

MINUTES
VILLAGE OF ELBURN COMMITTEE OF THE WHOLE (COW)
AUGUST 2, 2021
AT ELBURN VILLAGE HALL

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 Engineers Julie Morrison & Steve Dennison

Others Present: Resident LeRoy Herra

1. Call to Order – Mayor Walter called the meeting to order at 7:21 PM.
2. Roll Call – A roll call ensued.
3. Public Comment – None
4. Discussion:
 - a. Manhole Lining/Rehabilitation Options – Village Engineer Dennison gave a summary of the findings included in the packet and answered questions. EEI was asked by the Board to investigate linings and options for manholes in order to help decide if they would like to sole-source or conduct an open bid. Based on their research, EEI believes Geopolymer provides the best fit for Elburn. It is the most cost-effective of the options, it provides consistent performance under different installation variables and it has a good track record of success in NE Illinois. Based on the Board's decision, the engineering agreement will be revised. If sole-sourcing is chosen, some cost savings will be realized on design engineering. Cost for construction engineering will not change much. However, doing an open bid will save quite a bit of cost vs. sole-sourced.

Discussion ensued regarding expected warranty. Dennison explained you can bid out 5 or 10 year warranty and estimates the product will last 20+ years. Manholes will be inspected after the repair is complete and we would conduct a 1-year follow-up inspection as well. The 1-year inspection will be tied to the performance bond. It is unknown how much laterals from homes are contributing to the issue. It would require a very detailed and expensive process to make this determination.

There was consensus from the Board to go with EEI's recommendation. The bid should include quantifying minimum thickness in order to ensure we are comparing apples to apples. Dennison will discuss further with Village staff and will bring back an updated engineering PSA to the Board. Following this manhole rehab, the next step in the process will be to conduct sewer repairs and roadwork.
 - b. Revising Sign Code/Old Town Development Plan – Village Admin Nevenhoven led the discussion. Trustee Grabarek requested a review of the downtown sign code (which was amended in 2020) in conjunction with the "Old Town Elburn Business District Development Plan" which was adopted in 2002. The Old Town Elburn plan will be reviewed when the Village's strategic plan is discussed.

Grabarek expressed concern for the quaint areas of town along Route 47 and side streets where buildings are being re-purposed. Nevenhoven displayed concept drawings of the Obscurity complex on W North St. More discussion is needed including whether or not the area will be a PUD or not. Parking will be a need/issue not only for this location but for all of downtown Elburn.

Grabarek stated applications for sign variances must come from the occupant/tenant vs. the owner of the building.

Previously, the Village Board was not in favor of using village-owned property for parking but it seems the current Board is more in favor of village-owned public parking. There was discussion of possible locations for additional parking. At what point do we start thinking about a parking garage? If people can't park, they won't be spending.

Signaled pedestrian crossings should be addressed and will require IDOT involvement. With businesses on both sides of Route 47, there are current pedestrian crossing safety issues and they are increasing. Chief Sikora stated most likely the pedestrian signals will be overhead due to street parking making poles hard to see.

It was suggested street lights and sidewalks in the "business district" match the new lights and sidewalks in the downtown area (remove the ugly wooden telephone poles).

It is believed Elburn is allowed one more stop light on Route 47. There was discussion the location for a future stop light will be south of the railroad tracks, maybe at South Street.

Nevenhoven advised the TOD/Downtown steering committee for Elburn Station is being assembled and will be meeting soon.

Downtown retail in the future is going to be a lot different from what it is today. Pop-ups will be popular for seasonal or event periods.

Regarding sign design, Trustee Schuberg suggested we need flexibility to tailor a sign for the particular business.

Mayor Walter read aloud comments from Trustee Anderson who was absent. His comments included similar signage for all buildings on Route 47, encourage murals, allow larger signs on second layer of buildings, and would like to hear from downtown businesses on this matter.

One of the goals is to keep the core downtown area exciting and relevant.

Businesses located east and west of Route 47 (i.e. North Street) can be more creative with unique places (e.g., repurposing of buildings). Perhaps use of basements (if access is adequate) could be an option similar to the American Legion.

This will be discussed further and it was reiterated the downtown business plan will be reviewed at the same time as the strategic plan.

5. Other Business – None

6. Adjourn – Trustee Mondy moved to adjourn the meeting at 8:15 p.m. The motion was seconded by Trustee Filek and passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk