

Lemont Environmental Advisory Commission

Agenda

October 27, 2016 | 7:30 P.M.

Village Hall

- I. Call to Order
 - A. Roll Call: Bergmark, Albrecht, Carusiello, Nichols, Reinke, Thomas, Lester, Valone, rep. Village Staff
 - B. Reading and approval of minutes of September 29th meeting and Financial Report
- II. Committee Reports
 - B. Tech Review: Heather Valone to provide Village updates.
- III. Old Business
 - A. Check list to be reevaluated in the Fall.
 - B. Review old agenda items.
 - C. Fall Household hazardous waste recycling event – results/lessons learned
- IV. New Business
 - A. “Brownfield” projects – Issues relate to “Sports Complex” and Main St/Archer/83 area.
 - B. LUST site status - former AMOCO and CITGO stations.
- V. Public Comment
- VI. Adjournment

Next meeting: Thursday, November 17th, Village Hall Conference Room, 7:30 P.M.



Lemont Environmental Advisory Commission

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

MINUTES – September 29, 2016

Attendees: G. Bergmark, N. Lester, C. Albrecht, T. Thomas and B. Reinke;
Excused: H. Valone, M. Nichols, and E. Carusiello; **Guest:** Tom Ballard.

#6056 - Oxbow Midwest Calcining: The plant appears to be partially operational however no stacks appear to be functioning and there appears to be limited truck traffic.

#6057 - Environmental Checklists: The environmental checklist was not tested on Ozinga's permit application for its new 9,600 square foot maintenance building. The Village has determined that the checklist needs to be tested by the Commission for usability. H. Valone to provide N. Lester a scenario to test the Environmental Checklist's usability and results of test will be presented to the Village by H. Valone.

#6060 - Tech Reviews (7):

- a. **Equestrian Meadows.** Issued tree removal permit, Phase I trees removed. Waiting on Site Development permitting. MWRD to issue grading permit.
- b. **508 Illinois St.** Site Development permit pending. Waiting on payment of fees and LOC.
- c. **Fox Meadows.** Removed for now.
- d. **5th Street.** Still pending.
- e. **Timberline Knolls.** Initially anticipated receipt of application in August. No application filed to date.
- f. **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.
- g. **Archer Ave & 127th residential development** – Hartz Homes proposing 22 attached and 22 detached SFH development. In TRC phase.
- h. **13769 Main Street Special Use and Variation** – K-5 is moving out of facility; new tenant (Mark Trans Logistics) to store truck trailers; prohibited from storing hazardous chemicals, tankers, stacking not allowed.
- i. **Lion's Park.** 200+ residential subdivision in the Timberline Road area. The home products would be detached and attached single family. Still in TRC phase. We have asked them to change the name.

- j. **645 4th St. Variations and Resubdivision.** subdivision of an existing lot into two separate lots. All utilities and public road already exist.
- k. **J Ave Trucking.** Truck parking facility at 16430 New Ave. Roughly 50 trucks/trailers parked on the site with administrative offices and dispatch and maintenance building. Multiple wetlands on the property are a concern. The creek on the property also considered a waterway of the US.
- l. **16548 New Ave (McMahon Trucking).** Corporate offices, parking of 80+ trucks, and maintenance building.
- m. **12680 Derby Rd.** Seven lot single family subdivision.
- n. **St. Alphonsus Parish Parking Lot.** Construction of a new 24-28 car parking lot.

#6061 - Form R Reports: Reports are generated for internal review as necessary.

#6076 - NRG Energy, Inc.: Operations continue on only two stacks. They currently will not be able to meet the 2017 standards. Facility slated for closure by 2018.

#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 has been completed in the last few weeks.

#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. LEAC will follow up with the Village and the IEPA in order to determine status of BP requests. No update in June's meeting.

#6109 - Sports Complex: The LEAC will continue to monitor the Sports Complex development on the Brownfields parcel. No update in September's meeting.

#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. No update in September's meeting.

#6113 - Electronic Recycling: The Cook County Forest Preserve Program has been temporarily suspended. Current disposal options for large electronics such as TVs and computers are listed on the Village website. The Bolingbrook Public Works Department will take all electronics at 299 Canterbury Lane (M-F, 7-3:30) for Bolingbrook area residents. No update in June's meeting.

#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. No update in June's meeting.

#6116 – Household Hazardous Waste: New Household Hazardous Waste facility located at 156 Fort Hill Drive in Naperville, IL. Additional information can be found at the following website: www.naperville.il.us/hhw.aspx.

#6117 – Lemont Fall Household Hazardous Waste Collection Day: Event scheduled for October 15, 2016. All vendors have been contacted and on board. Thanks to Citgo for being primary sponsor, celebrating 90th anniversary. A flyer (b&w) will be placed in water bill paid for through the Commission's budget. LEAC met with Tom Ballard re. traffic control for the event.

#6118 – Waste Management Recycling Program: Plainfield recycling program to be monitored to determine feasibility of expanding recycling program to Lemont residents. LEAC in agreement that such a program could be beneficial.

#6119 – Argonne: the Argonne Round Table focuses on environmental details and reports. Argonne is looking for an LEAC member to consult and be informed on such matters. N. Lester will serve in that capacity. The 2015 Argonne Environmental Report was made available.

The next meeting date is October 27, 2016 at the Village Hall @ 7:30PM.

Respectfully Submitted,

Chris Albrecht
LEAC Secretary