

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Wednesday, January 18, 2023, at the Administration Building at 1957 North LaFox, South Elgin, Illinois. Present were President Benjamin Bernal, Vice President Marty McCormack, Clerk/Treasurer Gary Hyman. Trustee Steve Rauschenberger was in attendance via Zoom.

Staff present included Executive Director Eric Johnson, 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.

President Bernal read aloud a statement allowing Trustee Rauschenberger to participate in the Board of Local Improvements meeting via Zoom. There were no objections by any board members.

APPROVAL OF THE DECEMBER 14, 2022 BOARD OF LOCAL IMPROVEMENT MINUTES

Trustee Hyman made a motion, seconded by Trustee McCormack, to approve the minutes of the December 14, 2022 Board of Local Improvements as written.

There was no discussion. President Bernal called for a Roll Call vote. Assistant Clerk Narvaiz called Roll: Trustees McCormack: Aye, Hyman: Aye, Rauschenberger: Aye, Bernal: Aye.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

MOTION TO APPROVE HOLD HARMLESS LETTER BY M/I HOMES OF CHICAGO, LLC. / BECKETTS LANDING SUBDIVISION, SOUTH ELGIN

Trustee Rauschenberger made a motion, seconded by Trustee Hyman, to accept the Hold Harmless Letter for Becketts Landing Subdivision located in South Elgin.

There was no discussion. President Bernal called for a Roll Call vote. Assistant Clerk Narvaiz called Roll: Trustees McCormack: Aye, Hyman: Aye, Rauschenberger: Aye, Bernal: Aye.

MOTION TO APPROVE VARIANCE TO THE OUTSIDE GREASE SEPARATOR REQUIREMENTS FOR THE SCHOOL OF EXPRESSIVE ARTS AND LEARNING, 1524 DAVIS ROAD, ELGIN

Trustee Hyman made a motion, seconded by Trustee McCormack, to authorize staff to issue a variance to the outside grease separator requirement in Ordinance Number 896, Exhibit B.004 for the School of Expressive Arts and Learning (SEAL) located at 1524 Davis Road in Elgin.

There was no discussion. President Bernal called for a Roll Call vote. Assistant Clerk Narvaiz called Roll: Trustees McCormack: Aye, Hyman: Aye, Rauschenberger: Aye, Bernal: Aye.

MOTION TO APPROVE PHASE 1 AND 2 IEPA PERMIT APPLICATION BY ASSOCIATION FOR INDIVIDUAL DEVELOPMENT (AID), FOR THE WILDWOOD TRACE SUBDIVISION DEVELOPMENT, ELGIN

Trustee Rauschenberger made a motion, seconded by Trustee McCormack, to authorize Executive Director Johnson to sign the Phase 1 and 2 IEPA permit application for the Association for Individual Development (AID), for the Wildwood Trace Subdivision Development, subject to payment of Connection Fees. Trustee Bernal asked if they were aware of the fees. ED Johnson responded that he did meet with them and explained how the District has phased out fee waivers to nonprofits, but that there might be the possibility to spread out when the fees can be paid. Trustee Rauschenberger asked if given that the facilities are being built to house disable adults, could it be considered governmental use as opposed to a nonprofit under the ordinance? Trustee Bernal asked if AID is the sole owner of the land and project or if there are partnerships. Staff indicated that they would get some more information confirming that AID is the owner.

There were no further discussions. President Bernal called for a Roll Call vote. Assistant Clerk Narvaiz called Roll: Trustees McCormack: Aye, Hyman: Aye, Rauschenberger: Aye, Bernal: Aye.

TECHNICAL SERVICES DIRECTOR'S REPORT

Technical Services Director Vogt submitted a written report and gave a brief update on new development projects, including:

- Bella Casa Apartments is proposing a new construction development of a six building complex in South Elgin.
- The Courtyard at 40 in Elgin is proposing adaptive reuse of an existing building with the

connection fee area.

- Elgin Community College is looking into renovations of Building “H”, which would include the addition of a Music Room and Scene Shop, as well as renovations of existing classrooms. Staff is expecting to receive a request to waive these fees under the government use category at the next Board meeting.
- Lastly, Marklund Wasmond Center and Day School, located at 1425 Summit Street, has submitted civil engineering plans for a proposed 20,000 square foot building addition to its existing facility.

ADJOURN

As there was no additional business, Trustee Hyman made a motion, seconded by Trustee McCormack, to adjourn the meeting at 5:42 P.M. The next meeting is scheduled for 5:30 P.M. Wednesday, February 8, 2023. President Bernal called for a Roll Call vote. Assistant Clerk Narvaiz called Roll: Trustees McCormack: Aye, Hyman: Aye, Rauschenberger: Aye, Bernal: Aye.

Respectfully Submitted

Kim Narvaiz, Assistant Clerk

APPROVED:

Benjamin Bernal, President

Gary Hyman, Clerk/Treasurer