

MINUTES
VILLAGE OF ELBURN COMMITTEE OF THE WHOLE (COW)
FEBRUARY 6, 2023
AT ELBURN VILLAGE HALL

Board Members Present: President Jeff Walter, Trustees: Ken Anderson, Sue Filek, Bill Grabarek, Chris Mond, Patricia Schuberger, 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 Julie Morrison

Others Present: Resident Thomas Gush; Kane County Chronicle reporter Susan O'Neill; Lennar rep Rick Murphy

1. Call to Order – Mayor Walter called the meeting to order at 7:28 PM.
2. Roll Call – A roll call ensued.
3. Public Comment – None
4. Discussion:
 - a. Strategic Plan Update – Village Admin Nevenhoven presented and gave a status update of the 2022 strategic plan.
 - b. Pierce Street Sewer Survey – Public Works Supt. VanBogaert stated the PSA for the E Pierce Street sewer project with EEI has already been approved. Trustees asked for feedback from residents regarding their interest to connect to the sanitary sewer once it is installed. Three of the nine original suspected homes have hookup stubs on Third Street. Of the remaining six homes, overall, residents are open to connecting but they expressed a desire for help with cost. Between the connection fee, reconfiguration of homes and abandonment of the old septic system, it could cost homeowners \$15K easily. Ideas were discussed that might encourage residents to connect sooner rather than later. Village code states hookup must occur within 60 days after sewer is available. The State Code requires hookup if a septic system fails, and the home is within a certain distance to sanitary sewer. When asked if this is the only area in the Village with this situation, VanBogaert said no and will research how many water-only accounts there are within the Village. Hughes Creek is also on well and septic. At the latest, some thought the hookup should be required when a house sells. Perhaps advance payments could be made on water bills for future connection. Staff was directed to come up with suggestions. Trustee Anderson said a document should be recorded against the properties and the health department should be notified so they will not issue permits for septic repairs/replacement. If a payment plan is put in place, the Village can file liens on the properties. In the meantime, E Pierce Street is on the 2023 Streets Program. Village Engineer Morrison said March 20 is the drop-dead date for a decision from the Board in order to put it out to bid by May. This will be discussed further at the next meeting.
 - c. Fox Pointe Annexation Proposed Amendment – Nevenhoven introduced Lennar rep Rick Murphy. The request is to add two new models in the lineup at Fox Pointe that are smaller than the annexation agreement requires (1650SF). If the Village is interested in allowing smaller models, an annexation agreement amendment will be required. Murphy confirmed lot sizes are not changing. With the higher interest rates, a lot of folks are cut out of the housing market with the larger homes. Lennar did the same thing in Hampshire and will provide more variety and architectural interest. Because of material costs, it is hard to build affordable homes (under

\$400K). As long as lot sizes don't change, there was consensus from the Board to allow the smaller models. It was asked what existing residents in Fox Pointe will say if this is allowed and how Lennar will address. Murphy doesn't think it will be that noticeable and added lot sizes vary in size. There was consensus from the Board to move forward with the amendment.

5. Other Business – None

6. Adjourn – Trustee Mondy moved to adjourn the meeting at 8:07 p.m. The motion was seconded by Trustee Grabarek and passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk