

**MINUTES OF A REGULAR MEETING
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES
OSWEGO VILLAGE HALL
100 PARKERS MILL, OSWEGO, ILLINOIS
December 9, 2025**

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

President Ryan Kauffman called the meeting to order at 7:01 p.m. Chief Jason Bastin led us in the Pledge of Allegiance to the Flag of the United States of America.

ROLL CALL

Board Members Physically Present: President Ryan Kauffman; Trustees Jac Cooper, Jennifer Hughes, Rachelle Koenig, Karin McCarthy-Lange, Karen Novy, and Andrew Torres.

Staff Physically Present: Dan Di Santo, Village Administrator; Jean Bueche, Asst. Village Administrator; Tina Touchette, Village Clerk; Jason Bastin, Police Chief; Joe Renzetti, IT/GIS Director; Andrea Lamberg, Finance Director; Curt Cassidy, Public Works Director; Rod Zenner, Development Services Director; Kevin Leighty, Economic Development Director; Phil Tartaglia, Public Works Deputy Director/Engineer; Maddie Upham, Asst. to the Village Administrator; Alejandro Hardaway, Management Analyst; and Dave Silverman, Village Attorney.

RECOGNITIONS/APPOINTMENTS

D.1 Business of the Month Recognition - Hudson Design House

President Kauffman asked Leslie Hilderbrant, others with Hudson Design, EDC members and Director Leighty to come to the front. He read the following:

I'd like to extend our congratulations to Hudson Design House for being featured as the Economic Development Commission's Business of the Month for December. 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 Hudson Design House, which is owned by Leslie Hilderbrant. Hudson Design House has been at the corner of Main and Washington since it first opened its doors in the fall of 2016. Since then, the shop has continually evolved into a thoughtfully curated lifestyle destination. Inspired by timeless design and modern living, Hudson Design House brings together a stylish mix of home decor, women's fashion, artisan goods, accessories, furniture, and gifts. In 2022, Hudson Design House expanded its vision with the grand opening of the Hudson Design House Artisan Shop next door to their existing location. The Artisan Shop is an inviting, eclectic space that celebrates and showcases local artists, makers, and vintage curators. What began as a small collective has grown into a vibrant community of more than 40 individual small businesses, each contributing their own unique perspective and craft. Over its nearly 10 years in business, Hudson Design House has also been considerably involved in the Oswego community. In conjunction with being active members of the Chamber and Downtown Association, Hudson Design has also been a regular sponsor or participant in various community activities including most recently at the village's Christmas Walk event this past Friday. Congratulations to Hudson Design House for being the December 2025 Business of the Month and thank you for all the contributions you have made to our community.

The recognition was provided to them. Pictures were taken.

PUBLIC FORUM

Public Forum was opened at 7:07 p.m.

Dominick Liberatore addressed the Board regarding the Traughber Estates development. He is opposed to the development; he is sticking up for the neighbors; crime; number of people moving into the development; concerned with high density; it doesn't fit with the aesthetic of Oswego; the Board is trying to make it feel like they are listening; we need more options.

Frank Wooley addressed the Board regarding the Traughber Estates development. He asked whether the revised plan went back to the Planning & Zoning Commission; triangle covers 90% of the original Oswego; 5 residents per acre with smaller homes; this development is 8 acres with 20 residents per acre; development is changing the character of Oswego; get rid of Historic Preservation Commission because you don't care about this town.

Don Draksler addressed the Board regarding the Traughber Estates development. He is a resident of Oswego for 34 years; lives on Garfield St.; strongly opposes the development; traffic congestion; here to represent other residents; increase in traffic in the neighborhoods; development will be a negative impact and impact bus routes; have not heard of any solutions; whether the police department is suitably staffed; fire department and Public Works staffing loads; impact on the neighborhoods; knows there needs to be something done with the property; attempts should be made to find a single family home developer.

Kevin Stone addressed the Board regarding the Traughber Estates development. The development process shouldn't have taken place in the first place; have a problem with the developer; the developer is a TIF hunter; not sure they are the people you should be doing business with; don't want another set of apartments; have the property zoned differently; don't want another Shodeen development.

Brad Chamberlin addressed the Board regarding Traughber Estates and data centers. Need to prepare for large developments and data centers; we all feel the long-term impacts; not against development; quality of life; clarity and transparency; understand the why; take a county-wide approach; create a joint review group for reviewing larger projects; appreciate what the Board is doing; work together with the County.

Shawn McClure addressed the Board regarding the Traughber Estates development. He is a 30-year resident and Veteran; corruption by the developer; Google the developer regarding a Federal investigation with District 65; don't want Oswego being on the news.

Rick Kuhn addressed the Board regarding the Traughber Estates development. He is a member of the Planning & Zoning Commission; has lived in Oswego for 53 years; thank you for listening to us; the vote has a lasting affect; development will cause significant burdens on the infrastructure; traffic impacts; significant cost for infrastructure; pro-development; hired a firm for the comprehensive plan; SD308 only gave us one option; property has not been put up for sale for over 10 years; we have an opportunity to put this development on pause and say no to the proposal tonight.

There was no one else who requested to speak. The public forum was closed at 7:35 p.m.

STAFF REPORTS

Administrator Di Santo noted Director Leighty earned his Certified Economic Developer (CECd); proud of him; congratulations.

Director Cassidy provided an update on leaf collection and snow removal. Leaf collection was on October 28th, November 21st, and November 24th; the leaf vac broke on November 25th; parts were ordered and collection was resumed on November 29th; staff worked extended hours ahead of the 7.7" of snow over Thanksgiving weekend; vehicles were transitioned from leaf to plows; over the past 10 days, we have received 13.7" of snow; will resume leaf pick-up once the snow melts and leaves are gathered back up; could take 3-4 days for leaves to thaw; Groot did a leaf pick-up last week at no charge/no sticker needed; leaves fall late in the year; same scenario happened back in 2016.

CONSENT AGENDA

President Kauffman noted that Item G.7 is being removed from the agenda and tabled until the January 6th Board meeting, and Item G.11 is being pulled, by Trustee Hughes, for a separate discussion and vote.

President Kauffman read the remaining items under consent.

- G.1 November 18, 2025 Committee of the Whole Minutes
- G.2 November 18, 2025 Regular Village Board Minutes
- G.3 November 18, 2025 Closed Session Minutes; Approve but Not Release
- G.4 Resolution Authorizing Release of Certain Closed Session Minutes
- G.5 Resolution Ratifying an Intergovernmental Agreement Between the Kendall County Cooperative Police Assistance Team Task Force and the Village of Oswego.
- G.6 Resolution Authorizing the Reinstatement of Initial Acceptance of Landscaping for Hudson Pointe Unit 1, Effective December 9, 2025, and Further Reduction of Project Surety.
- ~~G.7 Ordinance Amending the Table of Contents, Section 8.16 Underground Utilities, and Section 8.707 Public Health and Other Standards of the Subdivision and Development Control Regulations.~~
- G.8 Ordinance Proposing the Establishment of a Special Service Area for Sonoma Trails and Calling for a Public Hearing with Regards Thereto; as Amended.
- G.9 Ordinance Amending Appendix A – Comprehensive Schedule of Fees, Fines, Penalties, Utility Rates, and Rebates; and Appendix B – Unified Development Ordinance Sections 1, 9, 11, and 13 of the Municipal Code for the Village of Oswego; as Amended.
- G.10 Resolution for Maintenance Under the Illinois Highway Code in the Amount of \$2,750,000.00 of Motor Fuel Tax Funds in Fiscal Year 2026.
- G.11 Ordinance Amending Section 6-4-10 (Dog Park Regulations) and Appendix A- Comprehensive Schedule of Fees, Fines, Penalties, Utility Rates, and Rebates of Oswego Village Code. **Pulled for separate discussion and vote.**
- G.12 Ordinance Regulating Electric Scooters, Low Speed Electric Scooters, Low Speed Motorized Skateboards, Electric Bicycles and Unlicensed Off-Road Motor Vehicles.
- G.13 Engineering Services Agreements
 - a) Resolution Authorizing a Professional Services Agreement for Various Engineering Services with Alfred Benesch & Company.
 - b) Resolution Authorizing a Professional Services Agreement for Various Engineering Services with Hampton, Lenzini and Renwick, Inc.
- G.14 Pine Ridge Club Phase 1
 - a) Ordinance Vacating the Blanket Easement and Ingress/Egress Easement Located in Pine Ridge Club Phase 1 Located Generally Northeast of Mill Road and Heatherwood Drive.
 - b) Ordinance Approving the Final PUD and Subdivision Plat for Pine Ridge Club Phase 1 To Allow for the Development of 31 Townhome Units in the R-5 Multiple-Unit Dwelling District Located Generally Northeast of Mill Road and Heatherwood Drive.
- G.15 Resolution Authorizing an Agreement with AXON ENTERPRISES, INC. for Taser 10s and Equipment and the Waiving of the Competitive Bidding Requirement.
- G.16 Resolution Authorizing the Execution of the Phase II Engineering for Additional Lanes of Wolfs Crossing Along Polo Crossing Frontage with Alfred Benesch & Company in the Amount of \$128,112.00.
- G.17 Resolution Authorizing the Execution of the Wolfs Crossing Intersection Design Study at Secretariat Lane and Fifth Street with Alfred Benesch & Company in the Amount of \$44,325.00
- G.18 Resolution Authorizing the Execution of a Professional Engineering Services Contract with HR Green in an Amount of \$73,500.00 for Preliminary Engineering and 6.0% of the Final Construction Cost for the 2026 Pavement Resurfacing Program of Various Streets Phase III Engineering.

