



Planning Commission/Zoning Board of Appeals

Special Meeting Agenda

November 29, 2017

7:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- a) November 15, 2017 Meeting
- b) November 16, 2017 Special Meeting

IV. PUBLIC HEARING

- a) Petition #17-022 Rezoning to M-1 Limited Manufacturing and Special Use for Mining, Reclamation, and Clean Construction Debris Processing
Location: Northwest corner of Harter Road and Sugar Grove Parkway
Applicant: Heartland Recycling Sugar Grove CCDD, LLC
Continued from November 1, 2017 and November 15, 2017

V. NEW BUSINESS

- a) Petition #17-022 Rezoning to M-1 Limited Manufacturing and Special Use for Mining, Reclamation, and Clean Construction Debris Processing
Location: Northwest corner of Harter Road and Sugar Grove Parkway
Applicant: Heartland Recycling Sugar Grove CCDD, LLC

VI. OLD BUSINESS

VII. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION

VIII. ADJOURNMENT

**VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of November 15, 2017 MEETING**

1. **CALL TO ORDER:**

The meeting of the Sugar Grove Planning Commission / Zoning Board of Appeals (ZBA) was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Village Hall Board Room.

2. **ROLL CALL:**

Planning Commission/ZBA members present:

Chairman Irv Ochsenschlager, Jim Eckert, John Guddendorf, Becky Sabo, Larry Jones, and Gregory Wilson

Absent: James White

Also present: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning & Zoning Administrator

3. **APPROVAL OF MINUTES:**

Motion was made by Commissioner Guddendorf to approve Minutes of the October 18, 2017 Meeting of the Planning Commission/Zoning Board of Appeals. The motion was seconded by Commissioner Eckert.

Motion passed by unanimous voice vote.

Motion was made by Commission Eckert to approve Minutes of the November 1, 2017 Special Meeting of the Planning Commission/Zoning Board of Appeals. The motion was seconded by Commissioner Guddendorf.

Motion passed by unanimous voice vote.

4. **PUBLIC HEARING:**

Petition 17-022: Rezoning to M-1 Limited Manufacturing District with a Special Use for Mining, Reclamation, and Clean Construction Debris Processing.

Applicant: Heartland Recycling Sugar Grove CCDD, LLC

Chairman Ochsenschlager called the public hearing to order at 7:04p.m. He explained that this public hearing was on November 1, 2017 with no testimony taken and continued to this previously scheduled regular meeting date. The Chairman administered the oath to all in attendance who wished to speak.

Director Magdziarz provided a brief description of the requested zoning and the process through which this petition will be reviewed.

John Savage, Heartland Recycling, presented the zoning petition on behalf of the applicant team. He explained that Heartland Recycling was established to identify distressed properties in Kane County, purchase and take measures to prepare the properties for future development. Mr. Savage stated that Heartland Recycling is currently operating a clean construction debris processing and disposal business in Aurora. He explained that the operation was established four (4) years ago and during that time has received only two (2) complaints from neighbors. Both complaints were about dirt on the roadway. Turning to the Harter Road site, Mr. Savage described the nature of the operation. He explained that there are existing sand stockpiles on the property. Heartland plans to sell those stockpiles and haul them off site. He also stated that any excavation on the property will not exceed the water table. The products that will be trucked onto the site for processing and filling will consist of: clay, dirt, concrete and asphalt. He explained that the reason Heartland Recycling is interested in this property is in close proximity to the tollway. Mr. Savage assured the Planning Commissioners that he had read the suggested conditions listed on the Advisory Report prepared by Village Staff and agrees to all conditions. Anticipating some of the reasons for opposing this project, Mr. Savage addressed measures that Heartland Recycling will take to prevent nuisances. Mr. Savage stated that a tanker truck will always be present on site to mitigate dust. He stated that the property will be equipped with a wheel wash so that trucks leaving the site will not deposit dirt on the roadway. The berms existing on the property will be maintained as a noise barrier. The berms will also visually screen the operation from the public roadway. Heartland recycling plans to utilize a single point of access from Harter Road until such time as the reclamation of the property is complete. Mr. Harter stated that Heartland Recycling had commissioned a traffic study, the results of which were forwarded to the Planning Commission for review. He further explained that Harter Road falls under the jurisdiction of the Kane County Department of Transportation and Heartland Recycling has secured approval to utilize the existing point of access from that department. Mr. Savage stated that he expects that this property will be reclaimed within five (5) years. He reiterated the need for the filling operation due to the distressed nature of the property and without it the property has no useful purpose. He explained that Heartland Recycling will construct a paved driveway and located equipment so that the anticipated 5-10 trucks per hour will not be queuing on Harter Road. As to the potential for water table impact or leaching of contaminants, Mr. Savage explained that every load of material coming into their site must be certified by a professional engineer; Heartland Recycling will do additional testing at the gate; and, then testing of materials will occur after they are deposited onsite. He closed by stating that they know of no problems with their Aurora facility which is located in close proximity to the Fox River and the City of Aurora Water Treatment Facility. He also explained that they have been recently awarded a contract with Kane County to operate a similar facility at Settler's Hill in Geneva.

Tom Enno, Alpha Environmental, appeared as an expert witness on behalf of Heartland Recycling. Mr Enno opened his remarks with a description of this operation. He continued with an explanation of the required state permitting process for the operation and the state agencies involved. He explained that the original permit from the Illinois Department of Mines and Minerals required the reclamation of this property at the end of the mining operation. He explained that once this type of facility is operational, the Illinois Department of Environmental Protection (IEPA) will conduct quarterly inspections of the property to insure that all permit conditions are being met. Mr. Enno stated that, in his opinion, the regulation of this type of facility is more rigorous than the regulation of landfills. He supported this claim by explaining the process by which materials brought to this site for disposal must be certified by a professional engineer or geologist after extensive testing. He explained that this certification must be established prior to Heartland Recycling agreeing to take any material and upon request to take the material, Heartland Recycling will perform their own review of the materials prior to agreeing to take the materials. He closed by stating that it is not in the best interest of Heartland Recycling to skirt any of these regulations and allow contaminated materials to be deposited on the property, because the monetary value of this project is in the sale of the reclaimed land which will not occur if contaminants are present.

John Savage added that an example of a successful reclamation project is the Cantera project at the corner of U.S. Interstate 88 and Winfield Road.

Randy Bus, P.E., Cemcon Limited, appeared as an expert witness on behalf of Heartland Recycling. Mr. Bus directed the Planning Commission member's attention to the Stormwater Management Plan and Final Grading Plans. He stated that these plans are in compliance with the Kane County Stormwater Management Ordinance. He explained that the traffic study anticipates that 40-70 trucks will enter and exit the site per day; however, the majority of these trips will occur between the hours of 8:00a.m. and 3:00p.m. which is outside peak demand periods on Harter Road. He also stated that Harter Road is wide enough to accommodate the passing of a slow turning truck on Harter Road by a passenger vehicle. Mr. Bus closed his statements with an explanation of the stormwater management system and its utilization of property on the north side of the property for collection of stormwater.

John Duggan, PC, an attorney representing Heartland Recycling, stated that if any wetlands are encountered on the property, they will not be disturbed. He further stated that the existing pond on the property will be filled; however, the pond is not identified as waters of the United States, because it was created by the previous mining operation.

Chairman Ochenschlager opened the floor to members of the public.

Tim Leuer, Harter Road, stated this his family has resided on Harter Road for the past 60 years and that he wanted to make clear that he was speaking against this proposal. His

stated that his primary concern is the roadway contaminants will be present on the materials being brought into the site. He stated that the contaminants will have a detrimental effect on the groundwater once the materials are deposited on the property. He stated that he does not trust that the IEPA standards will adequately protect surrounding properties from groundwater contamination. Mr. Leuer stated that the purpose of the zoning ordinance is to protect residents from uses such as this. He stated that it is his belief that this proposal is all risk and it will force citizens to deal with negative effects after Heartland cashes in. Mr. Leuer stated that the Aurora facility operated by Heartland Recycling is located more than 400 feet from the nearest residential property while the Harter Road facility is proposed only 200 feet from residential properties. Mr. Leuer closed by stating that he believes this is an outside company which desires to plunder Sugar Grove and then leave. He stated his belief that Sugar Grove is perfection in its current state and is not in favor of this change. He suggested that this property be developed as a recreation facility.

Dave Blankenship, 4S800 Route 47, presented a 3 page document with the top page being titled, *Aquifer Sensitivity to Contamination*, to the Planning Commission members. This document is attached. Mr. Blankenship stated that his primary concern is the high potential for aquifer contamination. He directed the Planning Commission member's attention to the information he provided which indicates that the Harter Road site is identified as having a high potential for aquifer contamination while the Heartland Recycling Aurora site has a moderately low potential for contamination. Mr. Blankenship concluded his comments by stating his concern about the potential for flooding that this project will have on his property. He stated that when there is a moderate amount of rain, his sump pump runs constantly and it is his belief that this project will force more stormwater onto his property aggravating the situation.

Lisa Leader, 43W555 Old Oaks Road, stated that she is a resident within 250 feet of the subject property. She reiterated the previous testimony relevant to the potential for aquifer contamination. Ms. Leader explained her concern that this project will result in more airborne particulate matter which will cause numerous problems for existing residents and Harter Middle School attendees. Ms. Leader expressed her concern that the wildlife present on this site will be displaced which will lead to more roadway accidents. She further stated that she does not believe that the existing berms will be an adequate noise barrier for the additional noise from equipment and truck engine noise. Ms. Leader stated that she had visited the Heartland Recycling Aurora facility and witnessed massive amounts of dust in the area and mud on the roadway. She closed her comments by stating that in the past, the Village of Sugar Grove had rejected projects which were much less intrusive than this project.

Dan Leuer, 4S787 Harter Road, stated that his family farm is adjacent to this property along two sides. He gave a brief history of the county zoning on this property. He queried the petitioner as to whether or not they had completed a Phase I report for the

property. He also asked if they had taken soil samples on the property. He further stated that both Heartland Recycling and IEPA have admitted that they cannot provide a guarantee that the materials deposited on the site will be one hundred percent contaminate free. If the sand and gravel aquifer are contaminated, hundreds of people will be effected. Mr. Leuer concluded his remarks with the following direction to the Planning Commission: Heartland should be required to secure an IDOT permit and have a point of access only from Route 47, the Village should make Heartland consolidate the lots and then go through the subdivision process after reclamation, the open well on the site must be capped in compliance with Kane County requirements, and this site should be utilized for recreation.

At 8:10p.m. Commissioner Jones left the public hearing.

Brandon Matthews, 4S916 Sugar Grove Parkway, expressed his concern about the effect this use will have on his property immediately north of the site. He stated that his well is located only ten feet from the shared property line and his farm field to the north is underwater most of the year. He directed the Planning Commission member's attention to the Land Use Opinion of the Kane/DuPage Soil and Water Conservation District. He explained that the report identified an area of hydric soil on the north side of the property and that the Heartland Recycling stormwater plans indicate that they are planning to direct all stormwater to that portion of the property with outlets onto his property. He stated his concern that this will have a detrimental effect on his property. He turned to an explanation of the existing topographic grades on his property compared to the subject property. Mr. Matthews stated that it is his opinion that Heartland Recycling is not filling the property, but adding to the existing property in order to match the elevated grades of the berms that were previously installed on the property.

James Leader, 43W555 Old Oaks Road, expressed his desire to show a power point presentation. Director Magdziarz explained that there is a technical issue with the equipment which precludes the presentation. Mr. Leader stated that he would return to the hearing with functional equipment.

Mary Eddings, Harter Road, stated her concern for the impact this operation will have on the children that attend Harter Middle School. She continued by stating her concern that Harter Road was not designed to handle the type of truck traffic this operation will produce. She concluded her remarks by asking the Planning Commission to consider requiring larger public notice signs in the future.

Mary Ann Rees, 4S800 Sugar Grove Parkway, explained that she is primarily concerned about drainage of the property. She stated that the farm field to the north of this site was at one time dry; however, due to broken tiles the area is now prone to flooding. She concluded her comments by stating that she suspects that the Village of Sugar Grove is

not equipped to protect the neighbors from stormwater issues as evidenced by the problems she has heard about at Chelsea Meadows and Mallard Point.

