

July 19, 2023

Minutes of the regular meeting of the Board of Local Improvements of the Fox River Water Reclamation District held on Wednesday, July 19, 2023, at the Administration Building at 1957 North LaFox, South Elgin, Illinois. Present were President Benjamin Bernal, Vice President Marty McCormack, Clerk/Treasurer Beth Penesis, Trustee Steve Rauschenberger, and Trustee Marvin Kramer.

Staff present included Executive Director Eric Johnson, Technical Services Director Beth Vogt, Assistant Clerk Amy Ortiz, and Attorney Mark Kimzey.

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

APPROVAL OF THE JUNE 14, 2023, BOARD OF LOCAL IMPROVEMENT MINUTES

Trustee Rauschenberger made a motion, seconded by Trustee Penesis, to approve the minutes of the June 14, 2023, Board of Local Improvements as written.

There was no discussion. President Bernal called for Trustees to vote: McCormack: Aye, Penesis: Aye, Rauschenberger: Aye, Kramer: Aye, Bernal: Aye.

PUBLIC COMMENT

None

OLD BUSINESS

None

NEW BUSINESS

MOTION TO APPROVE VARIANCE TO THE OUTSIDE GREASE SEPARATOR REQUIREMENTS, FOR CHURRO BAR, INC., 238 SOUTH RANDALL ROAD, ELGIN

Trustee McCormack made a motion, seconded by Trustee Penesis, to approve a variance for the Churro Bar, Inc in Elgin. Technical Services Director Vogt provided an overview of the request. The owners of the proposed Churro Bar, Inc. are requesting a variance to the outside grease separator requirement in Ordinance Number 896, Exhibit B.004. They are requesting approval to install an interior, recessed in the floor grease and solid separator. Their menu will be limited to ice cream and churros that would be made in a specialty churro deep fryer. Originally their application was denied due to facilities having deep fryers are generally not eligible for a variance.

Generally, all variances have been to bakeries, catering style kitchens, and other low grease or no grease establishments. There has only been one expectation that has been granted in 2014 to Jaw Japper's Snack Shop the menu has grease foods but does not have a deep fryer. The expectation allowed for an interior recessed in floor grease trap that had a liquid capacity having a minimum of 400% connected sink volume instead of 100%. The owners of Churro Bar, Inc Ivannia and Carlos Segura would like to appeal their decision and came to make a statement on their behalf.

Carlos addressed the board and explained that the restaurant would have minimum amount of grease down the drain. They would use disposal products, they would have a three-compartment sink, they would clean up the area with paper towels. They are a small business and the quote they received for a grease separator was \$58,000. This is something that would be difficult for them to afford. After discussion, the board determined that approving a variance of this request is inconsistent with past practices under this ordinance. It was further discussed they would be open to the idea of expanding their ordinance to include an alternative solution for situation like this and would be open to discussing this issue again at a later date.

There was no further discussion. President Bernal called for Trustees to vote:
McCormack: Nay, Penesis: Nay, Rauschenberger: Aye, Kramer; Nay Bernal: Nay. Motion Failed.

MOTION TO APPROVE VARIANCE TO THE OUTSIDE GREASE SEPARATOR REQUIREMENTS FOR DEL CARMEN BAKERY, 733 WEST CHICAGO STREET, ELGIN

Trustee Kramer made a motion, seconded by Trustee Penesis, to approve a variance for Del Carmen Bakery in Elgin. Technical Services Director Vogt gave an overview of the establishment. The Bakery has no fryers and will be serving a menu of cakes and cookies. The food they are serving is consistent with past policies.

There was no further discussion. President Bernal called for Trustees to vote:
McCormack: Aye, Penesis: Aye, Rauschenberger: Aye, Kramer: Aye. Bernal: Aye. Motion Passes.

