

MINUTES  
VILLAGE OF ELBURN COMMITTEE OF THE WHOLE (COW)  
JULY 29, 2019

Members Present: Trustees: Ken Anderson, Sue Filek, Bill Grabarek, Chris Mondri, Patricia Schuberg, Matt Wilson

Members Absent: President Jeff Walter

Staff Members Present: Village Administrator John Nevenhoven

Others Present: Residents LeRoy Herra, Town & Country Public Library District reps MJ Hansen & Laura Chaplin, Elburn Herald Reporter Susan O'Neill

In the absence of President Walter, a motion to nominate Trustee Anderson as Temporary Chairman was made by Grabarek and seconded by Mondri. The motion carried by unanimous voice vote.

1. Call to Order – Temp Chairman Anderson called the meeting to order at 7:00 PM.
2. Roll Call – A roll call ensued.
3. Public Comment – Town & Country Public Library History & Genealogy Director, Laura Chaplin, and MJ Hansen from Friends of the Library were present. Chaplin advised the entire history collection has been moved to the new building and the name of the Center will be the Lawrence J. Martin Heritage Center. Dedication will occur on the Friday of Elburn Days Weekend at 1:00pm. Would love to have as many Village Board members attend as possible. Information regarding the Heritage Center will be distributed to residents—there are important/interesting facts for everyone to know that will die unless they are kept alive. After meeting with Mark Vankerhoff, it was recommended we do a temporary trial for a historic district. The NW quadrant seems to be a good place to start and Chaplin and Hansen are involved in coordinating efforts. Chaplin advised a "how to do" on house history seminar will be held from 9am-3pm on September 14 for a \$15 fee (includes lunch).
4. Discussion:
  - a. Liquor License Class E-1 (Restaurant, No Bar) – Village Admin Nevenhoven stated a high end Mexican restaurant would like a license to serve drinks with dinner, but no bar. Nevenhoven would like to get a sense from the Board before moving forward. The requestor has another restaurant in Chicago and liquor accounts for 5-10% of their revenue. Nevenhoven reminded the Board for every liquor license issued, there is a possibility of 5-6 more gaming machines. The owner of the proposed Mexican restaurant said he is not interested in gaming but we won't know for certain until after the license is granted. There was consensus from the Board to move forward with the request from the Mexican restaurant. The Board would like to know the name of the other restaurant in Chicago. Nevenhoven will find out and notify the Board. The Village cannot control gaming except via liquor licenses. The Village opened the door when we said yes to gambling.
  - b. Raffle Ordinance – Nevenhoven said the Elburn Chamber wants to conduct a draw down raffle. Definitions in the Village Ordinance mirror the State Statute but "business" as an "Authorized Licensee" is missing. The Board was asked if they would like to add "Business" to the list of Authorized Licensee" in the Ordinance. There was discussion regarding "business" and "non-profit." There was consensus to add both of these designations and the Board asked that a definition for all eligible organizations from the State Statute be added to the ordinance for clarity. Nevenhoven will update the ordinance and bring it back to the Board at their August 5 meeting. Nevenhoven advised the State recently made changes to the Statute related to poker runs, off-track betting, etc. Elburn will have to revise the ordinance again when this change takes effect even though it is not applicable to the Village.

- c. Old Town Elburn Business District Development Plan – Nevenhoven advised the latest Plan is from October 2002. It is a standalone document but complementary to the Comprehensive Land Use Plan. The plan was sent to the Village Planner who provided some feedback to consider when the Village Comp and the Downtown Plans are updated.

There are many changes since 2002 (internet shopping) and service-type businesses may now be compatible with downtown. Once the Economic Market Study is complete, how do we attract companies to come to Elburn? The 2020 census should be able to provide more information. Previously the Village tried to manage service-related businesses in retail areas. Social media has changed the way we function anymore—brick and mortar won't be as key. There was discussion that services are a good addition to attract cross-shopping. Brick and mortar malls are dying and won't be a viable business model for Elburn to develop our comprehensive plan around. What we knew then and what we know now is very different. There was agreement from the Board to develop new downtown policies for new markets.

As far as Framework Plan, perhaps the current "old town" area should be expanded further to the north (to the Community Center or Prairie Valley) and south (to Stetzer) of town. Perhaps west on Nebraska could lend itself nicely for re-development and if extended, possible hookup with Thryselius in the future. Should the downtown sign ordinance be extended to other areas? It was suggested to have a sign identifying Old Town Elburn with beautiful street lamps creating more reason to be part of the downtown area. Another possibility is that older homes in the downtown area might convert to businesses.

Nevenhoven said the Village will continue to use Kon Savoy to finish up the comp plan update unless the Board would like to search for another firm. CMAP will be opening a call for projects. The Village will apply for help with revamping our zoning code as it is too much for Village Staff to do. We will also see if grants are available for the downtown project. There was further discussion as to what else we can do with our ordinances to make it easier for niche companies to come to town (i.e., B&B, etc.).

5. Other Business – Nevenhoven advised there is no update at this time on the Anderson Road extension. The guardrails are in place on Anderson Road and Board members are very pleased with how South Street turned out.
6. Adjourn – Trustee Mondy moved to adjourn the meeting at 8:22 p.m. The motion was seconded by Trustee Filek and passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin  
Village Clerk