

MINUTES
VILLAGE OF ELBURN BOARD OF TRUSTEES
DECEMBER 16, 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 Engineers Dave Burroughs & John Whitehouse; Detective Shepard, Sgt. Herra, Officer Milner; Village Planner Kon Savoy

Others Present: Bruce Aderman; Elburn Herald Reporter Susan O'Neill; Michael Terek & Family; Lennar reps: Rick Murphy, Richard Olson (GRWA Land Planning), Attorney Patrick Griffin; Project Engineer Madeline Larmon

1. Call to Order – Village President Jeff Walter called the meeting to order at 6:45 p.m.
2. Pledge of Allegiance – Trustee Wilson led the assembly in the Pledge of Allegiance.
3. Roll Call – A roll call ensued.
4. Public Comment, Awards & Presentations – None
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 Minutes*

December 2, 2019

**Committee of the Whole Minutes*

December 2, 2019

**Ordinance 2019-21 Amending Section 220.03 - Meetings*

A motion was made by Trustee Wilson 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 Police Officer Michael Terek – Chief Sikora introduced new full-time police officer Michael Terek. Mayor Walter performed the swearing of oath. Terek will attend police academy training beginning in early January.
 - b. A thank you note was received from Community Foundation of Fox Valley and they look forward to working with the Village.
 - c. A wreath laying ceremony occurred at Veterans' Park on December 7 in remembrance of Pearl Harbor Day. The annual Christmas Stroll was successful.
7. Village Attorney – Attorney Thomas gave an update on the Anderson Road acquisition. He is working with IDOT making sure all prerequisites are met before recording of deed and grant of permanent easement. Also dealing with acquisitions from the Chicago Land Trust (B&B Developers). Village Engineer Burroughs stated it is in IDOT's court if we will be in the January letting. Thomas received an email from Shodeen that they are about to record Elburn Station lot 150 without exempted property.

8. Village Clerk – No report
9. Administration – Village Admin Nevenhoven reminded everyone that Village Board meetings will begin at 7:00pm beginning with the New Year (per approval of Ordinance 2019-21 earlier this evening).
 - a. Discuss and Approve the Application for Rezoning and Preliminary Plat/Plan for Lennar Homes/Meredith Farms Property – Nevenhoven reported this development has been through the public hearing process with the Village Planning Commission, who recommended approval after answering all questions from the Commissioners and public. Nevenhoven announced the Village planner is present this evening.

Lennar rep, Rick Murphy, introduced all reps in attendance for Lennar, including Attorney Patrick Griffin, Planner Rich Olson and Village Engineers Madeline Larmon and Page ????. Murphy gave a brief history of Lennar Home Builders who is the largest builder in the nation and built 51,000 homes last year. Lennar's homes also feature "EI" (Everything Included) which includes luxury options as standard. The subject development includes age targeted (not age restricted), smaller ranch homes on a slab, as well as Single-Family one or two story homes with 3-4 bedrooms. A total of 154 homes are planned.

Planner Rich Olson (from Gary R. Weber Assoc.) provided a summary of the subject property which is located north of Route 38 and east of Route 47 and is mostly surrounded by farmland with the Prairie Valley North subdivision to the south. Topography, drainage and access as far as pedestrian and vehicle traffic was taken into consideration for the proposed plan. The site is basically a hill with the high point in the middle, drains to the north and to the south and is currently being farmed. A total of 154 units (76 single-family and 78 cottage homes for "active adults") is proposed. The main entrance to the development is on Route 47 at the top of the hill with heavy landscaping proposed along Route 47. The main entrance will be nicely landscaped with a nice feature where it terminates at the green space in the center of the development. Open space, paths and active features with a play area are proposed as are seating areas and pavilions for picnics, etc. Olson pointed out the path system throughout the development as well as a greenbelt (which is a flood plain area) that extends to the east.

Murphy discussed architecture styles and elaborated more on the "EI" concept. Anti-monotony will be instituted in the development with different roof elevations. Lennar would like to call the development "Melbourne Estates" as a tribute to the history of Elburn.

Mayor Walter inquired about drainage and if it is in line with County regulations. Village Engineer Whitehouse explained storm water management proposed to take care of drainage. Only 28 acres is dedicated to home sites. EEI believes the proposed drainage will work fine. Whitehouse discussed lime stabilization of subgrade on all roadways and a reduction in thickness of aggregate base course. The binder is thicker than Village minimum and before final engineering approval, EEI will need to see specs for material, process, etc. EEI does not have an issue with this as long as standards are met. Lennar also proposes using PVC for water main. Public Works Supt. VanBogaert said he has had good experience with PVC water mains in the past (as long as they are bedded/installed properly) and believes this will be a good place to start using it in the Village of Elburn. As far as the playground proposed, Olson stated Lennar will do the planning and installation at their cost. The dedicated park is privately owned by the HOA and will meet the Village's park standards.

Murphy said while most of the cottage homes will be on slabs, some lots on the north end of the property will be able to have basements. Lennar engineer Larmon discussed the fill in the north portion of the property and stated basements will only be allowed on lots not in the high water table. Management of drainage from onsite and offsite was discussed. Lennar will replace the 15" drain tile that runs alongside and under Route 47 with PVC and will ensure drainage is consistent. Larmon also ensured drain tiles will not be located under homes.

Trustee Grabarek inquired about the expected population in the proposed development and school impact. Murphy estimates 300 people but with the age targeted lots, not as many students will result. Age targeted homes are for someone wishing to downsize and it is possible a young professional who does not want the responsibility of upkeep could also live there. The price range for homes in this development will be upper \$200s to beyond \$300K. The biggest home is 2900SF and many will have 3-car garages which has a high demand—especially for homes on slabs for storage.

Trustee Filek asked what nearby communities Lennar is currently building. Murphy will email a list of addresses so Trustees can visit them if they would like. The closest are in Yorkville and Montgomery.

Trustee Grabarek inquired if the HOA would only be for the age targeted section. Lennar replied there will be a master HOA with different treatment for the age targeted section. It was confirmed the parcel is entirely in the Kaneland School and Elburn Library Districts. There were questions about the Virgil Drainage Ditch and elevations. Larmon discussed Virgil Drainage Ditch and backwater with depressional areas. A study was completed for all elevations as well as connections to the Virgil Ditch. It was noted the subject parcel is higher than Johnson's Mound. The Meredith family owns property on the west side of Route 47 as well as other parcels on the east side of Route 47. As a whole, there is a lot of water/drainage issues south of Lily Lake.

Trustee Schuberg asked about the four detention areas on the south portion of the property and if they would always be wet. Olson said, yes, and explained how the ponds were designed as settling ponds with green areas planted with native vegetation. Give or take, it is approximately 350' between the orphan sidewalk in Prairie Valley North and the proposed development. Schuberg asked if a connection (perhaps a boardwalk) could be provided. Olson said a connection is still being reviewed by engineers. Schuberg also inquired if there could be better connectivity of the proposed paths. Murphy explained they are designed to provide future connections regionally. Schuberg said while she likes the age targeted housing, she does not feel the plan is walkable—it seems stand-offish with only one connection to the south. Olson explained the design is to incorporate to the east in the future when more development occurs—it will make sense when there is future development to the east. Trustee Anderson added the Campton Hills recreation area is also to the east and will eventually work with Campton on a larger connection. Engineer Whitehouse said there is no reason why the sidewalk can't be extended into the new development via an earthy berm with culverts to allow for drainage. There was further discussion as to the drainage in the area and how the ponds will be engineered to drain into a culvert that goes underneath Route 47—which matches the existing drainage pattern. Larmon will work with Village engineers and the Public Works Superintendent to make sure everything makes sense as we go into final engineering.

When asked why there is no age targeted housing to the south, Olson said the trend is to have single-family next to single-family development. It is not believed the age targeted active adults want to isolate themselves.

Regarding the widening of Route 47, Engineer Whitehouse explained IDOT requirements for a new development entering onto a State highway, including turn lanes.

Trustee Wilson asked how drainage from this development might affect the Village as far as recent flow monitoring and CMOM—all drainage seems to go to the south and the west. After some discussion, Engineer Whitehouse said this is not a large development and do not believe it will have a large impact.

Trustee Anderson asked what needs to be included in the annexation agreement—whether as standardization or as additional notes. Whitehouse said if approved, the PVC water main will be additional items in the annexation agreement. It was reiterated if the water main is PVC, it must be installed/bedded properly.

A motion to approve Application for Rezoning and Preliminary Plat/Plan for Lennar Homes/Meredith Farms Property was made by Schuberg and seconded by Wilson. 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 the Treasurer's Report Ending November 30, 2019 – Finance Director Elder presented the report.
- b. Discuss the Revenue and Expenditure Report Ending November 30, 2019 – Elder presented the report and stated this does not reflect the budget amendment being considered this evening.
- c. Discuss and Approve Ordinance 2019-17, Revising the Annual Budget – Elder presented and said there have been no changes since previously reviewed by the Board. A motion to approve Ordinance 2019-17 was made by Grabarek and seconded by Filek. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

12. Police Department – No report

13. Public Works Department

- a. Discuss and Approve a Professional Services Agreement with EEI for the 2020 MFT Program – Public Works Supt VanBogaert presented. 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.
- b. Discuss and Approve a Professional Services Agreement with EEI for Road Evaluation and Study – VanBogaert presented. A brief explanation was presented on how Roadbotics makes record of every 10' of roadway which will give us an opportunity to evaluate all roads and develop a five-year plan. A motion to approve was made by Schuberg and seconded by Anderson. Village Engineer Burroughs explained EEI is under license with Roadbotics. EEI does the work and uploads the data to the cloud. This will be the initial run for EEI. Trustee Wilson inquired if there is a limit where the Village should consider going out for bid for some of these services. Trustee Anderson explained for some services (engineering, architecture, etc.), it is qualification based not a price threshold. Roadbotics is a combination of AI and engineer review. Nevenhoven added this program will also include hydrants, street lights, etc. and can be plugged into GIS. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.
- c. Street light outages and the process to fix them were briefly discussed.
- d. VanBogaert reported the Village has been working with a neighboring farmer in the West Reader Street vicinity to remove trees and brush in order to re-establish a swale. The hope is to improve drainage in the NW quadrant of town.

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, December 16, 2019 for \$171,206.91. A roll call vote ensued. Ayes: Anderson, Filek, Grabarek, Mond, Schuberg, Wilson. Nays: None. Motion carried.

15. Other Business – Trustee Anderson read a briefing regarding unfunded State mandates—specifically a recurring monthly FOIA requesting personal information of union personnel beginning in January.

16. Adjourn – Trustee Mond motioned to adjourn the meeting at 8:28 p.m. with Trustee Filek seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk