

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

MINUTES

Development Committee

April 9, 2012

APPROVED AT THE SEPTEMBER 10, 2012 MEETING

1. Call to Order, Roll Call, and Establishment of a Quorum

Chairman Pineda called the meeting to order at 7:00 p.m.

Roll call found Aldermen James Beifuss, Sandy Dimas, Nicholas Dzierzanowski, H. Ronald Monroe, Ruben Pineda, John C. Smith, Jr. and Rebecca Stout present.

Also in attendance were City Administrator Michael Guttman and Interim Community Development Director Robert Hupp.

2. Approval of Minutes

A. Development Committee of March 12, 2012

Alderman Dimas made a motion, seconded by Alderman Monroe, to approve the March 12, 2012 Development Committee Minutes. Voting yea: Aldermen Dimas, Monroe, Beifuss, Pineda, Smith and Stout. Voting nay: 0. Abstaining: Alderman Dzierzanowski. Motion carried.

3. Public Participation – None.

4. Items for Consent

- A. Eduardo Hernandez – 112 Main Street/113 Turner Court, Façade Grant
- B. State Bank of Illinois – 600 E. Washington Street, Façade Grant
- C. City of West Chicago – Amendments to Appendix A (Zoning) of the West Chicago Municipal Code
- D. Mapei Corporation – 530 Industrial Drive, Deviation from Subdivision Code

Alderman Smith made a motion, seconded by Alderman Dimas, to move Consent Items 4A, 4B, 4C and 4D to the April 16, 2012 City Council meeting. Voting yea: Aldermen Smith, Dimas, Beifuss, Dzierzanowski, Monroe, Pineda and Stout. Voting nay: 0. Motion carried.

5. Items for Discussion

A. Conceptual Review – 1655 Powis Road, Salvage and Recycling Facility

Chairman Pineda stated that a presentation will be made for conceptual review and then the members will ask questions and provide comments.

Mr. Jim Knippen of the Law Office of Walsh, Knippen, Knight & Pollock stated that he was here to make a presentation along with Doug Allen of Shaw Environmental Engineering, Frank Cozzi of Cozzi O'Brien Recycling and Joseph Cantore who is a member of the LLC and one of the owners of the property. He commented that a Proposed Site Redevelopment Plan was provided, which contains some detail associated with the proposal for this site. He noted that this is a conceptual review of a redevelopment plan for the old Alcoa Extrusion and Aluminum Processing facility into a metals shredding and recycling facility. He noted further that the site has been idle and unutilized since 1999. Mr. Knippen said that in order for this project to go forward, it would require a text amendment because currently the zoning ordinance prohibits a salvage and recycling facility within 400 feet of an airport. He added that the project would also require a special use permit because all recycling and salvage facilities in the manufacturing zoning district require it. He added further that it may require a Planned Unit Development approval because there is a question as to how many primary versus accessory structures exist on this site under the proposed plan.

Mr. Knippen stated that they want to dispel any notion that this proposed facility is anything like The Crusher on Washington Street, which has caused some issues for the City. He commented that there is a large building on the site that will be incorporated into the plan and be upgraded. He noted that administrative offices, a weigh station and a shredder will be constructed on the site. He stated that the potential advantages of redeveloping this site are: 1) it diverts non-ferrous and ferrous metals from landfills so it is a recycling operation and 2) it significantly improves the appearance of the site. He added that the plan will ultimately be designed so you can not see the operation from Powis Road due to fencing and extensive landscaping. He added further that this facility will provide 20 full-time jobs when it is fully operational. He noted that there will be an indirect economic benefit due to a new business coming into West Chicago. Mr. Knippen stated that the primary advantage is an increase in the equalized assessed value. He added that the improvements to the site will cost approximately \$8 million. He added further that the shredder costs between \$5 and \$6 million and will be embedded in concrete so it is considered a permanent improvement to the site. He commented that this will be a heavy industrial use in a manufacturing district but they want to be honest with what they are proposing. Mr. Knippen showed a video of an existing state-of-the-art facility located in Kentucky that meets current industry standards. He suggested that someone from the City staff could visit the Kentucky facility.

