

PLAN COMMISSION

MARCH 15, 1995

Members Present: Dan Robison*, Ken Hellstern, Bill Smith, Bill Gill, Steve Kaplan and Chairman Rudny

Members Absent: Carl Cepon

Other Officials Present: Jon Wildenberg, Director of Building; and Barbara Swanson, Village Attorney

1. Call to order by Chairman Rudny at 7:30 P.M.
2. Mr. Gill moved, seconded by Mr. Smith, to approve the minutes of March 1, 1995, as presented.

Roll Call Vote:

Ayes: Hellstern, Smith, Gill, Kaplan & Rudny

Nays: None

Motion Carried 5-0

3. Public Hearing: Reftech Special Use Permit - 3815 Grandville

Mr. Robert Boron, attorney; Mr. Jay Hunziker, President of Reftech; and Mr. James T. Benson, Vice President of Reftech, were in attendance.

Mr. Wildenberg stated that Reftech is requesting a special use permit in order to establish an industrial use and to construct an addition on the rear of the former American Process building, located on Grandville. He explained that American Process had received approval for an addition, however, they did not proceed with the expansion and thus it expired. In addition, American Process has found another site in town.

The zoning of this parcel is I-1 and the surrounding zoning and land uses consist of:

North - I-2 zoning - Rank Video;

South - I-1 and C/O-1 zoning - multi-tenant commercial building;

East - R-3 zoning - single family homes; and

West - train tracks and Rt. 41.

- * Mr. Robison arrives at 7:40 P.M.

Mr. Boron explained that Reftech (Refractory Technology, Inc.) produces dry-mix ceramic materials that are used to form the linings for molten aluminum and other non-ferrous metal furnaces. The dry mix is contained in 50 lbs or larger bags, then loaded on pallets and shipped out. A small amount of pre-cast forms are done on site.

Mr. Boron stated that the addition is to be constructed to the rear (south) of the existing building. The addition will house the mixing machines. As for dust, there is a dust collection system which will be installed to remove dust per EPA regulations. There will be no outside exhaust. The front of the building will be used for storage of the products and raw materials, casting, labs, and offices.

Mr. Hunziker stated the following:

- The addition is 85' x 135', for a total of 11,475 square feet. The addition will be 4' taller than the existing building;
- The south and east walls of the addition will be solid 12" thick pre-cast;
- The addition will house three mixers;
- There are 18-20 employees of Reftech;
- Hours are typically 7:00 A.M. to 3:30 P.M. There are occasions that the manufacturing will be longer, however, it will never exceed 6:00 P.M. There may be people in the building past 6:00 P.M.;
- There is a 16' x 16' roll-up door on the east side of the existing building and a roll-up door is also on west side of the building, which may be opened to provide cross-ventilation in the spring and summer. This is because the addition will not have air conditioning. These doors will not be opened at night;
- As it stands, there is no reason to run a double shift.

In response to Chairman Rudny, Mr. Hunziker replied that the dock on the north side of the building will be used by vans (40 foot trailers) and the docks to the west will be used by flat beds. In addition, there are 44 parking spaces for this site.

Mr. Kaplan questioned how the casting was done; and suggested that the dock to the west be made higher to discourage the use of the north dock.

In response to the casting, it was explained that it is done by a dry heat process and casting is actually less than 1% of the total operation.

Mr. Smith questioned if under the special use permit for American Process, that the windows on the east side of the building were to be bricked.

Responding to Mr. Hellstern, Mr. Benson stated that the dust collection system is done by an air driven filter system which traps particulate matter and then the air is vented back into the building. The dust is stored in barrels.

Mr. Hunziker stated that the addition will be illuminated by two shoe-box type light fixtures which can be put on a timer.

Mr. Clyde Hermanson, 3781 Grandville, stated that he is the closest neighbor. He expressed concerns as to: odor emanating from the building; if the workers had to wear protective clothing and masks; hazardous materials; noise decibels while doors are open; what hours the doors would be opened; and if the building will have an alarm system.

