

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Wednesday, May 18, 2022 at the Administration Building at 1957 North LaFox, South Elgin, Illinois. Present were President Benjamin Bernal, Trustee Marty McCormack, Clerk/Treasurer Gary Hyman, Trustee Steve Rauschenberger, and Trustee Beth Penesis.

Staff present included Executive Director Bob Trueblood, Technical Services Director Beth Vogt, Assistant Clerk Kim Narvaiz and Attorney Michael Airdo.

President Bernal called the meeting to order at 5:37 P.M.

**APPOINTMENTS FY 2022/2023**  
**BOARD OF LOCAL IMPROVEMENTS**

Trustee Rauschenberger made a motion, seconded by Trustee McCormack, to appoint Benjamin as President, Marty McCormack as Vice President, Gary Hyman as Clerk-Treasurer and Steve Rauschenberger and Beth Penesis as Trustees to the Board of Local Improvements for Fiscal Year 2023. Ayes, Trustees Corn, Bernal, Hyman, Rauschenberger, and McCormack. Nays, none.

**ASSISTANT CLERK**

Trustee Rauschenberger made a motion, seconded by Trustee Hyman, to reappoint Kim Narvaiz as Assistant Clerk for the Board of Local Improvements for Fiscal Year 2023. Ayes, Trustees Bernal, McCormack, Hyman, Rauschenberger, Penesis. Nays, none.

**ATTORNEY**

Trustee Hyman made a motion, seconded by Trustee McCormack, to reappoint Airdo Werwas, LLC as Attorney for the Board of Local Improvements for Fiscal Year 2023. Ayes, Trustees Bernal, McCormack, Hyman, Rauschenberger, Penesis. Nays, none.

**APPROVAL OF THE APRIL 20, 2022 BOARD OF LOCAL IMPROVEMENT MINUTES**

Trustee McCormack made a motion, seconded by Trustee Hyman, to approve the minutes of the April 20, 2022 Board of Local Improvements as written.

There was no discussion. President Bernal called for a vote; Ayes, Trustees Bernal, McCormack, Hyman, Rauschenberger, Penesis. Nays, none.

**PUBLIC COMMENT**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**MOTION TO APPROVE ANNEXATION PETITION BY ABCP LAND INVESTMENTS, LLC FOR 4.45 ACRES FOR LOT 1 OF WEDGEWOOD ACRES AND OUTLOT C IN THE CAPITAL CORPORATE CENTER**

Trustee McCormack made a motion, seconded by Trustee Hyman, to authorize Attorney Airdo prepare an annexation ordinance for Lot 1 of the Wedgewood Subdivision and Outlot C of the Capital Corporate Center for approval at a subsequent board meeting. TSD Vogt commented that Michael Anderson, representing ABCP Land Investments LLC, was present if the Board had any questions regarding this project.

There was no discussion. President Bernal called for a vote; Ayes, Trustees Bernal, McCormack, Hyman, Rauschenberger, Penesis. Nays, none.

**MOTION TO APPROVE VARIANCE TO THE OUTSIDE GREASE SEPARATOR REQUIREMENTS FOR LA MICHOACANA ICE CREAM PARLOR, 34 TYLER CREEK PLAZA**

Trustee Hyman made a motion, seconded by Trustee McCormack, to authorize staff to issue a variance to the outside grease separator requirement for La Michoacana Ice Cream Parlor located at 34 Tyler Creek Plaza in Elgin based on the provision of an interior grease and solids separator sized for 100% of sink volume.

There was no discussion. President Bernal called for a vote; Ayes, Trustees Bernal, McCormack, Hyman, Rauschenberger, Penesis. Nays, none.

**MOTION TO APPROVE VARIANCE TO THE OUTSIDE GREASE SEPARATOR REQUIREMENTS FOR MARKLUND MDS/CDS FACILITY NEW DAY SCHOOL, 1210 HUNTER DRIVE**

Trustee McCormack made a motion, seconded by Trustee Hyman, to authorize staff to issue a variance to the outside grease separator requirement in Ordinance Number 896, Exhibit B.004 for Marklund MDS/CDS Facility New Day School located at 1210 Hunter Drive in Elgin

based on the provision of an interior, grease and solids separator sized at a minimum of 100% capacity of the total connected sink volumes.

There was no discussion. President Bernal called for a vote; Ayes, Trustees Bernal, McCormack, Hyman, Rauschenberger, Penesis. Nays, none.

**MOTION TO APPROVE HOLD HARMLESS LETTER BY SOUTHWIND INDUSTRIES, INC. / KENYON FARMS SUBDIVISION**

Trustee Rauschenberger made a motion, seconded by Trustee McCormack, to accept the Hold Harmless Letter for Kenyon Farms Subdivision located in South Elgin. Trustee Bernal asked where this property is located. TSD Vogt responded the North side of Middle Street, west of Route 25.

There was no discussion. President Bernal called for a vote; Ayes, Trustees Bernal, McCormack, Hyman, Rauschenberger, Penesis. Nays, none.

**TECHNICAL SERVICES DIRECTOR'S REPORT**

Technical Services Director Vogt gave an update on development projects, including:

- Scannell Properties #422, LLC, that is proposing to develop a property with approximately 760,350 square feet of warehouse and distribution facilities across three separate buildings on +/-51.5 acres of land at the southwest corner of Randall Road and Route 72 in Elgin is scheduled for annexation via Ordinance No. 944 at the Board of Trustees meeting tonight directly following the Local Improvements meeting.
- Mid-America Green Energy, LLC is proposing to construct a solar farm on the mostly vacant 30 acre property located at the southwest corner of Bowes and Nolan Roads has discussed annexing the remaining land with FRWRD. However, TSD Vogt explained that although they certainly can annex if they want to, there would be no additional value to them to annex with no sewer connections on the site.

**ADJOURN**

As there was no additional business, Trustee McCormack made a motion, seconded by Trustee Hyman, to adjourn the meeting at 5:47 P.M. The next meeting is scheduled for 5:30 P.M. Wednesday, June 8, 2022. President Bernal called for a vote; Ayes, Trustees Bernal, McCormack, Hyman, Rauschenberger, Penesis. Nays, none.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

President

Clerk/Treasurer