

June 14, 2023

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Wednesday, June 14, 2023, at the Administration Building at 1957 North LaFox, South Elgin, Illinois. Present were President Benjamin Bernal, Vice President Marty McCormack, Trustee Steve Rauschenberger, and Trustee Beth Penesis.

Staff present included Executive Director Eric Johnson, Technical Services Director Beth Vogt, Assistant Clerk Amy Ortiz, and Attorney Mark Kimzey.

President Bernal called the meeting to order at 5:30 P.M.

**APPROVAL OF THE MAY 17, 2023, BOARD OF LOCAL IMPROVEMENT MINUTES**

Trustee Penesis made a motion, seconded by Trustee McCormack, to approve the minutes of the May 17, 2023, Board of Local Improvements as written.

Trustee Rauschenberger made a request to change the word sustain to abstain. Assistant clerk acknowledged the request and will make the correct changes.

There was no further discussion. President Bernal called for a Trustees to vote: McCormack: Aye, Penesis: Aye, Rauschenberger: Aye, Bernal: Aye.

**PUBLIC COMMENT**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**MOTION TO APPROVE VARIANCE TO THE OUTSIDE GREASE SEPARATOR REQUIREMENTS, VFW POST 1307, 581 NORTH MCLEAN BLVD, ELGIN**

Trustee McCormack made a motion, seconded by Trustee Rauschenberger, to approve a variance for the VFW Post 1307, 581 North McLean Blvd, Elgin.

There was no discussion. President Bernal called for Trustees to vote: McCormack: Aye, Penesis: Aye, Rauschenberger: Aye, Bernal: Aye.

**MOTION TO APPROVE IEPA PERMIT APPLICATION FOR THE CITY OF ELGIN  
DUPAGE COURT REVITALIZATION PROJECT, 20-43 DUPAGE COURT, ELGIN**

Trustee Rauschenberger made a motion, seconded by Trustee Penesis, to approve the IEPA permit application for the city of Elgin DuPage Court Revitalization Project.

There was no discussion. President Bernal called for Trustees to vote: McCormack: Aye, Penesis: Aye, Rauschenberger: Aye, Bernal: Aye.

**TECHNICAL SERVICES DIRECTOR'S REPORT**

Technical Services Director Vogt submitted a written report and that provided a brief update on new development projects, including:

Village of South Elgin Board of Trustees approved proceeding with building a new south Elgin police station to better serve the community. District staff has received preliminary civil engineering plans for review and has communicated with village staff regarding a connection fee waiver for the project.

New development projects notice for the Association for Individual Development (AID) Wildwood Trace Subdivision, 695 South State Street Elgin. Is proposing to subdivide its 16-acre property into five lots and redevelop it in four phases. Permit applications have been submitted to the state for approval and connection fees totaling \$92,350 have been collected by the staff.

Fiduciary Real Estate Development Inc is proposing to construct a 280-unit multi-family residential development at the southwest corner of Randall Road and Hopps. This property is currently used for farming and is still unincorporated and will need to Annex into the District's service boundaries. Project residential service fees for this project are at \$705,600 the commercial services fees for the 3.1 development will be an estimated \$27,000.

Triumph Construction Services, New Canterfield Corporate Campus, Lots 1 and 2, Village of West Dundee. The developer has received FRWRD signature of the IEPA permit for lots 1 and 2 at the August 10, 2022, Board of Local Improvements meeting. Earthwork has started within this development. An Approved IEPA permit has been received from Springfield.

Shodeen Construction LLC Pingree Creek Subdivision, Elgin is proposing to begin development of the 780-acre Pingree Creek Subdivision that was annexed in 2007. The developer had prepaid for 348 units at the time of Annexation in 2007. Future service fees are expected to total over \$6.8 million for full resident build out. Projected flows from this development are over 1.0 mgd, which would push the West WRF past 80% capacity. Staff will monitor the expansion of the subdivision to determine when the West WRF expansion may need to occur.

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Horizon Development Group along with CJR Enterprises, LLC is proposing a multifamily community within the larger planned Spohr Farm Commerce Park Located within the Village of South Elgin. Annexation fees have been calculated at 190,935 with the total buildout fees projected completion totaling approximately \$1.2 million. Flow from this development would be treated at the West WRF.

**ADJOURN**

As there was no additional business, Trustee Rauschenberger made a motion, seconded by Trustee Penesis, to adjourn the meeting at 5:34 P.M. The next meeting is scheduled for 5:30 P.M. Wednesday, July 19, 2023. President Bernal called for Trustees to vote McCormack: Aye, Penesis: Aye, Rauschenberger: Aye, Bernal: Aye.

Respectfully Submitted

Amy Ortiz, Assistant Clerk

APPROVED:

Benjamin Bernal, President

Elizabeth Penesis, Clerk/Treasurer