MOTION TO APPROVE REQUEST FOR WAIVER OF CONNECTION FEES FOR THE VILLAGE OF SOUTH ELGIN'S NEW POLICE STATION, 50 SOUTH WATER STREET, SOUTH ELGIN

Trustee Rauschenberger made a motion, seconded by Trustee Penesis, to approve a variance for the Village of South Elgin's New Police Station located in South Elgin. Nancy Hill from the Village of South Elgin and Chief of Police Jerry Krawczyk were present to represent South Elgin's Police Department. Officer Krawczyk provided a short statement explaining that this new facility will be a better way for the officers to serve the community. The facility will also feature a multiple purpose training room that will be open to the community.

There was no further discussion. President Bernal called for Trustees to vote:
McCormack: Aye, Penesis: Aye, Rauschenberger: Aye, Kramer: Aye, Bernal: Aye.

MOTION TO APPROVE IEPA PERMIT APPLICATION FOR THE VILLAGE OF SOUTH ELGIN, NEW POLICE STATION, 50 SOUTH WATER STREET, SOUTH ELGIN

Trustee Rauschenberger made a motion, seconded by Trustee Penesis, to approve a permit application for the Village of South Elgin Police Department.

There was no discussion. President Bernal called for Trustees to vote: McCormack: Aye, Penesis: Aye, Rauschenberger: Aye, Kramer: Aye, Bernal: Aye.

MOTION TO APPROVE IEPA PERMIT APPLICATION FOR MARKLUND MDS/CDS FACILITY/NEW DAY SCHOOL, 1425-1435 SUMMIT STREET, ELGIN

Trustee Rauschenberger made a motion, seconded by Trustee Kramer, to approve IEPA Permit application for Marklund MDS/CDS Facility and Day School located in Elgin.

There was no discussion. President Bernal called for Trustees to vote: McCormack: Aye, Penesis: Aye, Rauschenberger: Aye, Kramer: Aye, Bernal: Aye.

TECHNICAL SERVICES DIRECTOR'S REPORT

Technical Services Director Beth Vogt submitted a written report regarding the on-going permitting projects in the District. The highlights of the document include:

- The Association for Individual Development (AID) is proposing a redevelopment of its property at 695 S. State Street to create 74 units of permanent supportive housing a two-story community resource center fees totaling \$92,350.00 has been collected by staff.
- Fiduciary Real East Development Inc. Seasons at Elgin Subdivision is proposing to construct a 280-unit multi-family residential development at the southwest corner of Randall Road and Hopps Road. Projected residential service fees for this project are \$750,600 and the commercial service fees for the 3.1 development would be an estimated \$27,900.
- Triumph Construction Services, New Canterfield Corporate Campus, Lots 1 and 2, Village of West Dundee is a newly established light industrial, office, and manufacturing subdivision located on 157 acres east of Route 31 and north of Interstate 90 in West Dundee. The new campus will tie into a Village owned 12" PVC sewer tributary to the District's Northern Interceptor Sewer. The developer has received FRWRD signature for the IEPA Permit.
- Shodeen Construction LLC, Pingree Creek Subdivision in Elgin is proposing to begin development of the 780 acre subdivision that was annexed in 2007. The approved subdivision will include 3,051 residential units across various types of neighborhoods. Future service fees are expected to total \$6.8 million for full residential build out.
- Horizon Development Group along with CJR Enterprises, LLC is proposing a multifamily community within the larger planned Spohr Farm Commerce Park located within the Village of South Elgin. The residential site is 22.08 acres. First phase annexation fees have been calculated at \$190,935.00 with the total build out fees projected at completion totaling approximately \$1.2 million. Flow from that development will be treated at West Plant.

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ADJOURN

As there was no additional business, Trustee McCormack made a motion, seconded by Trustee Penesis, to adjourn the meeting at 5:49 P.M. The next meeting is scheduled for 5:30 P.M. Wednesday, August 16, 2023. President Bernal called for Trustees to vote McCormack: Aye, Penesis: Aye, Rauschenberger: Aye, Kramer, Aye, Bernal: Aye.

Respectfully Submitted,

Amy Ortiz, Assistant Clerk

APPROVED:

Benjamin Bernal, President

Elizabeth Penesis, Clerk/Treasurer