NEW BUSINESS

I.1 Ordinance Amending Appendix B – Unified Development Ordinance Sections 8, 9, 10, 11, and 13 of the Municipal Code for the Village of Oswego (Finnegan's Law).

Director Zenner addressed the Board regarding an amendment to the Unified Development Ordinance (UDO). The Village adopted the UDO on April 16, 2024. Upon using the document, staff identified several amendments to consider for the Code. These amendments relate to Vehicle Impact Protection, also known as Finnegan's Law. In response to the tragic events that occurred earlier this year, Village President Ryan Kauffman directed Village staff to explore ways to prevent similar tragedies. At the October 7, 2025, Committee of the Whole meeting, the Village Board considered staff's suggested vehicle impact protection standards which will provide increased safety to pedestrians and structures. The proposed changes are outlined below:

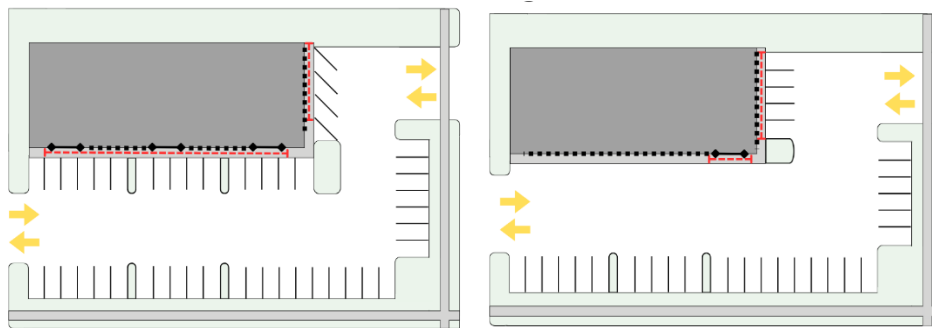
Section 10.10 – Vehicle Impact Protection

Using current best practices from other communities as a guide, Section 10.10 Vehicle Impact Protection incorporates changes to the UDO's site and building design requirements in order to protect the populations and locations most vulnerable to vehicle crashes. Under Section 10.10, bollards or similar vehicle impact protection devices would be required at the following locations, where vehicles will be generally perpendicular when they are parked or travelling in a parking lot drive aisle:

- All public entrances in the B-1 Regional Business District and the M-1 General Manufacturing District, or non-residential uses in residential districts (such as churches or schools)
- Public entrances to Residential Care Facilities (including Assisted Living Facility, Independent Living Facility, Nursing Home, hospice, and continuum of care facilities)
- Buildings with storefront windows within 2 feet of the ground
- Outdoor dining areas
- Outdoor play areas at Day Care Centers

Vehicle impact protection devices must meet the required safety and design standards to withstand the appropriate amount of force (5,000 lb. vehicles traveling at 30 miles per hour) while providing adequate pedestrian access and remaining aesthetically pleasing, including the option to use planters (Section 11.05). Flexibility in the style and sitting of protective devices is offered where possible. This section would apply to all new construction and would not be retroactive.

Fig. 4- required locations for vehicle protection devices.



