

MINUTES  
VILLAGE OF ELBURN COMMITTEE OF THE WHOLE (COW)  
DECEMBER 21, 2020  
VIA ZOOM VIRTUAL MEETING

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

Board Members Absent: Ken Anderson

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 Julie Morrison

Others Present: Lennar rep Rick Murphy; KCChronicle reporter Jake Bartelson; several leaders and scouts from Elburn Boy Scouts Troop 7

The Village President has determined that an "In-Person" meeting is not practical or prudent at this time due to COVID.

1. Call to Order – Mayor Walter called the meeting to order at 8:12 PM.
2. Roll Call – A roll call ensued.
3. Public Comment – None
4. Discussion:
  - a. Future Village Boundaries – In Trustee Anderson's absence, Mayor Walter read aloud Trustee Anderson's input regarding the Villages of Elburn and Sugar Grove and unincorporated Kane County: 1) Sugar Grove's boundary should be the Crown property at the north and going south; unincorporated Kane County should be the Crown property at the south going north to Main Street; and Village of Elburn will incorporate all four corners of Main Street and Route 47 going north; 2) a 20 year agreement should be negotiated with the Village of Elburn, Sugar Grove and Kane County; 3) Sugar Grove should discontinue any future TIFs involving the Kaneland School Districts; and 4) the Village of Elburn should be compensated by any approved land use that puts a burden on the Village of Elburn (i.e., by way of taxes collected from Crown, etc.).

Village Admin Nevenhoven stated the Village of Elburn conducted an FPA Study in 2013-2014 showing areas the Village will be able to serve as far as wastewater. A summary of surrounding communities was provided. While Sugar Grove to our south is in expansion mode and is trying to grow as much as possible, Campton Hills is not looking to grow and is trying to maintain as much open space as possible. The Elburn Village Board has spoken considerably about our "emerald necklace" and how the intent is for Elburn to grow from the inside out with no desire to go well beyond our current borders to annex property. Infrastructure as we grow from the inside out must be considered and knowing what the overall plan is. Knowing the Board's philosophy is important so it is readily available to staff when developers approach the Village. It is believed Sugar Grove already has a boundary agreement with Kaneville for the southwest corner of Route 47 and Main Street. Elburn may need to involve Kaneville in boundary discussions. If annexation occurs, Nevenhoven suggests the Village not annex unincorporated subdivisions. The further we get from our core, the more expensive it becomes to maintain and more personnel will be needed. A basic understanding of the Board's direction is needed so staff can be prepared when meeting with developers and our neighbors negotiating boundaries.

Trustee Filek said she can't imagine Elburn growing south of Main Street in the next 20 years and agrees with Trustee Anderson as far as the four corners at Route 47 and Main Street.

Trustee Grabarek agrees with Main Street as a south boundary and believes two of the corners may already have been annexed by other entities. Believes Elburn will only grow to the north (Beith Road) and to the west—perhaps to Francis Road. Concern was expressed with potential burden from warehousing traffic and the impact Elburn streets—particularly Anderson Road (which should be a County road, not Elburn's). In the absence of retail and corporate headquarters, there will not be sufficient revenue to maintain if we spread out too far.

Trustee Mondy agrees and does not want to go beyond Main Street to the south. Would like to keep the area smaller and more affordable to maintain.

Trustee Schuberg stated the Elburn community likes a smaller, rural, country feel and is the reason people move here. Schuberg agrees with the boundaries of Main Street to the south and Beith Road to the north. She is not as clear with boundaries to the east and west—perhaps Anderson Road to the east and Francis or Meredith Roads to the west. If you grow too big, added police, public works, equipment, etc. will be necessary and without bringing in business to help with revenue, homes will be the major revenue source.

Trustee Wilson said he is not comfortable driving to far-reaches with nothing in between. Would like to see Elburn grow from the inside out and not make the same mistake as other communities who are spending lots of money maintaining far-reaching areas.

Mayor Walter said Crown previously asked if Elburn would be interested in annexing their land via a 300' strip along the east side of Route 47. Elburn has not heard from them since then. Mayor Walter stated he gets the feeling tonight that the Board's direction has changed and we are no longer interested. Once an agreement is reached with Sugar Grove, there could be a lot of impact to Elburn as far as traffic, crime, truck traffic and we will have no control other than them traveling through Elburn.

Trustee Grabarek stated Sugar Grove has an airport and a community college whereas Elburn does not. Trustee Schuberg said she has changed her mind as far as annexing property for warehouse development and believes Elburn should do what is right for Elburn and not annex property that we don't have a plan for. Trustee Filek said Elburn has a country feel and believes we need to stay committed to the vision to build from the inside out and keep this ideology for our community. Bigger isn't always better and whatever the Board decides is for the entire community. Trustee Wilson said regardless, he has never had a desire to have a remote section of Elburn which would not be financially beneficial. Trustee Mondy said he agrees with Trustee Wilson. Mayor Walter said he agrees with Trustee Anderson's comments and stated he and staff will meet with neighbors to the north and south of Elburn and will report back to the Board.

