

April 26, 2021

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Monday, April 26, 2021 at the Administration Building at 1957 North LaFox, South Elgin, Illinois. **Due to the ongoing Covid-19 pandemic, this meeting was conducted via Zoom video and audio conference as permitted pursuant to section 7 of the Open Meetings Act.** Audio of the meeting was recorded. Present in the office were Vice President Benjamin Bernal and Trustee Gary Hyman. Trustee Marty McCormack and Trustee Steve Rauschenberger were present via zoom. President Bruce Corn was absent.

Staff present in the office included Executive Director Bob Trueblood, Technical Services Director Beth Vogt, and Assistant Clerk Kim Narvaiz. Attorney Doug Scheflow was present via Zoom.

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

APPROVAL OF APRIL 5, 2021 BOARD OF LOCAL IMPROVEMENT MINUTES

Trustee Hyman made a motion, seconded by Trustee McCormack, to approve the minutes of the April 5, 2021 Board of Local Improvements as written.

There were no comments; Vice President Bernal called for a Roll Call vote. Trustees Bernal: Aye, Rauschenberger: Aye, Hyman: Aye, McCormack: Aye.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

MOTION TO APPROVE ANNEXATION PETITION FOR APPROXIMATELY 25.859 ACRES BY CHRIST COMMUNITY CHURCH, 37W100 BOLCUM ROAD, ST. CHARLES

Trustee Hyman made a motion, seconded by Trustee McCormack, to authorize Attorney Scheflow to prepare an annexation ordinance for the Christ Community Church, 37W100 Bolcum Road, St. Charles, IL.

TSD Vogt indicated that representatives for Christ Community Church were in attendance both in person and via zoom to answer any questions the Board might have.

Representatives attending in person included: Dan Walter, Scott Marquardt, and Larry Breeden. Lindsay Sanchez attended via zoom.

Mr. Walter indicated that they appreciated the consideration by the Board for annexation and the church wants to continue to grow in the community. The legal address of the church as been St. Charles, but now will change to a South Elgin address as they annex to both FRWRD and the Village of South Elgin.

As there were no further questions from the Board, Vice President Bernal called for a Roll Call vote. Trustees Bernal: Aye, Rauschenberger: Aye, Hyman: Aye, McCormack: Aye.

**MOTION TO APPROVE VARIANCE FOR TEMPORARY SEPTIC SYSTEM
FOR 2401 WELD ROAD, ELGIN**

Trustee Rauschenberger made a motion, seconded by Trustee McCormack, to authorize Executive Director Trueblood to sign a letter approving the variance to allow a temporary septic system for 2401 Weld Road.

Vice President Bernal asked for an overview of the project. TSD Vogt indicated that the site will have a new self-storage facility. There will only be two bathrooms in the office of the building with minimal staff. The City of Elgin has plans for a future public sewer that will go past the site and the building will connect to that sewer once constructed. ED Trueblood added that while it is generally required to connect to public sewer in the City of Elgin, since the City knows they will eventually connect, they are willing to grant the variance. There are some other properties like this in the City.

There were no further questions or comments; Vice President Bernal called for a Roll Call vote. Trustees Bernal: Aye, Rauschenberger: Aye, Hyman: Aye, McCormack: Aye.

TECHNICAL SERVICES DIRECTOR'S REPORT

TSD Vogt gave an update on select development projects, including:

- The Middle Street Pump Station has been completed and Attorney Scheflow has approved the 18 month guarantee from Bluff City for the work. Next steps include transferring ownership of the property and pump station to FRWRD via a closing and establishing an agreement for Bluff City to recapture costs related to building the station from other tributary properties. Other sites that wish to develop single family homes tributary to the station will need service agreements.
- Judson University is proposing to building an off-campus dormitory in the former PNC bank at 26-28 N. Grove, Elgin. The building is in the connect fee area. Staff will have to review permits for listed permitted fixtures and perform fixture counts in the building. These fixtures will be used to offset the cost of new fixtures to be added.
- High Street Logistic Properties is proposing a new industrial subdivision on a site that is currently home to six single-family properties that sit in an unincorporated area between

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Elgin and Sleepy Hollow, just north of I-90 and immediately west of the Elgin Oaks Industrial Park. The project will also need to Annex into the District and potential service fees totaling \$288,000.00 will be due. Staff has been in contact with the developer.

ADJOURN

As there was no additional business, Trustee Hyman made a motion, seconded by Trustee Rauschenberger, to adjourn the meeting at 9:15 A.M. The next meeting is scheduled for 9:00 A.M. Monday, May 24, 2021. Vice President Bernal called for a Roll Call vote. Trustees Bernal: Aye, Rauschenberger: Aye, Hyman: Aye, McCormack: Aye.

Respectfully Submitted


Beth Vogt, Technical Services Director

APPROVED:


_____, President


_____, Clerk-Treasurer