

Zoning Board of Appeals/Plan Commission
Village of Sheridan
June 4, 2018

The Village of Sheridan Zoning Board of Appeals/Plan Commission met on the above date for a continued hearing from April 30, 2018, May 7, 2018, and May 21, 2018 with the following members present: Chairman Jamie Walker, Pam Carlson, John Whalen and Maggie Cimbalista. Heather Weber was absent. Other Village officials present were Attorney Rich Burton, Village Engineer Howard Hamilton, Zoning Chairman Larry Ryg, Sewer Chairman Jon Walker and Village Clerk/Administrator Cathy Carpenter. Members of the public in attendance are indicated in the sign in register attached.

Chairperson Walker called the meeting to order at 7:00PM. She announced that the meeting is considered a drafting session for recommendations to the Village Board and that no testimony was anticipated. Chairperson Walker called on Board members for comments. Pam Carlson inquired about the condition involving the need for the CCDD operator to provide a reclamation bond. Attorney Burton advised that he had reached out to Mr. Gift with the LaSalle County Land Use Department as to the reclamation bond language included in the draft LaSalle County CCDD Ordinance. All parties anticipated that the CCDD operator would provide a cost estimate in follow-up to the CCDD Closure Plan required by the IEPA for the CCDD permit. Pam also inquired about inspections and training of inspectors. Attorney Burton stated that it is a Village Board decision but advised that they could, as a side note to their pending work, make a recommendation that a trained inspector be retained to perform Village CCDD inspections as anticipated in the newly drafted CCDD Special Use conditions. Jamie Walker made a motion to make such recommendation to the Village Board for another inspector. John Whalen seconded the motion which was approved by unanimous oral vote.

John Whalen inquired about onsite testing. Attorney Burton again reference his conversation with Mr. Gift. The testing provisions in the draft LaSalle County CCDD Ordinance contemplated the testing of water discharged from a CCDD site pursuant to an NPDES permit. Village Engineer, Howard Hamilton, stated that water testing would be part of any NPDES permit and frequency and type of testing would dependent on issues identified in the NPDES issuance process. Don McNelis commented that there is litigation pending suggesting that the 4201st CCDD Site should have an NPDES permit. Attorney Burton stated in the event an NPDES permit was required, the Village could potentially require additional testing of the water. Howard Hamilton commented that type of testing should be related to materials deposited at the CCDD Site.

Attorney Burton also commented that in the event of a positive meter PID test which identified the deposit of materials dangerous to the local water supply, the Village could require remediation and testing similar to such action that would normally be required by the IEPA. Mr. Hamilton advised that a Village retained engineer would likely be able to a faster response as to remediation and re-testing that what could be expected from the IEPA, particularly give the limited financial resources available to the IEPA. John made a motion that a condition should include that upon any positive PID testing, the Village should consult with the Village engineer and that the CCDD operator should follow remediation and re-testing as recommended by the Village engineer. Jamie Walker made a second to the motion which was adopted by unanimous oral vote.

Maggie Cimbalista inquired about PID Meters and whether or not the CCDD operator should be required to have a second PID meter in case a PID Meter failed to operate. Prices for a PID Meters were

discussed as well as the fact that CCDD Operator would need to stop deliveries to a site until a functioning PID Meter was available for testing.

Jamie Walker inquired about truck inspection and weight testing. Chief Bergeron commented on the limited availability of assistance from the Illinois State Police due to limited financial state resources. Officers are able to direct trucks to the closest certified scale but Chief Bergeron suggested that little trucking takes place on Village Roads. Mr. Vardijan commented on high state fines for overloaded trucks. He stated that all trucks are weighed before leaving to Sheridan. All drivers should have scale tickets for inspection. Wendy Greenrod suggested that the village could be given copies of the scale tickets.

Wendy Greenrod added that she would like to have the general liability insurance continue until 5 years have passed after materials are no longer delivered to the CCDD site. She would like to see monitoring wells but commented that such was not at present required at the state level. Wendy also has concerns about testing of lead. Howard Hamilton stated that testing for lead would be a simple process. He commented that a CCDD facility should not be taking in painted wood or metal.

Attorney Burton summarized the conditions to be recommended to the Village Board. Additional condition discussed at the meeting included:

- a required reclamation bond with terms as discussed.

- testing as a result of any NPDES permit which could include additional testing recommended by the Village Engineer.

- a positive PID meter test triggering consultation with the Village Engineer and the CCDD operator required to follow recommended remediation and re-testing.

- the ability to test for lead paint.

- the continuing of general liability insurance for 5 years after materials are no longer delivered to the CCDD site.

John Whalen made a motion to adopt such additional considerations. A second was made by Pam Carlson and such conditions were approved by unanimous oral vote. The board will also recommend that the village hire an outside person for site testing. There being no further business, Maggie Cimbalista motioned to close the meeting. Jamie Walker seconded the motion. All were in favor by unanimous oral vote and the meeting closed.

Respectfully Submitted,

Cathy Carpenter
Village Clerk