

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Wednesday, February 16, 2022 at the Administration Building at 1957 North LaFox, South Elgin, Illinois. Present in the office were President Benjamin Bernal, Vice President Bruce Corn, Trustee Gary Hyman, and Trustee Martin McCormack.

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

President Bernal called the meeting to order at 5:30 P.M.

APPROVAL OF THE JANUARY 12, 2022 BOARD OF LOCAL IMPROVEMENT MINUTES

Trustee Hyman made a motion, seconded by Trustee Corn, to approve the minutes of the January 12, 2022 Board of Local Improvements as written.

There was no discussion. President Bernal called for a vote; Ayes, Trustees Bernal, Corn, Hyman, McCormack.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

MOTION TO APPROVE MWRDGC PERMIT NO. 21-271

Trustee McCormack made a motion, seconded by Trustee Hyman, that Executive Director Trueblood be authorized to sign the Certification by Owner of Waste Treatment Works for MWRDGC Permit No. 21-271.

There was no discussion. President Bernal called for a vote; Ayes, Trustees Bernal, Corn, Hyman, McCormack.

MOTION TO APPROVE IEPA PERMIT APPLICATION FROM ATLANTIC PACKAGING FOR THE CONSTRUCTION OF A BATCH FILTER PRESS PRETREATMENT SYSTEM

Trustee Hyman made a motion, seconded by Trustee McCormack, that Executive Director Trueblood be authorized to sign the IEPA permit application for Atlantic Packaging's new Pretreatment System.

There was no discussion. President Bernal called for a vote; Ayes, Trustees Bernal, Corn, Hyman, McCormack

MOTION TO APPROVE IEPA PERMIT APPLICATION FROM SCANNELL PROPERTIES –1451 SHELDON DRIVE SPECULATIVE BUILDING, 1451 SHELDON DRIVE, ELGIN

Trustee Hyman made a motion, seconded by Trustee McCormack, to authorize Executive Director Trueblood to sign the IEPA permit applications for Scannell Properties –1451 Sheldon Drive Speculative Building located at 1451 Sheldon Drive in Elgin. Trustee Corn asked since this is a speculative building, will the tenants have to come back for permits once they rent a unit? Technical Services Director Vogt responded, yes.

There was no further discussion. President Bernal called for a vote; Ayes, Trustees Bernal, Corn, Hyman, McCormack.

At 5:34 P.M. Trustee Rauschenberger was present and added to the Roll call by President Bernal. Trustee Rauschenberger apologized for his tardiness.

MOTION TO APPROVE HOLD HARMLESS LETTER FROM SCANNELL PROPERTIES –1451 SHELDON DRIVE SPECULATIVE BUILDING, 1451 SHELDON DRIVE, ELGIN

Trustee Hyman made a motion, seconded by Trustee Corn, to accept the Hold Harmless Letter from Scannell Properties -1451 Sheldon Drive Speculative Building located at 1451 Sheldon Drive in Elgin.

There was no discussion. President Bernal called for a vote; Ayes, Trustees Bernal, Corn, Hyman, Rauschenberger, McCormack.

**MOTION TO APPROVE REQUEST FOR CREDIT FOR 1175 N HARVARD CIRCLE,
SOUTH ELGIN**

Trustee McCormack made a motion, seconded by Trustee Hyman, that credit for 1175 N. Harvard Circle, South Elgin be authorized and issued as prepared by staff.

There was no discussion. President Bernal called for a vote; Ayes, Trustees Bernal, Corn, Hyman, Rauschenberger, McCormack.

TECHNICAL SERVICES DIRECTOR'S REPORT

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

- South Elgin CGF Inc. has been granted a special use permit from the Village of South Elgin to convert the former Fuji Foods building at 740 Schneider Drive into a cannabis growing facility located within the District's Connection fee area. The Village of South Elgin has already issued a permit for this project. District Staff is following up to gather more information on the status of this project with the Village of South Elgin as we still have IEPA Permit requirements and Pretreatment issues to address prior to issuance of a connection permit from FRWRD.
- Additionally, another applicant is proposing a new cannabis craft growing operation to be located at 1300 Abbott Drive. The applicant has already received a license from the State of Illinois Department of Agriculture. This project falls within the District Connection Fee area. Thus, the Permitting fee will be based on standard per fixture fee rates. Staff is reviewing documents for IEPA Permit requirements and pretreatment issues that still need to be addressed. If a kitchen is present for baking edibles, a grease trap may also be required.
- Lastly, Technical Services Director provided a list of projects that are currently in review for permitting within the District. Five of the eight projects listed will need to comply with the FRWRD Grease Separator requirements. Trustee Corn asked if they are all in ground grease separators. Technical Services Director Vogt responded they will vary by project, some may request variances from our 1,000 gallon outside separator standard. Trustee Bernal commented that he would like to revisit the grease separator requirements in the near future.

ADJOURN

As there was no additional business, Trustee Rauschenberger made a motion, seconded by Trustee Hyman, to adjourn the meeting at 5:40 P.M. The next meeting is scheduled for 5:30 P.M. Wednesday, March 16, 2022. President Bernal called for a vote; Ayes, Trustees Bernal, Corn, Hyman, Rauschenberger, McCormack.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

Benjamin Bernal, President

Gary Hyman, Clerk-Treasurer