

MINUTES  
VILLAGE OF ELBURN BOARD OF TRUSTEES  
SEPTEMBER 3, 2019

Board Members Present: President Jeff Walter, Trustees: Ken Anderson, Sue Filek, Bill Grabarek, Chris Mond, Patricia Schuberg, Matt Wilson

Board Members Absent:

Staff Members Present: Village Administrator John Nevenhoven; Finance Director Doug Elder, Village Attorney Bill Thomas, Police Chief Nick Sikora; Sgt Jeff Herra

Others Present: Residents LeRoy Herra, Chuck Urbasek, Dan Kolzow, Elburn Herald Reporter Susan O'Neill; Boy Scout Patrick Gampfer; Shodeen rep Bob Skidmore; Windenoak Subdivision residents Carol Green Clulow and Leona Anderson

1. Call to Order – Village President Jeff Walter called the meeting to order at 6:45 p.m.
2. Pledge of Allegiance – Trustee Grabarek led the assembly in the Pledge of Allegiance.
3. Roll Call – A roll call ensued.
4. Public Comment, Awards & Presentations  
Carol Green Clulow lives on Kenmar Drive in the Windenoak Subdivision in unincorporated Kane County. Even though it is not located with the Village of Elburn, Clulow addressed the Board regarding the LaFarge expansion on Illinois Route 47 south of Elburn. Clulow stated if approved, property values will drop and wells will go dry or become contaminated. As far as property taxes, Clulow said there are over 400 residences in the vicinity who pay over \$4M in property taxes vs. \$300K LaFarge pays in property taxes. Residents are being looked at as collateral damage and the State has already issued a permit so chances of stopping the expansion is slim. LaFarge does not follow the rules—they work late at night, etc. Clulow provided copies of an article regarding home values near quarries, a "violation tracker" report on LaFarge and a list of LaFarge websites for reference. She fears if something is not done to stop the expansion, we will all be left out to dry. Mayor Walter stated the Village has already sent comments to Kane County but thought they could be sent again considering the hearing has been delayed. Village Admin Nevenhoven will re-send the Village's comments. Leona Anderson said although south of the Village limits, residents of Windenoak Subdivision considers themselves residents of Elburn.
5. Omnibus Agenda (Omnibus Vote) – All items listed with an asterisk (\*) are considered to be routine by the Village Board or were recommended unanimously by the Committee of the Whole and will be enacted by one motion. There will be no separate discussion on these items unless a Board Member or citizen so requests in which event the item will be removed from the Omnibus (Consent) Agenda and considered in its normal sequence on the Agenda.

\*Minutes

*\*Village Board*

*August 19, 2019*

*\*Committee of the Whole*

*August 19, 2019*

A motion was made by Trustee Schuberg and seconded by Trustee Mond to approve the Omnibus Agenda. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

6. Mayor
  - a. Swear-in Part-time Police Officer Randy Hughes – Mayor Walter performed the swearing of oath to new Part-time Police Officer Randy Hughes.

- b. Mayor Walter thanked Sgt. Herra for performing a street light outage survey for the Public Works Department.
7. Village Attorney – Attorney Thomas gave an update regarding the land acquisition for the Anderson Road Extension. The Village gave a proposal to the Blackberry Creek HOA in order to obtain a parcel to complete the intersection. Instead of cash, the Village extended a permanent easement at the southwest corner of Anderson and Keslinger Roads. The HOA submitted a request for change of language in the grant of easement allowing full discretion to the HOA as to whether or not a monument sign will be built. The Village replied we do not believe the monument sign should be constructed. The HOA attorney was notified and Thomas has met with them. The HOA Board meets next week and will discuss the Village's response and expectation that the monument be erected. Depending on the response from the HOA, the Village will have to decide how to move forward. Mayor Walter said there should be an expectation of what will happen on the easement. There are documents showing a monument sign on the east side of Anderson Road which will allow symmetry. Financing is not the issue with the HOA—there is disagreement amongst residents whether or not to spend money for another monument sign. Trustee Anderson said due to the potential future use of property at the corner of Keslinger and Anderson (police department) there may be an opportunity for other monument sign(s) directing to the police department, school, other uses, etc. Thomas will have an update on the HOA's position at the next Village Board meeting and what the options are going forward.
8. Village Clerk – No report
9. Administration
  - a. Discuss and Approve an IGA w/Kane County for an Electric Vehicle Charging Station – Village Admin Nevenhoven said the Village has an opportunity with Kane County to get an electric vehicle charging station. The County is willing to give us the hardware for free and it will be the Village's responsibility to keep it running for four years. The total estimated cost to the Village is \$10,705. The IGA with Kane County would be four years but the service/warranty period on the equipment is five years. It would be two stations. Trustee Anderson said the cost of electricity is an issue of concern. If there is no fee to use the charging stations, tax payers would subsidize for people driving expensive cars while not paying road tax. If installed, the Village should advertise the station in order to recoup the cost. When asked what benefit this would be to the Village, it was replied there are a lot of benefits including bringing drivers to the downtown area. Trustee Filek would like to know how often other stations are used in the vicinity—it should not be an expense to tax payers. There was consensus to table this issue until we know more about usage in the area, the cost and means to cover our cost. Nevenhoven will research area usage and per kilowatt cost.
  - b. Discuss and Accept Dedication for Elburn Station, Lot 150 (Open Space/Park Land) – Nevenhoven said the Village Board accepted the dedication on July 1, 2019. Prior to recording the documents, an exception was added to the survey. The area does not affect the current or future plans for the park. However, the area excepted is significant enough to warrant re-approval by the Village Board. Staff recommends approval. Shodeen rep Bob Skidmore explained this was revised because of the Metra land swap. The area in question is one-quarter to one-third of an acre out of the 21 acre parcel. Skidmore said it is possible there will be further revisions in the future. There was discussion if the Board should delay action if there might be future changes and it was asked how this affects the annexation agreement relative to the amount of open space. Skidmore stated more than double the area required for open space has been dedicated. Nevenhoven agreed the dedicated open space is a comfortable amount over what is required. Because of the flooding on the property, Trustee Anderson inquired if we have checked if there are broken field tiles that should be repaired so the Village/SSA can maintain the property. Skidmore hopes to start construction of the park late this fall or early spring. Shodeen currently has a lease with a farmer who is responsible for maintaining property. Nevenhoven said because this is in the early stages, the primary property owner is the SSA and any SSA shortfall would be paid by the developer (Shodeen). There was consensus from the Board to delay action to ensure we're not violating anything in the annexation agreement. Nevenhoven will research and bring back to the Board.

- c. Discuss and Comment – Kane County Zoning Change Request, 44W670 Keslinger Rd – Nevenhoven stated this request is from Kane County regarding a petition for property located within Elburn’s jurisdictional area. It is two properties west of Elburn and involves a land swap which requires rezoning even though the use of the properties is not changing. Trustee Anderson suggested obtaining a sanitary/water main easement outside of the current right-of-way along Keslinger Road since the parcel(s) are within the 1-1/2 mile jurisdiction. There was consensus from the Board to provide the following feedback to Kane County: provide a 10’ easement outside the right-of-way for utilities in the event the road is ever widened. There was consensus this should also be considered when the land use plan is being reviewed.
  - d. It was announced Drew Frasz is retiring from business and selling all of his equipment. The far western lot of the South Street Development is for sale along with the other lots of the development. The street lights are up on South Street and Public Works Supt VanBogaert will find out when they will be turned on.
10. Building and Zoning – No report
11. Finance Department – No report
12. Police Department
- a. Chief Sikora stated today was test day of the Village’s weather siren. With the bad storm occurring at test time, it was decided to do a silent rotation test so not to upset residents.
  - b. Background checks are continuing on full time officer candidates.
  - c. So far, a dozen or so applications have been received for the CSO position. Applications will be accepted through the 27<sup>th</sup> of September and Chief will review them with Building Commissioner Brennan.
13. Public Works Department
- a. Nevenhoven reported the First Street lot is paved and will be striped in the next day or so. There is other finish work that needs to be completed before the parking lot is re-opened.
  - b. Street signs at several corners in Cambridge are missing.
  - c. The sidewalk in front of the Mobil Station is heaving very badly—we need to determine jurisdiction (State or Village) and get it fixed.
14. Bills
- a. Approve the Bills List – A motion was made by Trustee Grabarek and seconded by Trustee Filek to approve the bills for Tuesday, September 3, 2019 for \$131,769.34. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.
15. Other Business – Mayor Walter reported the Village received a letter from Sugar Grove asking for the Board’s input on boundary agreement. Work started a number of years ago (with Kane County’s assistance) and the current draft agreement designates Main Street. There was consensus to include boundary discussion during the update of the comp plan.

Trustee Filek inquired if there is a holdup on construction of the Lighthouse Academy daycare facility. Nevenhoven said there is nothing from Village standpoint—it may be something related to an architectural aspect.

- 16. Adjourn - Trustee Mond motioned to adjourn the meeting at 8:04 p.m. with Trustee Grabarek seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin  
Village Clerk