

MINUTES
VILLAGE OF ELBURN COMMITTEE OF THE WHOLE (COW)
NOVEMBER 21, 2022
AT ELBURN VILLAGE HALL

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

Board Members Absent:

Staff Members Present: Village Administrator John Nevenhoven; Finance Director Doug Elder, Village Attorney Bill Thomas, Deputy Police Chief Erich Schlachta; Building Commissioner Tom Brennan; Public Works Supt Phil VanBogaert; Village Engineers Julie Morrison & Pete Waller

Others Present: Residents LeRoy Herra, Thomas Gush

1. Call to Order – Mayor Walter called the meeting to order at 7:36 PM.
2. Roll Call – A roll call ensued.
3. Public Comment – None
4. Discussion:
 - a. Route 38 Traffic Lights – Engineer Waller referenced a graphical sketch in this evening's packet indicating what is believed IDOT will require as far as turn lanes, etc. Land acquisition will be required on Route 38 and north and south of the intersection. With all funding sources, we have a \$1.5M shortfall but, IDOT has not yet committed to pay for their two legs of the intersection. Once Phase 1 is approved by IDOT and they have assurance, Senator DeWitte will be able to lobby on the Village of Elburn's behalf for all or a portion of the \$1.5M shortfall from IDOT. We have not heard back from IDOT regarding the speed limit study on Route 38. If IDOT agrees to lower the speed limit on Route 38, the turn lanes can be shortened. Phase 1 is an 18–36-month process in IDOT District 1. Mayor Walter asked Trustees if the Village should move forward with the five-year plan and direct EEI to complete research and come back to the Board. There was unanimous consensus to move forward. Mayor Walter will follow-up with Campton Township to see if they can help with some funding of the north leg. EEI will find out if DCEO funds can be reallocated to cover the cost of Phase 1 and report back to the Board.
 - b. Water Master Plan – Mayor Walter has joined the Northwest Water Planning Alliance (NWPA) executive board. The Village has talked about developing a water master plan for a while and putting the project out to firms via statement of work, etc. In Mayor Walter's experience with NWPA and Metra West, he believes there is no one more knowledgeable than Pete Waller from EEI. After completing water master plans, communities have realized significant savings by implementing ideas from the plan. The Village needs to start looking at our water aquifers, etc. to ensure Elburn is prepared. Engineer Waller presented the scope of services to the Board. Current trends analysis and population projections would be completed by both CMAP and EEI—CMAP at the macro level and EEI at the micro level. Cost savings will be estimated if recommended conservation measures are followed. Overall, the Village will be proactive vs. reactive. Sample plans can be provided to illustrate potential savings if anyone is interested. Trustee Anderson inquired if other water treatment technologies will be covered since Elburn's WRT contract is nearing renewal. Waller said other methods are available and all have pros and cons. There was brief discussion regarding Joliet building a 31-mile pipeline to utilize Lake Michigan water and whether this will be taken into account for Elburn. Waller explained the situation in Joliet and said while it doesn't quite affect Elburn, it will be looked into. Trustee Grabarek prefers a full picture in order to look down the road. Trustee Wilson is not in favor of

paying amounts this large without doing an RFQ to compare firms. If the Board would like, we can have EEI create an RFQ and send it out. However, if EEI gets the bid because of their expertise, we would have spent the money unwisely. Trustee Anderson agreed with a project this costly, it would be best to represent taxpayers by soliciting bids from at least three firms. Trustee Grabarek asked if we could do this project in conjunction with surrounding communities that share the same aquifer. Waller said most communities want their own study for population projections, etc.–the purpose of the study is to identify items specific to the Village of Elburn. EEI will provide a cost estimate for what they would charge to prepare the RFQ. Trustee Wilson suggested completing the Source Water Protection Plan separately from the master plan because it is due to the IEPA by July 26, 2023. EEI confirmed work has not started on the Source Water Protection Plan and stated it can be completed by the due date. EEI will discuss with staff and will report back to the Village Board at the next COW.

- c. Zoning Ordinance Text Amendment – Short-Term Rentals – Village Admin Nevenhoven included a map in this evening's packet indicating all potential locations for short term rentals if the Village Board implements adjacency to B-1 zoning. Another consideration is to only designate the downtown sign boundary. There was consensus to implement adjacency to B-1 zoning, remove Tourist House from the Zoning Ordinance and create a section for short-term rentals in the Zoning Ordinance. These revisions will be made and brought back to the Board in ordinance form for consideration.
- d. Outdoor Liquor Amendments – Attorney Thomas has reviewed the proposed amendments and believes the revisions are to clarify when an outdoor liquor endorsement is required. Thomas suggested changes requiring signs at all entrances and exits. In addition, “normal seating/serving area” should be better defined. Penalties, should violations of an outdoor endorsement occurs, were discussed. Nevenhoven will revise and bring back in ordinance form to the next Village Board meeting.

5. Other Business – None.

6. Adjourn – Trustee Mondri moved to adjourn the meeting at 8:28 p.m. The motion was seconded by Trustee Wilson and passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk