

**MINUTES OF A REGULAR MEETING  
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
OSWEGO VILLAGE HALL  
100 PARKERS MILL, OSWEGO, ILLINOIS  
April 21, 2026**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

President Ryan Kauffman called the meeting to order at 7:14 p.m. Steve Raasch 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 Jennifer Hughes, Rachelle Koenig, Karen Novy, and Andrew Torres.

Board Members Absent: Trustee Jac Cooper, Karin McCarthy-Lange

Staff Physically Present: Dan Di Santo, Village Administrator; Jean Bueche, Asst. Village Administrator; Tina Touchette, Village Clerk; Jason Bastin, Police Chief; Andrea Lamberg, Finance Director; Curt Cassidy, Public Works Director/Engineer; Rod Zenner, Development Services Director; Joe Renzetti, IT/GIS Director; Kevin Leighty, Economic Development Director; Brad Reese, Deputy Director Public Works; Maddie Upham, Asst. to the Village Administrator; Lisset Padilla, Communications Manager; Steve Raasch, Facilities Manager; and Dave Silverman, Village Attorney.

**RECOGNITIONS/APPOINTMENTS**

D.1 Historic Preservation Commission

a) Appoint Michael Moody for a Term to Expire April 30, 2028

A motion was made by Trustee Hughes and seconded by Trustee Novy to approve the Appointment of Michael Moody for a Term to Expire April 30, 2028.

Aye: Jennifer Hughes  
Karen Novy

Rachelle Koenig  
Andrew Torres

Nay: None

Absent: Jac Cooper  
Karin McCarthy-Lange

The motion was declared carried by a roll call vote with four (4) aye votes and zero (0) nay votes.

D.2 Proclamation- Public Service Week

President Kauffman read the proclamation.

D.3 Proclamation- National Small Business Week

President Kauffman read the proclamation.

D.4 Proclamation- Drinking Water Week

President Kauffman read the proclamation.

**PUBLIC FORUM**

Public Forum was opened at 7:24 p.m. There was no one who requested to speak. The public forum was closed at 7:24 p.m.

**STAFF REPORTS**

There were no staff reports.

## **CONSENT AGENDA**

President Kauffman asked if there were any questions regarding the items and whether an item should be removed from consent. There were no questions and no items removed. President Kauffman read the items under consent.

G.1 April 7, 2026 Committee of the Whole Minutes

G.2 April 7, 2026 Regular Village Board Minutes

G.3 Ordinance Amending Title 1 Chapter 5, Title 1 Chapter 7, Title 3 Chapter 2, Title 3 Chapter 7, Title 3 Chapter 8, Title 3 Chapter 10, Title 3 Chapter 11, Title 3 Chapter 18, Title 3 Chapter 31, Title 3 Chapter 33, Title 7 Chapter 3, Title 8 Chapter 2, Title 8 Chapter 3, Title 8 Chapter 4, Title 9 Chapter 2, Title 9 Chapter 3, Title 9 Chapter 4, Title 9 Chapter 5, and Appendix A of the Oswego Municipal Code; Various Municipal Code Amendments.

G.4 Ordinance Accepting a Plat of Easement at Hummel Trails Neighborhood 14 Located West of Douglas Road and South of Woolley Road.

G.5 Ordinance Granting a Variance, to Section 9.03 of the Unified Development Ordinance, to Allow for the Construction of a Fence in a Corner Side Yard That Does Not Meet the Definition of an "Open Fence" at 104 Preakness Drive.

G.6 Ordinance Approving the First Amendment to the Economic Incentive Agreement by and Between the Village of Oswego, A2T Hospitality LLC and AHB 345 Enterprises, LLC (57 Main Street); Bay 54.

G.7 Resolution Authorizing a Task Order with Baxter & Woodman for an Update to the Water and Sewer Rate Study in an Amount not to exceed \$35,000.00.

G.8 Public Works Vehicle Purchase and Disposal

a) Resolution Authorizing the Purchase of a Replacement PW09 Skid Steer in the Amount of \$71,805.00 from Altorfer, Inc. and a Related Trailer in the Amount of \$15,727.40 from Monroe Towmaster, LLC Through Sourcewell Cooperative Purchasing for a Combined Amount of \$87,532.40.

b) Ordinance Authorizing the Disposal of Surplus Property Owned by the Village of Oswego (PW09 - 2004 Caterpillar 262B Skid Steer).

G.9 Resolution Authorizing the Execution of Task Order No. 1 to the Professional Services Agreement with Baxter & Woodman, Inc. for Lake Michigan Assistance in the Amount of \$15,000.00.

