

**DOWNERS GROVE
ENVIRONMENTAL CONCERNS COMMISSION
April 11, 2013 Meeting Minutes**

I. Roll Call

Commissioner Cavallo called the meeting to order at 7:03 p.m. and asked for a roll call.

Present: Commissioner Cavallo, Commissioner Hung, Commissioner Pelloso, Commissioner Speta

Absent: Chairman Sterner, Commissioner Simmer, Commissioner Eisenhart

II. Visitor Welcome

Sara Mortensen of Bales Mold Service, Inc. was in attendance to present her company for the Green Business Recognition program. The Board welcomed her to the meeting and thanked her for coming.

III. Review and Approval of March 14, 2013 Meeting Minutes

Commissioner Cavallo asked if there were any questions on the minutes from the March meeting. Commissioner Speta made motion to approve the minutes. Commissioner Pelloso seconded the motion. The motion passed by a voice vote.

IV. Staff Update on Ongoing Projects

Mr. Santoro gave an update on the Village's rain barrel sale. The sale started on April 1 and will run until May 15. The rain barrels are being sold for \$58.50 with delivery and installation options.

Commissioner Speta suggested that the Village advertise the rain barrel incentive in the newsletter and E-news. Commissioner Pelloso agreed that this sort of messaging would be a good idea.

Commissioner Cavallo said that he brought electronics to the monthly electronics recycling event and noticed that it remains a popular program. Commissioner Speta also commented on the amount of people recycling electronics and the terrific response to the program.

V. Green Business Program – Bales Mold Service, Inc.

Commissioner Cavallo welcomed Sara Mortensen of Bales Mold Service, Inc. and suggested that she begin her presentation. Ms. Mortensen stated that Bales Mold Services was started by her father and uncle in 1978 and has been located in Downers Grove at 2824 Hitchcock for 28 years. They provide industrial plating and polishing. The company is run by Ms. Mortensen and her sister and they employ about 30 people.

Ms. Mortensen began her presentation by telling the ECC that Bales has reduced their paper waste by instituting paperless payday, posting marketing materials online instead of distributing them by mail and using shredded office paper in their packaging process. They also provide employees with reusable lunch bags and coffee mugs to reduce waste in the cafeteria and the shipping department reuses shipping boxes. Ms. Mortensen also mentioned that the company recycles old computer equipment and ink toner.

Ms. Mortensen explained that Bales Mold has designated scrap collection bins in various locations throughout the shop and that they reuse many of their materials. Ms. Mortensen brought in an example of the materials they use and explained the chroming process. She stated that the pieces they use are unique to each project but the parts can be reused either for other customer projects or if the same part comes into the shop again.

Commissioner Pelloso asked if the parts were scrapped if they broke. Ms. Mortensen said that the steel does rarely break but some of the wires might wear out at which point they are replaced. Commissioner Speta asked about the chrome plating process. Ms. Mortensen explained how the plating process worked and the amount of wear it caused on materials.

Ms. Mortensen explained the water conservation practices Bales Mold follows which include low flow toilets and urinals, maintenance procedures to check for leaks, a more efficient floor scrubber and the installation of plastic curtains into their process to direct water flow back into tanks for reuse. Commissioner Pelloso asked if they have pretreatment requirements before their water is discharged. Ms. Mortensen said they do and they are a zero emission facility that does its own evaporation. Commissioner Cavallo asked how the curtains work in the flow back process. Ms. Mortensen explained how previously water would fall behind the tank and be lost. The addition of the curtains caused the water to flow back into the tanks. Ms. Mortensen went on to discuss their waste treatment process where liquid water is evaporated and scrubbed and a sludge is leftover. This byproduct of the process is waste hauled. Commissioner Cavallo asked if the sludge is hazardous. Ms. Mortensen responded yes, which is why it is waste hauled to a special disposal facility.

Commissioner Cavallo asked who defines the process for disposing of waste. Ms. Mortensen said that by the time Bales Mold started nickel plating in the 1990s, all

EPA regulations were in place and they work with several companies and the EPA to ensure that they are compliant.

Commissioner Cavallo asked what makes Bales Mold different from other firms in the industry in terms of environmental practices. Ms. Mortensen said that have several initiatives in development including new practices for their chrome processes. The president of Bales is also on the board of directors for National Surface Finishers Association and the Tool and Manufacturing Association. She also works closely with scientific labs to stay informed of regulations being voted on to be prepared for upcoming regulations to make sure they are prepared for new rules.

Commissioner Cavallo asked how their employees have gotten involved in the environmental processes. Ms. Mortensen described the decrease of waste in the lunchroom due to the distribution of reusable lunch bags and their shipping manager coming up with the idea for using shredded paper for packaging. Commissioner Cavallo asked if the Bales Mold employees use these practices in their personal lives. Ms. Mortensen said that many employees have taken great pride in the lunchroom program and have engraved their names into their mugs and several employees carpool to work.

Commissioner Speta asked about the protective equipment the employees wear and how they process the clothing after it has been used. Ms. Mortensen said that the employees are provided shirts and wear rubber aprons, gloves and rubber boots.

Ms Mortensen moved on to energy conservation practices by describing the solar tracking skylights that Bales Mold installed that reflect light into the building and regulate when the lights turn on. They also have motion sensors and timers to reduce the amount of time lights are left on needlessly. Ms. Mortensen also talked about transportation practices. Bales Mold schedules their pickups and deliveries to reduce the amount of backtracking and multiple trips. They also use electric lifts and hand-operated pallet jacks to decrease propane usage on the forklifts.

Ms. Mortensen also described how Bales Mold has moved away from nitric acid to more environmentally friendly citric acid passivation solution. They are also a zero discharge facility. Ms. Mortensen concluded her presentation and thanked the Village for having the Green Business program. She grew up in Downers Grove and is proud to be a chemical company being recognized for their environmental practices. Commissioner Pelloso asked if there were any employee injuries or health issues related to chemicals. Ms. Mortensen said that there were no chemical related issues and there are eyewash stations and showers but they have never needed to be used. Commissioner Pelloso said that it would be a good idea to have a site visit to promote Bales Mold.

Commissioner Cavallo asked that a motion be made to recommend to the Village Council that Bales Mold Service be made the first Downers Grove Green Business. Commissioner Speta made a motion for the recommendation. Mr. Santoro clarified that instead of recommending Bales Mold to the Village Council, the ECC should hold a vote to recognize Bales as a Village of Downers Grove Green Business because the ECC is the recognizing body. Commissioner Cavallo amended the motion to recognize Bales Mold instead of recommending them to council. Commissioner Pelloso seconded the motion. The motion passed by a voice vote.

VI. Old Business

Commissioner Speta asked for a report on the attendance level of the April 3 stormwater educational seminar. Mr. Santoro stated that he was not at the event but there were around 50 attendees from businesses, non-profits and homeowners associations. Commissioner Speta asked if the Village was moving forward on the stormwater stenciling program mentioned at the March meeting. Mr. Santoro stated that the program had been on hold while he was on administrative leave but it would be picking up again shortly.

Commissioner Hung said that she talked to teacher at Downers Grove North about the Village's water conservation campaign. She indicated that the teacher was interested in helping out and had contacted Allison Deitch. Commissioner Hung requested that an update on the water conservation program be placed on the May 9 agenda.

VII. Adjournment

The next meeting was scheduled for May 9, 2013. Commissioner Pelloso made a motion to adjourn the meeting. Commissioner Speta seconded the motion. The meeting was adjourned at 8:00 p.m.

APPROVED 5/6/13

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING
PUBLIC HEARING

APRIL 1, 2013, 7:00 P.M.

Chairman Hose called the April 1, 2013 meeting of the Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and the public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Hose, Mr. Beggs, Mr. Cozzo, Mr. Matejczyk, Mrs. Rabatah, Ms. Urban, Mr. Webster

ABSENT: Mr. Quirk, Mr. Waechtler

STAFF PRESENT: Village Planner, Damir Latinovic; Village Planner, Stan Popovich

VISITORS: Mr. Ken Rathje, Rathje Planning Services, 412 Chicago Avenue, Downers Grove, IL; Mr. Hesham El Defrawy, Petitioner; Mr. Dean Pozarzycki, 4728 Main Street, Downers Grove; Ms. Marge Earl, 4720 Florence Avenue, Downers Grove; Ms. Lillian Blake, 1029 S. Fairfield, Lombard; Mr. Ron Blake, 1029 S. Fairfield, Lombard

APPROVAL OF THE MARCH 4, 2013 MINUTES

THE MARCH 4, 2013 MINUTES WERE APPROVED ON MOTION BY MR. MATEJCZYK, SECONDED BY MS. URBAN. MOTION CARRIED BY VOICE VOTE OF 7-0.

Chairman Hose reviewed the meeting's protocol.

PC 08-13 A petition seeking Special Use approval for an automobile laundry and repair use in an existing building. The property is located on the north side of Ogden Avenue, 100 feet east of the intersection of Highland and Ogden Avenues, commonly known as 946 Ogden Avenue, Downers Grove, IL (PINs 09-05-118-012 and -025). Hesham El Defrawy, Petitioner; The Chicago Trust Co., N.A. TR# BEV-3311, Owner.

