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June 26, 2025

Board of The Village of Campton Hills:

The Mill Creek Water Reclamation District (MCWRD) recently learned from a June 20, 2025 Shaw Local media publication that the Village of Campton Hills is considering entering into an Annexation Agreement with Shodeen Construction Company, LLC and its related entities (Shodeen) for a proposed development called LaFox of Campton Hills. The proposed Annexation Agreement has never been presented to the MCWRD despite the MCWRD being referenced in the proposed Agreement. We advise you of the following to assist in your consideration of the proposed Annexation Agreement and to clarify the MCWRD capabilities.

On May 27, 2025, Dave Patzelt, President, of Shodeen, Inc. requested to attend the MCWRD regular board meeting to introduce a proposed development to be located north of the MCWRD and outside of the territorial boundaries of the MCWRD. After listening to Mr. Patzelt's verbal description of the proposed development, the Trustees requested that Mr. Patzelt submit a written summary of the proposed developments as well as a description of what Shodeen is seeking from the MCWRD in relation to this proposed new development.

Mr. Patzelt provided a letter to the MCWRD on June 9, 2025 (attached), that generally described the estimated water and sewer needs of the proposed development based on unit counts. The letter makes no mention that Shodeen is seeking to enter into an Annexation Agreement with the Village of Campton Hills.

We feel that it necessary to inform The Village of Campton Hills the MCWRD does not have potable water or sewer capacity for expansion, let alone the large development being proposed. This fact is known by Shodeen and its related entities as they have approached the MCWRD in the past several years about the availability of capacity and they have been informed that no capacity is currently available. This correspondence shall serve as written notice to The Village of Campton Hills that Shodeen has exhausted the capacity of the MCWRD during its build out of the Mill Creek subdivision. This includes using all capacity that might be claimed was built in anticipation of the Settlement of LaFox development as that capacity was used for its final buildout of the Mill Creek subdivision.

It is important to note that the MCWRD is not in a financial position to take on an expansion to serve any properties outside of the current MCWRD boundary or any proposed units within the current MCWRD boundaries.

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June 26, 2025

Page 2 of 2

We are troubled that the proposed Annexation Agreement specifically refers to the MCWRD as the likely provider of water and sewer services to this proposed new development, yet contains no provision for Shodeen to pay for the costs of the necessary equipment (initial rough estimates are \$20-25M) or infrastructure to provide water, sewer services and water for fire protection to this proposed new development. The MCWRD should not be referenced in the proposed Annexation Agreement as the MCWRD has not reached any agreement with Shodeen. Any Annexation Agreement referencing the MCWRD should provide the funding sources outside of the MCWRD for the required infrastructure costs as the MCWRD cannot fund these costs.

The proposed Agreement could be interpreted to limit the land and land use by governmental bodies or utilities. The MCWRD operates a land application system for irrigating reclaimed water. Irrigatable land is necessary for any expansion and therefore the proposed agreement may result in the MCWRD from forever being unable to service the proposed development.

We hope this letter clarifies the MCWRD current capabilities and encourage The Village of Campton Hills and Shodeen to contact us concerning any negotiations and any potential MCWRD involvement in this development.

Sincerely,

Ben D'Andrea  
Mill Creek Water Reclamation District Board President