Mike Coghlan, Law Office of Michael Coghlan, explained that he is an attorney appearing on behalf of objectors to this petition. Mr. Coughlan expressed his belief that there exist procedural deficiencies with this zoning request and review. Mr. Coghlan submitted a letter with attachments to the Planning Commission. This document is attached.

Joanna Livengood, 43W507 Old Oaks Road, stated that she had visited the Heartland Recycling Aurora facility where she observed dust, mud on the roadway, tall stock piles of materials, and dangerous truck traffic. She explained that it is her belief that this type of operation is only suited in an industrial area. She continued by explaining that her primary concern is that Heartland Recycling plans to take out the natural sand and gravel groundwater filter that currently existing on the property and replace it with debris that may contain contaminates. She explained that she believe this will result in leachates into the aquifer. She concluded her remarks with a discussion of how adding particulate matter to the air through the pulverizing of concrete and the addition of truck emissions, will create a situation where every day is a bad air day in the area. Ms. Livengood concluded her remarks with an appeal to the Planning Commission members to hold out for a better proposed use of this property.

Kim Hollis, Old Oaks Road, reiterated the previous testimony that this site is different from the Aurora site and that it is not appropriately located for the use.

Chairman Ochsenschlager called for a ten minute recess.

Chairman Ochsenschlager reconvened the public hearing to order at 9:00p.m.

James Leader, 4W555 Old Oaks Road, presented digital photographs via his laptop computer to the Planning Commission members. He explained that he had taken the photos of the Heartland Recycling Aurora Facility. Mr. Leader described the conditions illustrated by these photos. He explained that thick dust was present in the area and mud was present on the roadway. He concluded by stating that he is concerned about these types of nuisances being created by the proposed operation.

Mike Paulus, 43W579 Old Oaks Road, presented the Planning Commission members with a 31 page packet of materials the first page being titled, *MCAA Special Report*. This packet is attached. Mr. Paulus stated that he is concerned about the validity of testing materials such as porous concrete which will be deposited on the property. He reiterated concerns about stormwater runoff onto the property to the north and traffic safety on Harter Road. He concluded his comments with advising the Planning Commission

members to add metrics for assessing and consequences for violations of any conditions the Village may place on this operation.

Lisa Legarreta, 260 Chatsworth, stated her concern that this operation is located too close to Harter Middle School. Ms. Legarreta stated that her concern arises from her expertise as a respiratory therapist and the effect the additional airborne particulate matter will have on children with respiratory problems. As a counter to Heartland Recycling plans for limited the crushing operation to months in which the school is not operational, she pointed out that the park next to the school hosts people all summer long. She also pointed out that the Cantera project, which Mr. Savage had used as a positive example of a filling operation, had occurred at a time when there were no schools or residential uses located in close proximity. She concluded her comments by stating this this is not the right project for this area.

John Savage, Heartland Recycling, explained that it is his opinion that the only way the property will ever be developed is after a fill operation has been completed on the property. He further stated that Heartland will work with the community to address any concerns in order to be a good neighbor.

Dave Blankenship stated his objection to the Village of Sugar Grove using tax increment financing initiatives on farmed properties by declaring that the properties are blighted. He stated that this property, like those farm fields, is not a blighted property.

John Savage responded by stating that Heartland Recycling is not asking for public assistance for this project.

Chairman Ochsenschlager summarized a letter received prior to the hearing from an adjoining property owner. The letter from Jamie Koz dated November 8, 2017 is attached. He further polled members of the public to ensure that everyone felt they had been given ample opportunity to be heard.

Mike Coghlan asked that the hearing be continued so that he could submit additional information in rebuttal to the expert witnesses of the petitioner.

Chairman Oschenslager announced the continuation of this public hearing to November 29, 2017 at 7:00 pm in Village Board Chamber, 10 South Municipal Drive.

Petition 17-026: Zoning Ordinance Text Amendment—Outdoor Illumination
Applicant: Village of Sugar Grove

Chairman Oschenslager opened the public hearing for Petition #17-026 Text Amendment to Village of Sugar Grove Zoning Ordinance—Dark Sky Protection at 9:30p.m. Chairman Ochsenschlager stated that the advanced hour precludes this matter being taken

up at this time and is therefore continued until November 16, 2017 at 7:00p.m. in Village Board Chambers, 10 S Municipal Drive.

5. **NEW BUSINESS:**

None.

6. **OLD BUSINESS**

None.

7. **PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION**

Next meeting will be in November 16, 2017.

8. **ADJOURNMENT**

Commissioner Sabo made a motion to adjourn the meeting at 9:35p.m. Commissioner Wilson seconded the motion.

Motion unanimously passed by voice vote.

Respectfully submitted,
Renee Hanlon
Recording Secretary

**VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of November 16, 2017 REGULAR MEETING**

1. **CALL TO ORDER:**

The meeting of the Sugar Grove Planning Commission / Zoning Board of Appeals (ZBA) was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Village Hall Board Room.

2. **ROLL CALL:**

Planning Commission/ZBA members present:

Chairman Irv Ochsenschlager, Jim Eckert, Becky Sabo, John Guddendorf,
Larry Jones, and Gregory Wilson

Absent: James White

Also present: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning & Zoning Administrator

3. **APPROVAL OF MINUTES:**

None

4. **NEW BUSINESS:**

Chairman Ochsenschlager announced that he would shuffle the agenda items in order to dispense with the item that audience members were present to witness before he opened the scheduled public hearing.

- A. Petition 17-025: Final Planned Unit Development
Chelsea Senior Commons, 55 Chelsea Avenue
Applicant: Bear Development, LLC

Administrator Hanlon provided a brief description of the revised final plans. She explained that the applicant made revisions based on previous comments from staff, commissioners, and members of the public.

Joe Schwenker, representing Bear Development, provided building material samples to the commissioners. Commissioner Eckert questioned Mr. Schwenker about the materials, sign details, and where mechanical equipment will be located on the property. Commissioner Guddendorf directed staff to closely review the construction of the sidewalk proposed along Chelsea drive. He stated that he is concerned that the sidewalk

extension will encourage crossing Sugar Grove Parkway at that location unless it is properly designed.