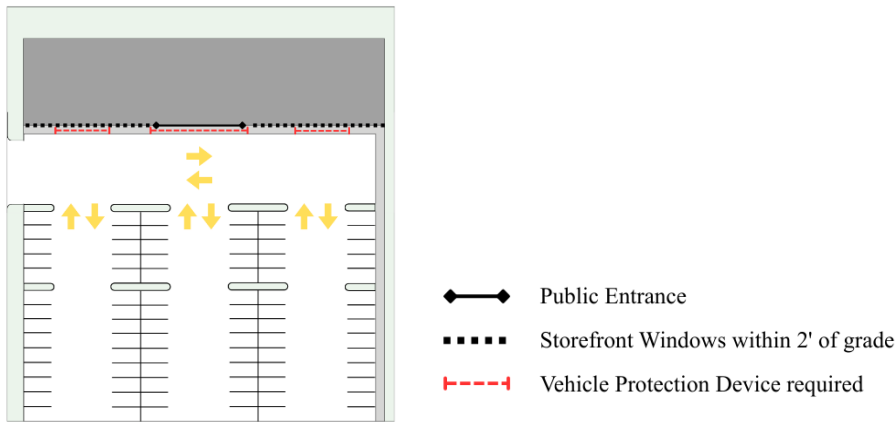
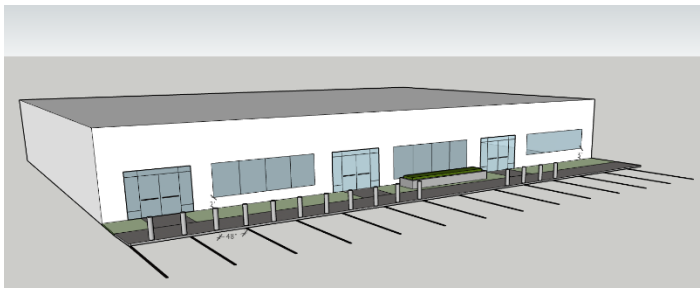


Fig. 5- examples of what would be required.



References to this section have also been added in the Design Requirements for the Zoning Districts (Sections 8.10, 8.12, and 8.15) and in the Use Standards for Day Care Centers, Outdoor Dining, and Residential Care Facilities (Section 9.02.B.12, 23, and 29). The Planning and Zoning Commission held a public hearing on the proposed text amendments at their December 4, 2025, meeting. Commission voted 7-0 to approve.

Additional discussion included: thank you to staff for putting this together; we owe it to residents to keep the community safe; glad we are passing the ordinance; if this is approved, staff will work with the foundation and broaden this to other communities; good partnership; offering them our support; don't want another tragedy; glad we are the ones stepping up. There was no further discussion.

A motion was made by Trustee Koenig and seconded by Trustee Torres to approve an Ordinance Amending Appendix B – Unified Development Ordinance Sections 8, 9, 10, 11, and 13 of the Municipal Code for the Village of Oswego (Finnegan's Law).

Aye: Jac Cooper	Jennifer Hughes
Rachelle Koenig	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.

I.2 76-78 Main Street Variance:

Option 1: Deny the Variance from Section 8.12 of the Unified Development Ordinance to Prohibit the Painting of Brick and Natural Stone.

or

Option 2: Approve the Ordinance Granting a Variance from Section 8.12 of the Unified Development Regulations to Allow for the Painting of Brick and Natural Stone for the Property Located at 76-78 Main Street.

Director Zenner addressed the Board regarding a variance for 76-78 Main Street. The petitioner is requesting approval of a variance to allow for the painting of the exterior brick located at 76-78 Main Street. The petitioner had started painting the structure as part of an exterior maintenance project several weeks ago. Staff discovered that the brick was being painted in violation of the UDO requirements and contacted the property owner. The petitioner was not aware of this restriction in the Code. By the time staff and the petitioner discussed the situation, the painting of the brick was nearly completed. The petitioner has filed for a variance to address the painting that has occurred on the property. The petitioner stated they painted the brick to create a cohesive look to the structure since the top half of the building had been altered over time to remove/cover the brick at the second story. Though staff understands the intent of the request as the original structure's brick façade had been compromised at the second story, staff believes that the preservation of natural brick and stone is important to maintain the architectural design of structures and to preserve the character especially for historic structures in the downtown.

The intent of the Code is to preserve the look of brick and natural stone materials. These natural materials weather well in the elements and maintain their attractive look for a long period of time. Once painted, the materials lose their natural character and must be repainted regularly to maintain a clean and attractive appearance. The Planning and Zoning Commission held a public hearing on the request at the December 4, 2025, meeting. Commission voted 7-0 to approve.

Building before being painted:



Building after being painted:



staff forecasts that the total amount will be paid out by year 14 of the agreement. However, considering the sales estimates are conservative in nature, it is reasonable to expect that the agreement may be completed sooner. In either scenario, the agreement would terminate upon reaching the \$1.5 million total payout.

Agreement

The developer has agreed to the terms of the proposed economic incentive agreement which is subject to the following conditions:

- **Commencement Date:** The agreement commences once the retail space is constructed and deemed open for business by receiving an occupancy permit for HomeGoods by no later than July 1, 2027.
- **Sales Tax Rebate:** Starting on the date of HomeGoods' opening, the Village will rebate 100% of the municipal sales tax (i.e., state shared sales tax) generated by the business up to 15 years or a maximum of \$1,500,000, whichever comes first.
- **Refund of Rebate:** If HomeGoods closes or is otherwise abandoned without substituting another comparable business within 24 months, the developer is required to refund the rebate to the Village as follows:
 - 50% refunded to Village within three years of the authorized agreement;
 - 25% refunded to Village after the third year but before the fifth year of the authorized agreement.
- **Section 6. Real Property Valuation:** allows the developer to appeal their property taxes if their assessment is deemed to have increased significantly. (Amended agreement was provided to the Board, at the meeting, to include this language)

This project is expected to produce a substantial amount of tax revenue which would more than make up for the proposed incentive. During the incentive term, the project will continue to generate an average of \$144,000 annually in Home Rule sales taxes. After completion of the incentive, the project will generate combined total of more than \$300,000 in annual sales taxes. Although the property tax impact will be nominal for the Village, it will generate revenue for other forms of government including the school, fire, and park districts. With only the State share of sales taxes being rebated to the developer, the incentive is expected to be made up in year 12 due to the Home Rule sales taxes continuing to be received. Inclusive of the \$1.5 million incentive, the project is still anticipated to produce nearly \$2 million for the Village through 2040. Should the agreement be approved, the developer wants to start construction as early as Spring 2026.

Additional discussion included: excited we are getting a HomeGoods; if bids come in lower, would it change the provisions; there is not an inclusion; agreed on a lower incentive amount; page 3 of the agreement needs to be corrected to show \$1.5 million; like to keep sales tax here; need to amend the motion to reflect the amendment of the dollar amount on page 3 of the agreement. There was no further discussion.

A motion was made by Trustee McCarthy-Lange and seconded by Trustee Novy to approve an Ordinance Authorizing the Execution of an Economic Incentive Agreement with Prairie Market 24 LP (HomeGoods); as Amended.

Aye: Jac Cooper
Rachelle Koenig
Karen Novy
Jennifer Hughes
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.

OLD BUSINESS

J.1 Traugher Estates:

Director Zenner addressed the Board regarding a revised concept plan for Traugher Estates. The petitioner has revised the site plan from the plan reviewed by the Village Board in October. The most significant change is that the proposed five-story building along Route 71 has been removed and replaced with two three-story apartment buildings. The overall number of units has been reduced by 41 units from the October plan and is 78 units less than the plan reviewed by the Planning and Zoning Commission in September. The current proposed site contains two types of housing product. Along the south adjacent to Route 71 and centrally located on the site are five three-story apartment buildings containing a total of 125 residential units.

Brian Kronewitter, Viral Shah, and Michael Poulakidas, with Cordogan Clark; Robert Walker, Civil Engineer with Bono Consulting presented the following. Dr. Khelghati, Superintendent for SD308, and Raphael Obafemi, Chief Financial Officer for SD308 was also present to provide information and answer questions from the Village Board.

