

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved with changes March 9, 2015

MINUTES

DEVELOPMENT COMMITTEE

January 12, 2015, 7:00 P.M.

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

Alderman Stout called the meeting to order at 7:00 P.M.

Roll call found Aldermen John Banas, James Beifuss, Laura Grodoski, Melissa Birch, James Smith, John Smith and Becky Stout, present.

Also in attendance was Director of Community Development, John D. Said.

2. Approval of Minutes.

A. December 8, 2014

Alderman Grodoski made a motion, seconded by Alderman Banas, to approve the December 8, 2014 Development Committee Minutes as presented. Alderman Birch abstained and all remaining members unanimously agreed and the motion carried.

3. Public Participation.

Marilyn Kroll expressed concern about the lighting on Theresa Lane. John Said responded that he would check into this matter. Ms. Kroll then asked for the corporate mailing addresses of Menard's and Hobby Lobby and Mr. Said asked her to fill out a FOIA to obtain this information.

4. Items for Consent.

4A. P&L Motorsports Auto Repair Special Use – 1965 Powis Road

4B. Shell Gas Station Resubdivision – 1307 S. Neltnor Boulevard

Alderman Banas made a motion, seconded by John Smith, to place the Items for Consent on the January 19, 2015 City Council Agenda. The Committee members unanimously agreed and the motion carried.

5. Items for Discussion.

5A. Hoving Enterprises Conceptual Review – 1655 Powis Road

John Said provided an update on the Hoving Group of 2351 Powis Road and their proposal to relocate and expand their business to 1655 Powis Road, the previous Alcoa site.

Gerald Callaghan, a lawyer with Freeborn & Peters of Chicago, introduced himself and other representatives of Hoving, including Mr. Ken Hoving. Mr. Callaghan then summarized the history of the Hoving business, which has been operating since 1999 and was annexed to the City in 2005. The initial operation was construction and demolition debris recycling, but over time, the business was expanded to portable restrooms, street sweeping and container storage. A building was constructed last year that was not in compliance with City code and as a result, they began to look for additional property for expansion. They found that the 27-acre property at 2351 Powis was on the market, which presented an opportunity to relocate.

Mr. Callaghan went on to explain that the 2351 Powis property had some previous environmental problems, but that it was cleared for industrial and commercial purposes.

He then went on to provide a summary of the areas surrounding the property and later described the site plans for the property development and specifically, the location of the two property entrances, enhanced landscaping along Powis Road and the improvement of the existing detention pond. The usable part of the site is 15 to 16 acres, which would allow for business growth. An existing building will be renovated for vehicle maintenance and the recycling of demolition debris and a new office building will be built. The operation would also include areas for wood mulching, concrete block recycling, wood, asphalt shingles, pallets, portable restroom storage, and roll off box storage. The property center will also have a 76-space parking lot for various types of vehicles, as the company maintains a fleet of approximately 50 vehicles. There are also plans for an employee parking area and a new use, which is a refueling station for compressed natural gas.

Mr. Callaghan concluded his presentation by saying that zoning approvals from the City will be required, including a text amendment to add a special use and a PUD.

Alderman Stout read a message from Matt Fuesting who wanted it noted that he supports this plan, but that he was unable to attend due to work obligations.

Alderman Banas stated his support of the proposal on this vacant site that would provide additional revenue. He questioned about the mulching facility.

Alderman Beifuss requested clarification of the existing versus new areas of business. The sale of mulch would be new.

Alderman Beifuss asked about the use of street sweepers, the recycling process of construction and demolition debris, the truck volume and load tonnage, port-a-potty maintenance and storage, third party storage of roll offs, resale of pallets, wood mulching of tree trunks and branches, manufacture of pellets made of recycled, compressed wood, levels of noise output, hours of operation, truck tarp use, dust suppression, facility height maximums, odor mitigation and an explanation of the company's *current* failure to obtain a building permit from the City ~~in the past~~.

The representatives of Hoving responded to each Alderman Beifuss' questions by detailing their business operations and processes. They described the sorting process, which includes construction debris sorting and then being trucked away. They said there's about 100-150 roll-off and semi trucks (all tarped) bringing all materials to the site, consisting of approximately 200-400 tons a day. Hoving said this is likely to expand at the new facility. They mentioned that port-a-potties will be stored along the north side of the site, but are emptied prior to returning to the site, and are cleaned before being shipped to off-site locations for use. "Pod"-type storage facilities will also be stored at the site, as will construction pallets.

Hoving also indicated that they will expand to tree trunk and branch 'recovery' for grinding into mulch. They said that no leaves or grass will be added, so this will be wood mulch, not compost; therefore no odors will be caused, and that there will be no construction debris mixed in with the mulch. In response to Alderman Beifuss question about wood pellets, Hoving said that these will be produced at the new facility, by compression only, stored on site, then bagged and shipped for wood-burning stoves.

When Alderman Beifuss asked about noise and other site operation questions, Hoving replied that they've been operating at the current site for years with no noise complaints from any nearby properties. Their hours of operation are 5 a.m. to 6 p.m., although they'd like to add more hours in the evening. They said hose spray misters are used for dust control. Their highest structure at the new site is 42 feet; they've agreed to not exceed this height, and have discussed this with DuPage Airport. In conclusion, when Ald. Beifuss asked about the building constructed without a permit, Hoving acknowledged that they erred when not obtaining a permit for the shell building at their current site, and are working to rectify the issue with the planned relocation.

Alderman Banas thanked Alderman Beifuss for his questions and further stated that he sees no disadvantage to this plan as it means moving traffic away from a dangerous intersection and a school and residential area to an industrial one. He lives near their current site and has never heard of any complaints regarding the Hoving business. He also stated that the permit issue is irrelevant given the company's efforts to rectify the situation.

Alderman John Smith agreed with Alderman Banas and supports the idea.

Alderman Grodoski added that she works in the commercial interior design industry and works closely with construction and demolition industries. More opportunities to recycle construction and demolition debris rather than it going into landfills is good for the Earth.

Alderman Beifuss further stated that the business seems interesting, but expressed the potential impact that neighboring manufacturers can have on one another. He also thanked the Hoving representatives for being forthright in sharing their business information and added his concern about the company's proposed expansion given the number and nature of current City businesses *associated with waste and scrap recycling*.

Mr. Callaghan clarified that the City annexed Hoving's recycling business in the first place and that the mulch operation would be comprised of only wood. He also stated that the proposed uses for the new site already exist and that there would be the addition of sales.

Alderman Jim Smith concurred with Alderman Banas that there is a benefit to moving the business away from its current location near a school and a park.

Alderman Birch expressed her support of the relocation and site plan.

Alderman Stout acknowledged that while some issues may need tweaking and more research, she feels the proposal would be a win for both the City and the company.

6. Unfinished Business.

Alderman Banas inquired about the status of review of landmark applications for historic preservation.

7. New Business.

None.

8. Reports from Staff.

John Said shared his observation that based on the updates of Business Registrations with the City, there appears to be an increase in employment.

Mr. Said also apprised those in attendance of a state-awarded \$150,000 to the City for environmental cleanup at the West Washington Street site. A draft resolution will be provided at the next City Council meeting.

He also informed that interest has been expressed recently about the construction of townhomes at a vacant site near Franciscan Way, located near the northwest quadrant of North Avenue and Route 59. Mr. Said expressed concerns about the idea due to its location along a private road and in a commercial area. He invited the Aldermen in attendance to share their thoughts.

Alderman Stout agreed that it is not a viable location and others agreed.

Mr. Said also mentioned that the City is working with Thornton's as they propose development on the northwest corner of Roosevelt Road and Route 59. Also, spring construction is expected for the planned Shell station.

9. Adjournment.

Alderman Banas made a motion, seconded by Alderman John Smith, to adjourn the January 12, 2015 Development Committee meeting at 8:09 P.M. The Committee members unanimously agreed and the motion carried.

Respectfully submitted,

Jane Burke
Executive Secretary