G.10 Resolution Authorizing the Execution of Task Order No. 26-01 with Strand Associates, Inc. for Construction Management Services for the Watermain Replacement: Main Street Project in the Amount of \$312,400.00.

G.11 Resolution Authorizing the Execution of a Contract with D Construction for the Watermain Replacement: Main Street Project in the Amount of \$3,398,250.08.

G.12 Resolution Authorizing the Execution of a Lease Agreement with Bolder Contractors, LLC for the Temporary Field Office and Staging Area at 1116 Wolfs Crossing in the Amount of \$1,000.00 per Month.

G.13 Ordinance Allocating the 2026 Village of Oswego Volume Cap of \$5,235,030 to Upper Illinois River Valley Development Authority (UIRVDA).

A motion was made by Trustee Koenig and seconded by Trustee Novy to approve the Consent Agenda as read by President Kauffman.

Aye: Jennifer Hughes  
Karen Novy

Rachelle Koenig  
Andrew Torres

Nay: None

Absent: Jac Cooper  
Karin McCarthy-Lange

The motion was declared carried by an omnibus roll call vote with four (4) aye votes and zero (0) nay votes.

### **BILL LIST**

H.1 Approve Bill List Dated April 21, 2026, in the Amount of \$457,477.63.

A motion was made by Trustee Hughes and seconded by Trustee Koenig to approve the Bill List Dated April 21, 2026, in the Amount of \$457,477.63.

Aye: Jennifer Hughes  
Karen Novy

Rachelle Koenig  
Andrew Torres

Nay: None

Absent: Jac Cooper  
Karin McCarthy-Lange

The motion was declared carried by a roll call vote with four (4) aye votes and zero (0) nay votes.

### **OLD BUSINESS**

I.1 Resolution Authorizing a Contract with Frederick Quinn Corporation for the Public Works Expansion Project in the Amount of \$24,395,180.

Facilities Manager Raasch provided the following information for the contract for the new Public Works facility: the guaranteed maximum price (GMP) includes all construction costs, alternate costs, contingency budget, and Frederick Quinn Corporation's (FQC) fees and costs. The alternate costs include the items presented to the Board on April 7, 2026.

#### **Alternate Costs**

- \$382,156.00 New Salt Dome
- \$59,522.00 Fence Upgrade – Trex
- \$117,610.00 Epoxy Floor – Fleet Repair Bays
- \$30,993.00 Sealed Concrete – New Division Shop Areas
- \$22,999.00 Paint Interior – New Vehicle Storage
- \$18,618.00 Paint Interior – Existing Shop and Fleet Areas
- (\$11,280.00) Credit for work selected together

Total= \$631,898

The Village Board requested estimated costs to install an enclosed walkway instead of the covered walkway.

The following are options and estimated costs for each:

- Option 1 – Install the covered walkway as originally planned. (No cost change to the GMP)
  - Roof over the sidewalk and a fence on the west side
- Option 2 – Install the covered walkway as originally planned; add heated concrete. (Estimated increase of approximately \$25,000 - \$55,000 to the GMP)
- Option 3 – Change the original plan from the covered walk to a prefabricated semi-enclosed walkway, with heating elements, and lighting. (Estimated increase of approximately \$60,000 to the GMP; includes the budget cost for the original walkway)

FQC will prepare solid cost estimates following issuance of a design RFP sketch. Work will occur over the next month. If option 2 or 3 were approved, it would increase FQC's fees and costs.

#### Frederick Quinn Corporation Fees and Costs Included in the GMP

- \$522,500.00 General Conditions
- \$210,093.00 General Insurance .9%
- \$12,000.00 \$2M Professional Liability Insurance
- \$589,143.00 Construction Fee 2.5%
- \$205,318.00 P&P Bond
- \$35,000.00 Pre-Construction Services

Total= \$1,574,054.00

Board and staff discussion included: covered walkway will still need to go through engineering; need consensus on what to move forward with; estimated cost for slips, trips and falls are around \$60,000-\$62,000; worth exploring option #3; need to approve the GMP tonight; approve the GMP with further authorization to increase the budget by \$100,000; we are currently \$119,000 under budget; still getting all the other alternatives; seven slip and falls in the last ten years; opening ourselves to liability; makes sense to enclose and still be under budget; two workers comp claims, for slip and falls, since 2022; where else can the left over money go; not restricted on what we can use the leftover money for; there could be money back at the end of the project; walkway is for a cut through between buildings and for a lunch area; hard to see that the walkway wouldn't be taken care of by employees; potential of anyone falling during any circumstances; ok with option #2; conversation feels like this is about cold weather; best use of funds; could put us over budget; motion should be up to a specific amount or otherwise this comes back for further discussion; what is the current view on what the Public Works employees want; should do it fully now because it can't be done later; building a much needed facility and we're worried about a walkway; would like to see the extra money going to something else; need to do something to protect it; would be walking the same amount of distance on the walkway as when walking from the parking lot to the building; heated concrete will only take care of snow and ice; need to still do engineering and get the details of relocating utilities; trying to provide a reasonable cost number; option# 3 does not include any increases for FQC fees or costs; including credit for canopy; assessment cost will be a percentage of the contract; don't want the discussion of the walkway to come back; don't have a problem with doing an assessment as part of option #3; whether option #3 will be under or even with the budget; will assess to see if it meets the direction that is given; thought the due diligence was already done on the walkway; approve up to a certain amount; if it's under the amount, then it gets done; if it's over the amount, then it doesn't get done; comfortable with staying under budget and not delaying the project; whether we can trade off on other line items; leaving this up to staff; staff would prefer to stay with the alternatives since they have already been awarded. There was no further discussion.

A motion was made by Trustee Hughes and seconded by Trustee Koenig to Approve a Resolution Authorizing an Amendment to a Contract with Frederick Quinn Corporation for the Public Works

Expansion Project in the Amount of \$24,395,180 and to Approve the Authorization to Allow the Village Administrator to Increase the GMP by Up to \$100,000 Additional to Construct the Covered Walkway Between the Two Buildings.

Aye: Jennifer Hughes  
Andrew Torres

Rachelle Koenig  
President Ryan Kauffman

Nay: Karen Novy

Absent: Jac Cooper

Karin McCarthy-Lange

The motion was declared carried by a roll call vote with four (4) aye votes and one (1) nay vote.

### **NEW BUSINESS**

J.1 Ordinance Granting a Major Amendment to the Prairie Market East Planned Unit Development Located at 410 Fifth Street; HomeGoods

Director Zenner provided the following information for HomeGoods: the petitioner, Prairie Market 24 LP, requested approval of a Major Amendment to the Prairie Market East PUD to allow for the following:

- Development of a 25,000 square-foot HomeGoods commercial building. The approved building footprint is 16,944 square feet, making the newly proposed commercial building roughly 8,000 square feet larger than originally approved.
  - The UDO states that a major PUD amendment is required for any increase in the gross floor area by 5% or more; the proposed HomeGoods increase is approximately 38%.
  - It will be no closer to the neighboring residential development as any other tenants in Prairie Market East
  - Proposed commercial use is consistent with the Comprehensive Plan
  - Proposed site plan and architecture match the existing character and design of Prairie Market East
- Wall sign with a letter height of 72 inches, exceeding the 48-inch maximum as identified in the Prairie Market PUD.
  - Since Ord. 05-27 was approved, other Prairie Market tenants have requested and been granted amendments to increase the size of their wall signs, including Aldi next door
  - The requested amendments are comparable to what was approved for other tenants in both Prairie Market and Prairie Market East
  - The overall size of the proposed sign still complies with the PUD in terms of maximum area, maximum sign height, and maximum width

The Planning and Zoning Commission held a public hearing at the April 9, 2026 meeting. They recommended approval (vote 8-0).

Board and staff discussion included: thank you for investing in our community; welcome to the Village; looking forward to shopping there; excited they are opening in Oswego; appreciate the confidence. There was no further discussion.

A motion was made by Trustee Koenig and seconded by Trustee Novy to approve an Ordinance Granting a Major Amendment to the Prairie Market East Planned Unit Development Located at 410 Fifth Street; HomeGoods.

Aye: Jennifer Hughes  
Karen Novy

Rachelle Koenig  
Andrew Torres

Nay: None

Absent: Jac Cooper

Karin McCarthy-Lange

The motion was declared carried by a roll call vote with four (4) aye votes and zero (0) nay votes.

## J.2 Special Use Permit- Self-Storage Facility at Lewis and Station Drive

a) Concur with Staff and Deny the Special Use Permit for a Self-Storage Facility at the Southwest Corner of Lewis Street and Station Drive

or

b) Concur with the Planning and Zoning Commission and Approve the Ordinance Granting a Special Use Permit for a Self-Storage Facility at the Southwest Corner of Lewis Street and Station Drive.

Director Zenner provided the following information for a special use permit for a self-storage facility: the Petitioner, Phil McAlister, is requesting approval of a special use permit to allow for a self-storage facility to be located on a 7.5-acre parcel at the southwest corner of Lewis Drive and Orchard Road in the Orchard Way commercial development. The petitioner is proposing the development of a self-storage facility containing six storage structures with the main parking lot located along the east end of the site. Self-storage facilities require a special use permit in the M-1 General Manufacturing and B-1 Regional Business Districts. The intended use of the Orchard Way development is for commercial retail and service uses throughout the development. These uses generate traffic and provide cross-activity between the various commercial uses with customers often patronizing more than one of the uses when they visit a retail center. It is staff's opinion that the proposed use does not meet the intent of the Orchard Way commercial development or other retail corridors within the Village.

The Planning and Zoning Commission held a public hearing on April 9, 2026. The petitioner spoke as well as two real estate property owners, who own vacant commercial property along Orchard Road, both in favor of the request. The two speakers both stated that they bought the properties in the early 2000's hoping to flip the properties within three years, but their properties still have not developed. Staff recommended denial of the request. A motion was made to recommend denial of the request (denied 2-6). Then a motion was made to recommend approval of the special use permit (approved 6-2).

The petitioner provided the following presentation and noted that staff is absolutely right in that they do not meet the criteria.

## Why This Project, Why This Site

01

### A Real Market Need

Oswego is dramatically under-supplied for self-storage relative to a balanced market.

02

### A Benefit to the Village

\$80K-\$90K in annual property tax revenue funding local schools — with zero new students.

03

### Productive Use of Vacant Land

A site that has sat empty for decades and is poorly suited for modern retail.

04

### A Modern, Attractive Facility

Today's self-storage is secure, well-landscaped, and fits seamlessly into commercial corridors.

# Oswego Has a Storage Shortage



# "Free Money" for Local Schools

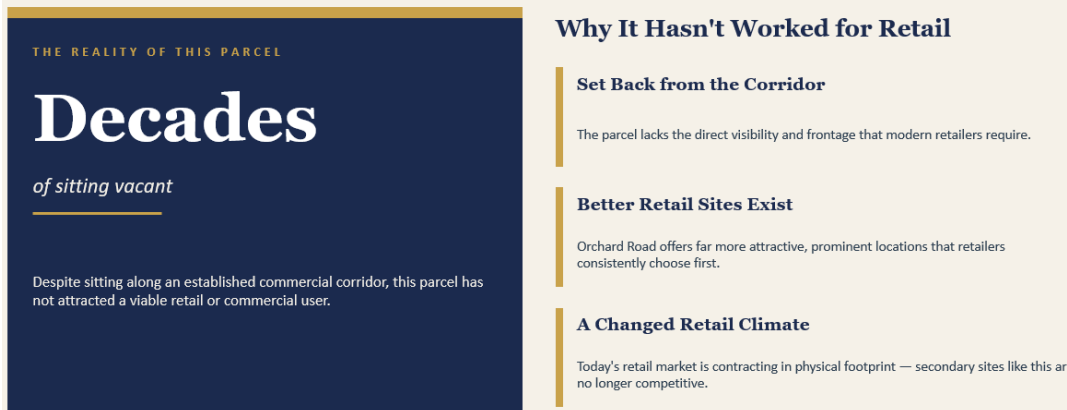
## \$80,000 – \$90,000

*estimated annual property tax revenue*

<p><b>01</b></p> <h3>Funds Local Schools</h3> <p>The vast majority of property tax revenue from this site flows directly to Oswego's school districts.</p>	<p><b>02</b></p> <h3>Zero New Students</h3> <p>Unlike housing or mixed-use, a storage facility generates no additional enrollment burden — pure upside for per-pupil funding.</p>	<p><b>03</b></p> <h3>A Stronger Village</h3> <p>Better-funded schools attract higher-income families, raising home values and the overall vitality of Oswego.</p>
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- Low traffic and demand in the area

# A Productive Use for Long-Vacant Land



- Property has been vacant for 20+ years

# This Isn't Your Father's Self-Storage

PMC's Oswego facility will be designed as a quality commercial neighbor — not the dated, rusting metal sheds of decades past.

## Modern Architecture

Contemporary materials and design that reads as quality commercial — comparable to a Class A office or retail building.

## Professional Landscaping

Buffered, planted edges and well-maintained grounds that enhance the surrounding corridor.

## Secure & Well-Lit

Perimeter fencing, controlled access, full lighting, and surveillance — a safer site than a vacant lot by every measure.

## A Quiet Neighbor

Minimal traffic, no noise, no late-night activity, no signage clutter. Among the lowest-impact commercial uses available.

- Will have a small retail component in selling packing and storage materials

# This Isn't Your Father's Self-Storage



- Good lighting and frontage
- Has a location at 111<sup>th</sup> & Heggs Rd, Plainfield, IL

## THE BOTTOM LINE

# A Win for Oswego.

- **A Real Need Met** Closing a 300,000+ sf storage gap for residents who genuinely need it.
- **Recurring School Funding** \$80K–\$90K per year in property taxes — with zero new students.
- **A Vacant Parcel Activated** Putting decades-idle land to productive, tax-generating use.
- **A Quality Commercial Neighbor** Modern, secure, landscaped — built to enhance the corridor, not detract from it.

- Good win for everybody



recourse to the village from a credit rating perspective. Once a PACE program has been established locally, all future projects seeking CPACE financing are considered on a case-by-case basis and subsequently subject to an assessment contract and related assignment agreement. Once signed and executed, the documents are sent to IFA as collateral for the project. The program is administered entirely by IFA.

Brad Fletcher, with IFA, was available to answer questions and provided more information on the program.

Board and staff discussion included: Oswego Senior Living is interested in the program; applicants do not have to come to the Village Board, but the Village still has the final say on approval; will not cost the tax payers any money; it is a tool for when elected improvements are done; voluntary program; applications go to IFA; whether there are considerations for how many projects are in the area; terms are 15 years longer; commercial projects are included; hospitality uses this program; why wouldn't communities participate; checks and balances; administrative burden taken on by IFA. There was no further discussion.

A motion was made by Trustee Koenig and seconded by Trustee Novy to approve an Ordinance Creating a PACE Area and Establishing the Illinois Finance Authority Property Assessed Clean Energy Program for Record Owners of Property That, from Time to Time, May Voluntarily Request the Levy of Special Assessments to Secure the Financing or Refinancing of their PACE Projects; Authorizing Program Administrators to Act Thereunder; Designating the Illinois Finance Authority as the Sole Issuer of Bonds and Notes; and Approving Related Matters.

Aye: Jennifer Hughes  
Karen Novy

Rachelle Koenig  
Andrew Torres

Nay: None

Absent: Jac Cooper  
Karin McCarthy-Lange

The motion was declared carried by a roll call vote with four (4) aye votes and zero (0) nay votes.

- J.4 Approve an Ordinance Providing for the Issuance of a Not to Exceed \$26,248,000 General Obligation Promissory Note, of the Village of Oswego, Kendall and Will Counties, Illinois, for the Purpose of Providing Interim Financing for a Portion of the Costs of the Village's Connection to the DuPage Water Commission, and Authorizing the Sale of Said Note to the Purchaser Thereof.

Director Lamberg provided the following information for interim financing to the DuPage Water Commission: the Village Board approved a contract between Oswego and the DuPage Water Commission (DWC) on October 1, 2024. Certain capital expenditures have already occurred related to this contract, and expenditures will continue to occur throughout the project. To fund the project the Village issued General Obligation Bonds on June 25, 2025, in the amount of \$19,735,000 and plans to secure a WIFIA loan as well as issue General Obligation Bonds in 2026. Final amounts for the WIFIA loan and 2026 bonds will be determined when final costs for the DWC project are known. DWC generally invoices the Village on a quarterly basis. An upcoming invoice for the second quarter of 2026 will be due in May 2026. In the event the WIFIA loan has not closed and WIFIA funds are not available to fund the second quarter payment to DWC, interim financing is being secured. Staff worked with Raymond James to review interim financing options and felt a line of credit with Byline Bank was the best option for the Village.

Board and staff discussion included: larger payments are coming due; still waiting to close on the WIFIA loan; this is to bridge the gap; WIFIA is the federal loan; taking longer than normal to close on the WIFIA loan; not anticipated that we would be denied the loan; General Obligation Bonds are at 4.8%; WIFIA loan is 4%, but it is flexible on when you can draw and defer payments; staff working on figures to show how much we would save; line of credit is up to 12 months and at a lower interest rate; there are many scenarios; staff is working with an advisor; will share the information when it's completed; will have



Karen Novy

Andrew Torres

Nay: None

Absent: Jac Cooper

Karin McCarthy-Lange

The motion was declared carried by a roll call vote with four (4) aye votes and zero (0) nay votes.

The meeting was adjourned at 8:54 p.m.

Tina Touchette  
Village Clerk