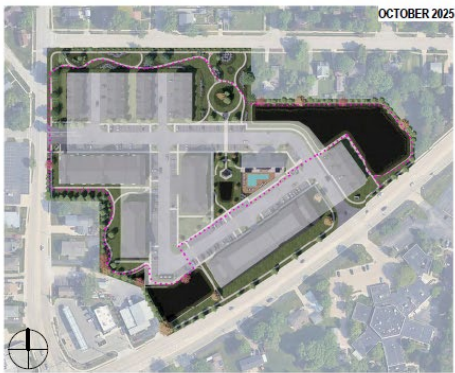


SITE PLAN - LEGEND	
01	MULTI-FAMILY RESIDENCE BUILDING (5) 3-STORY BUILDING
	TOTAL NUMBER OF UNITS: 125
	TOTAL NUMBER OF UNITS: 125
02	TOWNHOMES 2-STORY TOWNHOMES 2-BEDROOM AND 2-CAR GARAGE
	TOTAL NUMBER OF TOWNHOMES: 38
03	CLUBHOUSE (1) ONE-STORY BUILDING
04	STORM WATER MANAGEMENT AREA 1.64 ACRES
05	PLAYGROUND 1.00 ACRES
06	DOG PARK 0.10 ACRES
07	COMMUNITY GATHERING SPACE 0.30 ACRES
PARKING (EXCLUDING TOWNHOMES PARKING)	
	PARKING RATIO: 1:1.75
	GUEST/CLUBHOUSE PARKING: 17
	MULTI-FAMILY PARKING REQUIRED: 219
	TOTAL PARKING SPOTS PROVIDED: 236
AMENITIES	
	FITNESS CENTER
	INDOOR & OUTDOOR CO-WORKING SPACES
	ENTERTAINMENT KITCHEN
	OUTDOOR POOL
	COMMUNITY GATHERING SPACE / GAZEBO
	AMPHITHEATER
	CONNECTED WALKING TRAILS
	KIDS PLAYGROUND WITH EQUIPMENT



- PREVIOUS VS NEW CONCEPT - LEGEND**
- COMMUNITY GATHERING SPACE**
- PREVIOUS CONCEPT
- NO COMMUNITY GATHERING SPACE
- NEW CONCEPT
- A DEDICATED COMMUNITY GATHERING SPACE WITH A GAZEBO IS PROVIDED AT THE CENTER OF THE SITE, CONNECTED TO THE PARK.
- RELATIONSHIP TO EXISTING SINGLE-FAMILY HOMES**
- PREVIOUS CONCEPT
- NO DEDICATED BUFFER
- NEW CONCEPT
- A LARGER BUFFER IS PROVIDED TO MAINTAIN PRIVACY. TOWNHOMES ARE LOCATED ALONG THE PERIMETER OF THE SITE, POSITIONED PERPENDICULAR TO THE SINGLE-FAMILY HOMES, WITH THEIR SHORTER SIDES FACING THE HOUSES TO BETTER RESPECT NEIGHBORHOOD SCALE.
- COMMON AREAS**
- PREVIOUS CONCEPT
- LOCATED ON THE FIRST FLOOR OF THE 5-STORY BUILDING AT THE CENTER OF THE SITE
- NEW CONCEPT
- A SEPARATE CLUBHOUSE IS PROVIDED, CONNECTED TO THE COMMUNITY SPACE AND SERVING AS A FOCAL POINT FROM BOTH ENTRANCES — FROM WASHINGTON STREET AND I.L.T.I.
- CONNECTIVITY**
- PREVIOUS CONCEPT
- LIMITED PEDESTRIAN ACCESS
- NEW CONCEPT
- A WALKING PATH NETWORK AROUND THE STORMWATER POND AND THROUGHOUT THE SITE CONNECTS ALL AREAS, PROMOTING PEDESTRIAN-FRIENDLY MOVEMENT AND LINKING THE RESIDENTIAL COMMUNITY TO THE COMMERCIAL AREA ACROSS THE STREET.
- DESIGN**
- ALL BUILDINGS HAVE BEEN REDESIGNED TO COMPLIMENT THE SURROUNDING NEIGHBORHOOD ARCHITECTURE — COHESIVE AND CONTEXTUALLY APPROPRIATE WITHOUT BEING REPETITIVE OR OUT OF PLACE.

EXISTING CONDITION	FEB' 2025 CONCEPT	JUL' 2025 CONCEPT	OCT' 2025 CONCEPT	NOV 2025 CONCEPT		
	246 UNITS *ALL RENTALS	239 UNITS *26 FOR SALE *213 RENTALS	102 UNITS *30 FOR SALE *172 RENTALS	161 UNITS *36 FOR SALE *125 RENTALS	-85 UNITS FROM FEBRUARY	-35%
EXISTING BUILDING HEIGHT: 35'	3 STORY BUILDING: 35'6"	3 STORY TOWNHOMES 35'3"	2 STORY TOWNHOMES 23'	2 STORY TOWNHOMES 23'		-12' AS COMPARED FROM FRANKLIN & WASHINGTON STREET
		1.55 ACRES	3.53 ACRES	3.85 ACRES		+225%
FOR SALE VS RENTAL UNITS %	100% RENTALS 0% FOR SALE	89% RENTALS 11% FOR SALE	85% RENTALS 15% FOR SALE	78% RENTALS 22% FOR SALE		-11% +11%



- PREVIOUS VS NEW CONCEPT - LEGEND**
- COMMUNITY GATHERING SPACE**
- PREVIOUS CONCEPT
- NO COMMUNITY GATHERING SPACE
- NEW CONCEPT
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EXISTING CONDITION	PREVIOUS CONCEPT	NEW CONCEPT	
0 MILES	0.6 MILES	3.6 MILES TOTAL WALKING PATH 0.7 MILES CIRCULAR PATH ALONG THE PERIMETER	+600% +15%
14 FEET * MINIMUM DISTANCE BETWEEN BUILDING AND SIDEWALK	20 FEET * MINIMUM DISTANCE BETWEEN BUILDING AND SIDEWALK	40 FEET * MINIMUM DISTANCE BETWEEN BUILDING AND SIDEWALK	+26'
		+40% MORE TREES * PARTIALLY MATURE TREES PLANTED ALONG FRANKLIN STREET	+40%



EXISTING CONDITION

Total Area	12.3 ac
Existing Impervious Area	3.6 ac
Composite Runoff Coefficient	0.82
2-year, 24-hour Storm Runoff	1.41 cfs undetained
100-year, 24-hour Storm Runoff	3.64 cfs undetained



NEW CONCEPT DESIGN

Total Area	12.3 ac
Proposed Impervious Area	4.8 ac
Proposed Detention Basin Area	1.7 ac
Composite Runoff Coefficient	0.87
2-year, 24-hour Storm Runoff	1.51 cfs undetained
100-year, 24-hour Storm Runoff	3.87 cfs undetained
Restricted 2-year, 24-hour Storm Runoff	0.49 cfs detained
Restricted 100-year, 24-hour Storm Runoff	1.85 cfs detained
Required Stormwater Detention Volume	5.50 ac-ft

Summary - Impervious Area will increase with this development, with a corresponding increase in runoff. However, stormwater detention will be required by Village of Oswego/Kendall County Stormwater Ordinance. With the required stormwater detention, runoff will be decreased by roughly 50% during a 100-year storm event with an even greater reduction during less intense storms.

- Runoff will decrease



EXISTING CONDITION

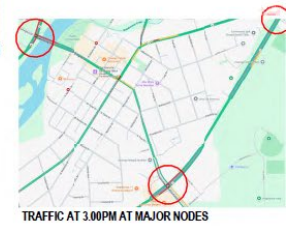


NEW CONCEPT DESIGN

- Furthest apartment is 170 feet from the property line
- Setbacks from 14 feet to 54 feet



- West entrance



TRAFFIC AT 3:00PM AT MAJOR NODES



- Different gables and roofs on the 3-story buildings





- Fence added; will follow along property line



- Brick in the design
- Landscaping not fully developed yet



INTERNAL VIEW LOOKING NORTH TOWARDS TOWNHOMES



INTERNAL VIEW LOOKING TOWARDS ILLINOIS -71



- Clubhouse



FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION

- Stone base
- Brick above
- Colors subject to change



FRONT AND BACK ELEVATION



SIDE ELEVATION

- Brick and stone



FRONT AND BACK ELEVATION



SIDE ELEVATION

- Mostly stone



- Parking ratio increased

Additional discussion included: took feedback on density and increased the number of ownership product; 36 townhomes; eliminated 5-story building along Rt. 71; five 3-story buildings; have not changed the orientation; added more stormwater; residents are concerned with flooding and runoff; want residents to not have concerns; residents will be able to see the trees and townhomes; will get resident feedback on the fencing; parking spaces: 219 for apartments, 17 for clubhouse; townhomes have 2-car garages; current site has no retention; retention= 1.75 acres at 4-5 feet deep; clubhouse space= 6,500-7,000 sqft; clubhouse

capacity= 100 people minimum; will need permission to open up the clubhouse to the public; don't want parties at the clubhouse, but could hold meetings; make the clubhouse a priority for rental or meeting spaces; Planning & Zoning Commission (PZC) members received the updated plans and were invited to tonight's meeting; attempts were made to sell the property; broker was hired; had very little interest in the property; building has been empty over 10 years; for sale sign on the property earlier than 10 years ago; SD308 stopped addressing the building due to code requirements; it has gone for years without maintenance; there was interest in developing into senior housing, but the costs and resources were high; traffic study; will work with the Village to increase the scope of the traffic study to address all concerns; police department is fully staffed at 56 officers and in line with the average of an agency of our size in the Midwest; Village population is not 61,000; developer will do an impact study to determine the net benefit and impact to Village resources; Public Works will be able to handle the capacity; PZC denied the concept; if the concept and direction is approved, financials, traffic study and engineering will still be needed; some of the project will need to go back to the PZC; whether there will be school overcrowding; SD308 looking at adjustments for the growing area in Southbury; number of students projected at 24; no Section 8 at this development; \$2 million needed to get building up to code; don't want to see an empty strip mall, warehouse, or storage facility on the property; the changes to the concept plan are appreciated; it is the most productive product; change came from public feedback; value everyone's opinion; thank you to the public for coming out; people are going to be unhappy with our decision; have been asking people about the project and some are not opposed; change is tough; would like to see a plaque at the site to commemorate Traughber; have the responsibility to do what is best for the community; some families can't afford single family homes; cost of housing is a national issue; reducing burdens and density helps; Cordogan Clark is not connected with the investigation that was mentioned in Public Forum; not my favorite project; it's a benefit to SD308 to allow for continuation of projects and relieve the tax burden on the residents; move away from borrowing money for this project; costs SD308 \$20,000-\$50,000 in utilities at the property; can't maintain the building; no longer need the building; went through the RFP process for the property; TIF; infrastructure; benefits the whole community; revenue sharing; residents will spend money in town; benefitting from the increment; don't want to stand in the way of helping SD308 financially. There was no further discussion.

a) Approve the Proposed Concept Plan for Traughber Estates.

A motion was made by Trustee Hughes and seconded by Trustee Novy to Approve the Proposed Concept Plan for Traughber Estates.

Aye:	Jac Cooper	Jennifer Hughes
	Rachelle Koenig	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) Direct Staff to Begin Negotiating a Tri-Party Redevelopment Agreement between the Village, SD308, and the Petitioner.

A motion was made by Trustee McCarthy-Lange and seconded by Trustee Cooper to Direct Staff to Begin Negotiating a Tri-Party Redevelopment Agreement between the Village, SD308, and the Petitioner.

Aye:	Jac Cooper	Jennifer Hughes
	Rachelle Koenig	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 Novy- congratulations to Kevin; congratulations to Hudson Design; Christmas Walk was cold, but a great turnout; thank you to Jean and staff; Merry Christmas and have a safe Holiday; looking forward to 2026.

Trustee Hughes- Hudson Design is cool; thank you to staff, police and fire for Christmas Walk; congratulations to the OHS football team; thank you to Rep. Matt Hanson for the grant for the ADA ramp in the downtown; thank you to Public Works staff; thank you to Trustees; hope everyone has a Happy Christmas and New Years.

Trustee Cooper- Christmas Walk has the small-town feel; love the local businesses; congratulations to the OHS football team; hoping we come back stronger next year; came into tonight knowing this was going to be a tough conversation about Traugber; commend everyone; Happy Holidays and stay safe.

Trustee Koenig- huge shoutout to the new Events Manager, Kelly Bertog; he was great; Christmas Walk was fun and cold; attended Small Business Saturday and the Cookie Walk; stopped at Hudson Design; congratulations to Kevin and thank you to staff; great job on the snow removal; tonight was rough and people left disappointed; thank you to staff and the Trustees for your support through her medical treatments; Merry Christmas and have a lovely and peaceful end of the year.

Trustee Torres- go Panthers; awesome to watch the OHS football game with my son; tonight was rough conversations; thank you to Trustees and residents; glad we passed Finnegan's Law; it will be a positive impact; tabletop fridges are dangerous and a fire hazard; congratulations to Hudson Design.

Trustee McCarthy-Lange- great conversations tonight; thank you for your help in addressing the issues; congratulations to Kevin and Hudson Design; missed Christmas Walk this year, I was under the weather; wishing all wonderful Holidays and 2026.

PRESIDENT'S REPORT

We will likely not be getting a data center as we do not have the infrastructure; we will never get one; thank you to Rep. Matt Hanson for the grant; Christmas Walk was successful, but frigidly cold; thank you to staff for the event; it's the best event; kudos to Kevin; Toys for Tots breakfast is Friday from 8:30am-11:30am at Oswego Fire Station #1; Merry Christmas and Happy New Year; congratulations to the OHS girls 4A Championship in softball; congratulations to Alli Wiertel for her State Championship in golf; congratulations to the OHS football team; so proud; looking forward to next year.

CLOSED SESSION

There was no closed session.

ADJOURNMENT

A motion was made by Trustee McCarthy-Lange and seconded by Trustee Novy to adjourn the meeting; upon a voice vote with all remaining members voting aye, the meeting was adjourned at 9:55 p.m.

Tina Touchette
Village Clerk