

MINUTES
VILLAGE OF ELBURN COMMITTEE OF THE WHOLE (COW)
FEBRUARY 4, 2019

Board Members Present: President Jeff Walter, Trustees: Ken Anderson (arrived at 7:01 p.m.), Sue Filek, Bill Grabarek, Dave Gualdoni, Patricia Schuberg

Board Members Absent: Matt Wilson

Staff Members Present: Village Administrator John Nevenhoven; Finance Director Doug Elder, Village Attorney Britz, Police Chief Nick Sikora; Building Commissioner Tom Brennan

Others Present: Residents LeRoy Herra, Chuck Urbasek; Bruce Adermann; Elburn Herald Reporter Susan O'Neill; Carolyn Anderson, Debbie Stover, Brian Malcolm, Brian Heinz

1. Call to Order – Mayor Walter called the meeting to order at 7:22 PM.
2. Roll Call – A roll call vote ensued.
3. Public Comment – Nottingham Woods residents Debbie Stover, Carolyn Anderson, Brian Malcom and Brian Heinz were present to address the Board regarding proposed plans of Crown Development at the I88/Route 47 interchange in Sugar Grove. Stover distributed plans to the Board of what Crown proposes. Stover and other residents feel the plans proposed by Crown Development and the Village of Sugar Grove are out of control and are fearful Nottingham Woods, Willow Creek and other developments in the vicinity will be taken over. Hearings have been held at Waubensee Community College and hope their concerns are heard.

Carolyn Anderson stated there is a group of people in opposition of this development who have a fear for Route 47 and school buses with no turn lanes; pollution – most residents in the area are on wells (some very shallow) and are concerned with potential runoff from the proposed development contaminating the wells; heavy manufacturing and distribution. All residents see is risk coming at them left and right including home value, safety and a drastic change to the environment around them. Residents will continue going to hearings with evidence from scientists and doctors—lives are at stake. Blackberry Township has low property tax compared to the Village of Sugar Grove who has confirmed they will annex neighborhoods near the interchange. Residents said they are hoping the Village of Elburn can give guidance. When asked if they are interested in annexing into the Village of Elburn, Carolyn said they are looking at all options—they are a niche that was forgotten until developers discovered their land is valuable. Residents feel they are sitting ducks and have even looked into incorporating themselves. They are leaning into their neighbors to see what options they have. Mayor Walter explained Elburn's jurisdiction is 1-1/2 miles beyond its corporate limits and does not go as far as Nottingham Woods.

Brian Heinz asked if Elburn would have some sway regarding Sugar Grove's decision. As proposed, there will be impact on Elburn with many trucks going through downtown. It is estimated there will be 1800 trucks/day but believe it will be more like 3,000-4,000 trucks daily—and the current proposal is only for a small portion of the entire parcel being considered for development.

See more discussion regarding this topic under Agenda Item #4B.

Bruce Adermann, on behalf of St. Gall Church, invited the Board and community to St. Gall's 124th Annual Turkey Dinner coming up on March 10th from noon to 3:00 p.m.

Bruce Adermann said he is involved in the local Venture Scouts which has gained some national attention over the last few years. The group is very active and Adermann extended volunteerism of the Scouts to the Village Board for any projects they need help with. The group has helped with other projects in the Elburn area and would like to do more to help out.

4. Discussion:

- a. Strategic Plan Review – Village Admin Nevenhoven presented and gave an overview of the Strategic Plan that went into effect approximately a year ago. Highlights of goal progress was reviewed. At the direction of the Board, Staff is keeping the plan active and updated. Work will continue to move items forward and as short-term goals progress, long-term goals will commence. There was discussion of partnering with committees (historical, etc.). Trustee Grabarek requested \$1500 be included in next year's budget for adhoc committees.
- b. Facilities Planning Area/Comprehensive Plan Review – (See previous discussion from Agenda Item #3) Nevenhoven gave a brief history of the Village's Facilities Planning Area (FPA) and Comprehensive Plan. The furthest Elburn can anticipate (as far as waste water treatment, etc.) is within the parameters of the FPA and will control Elburn's growth, including population density. Nevenhoven showed the location of the Crown Development property on an aerial which is beyond Elburn's jurisdiction. Elburn's potential southernmost boundary is the vicinity of Main Street. There was discussion of Elburn considering possible annexation, or pre-annexation agreements (which expire in 20 years), south of town in order to better manage land use and development. Rather than annexation, it was stated Elburn has a comprehensive plan which will help control zoning and development.

There was brief discussion of Sugar Grove corporate limits and annexations. Village Attorney Britz stated strip annexation (in order to extend a corporate limit) is illegal.

When asked if Elburn would be willing to send a letter to Sugar Grove with their comments as to how this development will impact Elburn, Mayor Walter said he and Nevenhoven have a meeting scheduled with the Mayor of Sugar Grove. Perhaps corporate boundaries can be discussed.

Mayor Walter said the Village will look through the material provided by the Nottingham Woods residents. Carolyn said if Elburn would like to speak at the next public hearing, she will make certain arrangements are made.

Carolyn stated the traffic study (conducted by Crown Development) was conducted in July when Kaneland schools and Waubensee Community College were not in session and feels decisions are being made without accurate information.

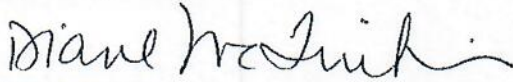
Mayor Walter asked the Board if they would like to start looking closer at the north and south ends of town. There was consensus from the Board to hear the outcome of the meeting with Sugar Grove's mayor before making a decision. Annexation is a big undertaking and would require a lot of staff time and legal expense which is not in the budget at this time. Walter and Nevenhoven will report back to the Board following the meeting.

Nevenhoven said the Village comprehensive plan was passed six years ago and is recommended to be re-reviewed every 5ish years. The Village planner has reviewed the current plan and provided comments. The Board was asked how they would like to handle the review. There was consensus for Staff and the Board to take a first crack followed by public input. Nevenhoven will send the Village Planner's comments to the Board for review. It is not only the maps, it is also the text with stated goals, etc.

- c. Building and Zoning Quarterly Report – Building Commissioner Brennan presented the report. Budget preparation for the new fiscal year is underway.

- d. Police Quarterly Report – Chief Sikora presented the report. The vehicle confiscated from the bank robbery is in the process of being repaired at the Waubensee Community College auto repair class. The estimate to repair the vehicle is \$800.
 - e. Public Works Quarterly Report – In the absence of Public Works Supt. VanBogaert, Nevenhoven reported. Snow and ice control was brought up and the need to plow streets curb-to-curb so melting snow can drain into storm drains. Trustee Grabarek stated we still have a lot of INI.
5. Other Business – None
6. Adjourn – Trustee Gualdoni moved to adjourn the meeting at 8:48 p.m. The motion was seconded by Trustee Filek and passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk