property is isolated from the neighboring parcels and uses. Therefore, the parking demand for the site would affect the site independently than the surrounding road network. If parking demand became an issue, it is unlikely that patrons would park on neighboring parcels to access the site as there are no convenient pedestrian connections. Staff is of the opinion that parking would be self-regulation by the tenants of the property and the conditions of their leases.
As the property is self-contained and will utilize a shared parking model, staff would support deviation to the parking requirement of up to 5% to allow flexibility in the required parking requirements (92-97 total spaces). This will allow the property owner to work specifically with individual tenants to address the parking demands either through the hours of operation of the tenants or the specific parking demand of a specific tenant. The petitioner has also requested relief from the parking requirements for medical uses. Medical uses would require 117 spaces per Code compared to the 92 spaces provided. Staff is open to allowing the medical use for the site as the medical operator would have control on the number of patients and doctors on the site at one time; therefore, controlling the number of vehicles on site.

Planning & Zoning Commission Review
The Planning and Zoning Commission met on February 6th to review the request. Twelve residents were in attendance and three spoke during the public hearing. They asked questions about the need for screening, hours of operation, and that the parking lot currently has people driving in and turning around. A motion was made to recommend approval of the proposed PUD subject to consideration of adding additional landscaping along the parking lot where needed (approved 6-0).

Angelo Kleronomos, President of Property Concepts Inc., was present to answer questions.

Board, staff and petitioner discussion focused on working towards medical uses; wanting flexibility; scheduling of appointments to accommodate parking; closing date the first part of March 2020. There was no further discussion.

A motion was made by Trustee Perez and seconded by Trustee Sollinger to approve an Ordinance Rezoning 3525 US Highway 34 to a B3 Community Service and Wholesale District to Allow for the Development of a Commercial Building and approving an Ordinance Granting a Final PUD for 3525 US Highway 34 to Allow for the Development of a Commercial Building.

Aye: James Marter II Terry Olson
    Pam Parr Luis Perez
    Judy Sollinger Brian Thomas
Nay: None
The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

J.2. Ordinance Granting a Preliminary and Final PUD to Allow for the Development of a Restaurant at 121 S. Main Street, Subject to Final Engineering Approval; Dairy Barn. Ordinance No. 20-13

Director Zenner addressed the Board regarding the development of a restaurant at 121 S. Main St. The petitioner is requesting approval of a preliminary and final PUD to allow for the development of 121 Main Street. The lot is currently improved with a one-story Dairy Hut building. The request would allow for the development of an approximately 4,200 square foot two-story commercial building. The proposed use will be a restaurant and ice cream shop, to be called the “Dairy Barn.” The building will seat approximately 122 guests inside and accommodate an additional 48 guests outside under a porch. This will be a (QSR) quick service restaurant concept and will include a stage where they will host live music occasionally. The building will also include a 500 square foot party room for birthday parties, etc. Expected hours of operation are Tuesday – Sunday from 11am to 9pm.

The main access to the restaurant use will be along Main Street. The site will have reduced front, rear, and side yard setbacks. The front of the building (Main Street) will be set back 16 feet; the rear of the building will be set back 15 feet, the south side will be setback 3 feet, and the north side will be setback 10 feet with an additional 10 feet for the open porch seating area. Parking will be provided by on-street parking within the downtown and the new parking lot that the Village is constructing on this
block as part of the redevelopment of Block 11. The restaurant/creamery will also use the shared trash compactor for the block. The proposed building will be constructed with stone on the first story and board/batten vertical siding on the second floor, with a hi-rib metal roof. The building has a gambrel style roof with cupolas reminiscent of livestock barns. A shed roof extends along the length of the building. The Petitioner has been working with the Village’s efforts for re-engineering the entire block. The proposed development has been incorporated in the overall engineering plans for the block and will not prohibit the current and future plans for the remaining parcels. The proposed preliminary/final PUD is consistent with the future land use designation and redevelopment plans as outlined in the Village’s Comprehensive Plan.

Mike Mann, the petitioner, was present to answer questions.

Board, staff and petitioner discussion focused on restaurant looking like a barn; concerns with longevity of the building; service window; alleyway between the restaurant and 113 Main St. building; 113 Main St. will be more of a higher end experience; might open for breakfast hours; stage and bands; large tv in the restaurant; family friendly; Planning & Zoning Commission approved on December 5, 2019 (6-1). There was no further discussion.

A motion was made by Trustee Sollinger and seconded by Trustee Parr to approve an Ordinance Granting a Preliminary and Final PUD to Allow for the Development of a Restaurant at 121 S. Main Street, Subject to Final Engineering Approval; Dairy Barn.

Aye:    James Marter II   Terry Olson
        Pam Parr           Luis Perez
        Judy Sollinger     Brian Thomas
Nay:    None

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

**PRESIDENT’S REPORT**
He noted the upcoming events:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date/Time</th>
<th>Location</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>State of the Village</td>
<td>Feb. 19th at 3:30pm</td>
<td>at Kendall 11</td>
<td></td>
</tr>
<tr>
<td>Budget Workshop</td>
<td>Mar. 14th at 8:30am</td>
<td>Village Hall</td>
<td></td>
</tr>
<tr>
<td>Midwest Conflicts Wall of Honor (debut of the wall in IL)</td>
<td>May 22nd-31st</td>
<td>Village Hall</td>
<td>Other patriotic themed activities will also be taking place</td>
</tr>
</tbody>
</table>

A 400 million-year-old fossil was found near the Hudson Reserve project and provided to the Village by a local paleontologist. It is called a Tentaculites oswegoensis.

**TRUSTEE REPORTS**
Trustee Olson- Hometown Expo is coming up on February 29, 2020; Kiwanis Pancake Breakfast the same date.

Trustee Parr- LunaFest was a great event; over 90 people attended; Jenette Sturges did a great job; it was a lot of fun; demonstrations were enjoyable.

**CLOSED SESSION**
The there was no Closed Session held.
ADJOURNMENT
A motion was made by Trustee Sollinger and seconded by Trustee Olson to adjourn the meeting; upon a voice vote with all remaining members present voting aye, the meeting was adjourned at 7:27 p.m.

Tina Touchette
Village Clerk