

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Monday, August 27, 2018 at the Administration Building at 1957 North LaFox, South Elgin, Illinois. Present were President Bruce Corn, Vice President Benjamin Bernal, Clerk/Treasurer Gary Hyman, Trustee Steve Rauschenberger, and Trustee Marty McCormack.

Staff present included Executive Director Bob Trueblood, Technical Services Director Beth Vogt, Finance Director Nazer Uddin, Assistant Clerk Kim Narvaiz and Attorney Doug Schefflow.

President Corn called the meeting to order at 9:00 A.M.

APPROVAL OF MINUTES AUGUST 13, 2018

Trustee Hyman made a motion, seconded by Trustee Bernal, to approve the minutes of the August 13, 2018 Board of Local Improvements as written. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger and McCormack. Nays, none.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

MOTION TO APPROVE – DEVELOPMENT OF ANNEXATION PETITION FOR APPROXIMATELY 10.9 ACRES FOR LOT 3 OF THE BOWES ROAD BUSINESS PARK, SOUTH ELGIN

Trustee Bernal made a motion, seconded by Trustee Rauschenberger, to authorize Attorney Schefflow to prepare an annexation ordinance for Lot 3 of the Bowes Road Business Park for approval at a subsequent board meeting. Technical Services Director Vogt introduced Randy Lindenberg to the board who is representing the owner, Thomas Rakow, for this project. TSD Vogt explained that this property includes three parcels to be annexed and would include part of a lot that was previously annexed. With this annexation, almost all the lots from Route 31 west to the Village of South Elgin Public Works Building will be annexed along Bowes Road. Trustee Rauschenberger asked if the project is being called Pure Last Mile Center. Mr. Lindenberg responded yes. Trustee Bernal asked Attorney Schefflow if he has any issues with this annexation. Attorney Schefflow responded that he will have to look it over in more detail as

he prepares the ordinance. Trustee Rauschenberger asked how many fixtures the warehouse will have. TSD Vogt responded that there are no submitted drawings at this stage yet, however, this is in the service area so fees would be calculated by acreage, not by fixture counts.

There were no further questions; President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger and McCormack. Nays, none.

MOTION TO APPROVE – IEPA PERMIT APPLICATIONS FOR FOX RIVER CROSSING, LP, 300 NORTH STATE STREET, ELGIN

Trustee Bernal made a motion, seconded by Trustee Rauschenberger, that Executive Director Trueblood be authorized to sign the IEPA permit applications for Fox River Crossing at 300 North State Street in Elgin. TSD Vogt commented that there has been a lot of potential development at this location before but nothing has progressed. Trustee Rauschenberger asked if this development was low income or a senior facility. TSD Vogt responded it will be a 60 unit affordable housing apartment building focused on serving those 55 and older.

There were no further questions; President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger and McCormack. Nays, none. Abstain, Hyman.

MOTION TO ACCEPT – HOLD HARMLESS LETTER FOR SCG TMG SOUTH ELGIN, LLC, 355 NORTH LAFOX STREET, SOUTH ELGIN, ILLINOIS

Trustee Bernal made a motion, seconded by Trustee Rauschenberger, to accept the Hold Harmless Letter for the SCG TMG South Elgin, LLC, (Fox View at the River -aka- Panton Mill Station) in South Elgin. Trustee Bernal asked if connection fees have been paid in full. TSD Vogt responded yes, a total of \$98,600 have been paid to the district for this project. Attorney Schefflow commented that he was contacted by the project's attorney questioning why FRWRD is delaying this project. However, the land for the project has not been closed on yet so FRWRD is not causing delays. TSD Vogt responded that staff did request some changes to plans when the original design had the relocated sewer owned by FRWRD very close to Route 31 and the new building. Staff suggested the Village take ownership of the line, but the Village expressed no interest in that.

There were no further questions; President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger and McCormack. Nays, none.

TECHNICAL SERVICES DIRECTOR'S REPORT

Technical Services Director Vogt reported that there are currently a lot of projects going on in South Elgin. The Village is very focused on increasing population before the next census. A new project in South Elgin is Meridian Point, which would include 335 single family, modular homes marketed for 55 and older. South Pointe subdivision is a development along Middle Street which is restricted to only 29 homes until a new Middle Street pump station is constructed.

August 27, 2018

A proposed 246 townhouse development at the corner of Route 25 and Middle Street would also go to the new pump station. Trustee Rauschenberger asked how long it will take to build the pump station once the plans have been finalized. TSD Vogt estimates about 6 months which includes ordering and delivery of the larger equipment such as the pumps, drives, and the generator but that is after obtaining an IEPA permit and getting a contractor on board. TSD Vogt commented that there are plans to widen Middle Street, which could put the new force main under the road. TSD Vogt also mentioned that staff has been invited to participate in a advisory group for IDOT regarding the Route 20 designs which include a new intersection at Route 20 and 31 and a new Fox River Bridge on Route 20.

ADJOURN

As there was no additional business, Trustee Rauschenberger made a motion, seconded by Trustee Hyman, to adjourn the meeting at 9:19A.M. The next meeting is scheduled for 9:00 A.M. Monday, September 10, 2018. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, and McCormack. Nays, none.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

Bruce R. Corn, President

Gary Hyman, Clerk-Treasurer