

July 26, 2021 Plan Commission Meeting

The Plan Commission met Monday, July 26, 2021 at the Town Hall in New Munster. Chairman William Glembocki opened with the *Pledge of Allegiance* at 7:00 p.m.

Present for the Plan Commission: Paul DeLuisa, Clayton Wagner, Brett Butler, Randy Schulz, and Mark Robers. Vince Mosca was excused. Also, present: Town Supervisor Andrew Lois and Kelly Wilson, Town Clerk Sheila Siegler, Randi Wille, Alan Kaddatz, Traci Denko, Charles Kendall, Bonnie Whitworth, Sarah Singleton, Joseph Wessel, Marion Wessel, Harm Garwood, John Jensen, Sam Ehlert, James Regner, Donna Regner, Lowell Larson, Carolyn Larson, Jason Monroe, Steve Graham, Valerie Paleka, Jill Ott, Tom Ott, Delaney Ott, Rhyley Ott, John Valek, Jeff Koenen, Kim Murphy, Julie Robers, Brett Singleton, Lillian Robers, and Dillon Robers.

Meeting agenda notices were posted on the town website, town hall and transfer station and *Kenosha News* and *Westosha Report* newspapers were notified. In addition, property owners within 300 ft. of Tax Parcels #95-4-219-291-0100, #95-4-219-282-0300 and #95-4-219-282-0100 were notified of the meeting by First Class Mail.

Randy Schulz moved approval of the Minutes of June 28, 2021 Plan Commission meeting. Paul DeLuisa second. Motion carried.

Public comments –

Lowell Larson, 3313 368th Ave. named the gravel mining operators that have been in the area, and they've lived with that, but the area is so changed, and it is now a neighborhood. He cited the "beeping," noise, dust and it is an environmental corridor and said it doesn't make a whole lot of sense.

Bonnie Whitworth, 38009 31st St. asked why the actions of a couple can decrease value of their houses.

John Valek, 38111 31st St. said this is a rural community, not industrial. He's been here five years, and this looks like it is going to destroy fields, not becoming to the area.

Chairman Glembocki noted this is a public hearing and Lafarge Aggregates represented by Randi Wille would present their proposal. The audience will be allowed to comment after this.

Lafarge Aggregates/Meyer Material Company, 1300 S Illinois Route 31, South Elgin, IL 60177 Concept plan review - Expansion of the Dyer Lake mine operation to the northeast to include tax parcels #95-4-219-291-0100, #95-4-219-282-0300, and #95-4-219-282-0100 (part of the Robers farm)

Randi Wille said they only have a couple of years left on the site of the permitted 174 acres. These are good-paying jobs and aggregate is important to the community. They are looking for additional reserves. The geology is where it is. Everybody benefits with roads, construction, etc. They have a plant in place and this site would allow that to continue. They would use conveyor belts to carry material back to the plant on 392nd thru the land that has already been reclaimed. There are only so many places that you can find gravel.

They floated the concept with Kenosha County Planning and Development and the Town of Wheatland. He noted that they attempt to resolve any complaints of which they are aware. This is just a concept and they've drilled a couple of test holes.

They would tunnel under 376th Ave. for the conveyor belt. Demand will dictate how long the site produces gravel, possibly 9 – 10 years. They would want to know of any problems. Wells should not be affected. There is not much loss of water except thru evaporation.

Lillian Robers, owner of the property being proposed for the mining expansion was present and stated she does not want the east side of 376th Ave. mined. She wants the Robers farm to remain intact.

Randi Wille addressed other issues brought up regarding:

1. There would be a strip around the perimeter that would not be mined.
2. They would not be mining close to the cemetery on 376th Ave.
3. There would likely be a small lake when they finished.
4. If this site isn't approved, they would attempt to locate material elsewhere and move the plant.
5. A real estate expert would be able to respond to questions about resale of homes.
6. They do reclaim the property and they stockpile the topsoil so there is a layer of topsoil in place when they finish.
7. They do put up berms and grass them to control dust as best as possible, to modify any

effect on air quality.

8. The Robers family affirmed they have been farming reclaimed land for 15 years. Randi Wille said this a concept only. They will consider all the comments and see where they are going with the project. Before any application can be submitted, there are many steps and engineering that must be supplied to support the application if they go forward.

Chairman Glembocki thanked Randi Wille for his presentation and the audience for their comments.

Reports and correspondence – none

Adjournment – Randy Schulz moved to adjourn at 8:10 p.m. Clayton Wagner seconded. Motion carried.

Respectfully submitted,

Sheila M. Siegler, Town Clerk