



Lemont Environmental Advisory Commission

418 Main Street • Lemont, Illinois 60439-3788
(630) 257-1550

MINUTES – September 28, 2017

Attendees: E. Carusiello, M. Nichols, B. Reinke, T. Thomas, and Village Representative, Bill Peters; Excused: G. Bergmark, C. Albrecht

Minutes: The minutes from the August 24, 2017 meeting were reviewed and approved.

Budget/Financials: The budget for 2017 has been provided by the Village. There are no current expenses.

Commission Vacancy: Nominations will be accepted to fill the position. Bill Peters will advise Village administration to post announcement.

#6056 - Oxbow Midwest Calcining: The plant is currently operational under an agreement with Citgo; however, no stacks appear to be functioning and there appears to be limited truck traffic. The Fall turnaround will include this area. A copy of the 2016 Tier II Emergency and Hazardous Chemical Inventory Report has been received by the Village.

#6057 - Environmental Checklists: The Village has determined that the checklist needs to be tested by the Commission for usability. N. Lester applied a pending permit application scenario to test the Environmental Checklist's usability. Draft comments have been received. E. Carusiello will follow-up on the comments and final checklist. Further discussion regarding the future use of the checklist will be held.

#6060 - Tech Reviews (11) – No new information provided. Commission members have been advised to review Village website for updates. B. Peters will have access to the Tech Review information moving forward.

- a. **Equestrian Meadows.** Issued tree removal permit, Phase I trees removed. Issued Site Development permit for Phase I grading. Final permit pending.
- b. **508 Illinois St.** Site Development permit pending. Completed water and sewer taps within Illinois Street.
- c. **5th Street.** Still pending.
- d. **Timberline Knolls.** Application for three additional 1-story buildings has been filed. Tree mitigation and landscaping required.
- e. **Ozinga.** Ozinga paved a significant area on their site without permits. They have submitted for a Site Development permit for the work already completed. They have not applied for a MWRD permit. Pending site improvements include a new building and truck scale. Village is continuing discussions. Ozinga did complete an MWRD pre-application meeting to understand the requirements they will have to meet per the MWRD Watershed Management Ordinance.
- f. **Vistancia.** 294-unit residential subdivision in the Timberline Road area. The home products would be detached and attached single family. The development has been approved by the Village Board.

- g. **645 4th St. Variations and Resubdivision.** subdivision of an existing lot into two separate lots. All utilities and public road already exist. Progressed through planning, additional review pending. Board approval pending.
- h. **J Ave Trucking.** Truck parking facility operational at 1643 Main Street.
- i. **16548 New Ave (McMahon Trucking).** Corporate offices, parking of 80+ trucks, and maintenance building. Located within residential Cook County, development has initiated without apparent approvals. Parking of trucks has started. Lemont has no jurisdiction.
- j. **Donegal Excavating Development:** Planned concrete recycling operation; TRC review, comments provided by the Village.
- k. **13389 McCarthy Road:** 4-unit subdivision.

#6061 - Form R Reports: Reports are generated for internal review as necessary. The EPA has restricted access to the databases. B. Reinke to follow-up with the EPA to gain access of behalf of the LEAC. Access to the database is limited.

#6076 - NRG Energy, Inc.: Operations continue. NRG currently will not be able to meet the 2017 emission standards. The facility was slated for closure by 2018. The future operational status of the facility is unknown.

#6100 - Phillips 66/Lemont Kar Gas LUST Incident (#942117): The new property owner had the building demolished and five tanks removed in 2014-15. The owner is following the 2006 IEPA-approved CAP related to a gasoline release which included the removal of the majority of the impacted soils from the property. There is a 2014 release associated with diesel that will be remediated under a new CAP. The site is proceeding with obtaining a No Further Action from the IEPA pending additional offsite delineation. Additional fieldwork was completed in June 2017. There are multiple drums onsite. C. Albrecht to follow-up with the IEPA as to the current status.

#6107 - BP LUST Incident (#20060901): The FOIA request has been completed by the IEPA. BP has requested property restrictions, a highway agreement for contamination underneath the street to the north, as well as a restriction on groundwater use. No additional information provided at this time. There is a drum onsite. C. Albrecht to follow-up with BP and the IEPA as to the current status.

#6112 - Concrete Recycler: The commission has questions regarding the apparent ongoing land use for the property north of Archer and east of Rt. 83. Dumping of concrete and soil has been observed to continue. Multiple tickets have been issued by the Village for violations. Potential new development (Donegal Excavation LLC).

#6115 - Tree Ordinance: Current tree ordinance in place calls for replacement of trees. LEAC recommends further review of the ordinance compared to surrounding communities, with suggestion of fines in addition to tree replacement requirements. An alternative ordinance has been provided for review. Discussions are being held to determine options moving forward.

#6118 – Waste Management Household Hazardous Program: WM has begun a 1-year curbside trial program. B. Peters has obtained access to Waste Management’s monthly tracking report. B. Peters will create a monthly tracking summary and provide monthly electronic report to commission.

#6119 – Argonne: the Argonne Round Table focuses on environmental details and reports. G. Bergmark is the designated representative for the Village of Lemont to consult and be informed on such matters. The mayor attended the May Roundtable.

#6121 – Lemont Community Fall 2017/Spring 2018 Recycling Event: Fall Recycling Event set for October 14, 2017 with Citgo. Spring Recycling Event will be April 14, 2018 to accommodate Beaver Shredding.

The next meeting date is scheduled for October 26, 2017 at the Village Hall @ 7:30PM.

Respectfully Submitted,
Chris Albrecht