Nevenhoven confirmed from the discussion this evening, Beith Road is the desired boundary to the north and Main Street to the south. Going east is unsure—the parcel at Harley Road and Route 38 is in Campton Hills and everything else in between is unincorporated. Going to the west to Francis Road, there is Elburn Woods and some unincorporated subdivisions—but there is not as much pressure going west. Most development in Elburn will be at the corner of Route 38 and Route 47. There has been no interest going east. Nonetheless, we need to start planning now and this Board will set the tone for the next ten years or so. With these boundaries, staff will be better prepared to work with developers. Elburn is a combination of Sugar Grove and Campton Hills philosophies which makes Elburn unique.

- b. Mowing Village Owned Properties – VanBogaert is looking for direction as to whether or not the Village Board wants to outsource all Village mowing or if it should remain in-house. It takes two employees approximately 2-1/2 to 3 days to do all of the mowing per week. A rough estimate to outsource all mowing is \$65,000 to \$75,000. If mowing is outsourced, it will free up Public Works

to work on other projects. If the mowing is kept in-house, Public Works will have to purchase some new equipment. When asked if some areas can be planted in native grasses in order to cut down on acreage, VanBogaert said these areas come with their own problems and does not believe neighbors will appreciate it. Anderson Road right-of-way is already outsourced. Mayor Walter roughly calculated approximately 1,120 hours for Public Works to do all of the mowing. At roughly \$45/hour, total cost would be approximately \$50,000 to do the mowing in-house and does not include the cost of equipment, maintenance, etc. If outsourced, the Board would like to see the price more in the range of \$45,000 to \$50,000. If outsourced, VanBogaert said he will keep a small portion of the mowing in-house (WWTP, Public Works and Village Hall buildings). The Board directed VanBogaert to obtain more exact pricing before making a decision whether or not to outsource.

- c. Professional Services Agreement with EEI for Thryselius Drive – At the last meeting, there was discussion as to whether or not South Street Storage should be responsible for some of the cost to pave Thryselius. Historical research of minutes from 2014 and 2015 (when South Street Storage was approved) was conducted as well as the Subdivision Control Ordinance, Section 5 (Improvement Policies). Direction from the Board was requested. Discussion ensued as to whether or not the South Street Storage property qualifies as a subdivision. Building Commissioner Brennan said the South Street Storage property is part of the subdivision but the land owners were not the developers and makes sense that the Village should pay for the improvement. Nevenhoven synopsised the 2014 meeting minutes and how the storage area differs from the recent South Street Development. It was suggested the Village pay for the road improvement and South Street Storage take care of their own curb cuts, sidewalk and landscaping. The improvement of Thryselius benefits the Village as a whole. There was overall consensus that the Village will pay for the improvement of Thryselius and will ensure the road specs will support heavy truck traffic. Attorney Thomas said "developer" is defined very broadly in the Subdivision Control Ordinance—probably on purpose—and believes the South Street Storage land owner can be considered a developer. There was agreement that South Street Storage will be responsible for installing sidewalks and landscaping just like any other builder who improves a lot/property. According to the minutes when approved in 2015, there was an agreement at the time regarding sidewalk installation. South Street Storage owners (Dempsey) will have to match what is currently there (bike path, sidewalk, etc.)—it would be a good idea to meet with the Dempsey's to revisit this. Staff was directed to review the area and come up with a plan for what makes sense as far as sidewalks, paths, etc. There was consensus from the Board that the Village will pay to pave the road.
  - d. 10 Shared Policing Principles – Chief Sikora presented and proposed the Village adopt, by Resolution, the Ten Shared Principles. Many communities have adopted this and the Illinois Chiefs of Police is asking all communities to consider adopting. These are things Elburn Police Department is already are doing. There was consensus from the Board that the pillars make sense and no one was in disagreement to adopt. There was consensus to adopt via Resolution and will be an agenda item on its own at the next Village Board meeting vs. on the consent agenda.
  - e. Review FY 2021-2022 Budget Timetable – Finance Director Elder presented and outlined the timeline for the budget planning cycle. There were no comments or questions.
  - f. Review Current Benefit Package – Elder presented. There were no comments or questions.
  - g. Review Current Capital Improvement Plan – Elder said the current CIP will be updated and another year added. This will be reviewed in more detail as the planning process continues.
  - h. Review Proposed Range for Salary Increases for FY2021-22 – Elder stated this is for nonunion employees. The 12-month CPI is .8% and the performance component ranges from 0% to 2%. There were no comments or questions regarding the percentages recommended.
5. Other Business – The PSA agreement with EEI will be on the next Village Board agenda and there was consensus to put the agreement on the consent agenda.
  6. Adjourn – Trustee Mondri moved to adjourn the meeting at 9:42 p.m. The motion was seconded by Trustee Filek and passed by a unanimous voice vote.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Diane McQuilkin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Diane McQuilkin  
Village Clerk