

Lemont Environmental Advisory Commission
Agenda
December 1, 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 October 27th meeting and Financial Report
- II. Committee Reports
 - A. 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.
- 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.
 - C. Earth Day 2017
- V. Public Comment
- VI. Adjournment

Next meeting: Thursday, January 26th, Village Hall Conference Room, 7:30 P.M.



Lemont Environmental Advisory Commission

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

MINUTES – October 27, 2016

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

Minutes: Minutes from the September 29, 2016 were approved.

Budget: The budget was reviewed and approved.

#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 issued grading permit, final permit pending.
- b. **508 Illinois St.** Site Development permit pending. Waiting on payment of fees and LOC.
- c. **5th Street.** Still pending.
- d. **Timberline Knolls.** Application for three additional buildings application has been filed.
- 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. 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. **Archer Ave & 127th residential development** – Hartz Homes proposing 22 attached and 22 detached SFH development. In TRC phase.
- g. **13769 Main Street Special Use and Variation** – K-5 is potentially moving out of facility; new tenant (Mark Trans Logistics) to store truck trailers; prohibited from storing hazardous chemicals, tankers, stacking not allowed.
- h. **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.

- i. **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.
- j. **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.
- k. **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.
- l. **12680 Derby Rd.** Seven lot single family subdivision pending.
- m. **St. Alphonsus Parish Parking Lot.** Construction of a new 24-28 car parking lot with stormwater detention.
- n. **Donegal Excavating Development:** Planned concrete recycling operation; TRC review, comments provided by the Village.

#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 month.

#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 June’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. Potential new development (Donegal Excavation Development).

#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.

Will County is rebuilding its electronic drop off program, including a Lockport location. All electronic items accepted. Additional information can be found at the following website: <http://www.willcountygreen.com/greenguide/electronic.aspx>

#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.

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

#6117 – Lemont Fall Household Hazardous Waste Collection Day: Event held October 15, 2016. Citgo was the primary sponsor, celebrating their 90th anniversary. A thank you letter will be sent to Citgo. The following materials were collected:

Household Hazardous Waste – 50 lbs. oil-based paint, 5,400 lbs. latex paint, 760 lbs. pesticides, 280 lbs. corrosives, 22 propane containers, 15 lbs. acid batteries, 130 lbs. alkaline batteries, 70 lbs. recyclable batteries, mercury, 160 CFLs, 300 fluorescent tubes

Oil – 965 gal

Shredder – 7500 lbs.

Electronics - 8,235 lbs.

Expired Medications – 70 lbs.

Cell phones, ink - unknown

Eye glasses – 90 pairs

Bikes – 34

Food pantry – 8 boxes

Spring Recycling Event tentatively set for April 22, 2017. Tree planting to be scheduled with Public Works and the schools.

#6118 – Waste Management Recycling Program: Plainfield recycling program to be monitored to determine feasibility of expanding recycling program to Lemont residents; data to be provided by WM. LEAC in agreement that such a program could be beneficial; concerns regarding liability to resident.

#6119 – Argonne: the Argonne Round Table focuses on environmental details and reports. N. Lester will be the LEAC member to consult and be informed on such matters.

The next meeting date is December 1, 2016 at the Village Hall @ 7:30PM.

Respectfully Submitted,

Chris Albrecht
LEAC Secretary