

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Wednesday, October 20, 2021 at the Administration Building at 1957 North LaFox, South Elgin, Illinois. **Due to the Governor's Tier II Covid-19 restrictions which limits meeting size to 10 or fewer people, this meeting was conducted via Zoom video and audio conference.** Audio of the meeting was recorded. Present in the office were Vice President Bruce Corn and Trustee Marty McCormack. Present via Zoom were Trustee Rauschenberger and Trustee Hyman.

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

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

APPROVAL OF SEPTEMBER 20 2021 BOARD OF LOCAL IMPROVEMENT MINUTES

Trustee McCormack made a motion, seconded by Trustee Hyman, to approve the minutes of the September 20, 2021 Board of Local Improvements as written.

There was no discussion; Vice President Corn called for a Roll Call vote. Trustees Corn: Aye, McCormack: Aye, Hyman: Aye, Rauschenberger: N/A

At this time, it was determined that Trustee Rauschenberger's audio was malfunctioning and he was unable to vote.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

MOTION TO APPROVE IEPA PERMIT APPLICATION BY YORK MW, LLC FOR ATLANTIC PACKAGING, MASON ROAD & ALFT LANE, ELGIN, IL

Trustee McCormack made a motion, seconded by Trustee Hyman, to authorize Executive Director Trueblood to sign the IEPA permit applications for York MW, LLC - Atlantic Packaging located at 2601 Mason Road in Elgin, subject to payment of fees.

There was no discussion; Vice President Corn called for a Roll Call vote. Trustees Corn: Aye, McCormack: Aye, Hyman: Aye, Rauschenberger: N/A

Following this agenda item, Trustee Rauschenberger was able to get his audio working and was able to participate in discussions and roll call votes.

MOTION TO APPROVE VANTAGE TRUCK ANNEXATION PETITION, 1325 BLUFF CITY BLVD, ELGIN, IL

Trustee Hyman made a motion, seconded by Trustee McCormack, to authorize Attorney Airdo to prepare an annexation ordinance for the Vantage Trucking Site on behalf of Gifford 300, LLC for approval at a subsequent board meeting. TSD Vogt announced that in attendance via Zoom is Rich Guerard representing Gifford 300, LLC if the Board members had any questions for him regarding the project.

There was no discussion; Vice President Corn called for a Roll Call vote. Trustees Corn: Aye, McCormack: Aye, Hyman: Aye, Rauschenberger: Aye.

TECHNICAL SERVICES DIRECTOR'S REPORT

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

- The developer High Street Logistic Properties is proposing a new industrial subdivision on a site that is currently six single-family properties that sit in an unincorporated area between Elgin and Sleepy Hollow – just north of I-90 and immediately west of the Elgin Oaks Industrial Park. One of the homes is considered a historic landmark home in Kane County and therefore there has been additional discussion related to the project at the City of Elgin.
- The Ridgeline Property Group that was proposing an industrial development consisting of four industrial buildings to be located on the yet to be annexed Spohr Farm property has been rescinded as the Village of South Elgin did not approve rezoning the land to industrial. The Village wishes to see the land developed as residential use.
- Legend Partners, LLC is proposing a mixed-use redevelopment of the five-story office building at 40 DuPage Court located in downtown Elgin. Legend Partners LLC proposes to renovate and redevelop the 51,630 square foot, mixed-use building as a forty (40) unit apartment building. Staff has recommended that they install a 1000-gallon grease separator as part of the initial development as they will be doing sewer work in the street anyway. The provision of the separator now would allow for a shared grease separator agreement for any restaurants that wish to locate to the building first floor.
- Staff has heard that Christ Community Church is moving forward with annexation to the Village of South Elgin. Annexation to the Village requires annexation to FRWRD. Staff will advise when they submit their completed annexation packet and fees for Attorney Airdo to develop the annexation ordinance.

Vice President Corn asked if there was any update on the new Boys and Girls Club Facility in South Elgin. TSD Vogt commented that she has heard they are having some issues arranging

their sewer lines. Staff has been providing some assistance with development of the sewer layout. The project is expected to move forward.

ADJOURN

As there was no additional business, Trustee McCormack made a motion, seconded by Trustee Corn, to adjourn the meeting at 5:41 P.M. The next meeting is scheduled for 5:30 P.M. Wednesday, November 17, 2021. Vice President Corn called for a Roll Call vote. Trustees Corn: Aye, McCormack: Aye, Hyman: Aye, Rauschenberger: Aye.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

Benjamin Bernal, President

Gary Hyman, Clerk-Treasurer