

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Monday, April 5, 2021 at the Administration Building at 1957 North LaFox, South Elgin, Illinois. **Due to the ongoing Covid-19 pandemic, this meeting was conducted via Zoom video and audio conference as permitted pursuant to section 7 of the Open Meetings Act.** Audio of the meeting was recorded. Present in the office were President Bruce Corn, Vice President Benjamin Bernal, and Trustee Steve Rauschenberger. Trustee Marty McCormack and Trustee Gary Hyman, were present via zoom.

Staff present in the office included Executive Director Bob Trueblood, Senior Project Engineer James Kerrigan, Assistant Clerk Kim Narvaiz. Attorney Doug Scheflow and Technical Services Director Beth Vogt were present via Zoom.

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

**APPROVAL OF MARCH 8, 2021 BOARD OF LOCAL IMPROVEMENT MINUTES**

Trustee Rauschenberger made a motion, seconded by Trustee Bernal, to approve the minutes of the March 8, 2021 Board of Local Improvements as written.

There were no comments; President Corn called for a Roll Call vote. Trustees Corn: Aye, Bernal: Aye, Rauschenberger: Aye, Hyman: Aye, McCormack: Aye.

**PUBLIC COMMENT**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**MOTION TO AUTHORIZE SIGNATURE ON THE CERTIFICATION BY OWNER OF WASTE TREATMENT WORKS FOR PRAIRIE RIDGE ACQUISITIONS, LLC, MWRDGC PERMIT NO. 21-011**

Trustee Hyman made a motion, seconded by Trustee Rauschenberger, to authorize Executive Director Trueblood to sign the Certification by Owner of Waste Treatment Works for Prairie Ridge Acquisitions, LLC, MWRDGC Permit No. 21-011.

There were no questions or comments; President Corn called for a Roll Call vote. Trustees Corn: Aye, Bernal: Aye, Rauschenberger: Aye, Hyman: Aye, McCormack: Aye.

**MOTION TO APPROVE VARIANCE TO THE OUTSIDE GREASE SEPARATOR REQUIREMENTS, FORTUNE PLUS SOUTH ELGIN, LLC. DBA FORTUNE'S CAFÉ 1275 WEST SPRING STREET, SOUTH ELGIN**

Trustee Hyman made a motion, seconded by Trustee Rauschenberger, that staff be authorized to issue a variance to the outside grease separator requirements for Fortune Plus South Elgin, LLC, dba Fortune's Café at 1275 West Spring Street in South Elgin. Trustee Rauschenberger asked if staff is comfortable that the oil will not clog the sewers. Executive Director Trueblood responded that it is not a concern of staff but they will monitor it to make sure it does not become a problem. Attorney Scheflow asked if businesses need to alert FRWRD if they change their menu. Executive Director Trueblood responded yes, it is written in the permit documents.

There were no further questions or comments; President Corn called for a Roll Call vote. Trustees Corn: Aye, Bernal: Aye, Rauschenberger: Aye, Hyman: Aye, McCormack: Aye.

**MOTION TO APPROVE IEPA PERMIT APPLICATION BY WYNDHAM HOMES, LLC FOR THE KENYON FARMS SUBDIVISION - PHASE 1, VILLAGE OF SOUTH ELGIN**

Trustee McCormack made a motion, seconded by Trustee Bernal, to authorize Executive Director Trueblood to sign the IEPA permit applications for the Kenyon Farms Subdivision - Phase 1 in the Village of South Elgin.

There were no questions or comments; President Corn called for a Roll Call vote. Trustees Corn: Aye, Bernal: Aye, Rauschenberger: Aye, Hyman: Aye, McCormack: Aye.

**TECHNICAL SERVICES DIRECTOR'S REPORT**

Senior Project Engineer Kerrigan gave an update on development projects, including:

- The Middle Street Pump Station has been completed, staff is just waiting on the 18 month guarantee from Bluff City for the work prior to transferring ownership of the property and pump station to FRWRD. A recapture agreement needs to be prepared in order for Bluff City to recapture costs related to building the station. Additionally, other sites that wish to develop single family homes tributary to the station will need service agreements.
- Legend Partners, LLC is proposing a mixed-use redevelopment of the five-story office building at 40 DuPage Court located in downtown Elgin. This project would be similar to the Elgin Tower Building renovations that took place in 2016. Trustee Rauschenberger asked where 40 Dupage Court was located downtown. Trustee Corn responded across from Al's Creamery.
- The sewer easement from Bluff City required revision as the pipe was not placed where shown on the drawings. The revised easement documents have been prepared and submitted to Attorney Scheflow for his review.

**ADJOURN**

As there was no additional business, Trustee Hyman made a motion, seconded by Trustee Bernal, to adjourn the meeting at 9:10 A.M. The next meeting is scheduled for 9:00 A.M. Monday, April 26, 2021. President Corn called for a Roll Call vote. Trustees Corn: Aye, Bernal: Aye, Rauschenberger: Aye, Hyman: Aye, McCormack: Aye.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

Bruce R. Corn, President

Gary Hyman, Clerk-Treasurer