

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Wednesday, September 14, 2022, at the Administration Building at 1957 North LaFox, South Elgin, Illinois. Present were President Benjamin Bernal, Vice President Marty McCormack, Clerk/Treasurer Gary Hyman, Trustee Steve Rauschenberger, and Trustee Beth Penesis.

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

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

**APPROVAL OF THE AUGUST 10, 2022 BOARD OF LOCAL IMPROVEMENT MINUTES**

Trustee Rauschenberger made a motion, seconded by Trustee Hyman, to approve the minutes of the August 10, 2022 Board of Local Improvements as written.

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

**PUBLIC COMMENT**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**MOTION TO APPROVE VARIANCE TO THE OUTSIDE GREASE SEPARATOR REQUIREMENTS FOR CHRIST COMMUNITY CHURCH, 37W100 BOLCUM ROAD, ST. CHARLES**

Trustee Hyman made a motion, seconded by Trustee Rauschenberger, to authorize staff to issue a variance to the outside grease separator requirement in Ordinance Number 896, Exhibit B.004 for Christ Community Church located at 37W100 Bolcum Road in St. Charles.

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

**MOTION TO APPROVE ANNEXATION BY MONTEMAYOR CONSTRUCTION, INC.  
OF 8 ACRES DESIGNATED AS LOT 1 WITHIN THE BOWES ROAD BUSINESS  
PARK RESUBDIVISION NO. 1, SOUTH ELGIN**

Trustee McCormack made a motion, seconded by Trustee Rauschenberger, to authorize Attorney Airdo to prepare an annexation ordinance for approval of the 8 acres designated as Lot 1 within the Bowes Road Business Park Resubdivision No. 1 located in South Elgin at a subsequent board meeting. Executive Director Trueblood reiterated that this is the first reading for this annexation, and the final annexation will be approved at a future meeting.

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

**TECHNICAL SERVICES DIRECTOR'S REPORT**

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

- Association for Individual Development (AID) is proposing a \$25 million redevelopment of its property at 695 S. State Street to create 74 units of permanent supportive housing and a two-story community resource center. Trustee Rauschenberger asked where would they access Route 31. Executive Director Trueblood responded that he would guess they use the same road as the Secretary of State uses.
- Staff reached out to the City to see if there were any new updates on the Shodeen Pingree Creek Subdivision as full development of this subdivision would trigger the need to expand the West Plant, but there were no new updates from the City. Trustee Rauschenberger asked if we do not expand the West Plant, could they still build the subdivision. TSD Vogt explained that when our dry weather average flow gets above 90% of design capacity no new permits can be issued. However, as planned now, the development will proceed in phases so there is time to plan for expansion of the West WRF. The West Plant expansion concepts are already established as the District thought it would have to expand it back in the early 2000's before the market crash thus design can be initiated quickly when necessary. Staff will try to obtain further schedule information for the subdivision from the developer.

**ADJOURN**

As there was no additional business, Trustee Penesis made a motion, seconded by Trustee Hyman, to adjourn the meeting at 5:41 P.M. The next meeting is scheduled for 5:30 P.M. Wednesday, October 19, 2022. President Bernal called for a vote; Ayes Bernal, McCormack, Hyman, Rauschenberger, Penesis. Nays, none.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

Benjamin Bernal, President

Gary Hyman, Clerk/Treasurer