

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Monday, December 11, 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 by Teleconference Trustee Rauschenberger.

Staff present included Executive Director Bob Trueblood, Technical Services Director Beth Vogt, Finance Director 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 NOVEMBER 13, 2017

Trustee Hyman made a motion, seconded by Trustee Malm, to approve the minutes of the November 13, 2017 Board of Local Improvements as written. Ayes, Trustees Corn, Bernal, Hyman, Malm and Rauschenberger. Nays, none.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

MOTION TO APPROVE – IEPA PERMIT APPLICATION BY THE GROVE AT RANDALL JV, LLC FOR THE WATERMARK AT THE GROVE APARTMENT COMPLEX, 2500-2535 WATERMARK TERRACE

Trustee Rauschenberger made a motion, seconded by Trustee Hyman, to authorize Executive Director to sign the IEPA permit application for the Watermark at the Grove Apartment Complex, 2500-2535 Watermark Terrace, Elgin, Illinois allowing the remaining service fees to be deferred until no later than July 1, 2018 and if fees are not paid by that date, that Interstate Partners will withdraw the permit with IEPA.

TSD Vogt reminded the Board that an IEPA permit was issued on April 01, 2016 (#2016-HB-60809) for Phase 1 of the project, which included Building “A” (62 Dwelling Units) along with the clubhouse/pool. Fees for these 62 units (\$156,240) have been paid. The developer is requesting that the service fees for the additional 220 units (\$554,400) be deferred until July 2018 until after they secure the loan from HUD.

Trustee Hyman asked Attorney Schefflow for his legal opinion. Attorney Schefflow responded that the current ordinance allows for variance at Board discretion. Executive Director Trueblood commented that the developer has significant assets should they choose not to pay the remaining service fees. TSD Vogt reminded the board that once we sign off on the IEPA we commit to that capacity. Trustee Malm asked if there is a possibility of tenants already moved in and FRWRD stops development due to lack of payment. TSD Vogt responded that this would not happen because there is a two-step permitting process, first IEPA permit to construct and then a FRWRD building permit is issued along with the City of Elgin permit, which all occurs before occupancy. Mark Ebacher, the representative for Watermark At the Grove, commented that everything owed to the District would be paid in full before they even attempt to go to the City of Elgin for permitting.

As conversations wrapped up, President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Malm and Rauschenberger. Nays, none.

MOTION TO APPROVE – VARIANCE TO THE ORDINANCE GREASE SEPARATOR REQUIREMENTS FOR ROLL THE DICE, INC., 105 NORTH LAFOX

Trustee Hyman made a motion, seconded by Trustee Corn, that staff be authorized to issue a variance to the outside grease separator requirement for Roll The Dice, Inc., 105 North LaFox Street in South Elgin.

As there was no discussion; President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Malm and Rauschenberger. Nays, none.

MOTION TO APPROVE – MWRDGC PERMIT NO. 17-7028 CERTIFICATION FOR IEPA PERMIT THE ARBORETUM OF SOUTH BARRINGTON “C” BUILDINGS AND “B” PARKING

Trustee Hyman made a motion, seconded by Trustee Malm, to authorize the Executive Director to sign the Certification by Owner of Waste Treatment Works for MWRDGC Permit No. 17-7028. ABT Owner 1, L.P. and ABT Owner 2, L.P. are planning to develop a 3.493 acres site for two proposed 10,000 square foot speculative restaurants. The proposed restaurants will each have an outside 1,500 gallon grease separator and inspection sampling manhole.

Trustee Malm asked if the capacity will effect the District. Technical Services Director Vogt responded no since it is within the capacity purchased by MWRDGC at the ADP WRF.

There was no additional questions; President Corn called for a vote. Ayes, Trustees Corn, Bernal, Hyman, Malm and Rauschenberger. Nays, none.

TECHNICAL SERVICES DIRECTOR’S REPORT

TSD Vogt reported that representatives for the proposed annexation along Bowes Road in South Elgin will be present at the next Board Meeting on January 8th to facilitate any questions

the Board may have. Additionally, TSD Vogt stated that the Middle Street Pump Station is still under design. A letter from Bluff City is required to sign the IEPA permit for the first 29 homes that indicates it is understood that no development in Southwind can occur until the new pump station is available for use.

Trustee Malm asked what type of data we receive from Illinois American Water. TSD Vogt responded that staff gets a monthly totalized flow reading. Trustee Malm asked if we can request an hourly reading to help better identify when the heavy flows are happening. TSD Vogt responded she will contact Illinois American with the request.

ADJOURN

As there was no additional business, Trustee Hyman made a motion, seconded by Trustee Malm, to adjourn the meeting at 9:30 A.M. The next meeting is scheduled for 9:00 A.M. Monday, January 8, 2018. Ayes, Trustees Corn, Bernal, Hyman, Malm, Rauschenberger. Nays, none.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

Bruce R. Corn, President

Gary Hyman, Clerk-Treasurer