In response to Mr. Hermanson, the following answers were given:

- There is very little odor, if any, from the operation.
- The dust is tested yearly by OSHA because it does contain silica. However, the level is very low and protective clothing is not required to be worn by OSHA. Some of the employees do wear paper-type masks. The employees are also educated in regards to silica.
- The doors would be open in the spring and summer. The doors on the east side, by the warehouse, will not be opened until after 9:00 A.M.
- The noise levels inside the building (based on current building in Chicago) are 43 dBA for the warehouse and 74 dBA for the manufacturing. Ear plugs are required by OSHA when the noise is constant at 90 dBA.
- There may be an alarm system. The Chicago plant is mainly internal, with some outside sound. There may be a silent alarm in the manufacturing area of this building.

Mr. Bob Szczerba, 988 Waveland, stated that his main concern is for the families in the area. He questioned if there were any explosive or flammable liquids or gasses stored on site. He also questioned if the exhaust will be blowing out. Mr. Szczerba inquired as to the opening date and if tours will be performed.

Mr. Hunziker stated that no flammable or explosive liquids or gasses are used. There is a possibility that oxygen may be needed. No exhaust will be blown out of the building.

The anticipated opening date is July 1, and an open house will be organized.

Mr. James Spaid, 3762 Grandville, questioned how the dust system was monitored, if it was done by staff or another company. He asked if there was any chance of explosion and questioned what the roof is to be made of.

It was stated that the dust is emptied twice a shift by staff. The air and dust is tested once a year. A small amount of dust escapes into the air and a sample of just how small the amount was, was shown.

Mr. John Hoiby, 989 Waveland, questioned the number of employees and stated concern with the amount of traffic in the area. He inquired that if the windows to the east were to be bricked as part of American Process's Special Use Permit, was it also to be for Reftech. He stated concern with the north truck dock and questioned how many trucks would use this.

Mr. Steven Bent, building owner, stated that American Process had 70 employees at its busiest time.

Mr. Hunziker stated that with the corporate offices, the total number of on-site staff (office and plant) is 18-20. However, that number could grow in the future.

Mr. Rudny stated that this special use is on its own merit and requirements of the past special use were not tied into this request.

Mr. Hunziker stated that typically they have three to four trucks per day. The other deliveries/pick-ups are on flat beds which would use the west dock and there are usually six flat beds per week.

Mr. Kaplan moved, seconded by Mr. Gill, to forward a favorable recommendation to the Village Board on the special use permit of Reftech.

Roll Call Vote:

Ayes: Robison, Hellstern, Smith, Gill, Kaplan & Rudny

Nays: None

Motion Carried 6-0

4. Informal Discussion: Gwaltney Property

Mr. Frank Salathe, Jen Land Design; Mr. Russ Gwaltney, property owner; and Mr. Norm Hessinger, Hoffman Homes, were in attendance.

Mr. Salathe stated that they have devised a new plan, keeping the Commission's concerns in mind.

The commercial property reflects a depth of 800 feet. This area was increased by 200 feet.

The number of multi-family units has been reduced from 232 to 203 units. This lowers the density from 6.6 du/ac to 5.5 du/ac. The maximum number of units per building is 4.

The single family units have been reduced from 98 to 91 units. The minimum lot size was increased from 11,500 to 11,800 square feet.

The setback from the multi-family to the single family has been increased from 30 feet to 50 feet.

Guest parking is as follows:

- Two-car garages;
- Driveway apron for 2 additional cars;
- Additional 40 guest spaces;
- Two additional spaces at end of courts; and
- Twelve spaces in 2 off-street lots.

The commercial property envisions a large anchor with shops and an outlet. There are two outlet parcels on the west side of the future Rollins Road.

There will be a 60' setback with landscape buffer for the residential property to the south and east. A 50' setback will be implemented from Grand Avenue and a 25' landscaped setback from Rollins Road.

The access and right-of-ways have been utilized per Lake County Department of Transportation requirements to provide for the future Rollins extension.

Mr. Rudny stated that these plans have addressed many of the Commission's concerns.

Mr. Gill moved, seconded by Mr. Smith, to adjourn the meeting at 9:05 P.M.

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission