



Oswego Community Unit School District 308

SERVING ALL OR PARTS OF THE COMMUNITIES OF
AURORA, JOLIET, MONTGOMERY, OSWEGO, PLAINFIELD AND YORKVILLE

Finance and Facilities Advisory Committee Minutes

February 18, 2021

Oswego East High School-Community Room Door#1

1525 Harvey Road, Oswego, IL

6:00 p.m. – 7:30 p.m.

I. Roll call

The sign in sheet was used in place of an official roll call. Meeting called to order at 6:05 pm.

Members in Attendance: Rob Allison, Kenneth Blue, Jaime Diaz, Robert Eberhardt, Bill Mueller, Kaila Mugford, Erika Sieh, Jennifer Smith, Christi Tyler Chief Financial Officer, Ruth Kroner and Brent Lightfoot Board Member Co-Chairs

Members Absent: Tatyana Gorski, George Kalule and Phil Murray

Guests: Katie Heiden (Community member), Richard Cunningham (Staff), Trevor Dick (Aurora), Dan DiSanto (Oswego), Jonathan Proulx (Plainfield), Scott Koeppel (Kendall County) and Maureen Lemon (Legal Counsel)

Recording Secretary: Carrie Szambelan

II. Approval of Minutes from the Virtual Finance and Facilities meeting on January 19, 2021

A motion was made by Brent Lightfoot to approve the finance and facility minutes from January 19, 2021 virtual meeting. All members in attendance were in favor.

III. Discussion of Developer Fees

Mr. Lightfoot introduced representatives from Oswego, Plainfield, Aurora, and Kendall County. He stated this meeting was originally scheduled a year ago; however, it was canceled due to the onset of Covid. The purpose of this meeting is to be proactive in discussing the growth of development that lies within the boundaries of Oswego SD308.

There is a development impact fee NIU study that is almost twenty years old. He suggested if the district were to update the study, would the municipalities consider splitting the cost? He gave the floor to each municipality representative to state how they set their fees, what resources they use and what their goals and priorities are for future development:

- Jonathan Proulx, Planning Director from Plainfield, stated 1/3 of planning area is in Kendall County area. Their philosophy welcomes new residential development that coincides with their comprehensive plan. A lot of developments are smaller

now compared to Grand Park (900 acres), instead most are 40-60 acres, primarily 100-150 single family detached residential homes.

- Scott Koeppel, Kendall County administrator, responsible for homes built in unincorporated Kendall area, they have done approximately 20-30 houses per year since 2010. As far as future developments, they push developers to annex to a municipality instead because they don't provide water and roads aren't developed. Land cash fees are collected under the 2014 study, but impact fees are not. They have not been approached for any new developments.
- Dan DiSanto, Village of Oswego Administrator, in 2015 a new study was done and fees were reduced compared to 2005 to encourage new development in Oswego. Adjustments were made in 2017 instead of a sliding scale, fees were then based on single, multi-family or townhomes instead to make it simple. Most developments have been townhomes or apartments. The goal is to provide high quality development with strong pricing to meet diverse housing in Oswego. The demographics are either empty-nesters or young professionals that have less impact on the schools.
- Trevor Dick, Director of Development Strategy and Facilitation from Aurora, stated Aurora's fees are based on a sliding scale. There are six school districts that feed into Aurora. If they were to change their schedule for Oswego only, it may bring up issues for the other districts. For Plainfield school district there is a need for townhomes. For SD308, single family detached homes are popular and he thinks it's due to the schools. For future development, Pulte-Dell Webb has interest in senior housing and would have very little impact on the district. Discussions are now taking place.

The committee continued their discussions with the representatives and addressed their concerns. All representatives from the municipalities thanked the committee for inviting them to this meeting and they look forward in continuing to work together with the district.

Mrs. Tyler mentioned the FY20 audit will be emailed along with a summary from Baker Tilley to the committee members. She stated if anyone has any questions, to email her.

IV. Public Comment (3 minutes each)

None.

V. **Adjournment** *A motion was made by Brent Lightfoot to adjourn. All present were in favor to adjourn. Meeting was adjourned at 7:23 p.m.*