Mr. Knippen stated that Doug Allen of Shawn Environmental is here to explain what has been done in terms of preliminary site engineering.

Mr. Allen reviewed the schematic site plan in the packet. He noted that it is not intended to show specific details of the development. He commented that the stormwater management pond located near Powis Road is intended to include screening from Powis Road. He explained that anything that is done regarding screening would be subject to the review and approval of the DuPage Airport authority regarding its height, and so they do not have a specific plan at this time. He said he expected there would be an iterative design process with the City and the DuPage Airport authority to arrive at the best plan for this site.

Mr. Allen commented that the “gooseneck” pattern of the entrance road would reduce or eliminate visibility into the site from Powis Road, and compared the situation to The Crusher operation on Washington Street, where one can see directly into the site from the street. He also explained that the site was much larger than The Crusher site, allowing for much greater distances from the road. The site plan includes two large staging areas, one for inbound materials to be processed, and the other for outbound materials after processing. He said they were willing to work with the City to limit the height of storage for both of these areas. Mr. Allen noted the existing building on the site, which would be refurbished and reused. He also noted that the under-roof area of the previous Alcoa operation was much greater than they are proposing, and that the rear portion of the site is wetlands and stormwater detention. Mr. Allen commented that the southeastern portion of the site is the anodized aluminum lagoon from the previous operation, and that there is a rail spur that they intend to improve and seek a rail connection in the future.

Ald. Beifuss asked if the Cozzi company currently operates a shredding facility. Mr. Cozzi stated that they do not have one in the Chicago area, and that the one they have in Glendale Arizona is an aluminum-only shredder. He commented they were showing the Kentucky facility to give a more accurate picture of their intended operation.

Ald. Beifuss asked whether the shredder at the Kentucky facility was enclosed. Mr. Allen responded that the “fluff” output, the materials that would not be recycled, would be contained within the existing building. Mr. Cozzi stated that their initial plan was to not enclose the shredder itself, and explained that the Kentucky facility was partially enclosed in a three wall building. Ald. Beifuss asked if the materials storage would be on a hard surface, and Mr. Allen said that it would, and the fact that the site had so much existing hard surface was one of the features that attracted them to the site but at the same time they would intend to bring it up to standard with respect to DuPage County stormwater management requirements.

Ald. Beifuss noted that the initial operations would involve truck traffic coming and going, as the rail spur would need to be improved. He asked how many trucks there would be per day or week, and what their weights would be. Mr. Allen responded that the rail spur would be improved as part of the development, but they would need to negotiate favorable rail rates over time so the spur could be used. Mr. Allen explained that they anticipate 150-200 inbound small haul vehicles per day, such as pickup trucks

or small box trucks, as well as 20-30 larger flatbed semi trucks. Outbound trucks would include about 25 semis per day.

Ald. Beifuss asked about the components of the output of the operation. Mr. Cozzi said most of the output was recyclable ferrous metals, with some other metals being recycled as well. He said the remaining portion called fluff is waste that would have to go to landfills, as it is not recyclable. Ald. Beifuss then asked what the inputs were. Mr. Cozzi said there were some automobiles but the bulk of it was industrial scrap coming from steel fabricators, machine shops, and similar facilities; he said that they also received leftover materials from contractors and miscellaneous scrap from "alley entrepreneurs".

Ald. Beifuss asked about the noise that would be generated from the facility, and Mr. Allen confirmed that they anticipated 95 decibels at the shredder, at a height of 35 feet. Ald. Beifuss noted that there were industrial businesses directly north of the site and questioned how they might be affected; Mr. Allen commented that those businesses were distant from the operation and there would be screening along the north property line of the facility, but they would be willing to address any concerns those businesses may have.

