

# COUNTY OF KANE

DEVELOPMENT DEPARTMENT  
PLANNING & SPECIAL PROJECTS DIVISION  
Kai Tarum, Director



County Government Center  
719 Batavia Avenue  
Geneva, Illinois 60134  
Phone: (630) 232-3480  
Fax: (630) 761-6919

## MEMORANDUM

DATE: August 18, 2009

TO: Development Committee

FROM: Kai Tarum

RE: Mill Creek Water Reclamation District FPA Boundary Amendment Proposal to the *Areawide Water Quality Management Plan for Northeastern Illinois*; CMAP Water Quality Review Number 09-WQ-112 (Brundige Green Business Center)

The Mill Creek Water Reclamation District (WRD) has requested an amendment to state and areawide water quality management plans to transfer 23 acres of land from a non-FPA area (Facility Planning Area) to the Mill Creek FPA. The Chicago Metropolitan Agency for Planning (CMAP) is accepting written comments for consideration by the CMAP Wastewater Committee at its September 9, 2009 meeting.

The parcel, located at the northeast corner of Keslinger Road and Brundige Road, is the site of the proposed Brundige Green Business Center (see attached map). The proposal includes 7 buildings to house a mix of service, office, commercial/ retail, light industrial uses, and accommodate up to 157 employees. The Development Committee approved the Concept Plan for the development at its July 21, 2009 meeting.

The Kane County 2030 Land Resource Management Plan designates the proposed project area as a Resource Management Area within the Critical Growth Area. The project area is located between two identified Priority Places, the area around the historic unincorporated village of LaFox and the Mill Creek master planned community to the south across Keslinger Road.

The Resource Management Area classification provides municipal and county growth opportunities while emphasizing wise management of land and water resources. This site is designated within the Resource Management Area because it is located within the Mill Creek watershed, and because it is located west of Randall Road where growth and development pressures are anticipated. The purpose of this land use category is to provide opportunities for the implementation of Smart Growth development that respects the character and carrying capacity of the land.

The proposed FPA amendment area is to be serviced by a gravity sewer discharging to a proposed Mill Creek Water Reclamation District pumping station across Brundige Road to the west. No additional capacity is proposed to the approved capacity of the wastewater treatment plant. Therefore, no alternatives are proposed for wastewater disposal service.

**The proposed FPA expansion is consistent with the goals of the 2030 Land Resource Management Plan, and staff recommends the following action to be considered by the Development Committee.**

**Recommended Action:**

**The Development Committee support the Mill Creek Water Reclamation District's FPA Amendment Proposal.**