A motion was made by Commissioner Eckert, seconded by Commissioner Jones, that the Planning Commission recommend to the Village Board approval of Petition No. 17-025 Final Planned Unit Development for property at 55 Chelsea Avenue, subject to the following conditions: That the development of the subject property be in substantial compliance with the following submitted plans: Proposed Site Improvements for Sugar Grove Senior Commons by CM Lavoie & Associates dated October 31, 2017 including the following subsequently revised plans: Landscape Plan by CM Lavoie & Associates received November 9, 2017 and Photometric Plan by CM Lavoie & Associates received November 9, 2017. Exterior Elevations Plan by Knothe Bruce Architects received November 9, 2017. Maintenance or Traffic Plan by CM Lavoie & Associates received November 9, 2017. Applicant shall provide traffic control devised at Chelsea Avenue and Cross Street intersection, if deemed necessary by the Village Board. Applicant shall provide a recorded copy of a perpetual deed restriction limiting occupancy of the building to adults age sixty two (62) years old or older prior to the issuance of a building permit.

AYE: Eckert, Wilson, Sabo, Guddendorf, Jones, and
Ochsenschlager

NAY: None

ABSENT: White

MOTION PASSED.

5. **PUBLIC HEARING:**

- A. Petition #17-026 Amendment to Village of Sugar Grove Zoning Ordinance—Dark Sky Protection
Applicant: Village of Sugar Grove

Chairman Ochsenschlager called the public hearing to order at 7:10 pm.

Administrator Hanlon provided a brief explanation of the text amendment. She explained that one of the goals of the Village of Sugar Grove Comprehensive Plan is to maintain the rural character of the community. This text amendment is being proposed to combat light pollution which would, left unchecked, change the current character of the village.

Chairman Ochsenschlager closed the public hearing at 7:15 P.M.

6. **OLD BUSINESS**

None

7. **NEW BUSINESS**

- A. Petition #17-026 Amendment to Village of Sugar Grove Zoning Ordinance—Dark Sky Protection
Applicant: Village of Sugar Grove

Commissioner Guddendorf asked staff for examples of properties that will be made nonconforming as a result of this text amendment. Staff explained that the recent construction of Culver's highlighted the need for this amendment. The developer proposed the installation of high wattage landscape up lights on the building along with other wall lights. Staff worked with the developer to lower the wattage of the lamps, but had no authority to prevent the up lighting of the building. A general discussion of lighting throughout the village ensued.

A motion was made by Commissioner Eckert, seconded by Commissioner Sabo, that the Planning Commission recommend to the Village Board approval of Petition No. 17-026 amending Title 11 Zoning Regulations to provide regulation of outdoor illumination.

AYE: Eckert, Wilson, Sabo, Guddendorf, Jones, and Ochsenschlager

NAY: None

ABSENT: White

MOTION PASSED

8. **PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION**

Next meeting will be in November 29, 2017.

9. **ADJOURNMENT**

Commissioner Sabo moved to adjourn the meeting. Commissioner Jones seconded the motion.

AYE: Eckert, Wilson, Sabo, Guddendorf, Jones, and Ochsenschlager

NAY: None

ABSENT: White

The meeting was adjourned at 7:34 p.m.

Respectfully submitted,
Renee Hanlon
Recording Secretary

VILLAGE PRESIDENT

P. Sean Michels

**VILLAGE
ADMINISTRATOR**

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



COMMUNITY DEVELOPMENT DEPARTMENT

VILLAGE TRUSTEES

Sean Herron

Mari Johnson

Ted Koch

Heidi Lendi

Rick Montalto

David Paluch

M E M O R A N D U M

TO: Planning Commission Members
FROM: Walter Magdziarz, Director of Community Development
Renee Hanlon, Planning and Zoning Administrator
DATE: November 21, 2017
RE: Materials Submitted for Consideration
Petition #17-022

Attached, please find three (3) documents which have been submitted for your consideration. Attached are the following:

- *Remarks at the Sugar Grove Plan Commission Hearing* by Joanna Livengood. This document was submitted via email by Attorney Michael Coghlan on November 20, 2017.
- *Citizen Scientists Tracking Chicago Air Quality* by Michael Hawthorne. This document was submitted via email by Attorney Michael Coghlan on November 20, 2017
- *Debris Sites Too Toxic* by John O'Connor. This document was submitted via email by Irv Ochsenschlager on November 21, 2017

These documents shall be added to the public record for Zoning Petition #17-022

**Remarks at the Sugar Grove Plan Commission Hearing
for Heartland Recycling Rezoning and Special Use**

November 15, 2017

Village of Sugar Grove Municipal Building, 10 S. Municipal Drive, Sugar Grove, IL 60554

Joanna Livengood, 43W507 Old Oaks Rd, Sugar Grove

Good evening. I'm Joanna Livengood and I live at 43W507 Old Oaks Rd in Sugar Grove. I live in a neighborhood that would be impacted by this proposed project, and I have a number of concerns that echo others remarks but I believe touch on some different aspects.

Location -

I wanted to learn more at Heartland Recycling, so I drove over to the Heartland Aurora facility last week to learn more about what it would be like to live near such a business. It was Tuesday, Nov. 7th around 3 pm. I drove south on Rt 25 and within ½ mile of the Heartland facility, the dust in the air became very noticeable -- conspicuously obvious. In all fairness, there appears to be another similar earthmoving-type facility just north of I-88 as well. Nevertheless, the dust continued along Rt. 25 through the I-88 underpass and on. I then turned east on Mettel Road, which was very dusty/dirty on the right side and covered with solid mud on the left side. The mud tracks went all the way from the exit of the Heartland Facility to Rt 25. I pulled into the facility entrance and saw huge mounds of dirt. Two large earth movers were working one pile and a dump truck was off to the right. The air was thick with dust and dirt. My husband and I then exited the facility and turned west toward Rt. 25. We were driving carefully down Mettel Road due to all the mud, because muddy roads can create significant driving hazards, just like ice. All of a sudden, a white pickup truck went speeding by us on the left (the dusty side) beeping his horn – on this 2-lane road (like Harter). This really startled me – and I realized I could have been in an accident just like that, due the muddy road and an impatient driver. We made it to Rt. 25 and turned left heading south. The natural vegetation hid the Heartland operations from view, but the dust followed us for quite a way before the air cleared. Bottom line – this is an open air, very dusty/dirty, noisy business.

I also saw that the Heartland Recycling Aurora facility is located right next to I-88 and below grade from Interstate 88. It's in a predominately industrial area. The only housing is to the east a fair distance away. Frankly, if you are going to operate such a facility, this would be a good location. In contrast however, this proposal would site such a business right across the street from the Harter Middle School with 1100 students and next to existing homes and neighborhoods – which is the not the same -- and will create many problems for the Sugar Grove community.

Traffic safety is a big concern - Heartland's operating hours are 7 am to 4 pm – aligning with school hours – and it appears in the proposal that dump trucks hauling hours may run as late as 7 pm. Heartland will have 70-80 dump trucks entering and leaving the facility every day during operations – approximately every 10 minutes. Dirty and muddy roads are a fact of life for this business. Harter Road will become very muddy, which will create driving hazards year round on Harter road as you approach 47.

In addition, many of us remember the two Waubensee students that were killed by a dump truck a few years ago as they turned left into the school. Putting a business with dump trucks at the same location with small children and harried parents trying to drop off and pick up their kids from school seems like a recipe for disaster.

Impacts to water is a big concern - Impacts to water, including people's wells and the local wetlands, is a big concern, and has been addressed by many local neighbors. Heartland intends to excavate sand and gravel to the depth of the water table and sell these materials. Mining and removal of native materials (like sand and gravel) is one thing, but replacing it with non-native material from uncertain origins, such as concrete and asphalt from roads and other construction, is quite another. This is almost a guarantee of leachates getting into the local water supply. Gravel and sand act as natural filters for water entering the aquifer. The fill material will contain contaminants, such as oil and grease, which will not be detected by volatile organic detectors used to wand trucks as described by Heartland's environmental engineer, and these contaminants will leach directly into the water. Heartland did not present any hydrology information nor have a hydrologist here tonight to discuss people's concerns. Heartland only talks about having monitoring wells around their site as required by IEPA, but monitoring wells do not protect our water, they just detect contamination after the fact and then it's too late. Heartland's proposal must absolutely be evaluated by an independent qualified hydrologist before being considered further.

Health impacts in the local vicinity due to generated air particulates is a concern –

In addition, pulverizing concrete and other construction materials along with asphalt handling and dirt sieving creates a lot of suspended air particulates of all sizes. These air particulates will travel with the wind -- essentially creating a small biosphere of poor air quality every single working day for local neighbors, which includes the school. For those that already suffer from asthma and other respiratory issues, this is a major health issue.

In addition, increased pollution from diesel dump truck traffic is also a concern. As was noted in a Chicago Tribune article last Sunday on monitoring pollution in the city, "Something as common as a CTA bus or city garbage truck passing by caused the amount of lung-damaging particulate matter in the air to temporarily jump off the charts." ⁱ Dump trucks will be in and out 70-80 times a day – where school children at Harter middle school will be exposed to such lung-damaging particulates many times a day.

Noise pollution is a concern – In terms of noise, the current environs are quiet, other than some road noise from Rt. 47. Noise from surface mining operations, construction material pulverization, earth movers, and dump truck traffic however will be very significant. Impacts from noise pollution are real. It's proven that unwanted noise creates psychological stress and can impact both people's behavior and health. Noise pollution can also have a detrimental effect on wildlife. Putting a mining excavation business by an existing school, houses, and known wetlands is not appropriate.

In addition, as a nearby neighbor, I was very disturbed by Mr. Savage's (Heartland's business owner/partner) statement to the Sugar Grove Board last week - saying that he had addressed school officials concerns about noise from the concrete pulverizing process by agreeing to not do this operation during the school year, but rather to conduct all concrete/ construction debris pulverizing during the 3 summer months. As a nearby neighbor, I was offended by this statement. The owner is clearly ok with subjecting the local community to significant noise and dust every working day all summer long -- exactly when people and children want to be outside enjoying themselves and want to have their windows open. So I want to go on the record that I find this proposal unacceptable.

Close -

I know that Sugar Grove is interested in growing the village. However, putting a mining excavation, concrete crushing/ asphalt recycle facility across the street from a school and next to existing housing just doesn't make sense. Growth for growth's sake cannot be done at the sacrifice of the health and well-being of our children and local community. 1100 students attend Harter Middle School. Quality of life matters - including traffic safety, clean water and air, and freedom from noise pollution – it's one of the reasons why we live in Sugar Grove. Please do not take on the problems that this proposed project will present to the Village and local community for the next decade. I am confident that other development opportunities – which are more appropriate for Sugar Grove will arise. Please hold out for a proposal that better fits this community, and vote no to this proposed project.

ⁱ Hawthorne, Michael, "Citizen Scientists Tracking Chicago Air Quality", Chicago Tribune (print), 12 Nov. 2017, section 1, pp. 1,14.

Citizen scientists tracking Chicago air quality

Volunteers using new tech to help monitor pollution



Melissa Ruby wears portable air quality monitors on her walking route in the South Loop in October. (Brian Cassella/Tribune)

By Michael Hawthorne Chicago Tribune

With an array of palm-sized devices strapped across her chest and connected wirelessly to her smartphone, Gail Merritt discovered the air in the South Loop might be a lot dirtier than expected.

Merritt and her group of volunteer pollution hunters had assumed the low-cost sensors they carried during daily walks would confirm their fast-growing neighborhood had relatively decent air quality, at least when compared with the gritty industrial corridors in other parts of Chicago.

Color-coded graphs that popped up on Merritt's screen during an unseasonably warm October afternoon told a more complicated story. Something as common as a CTA bus or city garbage truck passing by caused the amount of lung-damaging particulate matter in the air to temporarily jump off the charts.

Just as concerning were spikes of pollution that turned up when the group reviewed data from a different air monitor stationed for three weeks in Dearborn Park, a quiet, tree-lined square framed by high-rise condominiums.

The volunteers now are eagerly awaiting a review of their handiwork by scientists who oversaw air monitoring in the South Loop and three other Chicago neighborhoods during the past six months. Funded by the U.S. Environmental Protection Agency, the project is part of a broader nationwide effort to use rapidly developing technology to give people easy-to-access information about pollution they breathe during their daily routines.

“We came into this thinking we would be a control group they could use to compare to other neighborhoods with environmental justice issues,” said Merritt, a management consultant who leads the Alliance for a Greener South Loop. “Given all of the vehicle and train traffic around us, it looks like we have our own pollution problems.”

Breathing even small amounts of particulate matter, commonly known as soot, can inflame the lungs and trigger asthma attacks. Long-term exposure can cause heart disease, increase the risk of developing cancer and shave years off a person's life.

Unlike the thick clouds of pollution that choked cities during the past century, the soot particles that concern public health researchers today are so small that thousands could fit on the period at the end of this sentence.

Because the amount of vehicle exhaust and factory pollution can vary widely within neighborhoods and at during different times of day, the new wave of portable and stationary sensors can find pockets of dirty air that go unnoticed by authorities.

Intrigued by the potential of using personal technology to track the invisible-but-deadly pollution, the EPA began awarding scientific grants during the Obama administration to determine if relatively inexpensive sensors developed by tech startups and hobbyists could supplement a network of official monitors.

Regulators already measure soot at 17 sites in the Chicago area, and other monitors collect snapshots of data on smog, heavy metals and volatile chemicals to assess air quality across the region. But the bulky, expensive equipment isn't mobile and the testing is designed to give a glimpse of the entire region, not identify hot spots. The closest soot monitor to the South Loop is more than 5 miles away.

Nobody thinks the new technology is reliable enough yet to be used in court or a regulatory proceeding. Rather, researchers and career staff at the EPA see it as a tool for citizens to conduct their own experiments and draw attention to pollution problems that otherwise might not be addressed, especially as President Donald Trump pushes to dramatically cut funding for federal and state environmental programs.

In addition to Merritt's group, activists from Altgeld Gardens, Little Village and the East Side neighborhood are testing the reliability and ease of use of a half-dozen sensors, including devices small enough to fit on the straps of a backpack, one that looks like a throwback from the original "Star Trek" TV series and another the size of a 16-inch softball.

Meanwhile, Serap Erdal, a University of Illinois at Chicago researcher who advises the groups, is testing all the devices next to an EPA monitor in Northbrook to determine how close the readings are to the regulatory gold standard.

Before fanning out again to see if the low-cost devices can endure a Chicago winter, some of the volunteers gathered last month at the nonprofit Delta Institute to share what worked and what didn't during their summer and fall testing runs.

They reported the instructions and software for some of the devices were too confusing. One had a sensitive power button that would cause users to inadvertently turn the

devices off. Another was knocked offline by a spider web.

“Doing good, low-cost sensor work is deceptively challenging,” said Scott Fruin, a University of Southern California researcher who studies air pollution but isn’t involved in the Chicago project. “Many of the sensors are not up to the task.”

Some of the volunteers chafed at filling out paperwork vital to helping their scientific advisers determine if spikes of pollution detected during their testing runs are meaningful or were merely the result of a sensor malfunction. Yet organizers said people of all ages are excited to keep going, driven by the idea they could someday figure out themselves if their suspicions about neighborhood air quality are valid.

Community leaders say the technology also gives them new opportunities to expand their networks and engage with neighbors reluctant to get involved.

“It really seems like we’re entering a new renaissance in the environmental movement,” said Sammy Corona, a volunteer with the Southeast Environmental Task Force who excitedly told the Delta Institute group about a recent conference that highlighted an elaborate network of air monitors in Southern California.

“When I got back,” Corona said, “I realized we are still in the Dark Ages in Chicago.”

The neighborhood experiments are just one example of how the nation’s third-largest city is catching up.

Researchers at the Urban Center for Computation and Data, an initiative by the University of Chicago and Argonne National Laboratory, have developed equipment that is being posted on light poles around the city to provide granular details about air quality, traffic, sound volume and temperature.

After working out glitches with the electronics and redesigning protective enclosures for the devices, dubbed the Array of Things, the scientists are planning to have 500 monitors up and running by the end of next year.

Charlie Catlett, a data scientist who directs the project, said the goal is to provide researchers and the public with new kinds of data that can be used to improve quality of

life. The latest version of the monitors is designed to make it easier to add new technology as the field improves and expands.

Catlett's project echoes a long-running study by the New York City Department of Health. Former Mayor Michael Bloomberg's administration relied on borough-by-borough maps of data from pole-mounted sensors in an effort to stop landlords from using sooty fuel oil to heat apartment buildings and switch to cleaner-burning natural gas.

In 2010, the Tribune used a hand-held sensor to test air quality on Metra commuter trains and inside stations that more than a quarter of a million people pass through every weekday. The newspaper found spikes of noxious diesel soot inside passenger cars after the doors closed on outbound trains and locomotive exhaust was sucked into ventilation systems.

Metra responded by installing more effective filters that improved air quality inside the cars. But commuters still routinely complain about hazy clouds of diesel pollution inside Union Station and Ogilvie Transportation Center.

Another early adopter of personal air testing devices is the Environmental Law and Policy Center, a Chicago-based nonprofit that loaned sensors to students, neighborhood groups and others between May and October to measure soot in 35 of the city's 77 community areas.

The testing found high levels of soot along major thoroughfares and at clogged intersections throughout the city. Howard Learner, the group's executive director, said as more data is accumulated, it can nudge city officials and citizens to make changes.

For instance, CTA bus drivers could stop idling at busy transit stations or transportation engineers could tweak traffic signals to reduce backups when pollution hot spots are detected. People could rely on the maps to avoid dirty air while commuting or walking around the city.

"We already have reasonably verifiable data that can be collected by people engaged in their communities, and the equipment is only going to get better," said Learner, who co-chaired an EPA task force that last year urged the agency to boost its support for citizen

science. “By identifying problems in ways that weren’t possible before, it opens up new opportunities for solutions.”

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Article 3 of 199

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nsure your only
 dress is whether
 second piece of
 ites 2.4 million

Illinoisans will drive to a destination more than 50 miles away from home over the long weekend.
 With smartphones and smart

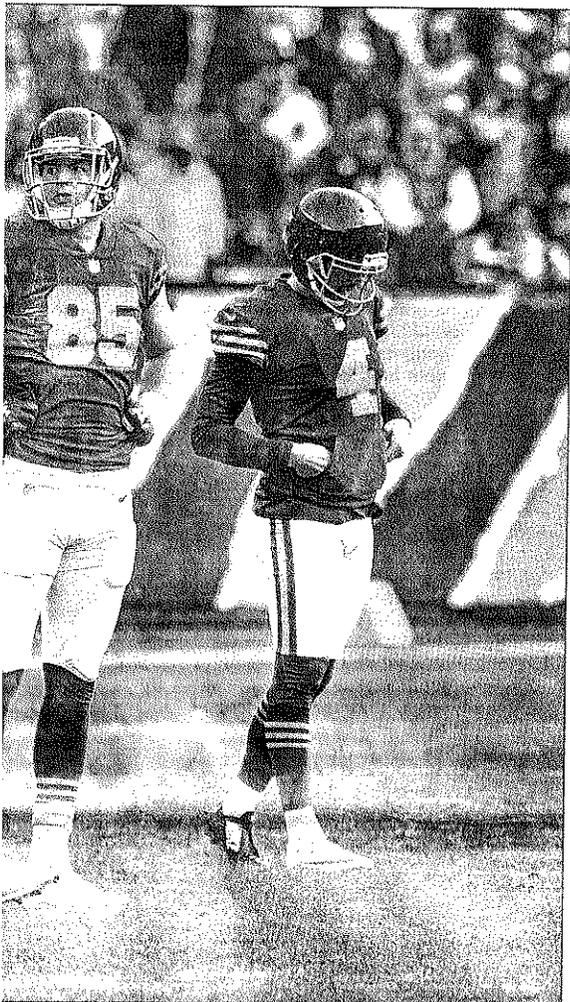
cars that choose routes and warn of hazards, few Americans think twice about getting on the road for a holiday trip.
 Yet, AAA will rescue more

than 330,000 drivers over the holiday, spokeswoman Beth Mosher said.

The reasons are embarrassingly preventable — with lockouts, dead batteries and flat tires

See **TRANSIT** on **PAGE 4**

• Bears fall to 3-7



JOHN STARKS/jstarks@dailyherald.com
 n (98) and Daniel Brown (85) watch Detroit Lions strong safety day's game at Soldier Field.

Nothing left

R FULL COVERAGE

ot to admire **JOE AGUILAR:** Linebacker Leonard Floyd
 jobisky, Jordan suffered what Coach Fox said looked like
 and Tarik Cohen. a "really serious knee injury."

planned for Aurora

host "eclectic" concerts from regional and national artists play styles of bluegrass, folk, s, rock and ethnic tunes.

Riverfront Playhouse, Culture Stock book store, a series of art walks called First Fridays and other sites and activities.
 "We want to complement all the events that are going on in

Illinois EPA tests show:

Debris sites too toxic

80 percent, including some in the suburbs, surpass legal limit

By **JOHN O'CONNOR**
 AP Political Writer

SPRINGFIELD — Four in five Illinois quarries that backfill with concrete and other demolition waste show higher-than-acceptable levels of toxins, according to state sampling results obtained by The Associated Press.

Illinois Environmental Protection Agency testing last spring produced levels exceeding allowable limits of arsenic, lead, mercury, atrazine and other heavy metals and pesticides as well as volatile organic compounds that can cause health hazards, according to violation notices disclosed to the AP under the Illinois Freedom of Information Act.

Among 92 quarries and other excavation sites licensed to take what state law calls "clean construction and demolition debris," or CCDD, the agency notified 74 of violations.

Quarry owners and industry representatives complain that IEPA conducted a basic test, which revealed naturally occurring metals such as aluminum and manganese. IEPA counters the levels found exceeded what's allowed by law.

Environmentalists are seizing on the results, seeking to require groundwater monitoring around the sites, which are "reclaimed" by depositing demolition debris such as concrete, brick, asphalt and uncontaminated soil. Rock quarries often sit directly atop groundwater supplies. Advocates for tougher standards point out that toxic material that goes in will likely have direct contact with an aquifer.

"It confirms my worst fears," said Rep. Margo McDermed, from limestone-rich Will County, home to a dozen CCDD sites. The Republican's monitoring-well legislation stalled last spring.

"The protocols that were created to monitor the so-called clean construction debris

See **TOXIC** on **PAGE 4**

Why I Should Be
 Illinois' Next Governor

Toxic: Health not at risk, industry rep sa

Continued from Page 1

the quarries were completely inadequate," McDermid said. "We never felt they were sufficient to protect people and their drinking water, and unfortunately, we were correct."

Regulators are meeting with representatives of each of the impacted sites, IEPA spokeswoman Kim Biggs said. What happens, she said, "will vary site by site" but could include more sampling, confirmation testing or soil removal.

Critics say the industry is self-regulated, with debris haulers and quarry owners deciding whether waste to be dumped is contained. Trade representatives counter that licensed professionals test soil on the demolition site for contaminants, taking into consideration the land-use history. Then the load is inspected visually and with a chemical odor-detecting wand at the dump site. Suspicious loads may be rejected.

The idea behind the CCDDs is to divert "clean" debris from sanitary landfills — premium, more costly space because of tougher environmental standards designed to discourage toxins from migrating to groundwater. Dumping the same load at a landfill costs at least five times more, not

Debris sites with higher-than-allowable toxins

In testing of soil samples last spring, the Illinois Environmental Protection Agency found higher-than-allowable toxins in 80 percent of the quarries and excavation pits licensed to accept "clean construction-demolition debris" as backfill, according to

Cook County

- Elgin Clean Soils Fill Site
- Bartlett — Gifford East (1-3)
- Bartlett — Gifford East (4)
- Glenwood — Lambrecht
- Lyons — Reliable Lyons
- Richton Park
- Thornton — Ridge Road
- Rio Vista
- McCook — Vulcan Construction Materials-McCook Quarry

Kane County

- Bartlett — 47 Acres-Southwind Business Park
- Elburn — Baldwin
- East Dundee — Beverly

Materials

- Bartlett — BHBP-NE
- Bartlett — BHBP-South
- Bartlett — BHBP-SW
- Elburn — Lorang Road
- Aurora — Heartland Recycling
- South Elgin — LaFarge Aggregates Fox River Quarry
- Kaneville — Lakeview Estates
- Hampshire Township — Weims Gravel
- South Elgin — Middle Street
- East Dundee — Palumbo Management
- Elburn — VONA-Prairie Materials Yard 91
- Huntley — Square Barn

documents obtained by The Associated Press under the Illinois Freedom of Information Act. Here are the sites issued violation notices by the IEPA in the Chicago area.