Village Planner, Mr. Stan Popovich, summarized that the petitioner was requesting a special use for an automobile laundry and repair shop at 946 Ogden Avenue. Four interior bays would include hand wash and power wash services; two bays would include intakes and evaluation; and one bay would be used for minor repair work. The site is comprised of two parcels -- one fronting on Ogden Avenue (zoned B-3 General Services and Highway Business) and the other parcel fronting Highland Avenue (zoned R-4 Single Family Residential) with a parking lot permitted as a conditional use granted in 1969. The proposed special use would be located in the eastern half of the existing building on Ogden Avenue. Currently, in the western half of the building, a custom

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automobile upholstery shop exists on the first floor with offices on the second floor. A floor plan was referenced.

Per staff, all auto work, washing and detailing would be completed inside the building with auto repairs to be limited to oil changes, radiator flushes, air conditioner recharges and tune-ups. No exterior improvements to the building were planned; however, the property owner did receive an OASIS (Ogden Avenue Site Improvement Strategy) grant with some exterior improvement to be made to the building.

A review of how the vehicles would enter and exit the site followed. Staff reported that the petitioner was providing 28 parking and stacking spaces, including one space for handicap parking. Details followed.

Per staff, the proposal met the requirements of the Village's Comprehensive Plan. The use is consistent with the uses along the Ogden Avenue Corridor, and staff was encouraging that the north parcel be rezoned to a B-3 use to be more consistent with the parking lot use and to be more in line with the goals of the Village's Comprehensive Plan. The proposal meets the requirements of the Village's Zoning Ordinance and was a permitted special use under the B-3 zoning district. The parking lot improvements would also meet the requirements of the zoning ordinance.

Per the Fire Prevention Division, Mr. Popovich reported that the existing fire alarm and sprinkler system will be reviewed when they apply for the building permit to ensure both systems were adequate for the special use, as proposed.

Continuing, proper public notice was published in the *Downers Grove Reporter* and notices were sent to the neighbors within 250 feet of the property. The property owner to the north voiced concern about increased traffic, hours of operation, use of the parking lot and screening of the parking lot. Staff spoke with the owner of 950 Ogden Avenue, who had concerns about increased cut-through traffic through his parking lot and patrons from 946 Ogden Avenue using his parking lot. Staff discussed their follow-up with the owner regarding that issue.

Mr. Popovich reviewed the Standards for Approval for a Special Use individually noting all standards have been met. In conclusion, he recommended that the Plan Commission forward a positive recommendation to the Village Council regarding the petition, along with staff's six conditions listed in its staff report.

Per commissioner questions, staff confirmed there would be no fumes or obnoxious smells emitted from the building. With regard to the alley, the Village had not explored any vacation of the alley at this time. Mr. Matejczyk thought it would be advantageous to do so for both properties. Staff concurred but mentioned there was a cost associated with the vacation. Clarification followed that automobile "laundry" was basically the same as a car wash or car detailing.

Per Mr. Beggs's question regarding the removal of the last sentence in staff's Condition No. 6, Mr. Popovich explained that staff preferred to keep the last sentence because staff believed it was important for the subject property to be rezoned for the good of the community and the Comprehensive Plan. Asked if it would restrict matters too much to have another right-turn only sign on the western drive of the property, Mr. Popovich responded that he did not feel that the level of traffic exiting was significant enough to the point that drivers needed to be limited. Besides, the

property owners at 950 Ogden had concerns about cut-through traffic heading eastbound on Ogden Avenue. Details followed on the effects. Lastly, Mr. Popovich confirmed for Mr. Beggs that the special use would continue with a subsequent owner who wanted to operate the same type of business with the specified conditions, and as cited in staff's Condition No. 3.

With the re-striping of the parking lot, Mr. Popovich agreed that existing pavement was in poor condition and the lot needed to be repaired to meet the Village's standards but it would not have to come before this commission to be heard again, nor would lighting be required, as stated in the 1969 special use provision. An explanation then followed on the Village's process for rezoning a property and the costs/time associated with same. Asked if there was something that would have triggered the process in getting the owner to start landscaping improvements, Mr. Popovich indicated there was not because the requested special use was on the inside of the building and the site did not offer much opportunity for green space yet have the ability to function throughout the site.

Chairman Hose proceeded to swear in those who would speak on the petition.

