

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Wednesday, July 13, 2022, at the Administration Building at 1957 North LaFox, South Elgin, Illinois. Present were Vice President Marty McCormack, Clerk/Treasurer Gary Hyman, and Trustee Steve Rauschenberger.

Staff present included Executive Director Bob Trueblood, Technical Services Director Beth Vogt, Senior Project Engineer James Kerrigan, Assistant Clerk Kim Narvaiz and Attorney Michael Airdo.

Vice President McCormack called the meeting to order at 5:36 P.M.

APPROVAL OF THE JUNE 8, 2022 BOARD OF LOCAL IMPROVEMENT MINUTES

Trustee Rauschenberger made a motion, seconded by Trustee Hyman, to approve the minutes of the June 8, 2022 Board of Local Improvements as written.

There was no discussion. Vice President McCormack called for a vote, Ayes, Trustees McCormack, Hyman, Rauschenberger. Nays, none.

PUBLIC COMMENT

None

OLD BUSINESS

DISCUSSION RELATED TO THE IEPA PERMIT APPLICATION BY M/I HOMES OF CHICAGO, LLC FOR THE BECKETTS LANDING SUBDIVISION, VILLAGE OF SOUTH ELGIN

Vice President McCormack requested an update on the agenda item from staff. Technical Services Director Vogt provided an update on the project which included that the builder M/I Homes has begun construction, including the installing of the public sanitary sewer lines. However, FRWRD has not received the IEPA permit application yet to sign. Staff is seeking Attorney direction on how to proceed with the situation. Attorney Airdo commented that since staff now has confirmation that they have begun laying sewer lines, he recommends that FRWRD staff report that information to the IEPA. There was discussion about on-site inspectors, licenses and what the ramifications for reporting would be.

NEW BUSINESS

**MOTION TO APPROVE IEPA PERMIT APPLICATION BY SPEEDWAGON
CAPITOL PARTNERS FOR A PROPOSED COMMERCIAL DEVELOPMENT
WITHIN THE VILLAGE OF WEST DUNDEE.**

Trustee Hyman made a motion, seconded by Trustee Rauschenberger, to authorize Executive Director Trueblood to sign the IEPA permit application for the Speedwagon Capitol Partners, Village of West Dundee.

There was no discussion. Vice President McCormack called for a vote, Ayes, Trustees McCormack, Hyman, Rauschenberger. Nays, none.

**MOTION TO APPROVE IEPA PERMIT APPLICATION BY GLAZIER II, LLC FOR A
STARBUCK, ELGIN**

Trustee Rauschenberger made a motion, seconded by Trustee Hyman, to authorize Executive Director Trueblood to sign the IEPA permit application for the proposed Starbucks developed by Glazier Elgin II, LLC City of Elgin.

There was no discussion. Vice President McCormack called for a vote, Ayes, Trustees McCormack, Hyman, Rauschenberger. Nays, none.

TECHNICAL SERVICES DIRECTOR'S REPORT

Technical Services Director Vogt gave an update on development projects, including:

- Shodeen as applicant is proposing to begin development of the 780-acre Pingree Creek Subdivision that was annexed in 2007. This large subdivision is proposed for both north and south of US Highway 20 near the intersection with Reinking Road, and on both east and west sides of Damisch Road. The resulting flows from this development are likely to require revisiting the timing of work related to the expansion of the West WRF. Projected flows from the development are over 1.0 mgd, which would push the West WRF past 80% of capacity. Staff will be looking to obtain more detailed schedule information on the project.
- Horizon Development Group along with CJR Enterprises, LLC is proposing a multifamily community within the larger planned Sphor Farm Commerce Park located within the Village of South Elgin. The residential portion of the site is 22.08 acres. The remainder of the site would be light industrial sold as separate lots for development.

ADJOURN

As there was no additional business, Trustee Hyman made a motion, seconded by Trustee Rauschenberger, to adjourn the meeting at 6:01 P.M. The next meeting is scheduled for 5:30 P.M. Wednesday, August 10, 2022. Vice President McCormack called for a vote; Ayes McCormack, Hyman, Rauschenberger. Nays, none.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

President

Clerk/Treasurer