Chicago area

- Road Quarry
- Lake County
- Berger Excavating-East Pitt
- Midwest Aggregates
- Oaks

McHenry County

- Algonquin Township — Consolidated Materials
- Huntley — Foster Road Quarry
- Algonquin — Hanson Material Service
- Lake in the Hills
- Woodstock — Lily Pond Stone
- McHenry — Petersen Sand & Gravel
- East Dundee — Prairie

Materials Yard 92

- McHenry — Reliable Sand & Gravel
- Thelen Sand & Gravel

Will County

- Joliet — Black Forest-Zurich
- Joliet — Chicago Street
- Elmhurst Chicago Stone
- Romeoville — Hanson Material Services
- Romeoville — Orange Crush
- Joliet — Richards Street
- Plainfield — Willco Green 1
- Plainfield — Willco Green 2

Source: Illinois Environmental Protection Agency

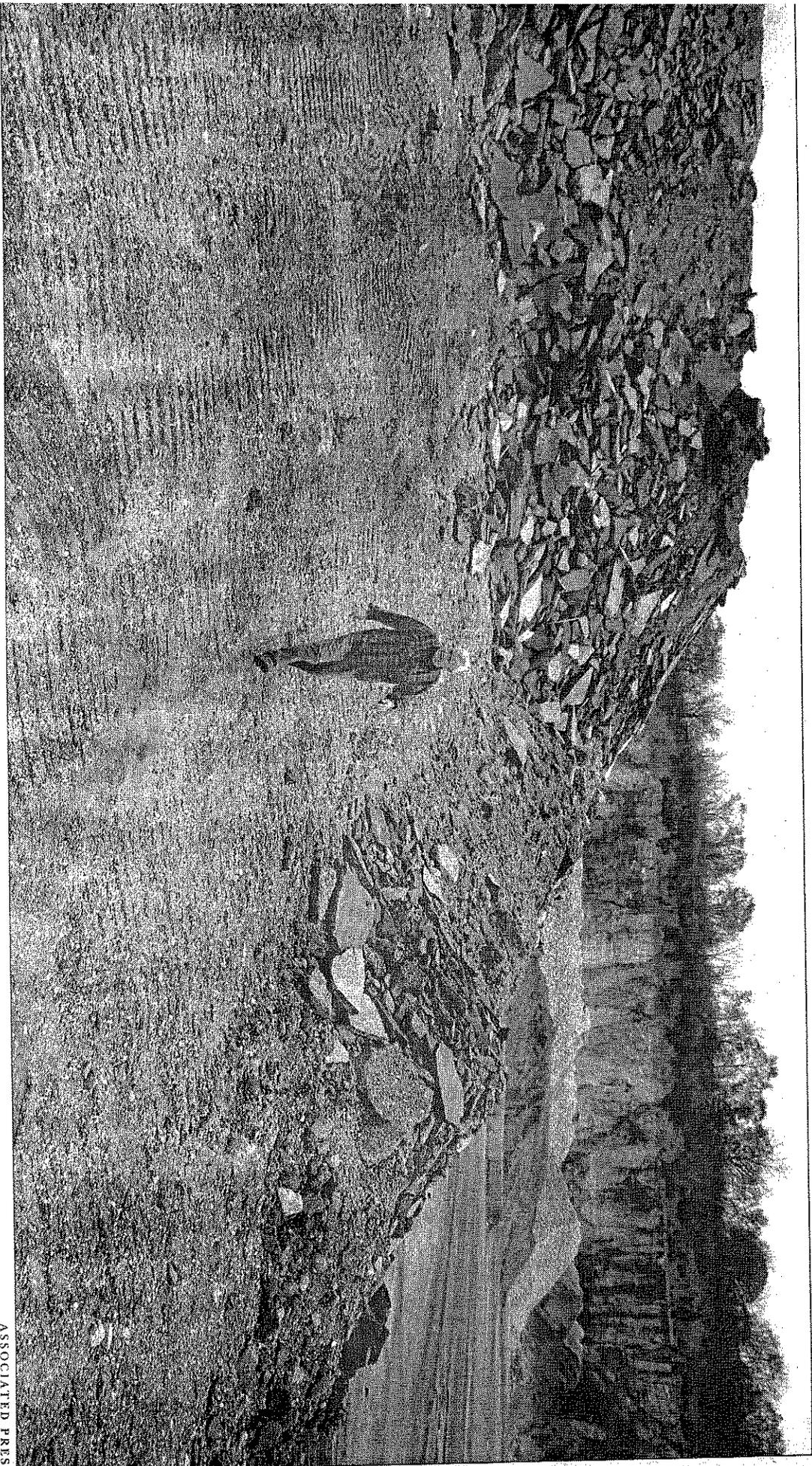
would expect to tested clean soil 1 yards all around he said. "More ir what they did not did not find concentrations that risk to human he environment."

Aluminum, chromium registered as the sample taken Street CCDD in V The spent quarry cles concrete and re-use in addition ing with clean det Manager Bud he noted during last week with ulators that folle assessments were He said they agree suggested thorough samples from his show there's no t

In at least one ing requiremet proved cost-prot minimum, chromium and selenium v sive in samples Buckhart Sand in Mechanicsbu

east of Springfield Barney Flat se hasn't taken any about two yet haulers found th expensive. "It's not wort Flat said. "All v take concrete in recycling."

counting increased trucking expenses because there are far fewer landfills, said Dan Eichholz, executive director of the industry group, the Illinois Association of Aggregate Producers. Prompted by discussion of McDermid's legislation, IEPA sampled deposits from the 92 sites in April and May, testing them for 190 heavy metals, pesticides, volatile and semivolatile organic compounds. Samples most often showed levels exceeding what's allowable for aluminum, iron, selenium, chromium and manganese. Excessive levels of arsenic



ASSOCIATED PRESS

Clean Construction Demolition Debris LLC manager Bud Boyer walks through construction asphalt waste that will be recycled into "clean" fill material at the company's facility in the Illinois quarries that backfill with concrete and other demolition waste show higher-than-acceptable levels of toxins, according to state sampling results.

IG: Health not at risk, industry rep says

1

would expect to find if you