On behalf of the petitioner, Hesham El Defrawy, Mr. Ken Rathje, with Rathje Planning Services, Downers Grove, introduced himself and architect Mr. Dean Pozarzycki, 4728 Main Street, Downers Grove. Mr. Rathje summarized the history and location of his client's site and explained that his client was seeking a special use for a combined business of auto detailing and repair comprising of two parcels. His client's business was specifically the easterly unit which had a total area of 3,475 sq. feet. Mr. Rathje provided details about the building, hours of operation and the services that will be provided. A list of services covered and not covered under automobile repair also followed. Mr. Rathje noted these details were also provided in the staff report.

Addressing parking, Mr. Rathje confirmed that 28 parking and stacking spaces would be provided, with 21 of those spaces located on the lot to the north (which included the previously approved conditional use). He referenced a list of hand tools that would be utilized and asked that they be part of the record as detailed in the staff report. The hand tools include an air compressor to be located above the washroom facilities and enclosed in a sound-dampening structure.

In summary, Mr. Rathje referenced the number of auto-oriented businesses located along Ogden Avenue, pointing out that the petition was a typical business that would be found along Ogden Avenue. He addressed the four Standards of Approval for a Special Use and each of staff's six conditions listed in its staff report, noting compliance would be met. As to the last condition, wherein staff was urging the rezoning of the 4249 Highland Avenue property from R-4 zoning to B-3 zoning, Mr. Rathje noted that while it was noteworthy and he did seek staff's support for the rezoning, however, he stated the petitioner did not need to pursue any rezoning in order for the special use to be approved. Mr. Rathje asked that the special use proceed on its own and he expected the rezoning to proceed on its own as well.

Responding to questions about left turns, Mr. Rathje explained that a left turn lane did exist in the center of the roadway and that a vehicle exiting the site could seek "refuge" in that center lane and eventually merge with traffic. In addition, he understood that during peak a.m. and p.m. hours, the majority of traffic would have to "find its way" to access the property primarily from a westbound movement. Details followed. Mr. Rathje agreed that some of the parking lot was in poor repair and stated that the property owner would repair or repave it, depending upon what his contractor found.

Re-stripping of the lot was described as well as mention of two landscaping islands to be installed.

As to chemical disposal and the like, Mr. Rathje explained that oil and fluids would be contained in waste containers inside the facility, consistent with the Fire Prevention department's requirements. Waste removal is to be contracted with a waste removal company. Mr. Rathje confirmed that a triple-basin trench system already existed within the interior of the building.

Chairman Hose opened up the meeting to public comment.

Ms. Lillian Blake, 1029 S. Fairfield, Lombard, Illinois, whom was interested in the petition due to the property north of the parking lot, voiced concern that there was not much green space planned for the parking lot and wanted to see about ten feet of green space between the residential property and the proposal, especially at the north edge of the parking lot. She asked for clarification of the diagonal parking spaces, how many customers would patronize the site, and voiced concern about exhaust fumes, noise, keeping the fence maintained, the dumpster location, lighting, and how the parking lot, if rezoned, would affect the residents' requests in any future changes to the area.

Mr. Ronald Blake, 1029 S. Fairfield, Lombard, IL, clarified that the property they were vested in was 4245 Highland Avenue and he had concerns about how the petition would affect the property. He wanted to ensure that the bay doors would be closed to avoid hearing repair noises.

Mr. Popovich addressed the dumpster issue, the additional green space that would be added to the parking islands, the existing grass along the north property line, and some of the fencing being an open design due to the fact that it was a front yard and is residential zoning. He further explained traffic flow on the site, the fact that he does not anticipate idling vehicles in the parking lot, and the fact that the bay doors will be closed, but may be open occasionally. Should noise become an issue, he said they could be addressed under the Village's noise regulations. Should lighting be proposed for the parking lot, the Village would require a photometric plan to be submitted by the petitioner.

Ms. Marge Earl, 4720 Florence Avenue, Downers Grove, asked for clarification about the parking lot being "permitted as a conditional use". Mr. Popovich explained that the conditional use was granted to allow a parking lot on the residentially zoned property for the business at 946 Ogden Avenue. At that time, the use at 946 Ogden was a by-right use which did not require special approvals to operate. There was no tie between the parking lot and another special use that would have expired.

Ms. Earl voiced concern about staff's wording of Condition No. 6 and did not want to see the Village being ultimately responsible for the rezoning of the property, since there were costs involved, wherein, Mr. Popovich stated the costs basically involved staff's time which was covered by the current application fees. Should the property become rezoned, Ms. Earl queried whether it would change what was allowed as a layout, wherein Mr. Popovich responded that it would permit additional fencing requirements and parking lot landscaping. By doing the rezoning later, Mr. Popovich confirmed with Ms. Earl there was no landscape buffering for the neighbors that was being lost.

Mr. Blake returned to the podium and asked about the status of the north four-and-one half feet of the property and whether it would be grass, wherein Mr. Rathje confirmed the deterioration that took place but stated that the plan was to have a curvilinear front green space along the west side

approaching the 10 to 12 foot range in green space. The north side would not have any added green space due to the tight nature of the property and the parking lot width requirements. Mr. Rathje also pointed out that the juxtaposition of the bay doorway was well away from the nearby residences.

Ms. Lillian Blake returned and asked about the bay door that faces a residential back yard to the east of the parking lot, mentioning there used to be more green space between the two.

Hearing no further comments, public comment was closed by the chairman. Mr. Rathje was invited to provide closing comments.

Mr. Rathje believed the proposal would be a benefit to the Ogden Avenue business community and stated his client does care about the community. He and his team worked hard to come up with a plan that was consistent with the Comprehensive Plan, the Zoning Ordinance, and to be a good neighbor to the businesses and to the residents.

Mr. Matejczyk believed the proposal was very appropriate and hoped that in the future the properties would become consolidated for the good of Ogden Avenue. Ms. Urban believed the reuse of the building was appropriate for the location. The existing structure was maximized, the parking worked efficiently, and the site was being upgraded and improved which was an asset. Mr. Webster suggested that the owner address the light facing the north and that it have "cut-off" and not shine on the property to the north. Staff referenced back to the wording in the 1969 Conditional Use which addressed lighting but thought the lighting issue could be better addressed through the Village's Property Maintenance department and not place a condition in the Special Use Ordinance.

Chairman Hose also believed the petition was appropriate and fit well with the Ogden Avenue plan and it was a good business to have on Ogden Avenue. He supported the petition. Mrs. Rabatah agreed the petition was well presented. A motion was entertained by the chairman:

WITH RESPECT TO FILE PC 08-13, MR. MATEJCZYK MADE A MOTION THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SPECIAL USE SHALL SUBSTANTIALLY CONFORM TO THE STAFF REPORT, PLANS AND DOCUMENTS ATTACHED TO STAFF REPORT DATED 04/01/2013 EXCEPT AS SUCH PLANS MAY BE MODIFIED TO CONFORM TO THE VILLAGE CODES AND ORDINANCES.**
- 2. ALL AUTOMOBILE DETAILING AND REPAIR WORK SHALL TAKE PLACE ENTIRELY WITHIN THE EXISTING BUILDING. NO WORK SHALL TAKE PLACE OUTSIDE OF THE BUILDING.**
- 3. THE MINOR AUTOMOBILE REPAIRS SHALL BE LIMITED TO THE FOLLOWING SERVICES: OIL CHANGE, RADIATOR FLUSHING, AIR CONDITIONER RECHARGING, TUNE-UPS, AND BRAKE SERVICES.**
- 4. THE BUILDING SHALL HAVE FIRE SUPPRESSION AND DETECTION SYSTEMS IN A MANNER SUITABLE TO THE FIRE PREVENTION BUREAU CHIEF.**

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5. **SIGNAGE DIRECTING PATRONS TO AVAILABLE PARKING IN THE REAR OF THE BUILDING SHALL BE INSTALLED.**
6. **THE PROPERTY OWNER SHALL APPLY FOR A REZONING OF 4249 HIGHLAND AVENUE FROM R-4 SINGLE FAMILY RESIDENTIAL TO B-3, GENERAL SERVICES AND HIGHWAY BUSINESS PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR THE PROPOSED AUTOMOBILE DETAILING AND REPAIR SHOP. FAILURE OF THE PROPERTY OWNER TO APPLY FOR THE REZONING WILL RESULT IN THE VILLAGE PURSUING THE REZONING.**

SECONDED BY MRS. RABATAH.

ROLL CALL:

AYE: MR. MATEJCZYK, MRS. RABATAH, MS. URBAN, MR. WEBSTER, MR. BEGGS, MR. COZZO, CHAIRMAN HOSE

NAY: NONE

MOTION CARRIED. VOTE: 7-0

Mr. Popovich stated staff anticipates holding a May meeting.

THE MEETING WAS ADJOURNED AT 8:35 P.M. ON MOTION BY MR. WEBSTER, SECONDED BY MS. URBAN. MOTION CARRIED BY VOICE VOTE OF 7-0.

/s/ Celeste K. Weilandt

Celeste K. Weilandt

(As transcribed by MP-3 audio)