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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** BRENT M. EICHELBERGER, VILLAGE ADMINISTRATOR  
**SUBJECT:** ELBURN BOUNDARY AGREEMENT  
**AGENDA:** MARCH 2, 2021 VILLAGE BOARD MEETING  
**DATE:** FEBRUARY 25, 2021

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**ISSUE**

Should the Village continue to pursue a Boundary Agreement with the Village of Elburn.

**DISCUSSION**

Village of Sugar Grove and Village of Elburn officials have had on-again, off-again discussions regarding a Boundary Agreement for more than ten years. Discussions renewed in the last couple of years following a since withdrawn development proposal for property at the I-88 & IL47 Interchange.

The most recent discussions took place in January 2021 when Village President Michels and Administrator Eichelberger met with Elburn's Village President and Administrator. At that meeting the Elburn officials expressed their Board

- has little interest in expanding south of Main Street (with the possible exception of Fisherman's Inn);
- would like to retain a rural feel and be surrounded by open space;
- is concerned about the potential impacts on Elburn of development of property at the Interchange (truck traffic).

Discussions of a potential line focused on Main Street and the possibility of a split line with unincorporated area between the two communities. A split line could carve out the area surrounded by Smith Road and Green Road east of IL47.

A combination of a split line, and the fact that neither community is required to, nor likely to, annex property all the way to the line, should address the rural and open space concerns.

To address their concerns about potential impacts of development in Sugar Grove at the Interchange, Elburn suggested that some type of financial compensation be paid to

Elburn based on the development. They suggested the compensation would be negotiated at the time of development, and if an agreement could not be reached, any annexation or development approvals by Sugar Grove would be null and void.

Sugar Grove staff cannot imagine a scenario were Sugar Grove's ability to approve a development is dependent upon reaching agreement on a financial payment to Elburn. Such an agreement would effectively cede Sugar Grove's elected officials rights to the Elburn Board. Even if the terms could be agreed to, it could set an unworkable precedent when it comes to renewing our existing seven boundary agreements in the future and our current attempts to negotiate a boundary agreement with Big Rock. None of the current agreements have any such provision.

Staff is requesting that the Board discuss the concept of split line and the idea of financial compensation and direct staff how to proceed.

### **COST**

There is no cost for discussion. Should an agreement be reached, attorney's fees to review the agreement are estimated at \$750.

### **RECOMMENDATION**

That the Board direct staff to advise Elburn that a Main Street line or a split line using Smith and Green Roads is agreeable, but a compensation component is not, and offer to continue the discussions with a goal of reaching agreement in mid-2021.