

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Monday, August 14, 2017 at the Administration Building at 1957 North LaFox, South Elgin, Illinois. Present were President Bruce Corn, Vice President Benjamin Bernal, Clerk/Treasurer Gary Hyman, Trustee Arthur Malm, and Trustee Steve Rauschenberger.

Staff present included Executive Director Bob Trueblood, Technical Services Director Beth Vogt, Finance Manager Nazer Uddin, Assistant Clerk Kim Narvaiz and Attorney Doug Schefflow.

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

APPROVAL OF MINUTES JULY 17, 2017

Trustee Malm made a motion, seconded by Trustee Bernal, to approve the minutes of the July 17, 2017 Board of Local Improvements as written. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, Malm. Nays, none.

PUBLIC COMMENT

None

NEW BUSINESS

MOTION TO APPROVE – ANNEXATION BY BOWES LLC OF 14.944 ACRES DESIGNATED AS LOT 2 ALONG BOWES ROAD, SOUTH ELGIN

Bowes LLC wishes to annex 14.944 acres subdivided as Lot 2 along the north side of Bowes Road in South Elgin, IL. Development is expected to be commercial/ industrial based on the zoning of the site. Dean Kelly, representing Bowes LLC, was present to answer any questions from board members.

Trustee Rauschenberger made a motion, seconded by Trustee Bernal, that Attorney Schefflow prepare an annexation ordinance for approval for the 14.944 acres designated as Lot 2 along Bowes Road, South Elgin, at a subsequent meeting. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, Malm. Nays, none.

OLD BUSINESS

SHARED GREASE SEPARATOR AGREEMENT FOR MULTI-TENANT FACILITIES DISCUSSION

Attorney Schefflow has drafted an agreement for the Oasis on 20 Development/ Subdivision relating to a multi-tenant outside grease trap. Trustee Malm has reviewed the

prepared document and provided some modifications. Discussion ensued on some provision of the agreement such as: easement access to exterior grease traps for inspection, clarification as to who is responsible if the property is sold and whether or not tenants as well as property owners would be held liable for any arising problems. Trustee Malm stated he wanted to make sure this document is clear and enforceable to try and eliminate potential future problems. Trustee Bernal asked how this document compared to other municipalities. Attorney Scheflow indicated he has not done a direct comparison, but indicated we have been using this agreement for some time. There was some discussion on whether the City of Elgin or the Village of South Elgin should take over grease trap requirements.

After further discussion, there was a consensus to have Attorney Scheflow make a few minor changes and bring the document back to the board to take action at the next meeting in August.

NEW BUSINESS

MOTION TO APPROVE – VARIANCE TO THE OUTSIDE GREASE SEPARATOR REQUIREMENTS HOT SLOTS CAFÉ, 40 SOUTH MCLEAN BLVD., SOUTH ELGIN

Hot Slots Café is a small food service establishment with a primary focus on video gaming terminals. Hot Slots Café is requesting a variance of Ordinance Number 574, Section 200.011, to install an interior, recessed in the floor, grease and solids separator. The separator will be 100% capacity of the total connected sink volume.

Trustee Rauschenberger made a motion, seconded by Trustee Hyman, that staff be authorized to issue a variance to the outside grease separator requirement for Hot Slots Café located at 40 South McLean Blvd., South Elgin. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, Malm. Nays, none.

MOTION TO APPROVE – AUTHORIZATION OF PROPOSED SERVICE FEE CREDIT TO CALATLANTIC HOMES RELATED TO THE CEDAR GROVE SUBDIVISION, ELGIN

Ryland Homes overpaid service fees for the Cedar Grove Subdivision based on the final makeup (single family to multi-family units) of the development. Staff proposes to allow this credit to be utilized by CalAtlantic (who bought Ryland Homes) to offset fees on the upcoming Ponds of Stony Creek Subdivision. Attorney Scheflow has verified that CalAtlantic did purchase Ryland Homes and that the transaction was not through bankruptcy. Thus, the credit is “owned” by CalAtlantic and not other creditors.

Trustee Bernal made a motion, seconded by Trustee Hyman, to authorize a credit of \$52,920 to be used by CalAtlantic to offset service fees for the Ponds of Stony Creek Subdivision, Elgin. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, Malm. Nays, none.

MOTION TO APPROVE – IEPA PERMIT APPLICATION BY CALATLANTIC HOMES, THE PONDS OF STONY CREEK - UNITS 1 & 2 SUBDIVISION ON MCDONALD ROAD, ELGIN

CalAtlantic Homes is proposing to develop existing farmland into a new residential subdivision with 302 single-family residences on 158.5 +/- acres. The development will be located on the south side of McDonald Road, west of Randall Road and east of Corron Road. Staff has reviewed the IEPA permit application and plans for the development and determined compliance with District standards.

Trustee Rauschenberger made a motion, seconded by Trustee Bernal, that the Executive Director be authorized to sign the IEPA permit applications for the The Ponds of Stony Creek-Units 1 & 2 Subdivision, Elgin. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, Malm. Nays, none.

MOTION TO APPROVE – IEPA PERMIT APPLICATION BY CALATLANTIC HOMES, THE PONDS OF STONY CREEK PHASE 1 LIFT STATION AND OFFSITE SANITARY SEWER IMPROVEMENTS ON MCDONALD ROAD, ELGIN

CalAtlantic Homes is proposing to construct a new Phase 1 Lift Station to serve The Ponds of Stony Creek Units 1 & 2 Subdivision. The new lift station and development will be located on the south side of McDonald Road, west of Randall Road and east of Corron Road. The improvements will include construction of 4,070 LF of 8-inch force main, 4,058 LF of 12-inch force main, and 72 LF of 8, 10 and 24 inch gravity sanitary sewers. Design average flow is approximately 105,700 GPD (1057 PE). Trustee Malm commented that staff should suggest that the manholes downstream of the force main are protected from corrosion by hydrogen sulfide.

Trustee Rauschenberger made a motion, seconded by Trustee Bernal, that the Executive Director be authorized to sign the IEPA permit applications for The Ponds of Stony Creek Phase 1 Lift Station and Offsite Sanitary Sewer Improvements, Elgin. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, Malm. Nays, none.

TECHNICAL SERVICES DIRECTOR’S REPORT

TSD Vogt commented regarding the Estes Property that staff provided a powerpoint summary of the District’s understanding of the background on the issue which Attorney Scheflow has provided to Estes. Print outs of the powerpoint were provided to each Board member for their review. There was some discussion on how the Grant funding was calculated back when the project was in construction. TSD Vogt informed the Board that the Former Sherman Hospital Property at Randall and Big Timber Road was invoiced recapture fees for the conservation easement based on acreage and staff has received payment.

A written summary of the status of development projects was provided to the Trustees.

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ADJOURN

As there was no additional business, Trustee Hyman made a motion, seconded by Trustee Bernal, to adjourn the meeting at 9:58 A.M. The next meeting is scheduled for 9:00 A.M. Monday, August 28, 2017. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, Malm, Nays, none.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

Bruce R. Corn, President

Gary Hyman, Clerk-Treasurer