Ald. Beifuss asked about the height of the storage piles. Mr. Allen responded they would be limited to 20 feet in height, and that would be racked by a post at the limiting height. Ald. Pineda commented that for a comparison, Kramer Tree Service was limited to 25 feet in height. Mr. Allen explained that everything they were proposing would be limited to the height of the existing building at 35 feet. Ald. Beifuss reviewed the standards for the special use that would be needed to approve the development. He asked if there would be any lead-acid batteries at the facility, and Mr. Cozzi responded that they are a high value commodity, there would be some onsite, but they would be moved offsite quickly due to their value, and they would be stored indoors in a shrink-wrap.

Ald. Beifuss noted that the IEPA NFR letter for the site indicates the site can be used for commercial or industrial purposes. Mr. Allen said the site can be used for nonresidential purposes, but not residential. Mr. Allen indicated the site would be served by City water, and the old well was decommissioned. Mr. Allen indicated the primary use of water would be for the misters to keep down dust emissions. Ald. Beifuss asked if pretreatment would be required for wastewater, and Mr. Allen said they did not anticipate that being necessary. Mr. Cozzi said the water used in the shredding process would be recycled, so there would be little outflow from that operation.

Ald. Monroe asked about peak water use. Mr. Cozzi said that information is available but he did not have it at this time. Ald. Monroe also expressed concern about traffic on Powis Road, and that one entrance and exit might not be enough.

Ald. Dimas asked how long the stockpiles usually remain onsite. Mr. Cozzi said it was prudent from a business standpoint to get the materials out as quickly as possible but the day's process would always be present. Ald. Dimas said the noise from the trucks and

other operations seemed at least as important as the shredder noise. Mr. Allen commented that the hours of operation they anticipate were 6 am to 6 pm Monday through Saturday, but they would have some flexibility on that score. He also commented that the site is far removed from residential areas that they do not anticipate a significant noise impact.

Ald. Dimas asked about road maintenance, and it was noted that Powis Road is maintained by DuPage County.

Ald. Smith asked about dust, noting the prevailing winds are west to east, toward residential areas, and asked if there had been any complaints from similar facilities. Mr. Cozzi responded that dust would be produced, but that they believe they will have all the things in place needed to control it.

Ald. Stout asked about hours of operation and noted the normal time for construction and other operations was 7:00 AM. Mr. Allen responded that they would consider accepting that limitation.

Ald. Dzierzanowski asked whether the applicant had considered the new DuPage County stormwater ordinance. Mr. Knippen said they understood they need to comply, but his clients wanted to get an indication of acceptability before studying the new ordinance and how it affects the development. Ald. Dzierzanowski asked why the applicant did not want to enclose the shredder unit. Mr. Allen said they had evaluated whether enclosure would be feasible. Ald. Dzierzanowski asked whether enclosing the shredder wouldn't be more practical in terms of controlling dust and other emissions, and expressed concern about dust emissions. He asked why the applicant didn't want to provide the same controls as were shown in the video about the Kentucky facility. Mr. Knippen responded that this was important feedback, and that his clients would explore whether this custom unit could be enclosed, but the proximity to the airport and the consequent height limitations might affect the possibilities. Ald. Dzierzanowski said he was looking for not just adequate but top grade development, and would not be in support of the development unless he was given that.

Chairman Pineda asked if communities with similar facilities received host fees. Mr. Cozzi indicated they were not familiar with host fees in their business. Ald. Pineda noted that there was a host fee agreement with DuPage County and Groot that required a percentage to the community for their waste transfer facility. Mr. Cozzi said they would not be totally opposed to it. Ald. Pineda asked how the applicant could ensure that none of the bad parts of automobiles got into the recycling system, such as tires. Mr. Cozzi responded that tires and similar parts are separated during the process and end up in the "fluff" component discussed earlier. Mr. Joe Cantore said it was separated during the process. Mr. Knippen said that gasoline and oil is removed from the vehicles before they enter the recycling process. Chairman Pineda said he lives near The Crusher, and that their operation is very visible. He said he was concerned that there is so much outside storage that is integral to the business, even though it would be screened. He said it

seems that the City tends to get a lot of waste handling businesses and at some point enough is enough. He acknowledged that this property has been vacant for a long time and putting it to use would be good, but if he had to make the decision today, he would not be in favor.

Chairman Pineda asked about the Franklin Park facility, where there is a lot of outside storage. Mr. Cozzi responded that the operation would be similar in scope, but they do not have a shredder at the Franklin Park location. Mr. Cozzi commented that they also have two metal recycling facilities that are under roof. Chairman Pineda asked about the use of water and foam shown in the video of the Louisville facility. Mr. Cozzi said the wastewater was filtered. Mr. Allen commented that the Louisville facility had not received any complaints about dust emissions.

Mr. Knippen commented that the reason this facility found West Chicago is that the site is largely paved over from the previous use, there is a rail spur, and there is no residential use nearby that would be impacted. Mr. Allen said the site has a "No Further Remediation" letter on file, and that its redevelopment would be restricted in conformance with EPA restrictions. He said the facilities they will construct do not have a large footprint and would not disturb the environmental contamination from the previous use.

Ald. Beifuss commented that the purpose of these concept reviews is to give an unvarnished first impression from the people who would be voting on it so that applicants have an early indication of whether it's worthwhile to go forward. He said his first impression is that he's not enthusiastic about this particular use at this particular time. He listed several reasons including that the City already has a number of salvage kinds of uses, there will be a 150-200 trucks per day hauling scrap, right next to a nice regional airport. He said he also has concerns about noise and dust. He commented that a landscape company had moved from a residential area to an industrial area and can have storage piles up to 25 feet high. He said this solved the residents' problem but the more intensive operation in the new location had created some annoyance to their neighboring industrial users, and noted there are some small industrial users directly north of this site. Ald. Beifuss said at this time he was not enthusiastic for this.

Mr. Joe Cantore said he has been on the DuPage Forest Preserve Board for ten years and that before getting involved with the project he carefully considered whether it was good environmentally, and he strongly believes that it is. He said the Committee needs to understand what happens during the process. He said he was aware The Crusher business could be a thorn in the side, and that this use could cut down a lot of the issues the City has with The Crusher. Mr. Knippen said there were a variety of issues and possibilities in that regard that they don't know the answers to at this time, but it was possible there could be some interaction between the two facilities. Mr. Knippen noted that if this project is approved as a special use, the City can place conditions on it to address the concerns.

Ald. Dzierzanowski recalled how hard the City had fought against the proposed second waste transfer station in 2003, and asked Mr. Cantore why he thought this would be ok. Mr. Cantore said this was not a waste transfer station, and understood the City was particular about its image.

Chairman Pineda asked about the second access that was mentioned earlier, and expressed concern about maintenance and cleanliness of the public roads that the trucks would use. He said he was in favor of the second access. He said that the intersection of Powis and North Avenue was the most dangerous in town, and that this would add truck traffic to that intersection.

Mr. Allen commented that traffic would be a concern for any redevelopment of this site. He said it would not be unreasonable for the City to require that the operator clean Powis Road periodically. He thanked the Committee for their time and consideration, and said they would be willing to return for another discussion.

Ald. Stout asked Mr. Allen to provide more detail on the dimensions of the building and the shredder. Mr. Knippen said they would be happy to come back and provide answers to all of the questions that had been raised.

Ald. Smith asked the applicant to look at getting the shredder machinery under a roof to improve air quality. Ald. Pineda commented it could help with noise as well. He said they were welcome to come back after providing responses to the questions and comments. Mr. Knippen said they would do so. Chairman Pineda said that it would be good to get the site developed, and the City just wanted to be very careful in making a decision because the use could be there a long time. Mr. Knippen said because of the site's environmental contamination, most uses would be difficult to develop there. He reiterated that this site was perfect for their proposed use, and Mr. Allen explained that the most significant environmental contamination zones were under the proposed stockpile areas. Mr. Knippen said he would consult with his clients and advise staff as to when they wanted to return for another discussion.

B. Conceptual Review – 1150 Howard Drive, Medical Waste Transfer Facility
(Stericycle)

After a short break, Chairman Pineda resumed the meeting. Mr. Rick Gabey, representing Stericycle, said they are looking at 1150 Howard Drive for a medical waste transfer facility. He explained that this type of facility falls under the Illinois EPA definition of the pollution control facility, and requires a special application process for siting approval. He said that once the application is filed, all communication between the applicant and the City would stop, so they wanted to provide the City with information and the opportunity to ask questions before an application was filed. Mr. Gabey explained that all medical waste is in sealed containers from the point of collection to the point of treatment, which is out of state. This facility would essentially transfer the containers from smaller trucks onto larger trucks for transportation to the treatment

facilities. He further explained that no medical waste is stored in the building, but is secured in the trucks. There would be approximately 10-12 inbound collection vehicles and 2-3 outbound semi loads per day. He noted they currently operate a product distribution center in West Chicago. Mr. Gabey showed a video illustrating how the medical waste containers are transferred and secured. He explained that the containers are never opened, that they all have an inner plastic liner that is sealed, and that the employees are trained in preventing and containing occasional spills. Mr. Gabey said each container has a barcode with information about the generator and the transfer company, which is audited daily and reported to EPA.

Ald. Beifuss asked what was in the containers. Mr. Gabey said it could include gowns, gauzes, pathological waste, and body parts excluding heads and torsos, but there is no hazardous waste. He said their employees all go through the same level of training as a nurse does with respect to spills, bloodborne pathogens, etc. and all have a commercial driver's license.

Ald. Dzierzanowski asked if this facility was in the same classification as a waste transfer station. Mr. Gabey said although the operation was quite different from a waste transfer station, the Illinois EPA requires the same siting process. Ald. Dzierzanowski called attention to the IEPA's standard #9, which requires compliance with the County's solid waste management plan, and noted that the County's plan only allows one solid waste transfer station per County Board district. Mr. Gabey said he would talk to DuPage County and find out if that provision would affect this facility. Mr. Dzierzanowski said he was not opposed to this facility but they needed to conform to the County's plan.

Ald. Beifuss asked about the existing Stericycle distribution center. Mr. Gabey said it is just north of the 1655 Powis Road site, on Powis Court. Ald. Beifuss asked if the transfer facility could be sited next to the distribution center. Mr. Gabey said there were no rules about that, so if there were a suitable truck terminal type building there, it would be ok. He said they selected the 1150 Howard Drive site because it was the appropriate type and size for their use. Ald. Beifuss asked if there were any restrictions as to siting a clean operation such as a food processor next to a medical waste transfer facility. Mr. Gabey responded that they consider theirs to be a clean operation. Ald. Beifuss asked about putrescence, and Mr. Gabey said that the containers are on the collection trucks for 8-9 hours at most, and the larger trucks are typically moved out within 24-48 hours. In the summer, there could be an issue at the treatment facility at the end of the journey, but not at the transfer facility. He said they would be refrigerated if the travel time exceeded the EPA rule. Ald. Beifuss asked if there were other transfer facilities in the area. Mr. Gabey said they have one in Clinton, IL, Gary, IN, and one in Stickney, but the lease is expiring there. Waste Management has one in Stickney.

Ald. Monroe said he was impressed with the operation as shown in the video, and was in favor of it. Ald. Smith said he was also in favor and saw no problems. Chairman Pineda said it would be good to get the building back in operation, and the way the transfer

facility was operated with the quick turnaround and sealed containers is a plus, and said he was in favor.

Ald. Beifuss said he was a little concerned because of the impact of this type of business on the image of the community.

6. Unfinished Business – None.

7. New Business – None.

8. Reports from Staff – None.

9. Adjournment

Alderman Stout made a motion to adjourn, seconded by Alderman Dimas. The members unanimously agreed. Motion carried. The meeting adjourned at 9:07 p.m.

Respectfully submitted,

Linda Ericksen