

MINUTES  
SPECIAL VILLAGE OF ELBURN BOARD OF TRUSTEES MEETING  
FEBRUARY 25, 2013

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

Board Members Absent:

Staff Members Present: Village Admin Erin Willrett, Village Attorneys Britz & Bill Thomas, Police Chief Steven Smith; Public Works Superintendent John Nevenhoven; Building Commissioner Tom Brennan; Village Engineer David Burroughs

Others Present: Residents Wayne Byerhof, LeRoy Herra, Walt Tupy, Bill Coughlan, Gene Maxwell, Fred Houdek, Walter Geisler, Patricia Schuberg, Al Herra; Elburn Herald Reporter Susan O'Neill; Publisher/Managing Editor, HawkView.org; Kane County Chronicle Reporter Al Lagattolla; Daily Herald Reporter Susan Sarkauskas; KC Board member Drew Frasz

**PROOF OF NOTICE OF MEETING:**

Notice of this special meeting was posted at Elburn Village Hall, published on the Village of Elburn web calendar and meeting agenda web pages, and transmitted via email to the President, Trustees, Village Clerk, Village Attorney, Chief of Police, Building Commissioner, Public Works Superintendent, Kane County Chronicle, Daily Herald, Elburn Herald and Hawk View. Notice of the special meeting was also transmitted by facsimile to Elburn Herald, Kane County Chronicle, Daily Herald and Beacon News. All such notices were posted, published or transmitted more than 48 hours prior to the meeting.

1. Call to Order – Village President Dave Anderson called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance – Trustee Walter led the assembly in the Pledge of Allegiance.
3. Roll Call – A roll call vote ensued.
4. Consider Elburn Station Annexation and Planned Development Agreement – Mayor Anderson advised himself, Village Attorney Britz, Public Works Supt. Nevenhoven, Interim Village Administrator Elder and Shodeen representative Patzelt met last week to discuss open issues. At this meeting, it was felt rather than being referred to as phases, the development will be referred to as “areas,” (i.e., Area 1, Area 2) so as to not infer sequential phase development. The final total number of residential units is 2,215, including 600 multi-family units (400 multi-family plus 200 age restricted). The developer has agreed to pay \$450K maximum of the \$900K pedestrian bridge cost and will share with the Village evenly on all recaptures. In addition, grants received will be shared evenly up to \$900K and any grants received above \$900K limit will not be split with the developer. The developer will share equally the cost to retain or hire a grant writer with the Village.

Various questions and grammatical changes to the agreement were discussed. Trustee Grabarek said he does not agree with the time restriction specified by the developer. Mayor Anderson will contact Shodeen regarding this.

There was consensus from the Board regarding the 50/50 share for the cost of a grant writer and the 50/50 share of recapture fees. Britz will prepare revised documents indicating same.

5. Public Comment – Walter Geisler inquired about putting the Anderson Road Bridge on a ballot so Elburn residents can vote on this—he believes the majority of residents are not in favor of the bridge. He continued he is concerned about being taxed out of Elburn and is concerned about the inability of Elburn to maintain the bridge in the future as well as the impact on schools, police and fire departments, etc. Geisler said he loves Elburn and does not want to see things get out of hand. Mayor Anderson advised the review process has been ongoing for a long time and included meetings with the school district, county, township, fire district, library and Village Planning Commission. All information is public and available for review by residents. In addition, open houses and public hearings have been conducted asking for resident input. The Board will make decisions based on facts and information available to them.

Fred Houdek said he disagrees with Mr. Geisler and said this is a democracy and requires citizens participate in government. Houdek said he has a great deal of faith in the leaders of the community to make good decisions for the Village. Long range planning indicates the bridge is important to the Village and all citizens should participate in local government. Houdek said he is in support of the Elburn Station project.

Alan Herra commended the Board on a good job but worries about the impact the new development will have on the Building Department. Herra wants to be assured the Village is prepared for when the development commences. Mayor Anderson advised this very subject will be discussed immediately following the Special Meeting this evening.

Geisler said he loves Elburn and its residents and is not questioning anyone's intelligence. He is concerned with a new development starting when Blackberry Creek is not complete. He felt a questionnaire should be distributed to residents via the water bills. The Elburn Station development will affect the quaintness of Elburn as well as parking issues and will impact the current downtown area.

County Board Member Drew Frasz said the timeline involved with this development will be the next quarter century of Elburn's growth. Frasz said he and Mayor Anderson will get the word out to all local politicians and public entities (KDOT, Forest Preserve) that Elburn is looking for grants and encouraged all Board members to do the same.

Mayor Anderson advised this development will be voted on at the March 18 Village Board Meeting. The changes discussed this evening will be updated and distributed to the Board for final review. Britz advised approval of the annexation agreement requires five affirmative votes from the Board.

6. Adjourn - Trustee Schmidt motioned to adjourn the meeting at 8:20 p.m. with Trustee Gualdoni seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin  
Village Clerk