

MINUTES
VILLAGE OF ELBURN BOARD OF TRUSTEES
JANUARY 22, 2013

Board Members Present: Village President Dave Anderson; Trustees: Ken Anderson, Bill Grabarek, Dave Gualdoni, Jerry Schmidt, Jeff Walter

Absent: Trustee Ethan Hastert

Staff Present: Interim Village Admin. Doug Elder; Village Attorney Britz and Asst. Thomas

Others Present: Sandy Kaczmariski with Hawkview.org; Scott Ladendorf with Accurate Repro, Naperville, IL; Angel Files and Nichole with Cadence Health, Winfield, IL; Boy Scout Troop 80 Members Adrian Bebenek, Arthur Bebenek, Fred Bebenek and Brett Algrim; Residents: Leroy Herra; Bill Coughlan; Wayne Byerhoff, 422 W. Shannon St. Elburn; Craig Swan, 440 Parkside Dr., Elburn; Pat Schuberg, 540 Parkside Dr., Elburn; Fred Houdek, 858 Morrill Lane, Elburn; Thomas Gush, 733 North 3rd, Elburn; Al Laguttella, Kane County Chronicle and Susan O'Neill with the Elburn Herald

1. Call to Order - Village President Dave Anderson called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance - Boy Scouts Adrian Bebenek, Arthur Bebenek, and Brett Algrim, from Troop 80 led the assembly in the reciting of the Pledge of Allegiance.
3. Roll Call - The roll was called and a quorum existed with six (6) voting members.
4. 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.*

- a.* Approve Patrick Meister Application and License for Vending Machines at Elburn Metra Station

President Dave Anderson commented that the old contract was incorporated into the new contract to avoid confusion of two contracts.

The Omnibus Agenda was approved on motion by Trustee Schmidt, seconded by Trustee Gualdoni.

Roll call: AYE: Trustee K. Anderson, Grabarek, Gualdoni, Schmidt, Walter. NAY: None. Motion carried. Vote: 5-0.

5. Public Comment, Awards and Presentations - Village President Anderson invited the public to speak at this time.

Mr. Thomas Gush, 733 N. 3rd Street, Elburn voiced concerns about the railroad station project and THE Anderson Road project. While he stated he did not believe the opposition to the projects was insurmountable, he believed Sho-Deen was willing to come to some compromise. He supported the projects. His concerns centered around the sunset provision for the Anderson Road project running out and the federal government asking the village to return the money. He also voiced concern about development not moving forward and the fact there has been no discussion among the trustees about bringing business to the Elburn area, thereby bringing no residents into the Village. Mr. Gust stated that many people were aware that the Village of Maple Park was receiving funds for a train station and he believed that if Elburn did not move forward with its projects in a timely manner, development would move beyond Elburn, past Route 47, and into the other areas. He offered his assistance to help the board move the two Elburn projects forward.

Mr. Fred Houdek, 858 Morrill Lane, Elburn, shared the same comments as the prior gentlemen but his concern was hearing about the concerns of mixed housing, i.e., individual houses versus condos and apartments. While he did not attend last month's meeting on this topic, he did express concern that he heard prior concerns raised in this chamber about people who are renters. He stated he could not believe that Shodeen and his organization would develop housing that would deteriorate the community. He discussed the positives that Mr. Shodeen's developments have made in other communities and the fact that the developer did not want to stifle development and commerce in other communities. He voiced that the community should not be concerned about renters.

6. Treasurer's Report and Monthly Financial Report - President Anderson referenced the information in the packet and asked trustees to review it. He believed everything in the financial report was in line. For informational purposes, he noted that the retail taxes budgeted for the year were just over \$600K but YTD were \$439,000 which have been received. On the positive, he stated the village has been fortunate for the past two years because the sales taxes have been in excess of real estate taxes. Trustee Walter cautioned that if some of the trends continued, some of the items will be over budget and could be a concern moving forward.
7. Village Attorney - Attorney Britz had nothing to report.
8. Village Clerk - No report.
9. Public Works Department - No report.
10. Police Department - No report.
11. Community Development:

- a. Approve Resolution 2013-02: A Resolution approving Variance to Sign Ordinance for Cadence Health at 950 N. First Street, Elburn, Illinois.

Interim Village Administrator, Doug Elder, stated that the proposed sign for Cadence Health was slightly larger than what was allowed by the ordinance and Cadence had asked for a variance. The variance request was reviewed by the Plan Commission, which recommended it to the Village Board for a positive recommendation. Mr. Elder did not recall any objections voiced at the Plan Commission meeting. Trustee Walter voiced concern, in general, that the sign ordinance may need to be reviewed again because it could be too restrictive. Atty. Britz noted that in Section 1.c of the resolution the wording was revised to say "State Route 38"; not "State Route 47."

The above Resolution was moved forward by Trustee Walter, seconded by Trustee Gualdoni. Roll call: AYE: Trustees Ken Anderson, Grabarek, Gualdoni, Schmidt, Walter. NAY: None. Motion carried. Vote: 5-0

President Anderson announced the department received its first house permit for the year in Blackberry Creek.

12. Interim Village Administrator - Mr. Doug Elder reminded trustees and the public that the open house for the Village's Comprehensive Plan is scheduled for this Thursday, January 24, 2013, 5:00 PM to 7:00 PM, at Lions Park. President Anderson invited everyone to attend. Of particular note, he stated the Village received a \$100,000 grant from CMAP (Chicago Metropolitan Area Planning) for the plan's update.
13. Mayor
 - a. Elburn Station Discussion - President Anderson recalled that at the last meeting he had asked the trustees to bring their concerns regarding the development to the attention of the board: It appeared that four issues were of particular concern: 1) the number of apartments; 2) the financing of the development; 3) a pedestrian bridge; and 4) the development including senior housing. President

Anderson proposed to discuss this matter at the Committee of the Whole meeting next week when Trustee Hastert was in attendance. His goal was to discuss the proposal next week, come to a consensus, take the concerns to the developer, negotiate them with him, and return to the full board to discuss the proposal again. Comments followed that the Comprehensive Plan was 20 years old and the Village needed to be forward-thinking.

Trustee Schmidt voiced concern that there was no access to the station off of Route 47 and wondered if access could be through Kansas Street, if the street were improved. So noted by the President.

14. Bills

a. Approve Bills List - Trustee Grabarek confirmed his review of the Village's bills with Trustee Walter and found them to be in order. **Trustee Grabarek motioned to approve the bills list dated January 22, 2013 in the amount of \$56,560.53. Trustee Walter seconded the motion.**

Roll call: AYE: Trustees Ken Anderson, Grabarek, Gualdoni, Schmidt, Water. NAY: None. Motion passed. Vote: 5-0

15. Other Business - No other business. President Anderson and Trustee Grabarek both voiced the importance of attending the Comprehensive Plan open house.

16. Adjourn - The meeting was adjourned at 7:20 p.m. on motion by Trustee Walter seconded by Trustee Gualdoni. Motion passed unanimously by voice vote of 5-0.

Respectfully submitted,

/s/ Celeste K. Weilandt, Recording Secretary
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