

MINUTES  
VILLAGE OF ELBURN BOARD OF TRUSTEES  
NOVEMBER 4, 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; Building Commissioner Tom Brennan; Public Works Supt Phil VanBogaert; Village Engineer Dave Burroughs

Others Present: Residents LeRoy Herra, Jerry Schmidt, Bill Myers, Chuck Urbasek, Paula Ristick; Elburn Herald Reporter Susan O'Neill; Bruce Aderman; Shodeen rep David Patzelt; Kaneland HS student Kallista Capparelli

1. Call to Order – Village President Jeff Walter called the meeting to order at 6:45 p.m.
2. Pledge of Allegiance – Trustee Filek led the assembly in the Pledge of Allegiance.
3. Roll Call – A roll call ensued.
4. Public Comment, Awards & Presentations – Resident Paula Ristick asked for an explanation as to why such a large increase for SSA #2. This will be discussed in detail later this meeting under the Finance agenda.
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*

*October 21, 2019*

*\*Committee of the Whole*

*October 21, 2019*

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

6. Mayor
  - a. Proclamation Honoring Bob Edwards, Public Works Foreman – Mayor Walter read aloud the proclamation. Bob retired from the Public Works Department on November 1 after 18 years of service.
  - b. Met with Blackberry Township regarding Ride in Kane. Will also meet with Campton Township to hopefully get them involved so all of Elburn is covered for this service.
  - c. Met with the new director of Metra West Council of Governments.
  - d. Mayor Walter asked the Board if they would like to change the Village Board Meeting start time. It has started at 6:45pm for the last several years. There was consensus to change the meeting start time to 7:00pm as it is a more common start time. Nevenhoven will arrange the necessary Ordinance change effective January 1, 2020. The 2020 Meeting schedule will also be brought to the Board soon for review/approval.
7. Village Attorney – No report
8. Village Clerk – No report

9. Administration

- a. Discuss and Approve Ordinance 2019-20 Amending Section 804.04, Classification of Licenses – Village Admin Nevenhoven presented. The Committee of the Whole (COW) previously considered a high-end restaurant on Route 38 who wishes to serve alcohol tableside—no bar. The amended ordinance indicates changes to accommodate the new license. Nevenhoven highlighted verbiage changes in the ordinance correcting an error and including the allowance of a Class G licensee to sell products other than those they brew. A motion to approve was made by Wilson and seconded by Mondy. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mondy, Schuberg, Wilson. Nays: None. Motion carried.
- b. Discuss and Approve Accepting Lot 150, Elburn Station Unit 2 – Lot 150 is the parcel approved for an OSLAD grant for park improvements. Shodeen rep Dave Patzelt explained how the exception to a portion of lot 150 fits into the TOD area. Elburn Station is a PUD intended to allow adjustments and modifications as the plan progresses. The area in question is a portion of Lot 150 in Unit 2. Patzelt explained integration with the Metra station was considered at one point but is now off the table. With the new Metra Director in place, there is potential interest again for integration. Patzelt stated the Village Planning Consultants (Teska), the Police Department and Fire Department have all reviewed the proposed exception. There was discussion if parking should be at the north end of lot 150 in addition parking to the south near Keslinger Road. If Metra approves an integrated plan, Shodeen will come back to the Planning Commission and Village Board for review/approval. Previously, the Board questioned if the exception would affect the overall park land in the development and the answer is no. The exception will partially be ROW and a portion may end up as private property if the Metra plan is approved. If the proposed exception is acceptable to the Village Board, Shodeen will take "Plan R" to Metra for review.

It was inquired if the density in the plan presented this evening is higher than originally approved. Patzelt stated yes and added density of the area has changed numerous times. It was suggested the proposed housing units on the east side of the parcel (which intrudes into Lot 150) be reduced to the same size as the units to the west—making the proposed exception unnecessary. Patzelt said there are multiple options including going back to the original plan that was approved.

There was discussion of the proposed park and amenities. If the exception is approved, there will be no parking for the north end of the park and other means of access probably won't happen until after the OSLAD has expired. The exception of a sliver of lot 150 seems to trigger a number of other things. The exception will eventually go to the Village anyway when the Metra plan is finalized.

The Board expressed concern about density eventually exceeding the original approved density. Agreeing to the exception does not necessarily mean the Village agrees to increased density in Elburn Station. Patzelt stated Shodeen has no exception to this. In addition, the Board does not want Shodeen to convey to Metra the Village is onboard with a density change. Nevenhoven added staff is onboard with the exception and did not consider density at this time but will in the future to ensure it complies with the annexation agreement as far as total number of units (2250). Trustee Grabarek stated his concern with minor changes that collectively could be substantial and affect the original product. A clearer understanding of the greater impact would be helpful.

The Village Board has already approved lot 150 as a whole. It was again inquired why not change the size of the proposed buildings discussed earlier so the exception is not needed? Patzelt agreed the buildings could be decreased in order to meet the density if the Village Board would like.

Mayor Walter asked three times for a motion to approve the request. No motion was made. The request died for lack of a motion—lot 150 will be recorded as originally approved.

- c. Discuss and Approve Resolution 2019-17 Accepting the Warranty Deed for Anderson Road Easements from Blackberry Creek HOA – Village Attorney Thomas advised the Blackberry Creek HOA has executed the two conveyance documents. Approval is still required from IDOT. A motion to approve was made by Anderson and seconded by Schuberg. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

10. Building and Zoning – No report

11. Finance Department

- a. Discuss and Approve Resolution 2019-11 Truth in Taxation for 2019 Levy – Finance Director Elder explained in detail the process for levying. The purpose of resolutions is to determine if a hearing is necessary. The amounts in the resolutions are not the levy which will later be determined after a public hearing is held. A motion to approve was made by Schuberg and seconded by Grabarek. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.
- b. Discuss and Approve Resolution 2019-12 Truth in Taxation for SSA #1 – This is for Prairie Valley. A motion to approve was made by Schuberg and seconded by Filek. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.
- c. Discuss and Approve Resolution 2019-13 Truth in Taxation for SSA #2 – This is for Blackberry Creek. Department heads will discuss projects that need to be completed and the levy will be determined. Levees for all SSAs will be increased this year but it is not known by how much at this time. A motion to approve was made by Anderson and seconded by Schuberg. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.
- d. Discuss and Approve Resolution 2019-14 Truth in Taxation for SSA #6 – This is for Elburn Station. A motion to approve was made by Grabarek and seconded by Schuberg. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.
- e. (Dormant) SSA #3 – Although not on this evening’s agenda and not up for consideration, Village Staff will contact the owners of the Jewel Center to resolve drainage issues, etc. themselves. Hopefully they will respond in a positive way and if not, the Village will have to step in. The SSA is dormant and would have to be reactivated. Depending on EAV, the SSA will bring in less than \$13K annually—not nearly enough to rectify the issues.
- f. Discuss and Approve Insurance Renewal with IMLRMA – Elder stated the Village’s insurance renews annually on January 1. Quotes from other providers were obtained and while some quotes were less, deductibles are higher for less coverage. Elder recommended renewing with the current vendor whom the Village has been with for 38 years. A motion to approve renewal with IMLRMA was made by Anderson and seconded by Wilson. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

12. Police Department – Chief Sikora reported on the following:

- a. The background for the new CSO is in process and moving along well. A new CSO should be on board this month.
- b. Background checks on four full-time candidates is in progress and will be presented to the Police Commission at their November meeting. The plan is to hire someone in December and send them to a police academy class starting in January.
- c. Although it was a cold and snowy day, Halloween trick or treating went well.
- d. Police Department staff will sponsor a needy Kaneland area family via Conley Outreach this holiday season.

13. Public Works Department

- a. Discuss and Approve Snow Removal Policy – A motion to approve was made by Anderson and seconded by Filek. Trustee Wilson stated it would be helpful to break up the six routes if lane miles was determined. This will show what areas require the most maintenance. This policy will be available for the public and will be posted online. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Schuberg, Wilson. Nays: Mond. Motion carried.

- b. Public Works Supt. VanBogaert gave an update on the Well 5 pump inspection/rehab.
- c. Regarding a question at the last meeting on the wayside horns, VanBogaert reported Leyden Electric conducted their regular checkup and found decibels are within parameters (should be between 92 and 110—and tested at 94). The number of blasts per train also meets ICC requirements.
- d. VanBogaert gave an update on the “pond” at Keslinger and Redwood. It should not hold water—it is missing a 24” storm sewer. Shodeen is responsible for putting in the storm sewer and we are not certain when it will be installed.

14. Bills

- a. Approve the Bills List – A motion was made by Trustee Grabarek and seconded by Trustee Schuberg to approve the bills for Monday, November 4, 2019 for \$570,233.41. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

15. Other Business – Trustee Anderson asked that the Board be involved in the process as much as possible regarding Elburn Station—especially early on where density is concerned.

16. Adjourn - Trustee Mond motioned to adjourn the meeting at 8:18 p.m. with Trustee Grabarek seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin  
Village Clerk