



Premier Disposal and Recycling (B&B Langley Properties, LLC) 10823 S. Langley Chicago, Illinois

Fountainhead Engineering LTD (FHE) was retained by B&B Langley Properties (owners of real estate located at 10823 S. Langley) to develop a Class II Recycling Facility. In addition FHE was retained to develop a new 1,200 TPD construction-demolition (C&D) sorting facility to be managed/operated by Premier Disposal and Recycling (a waste services company) at this same location. The site was the former location of a railroad locomotive repair and maintenance facility that was once part of the Pullman Railcar manufacturing complex and during the past 100 years was used for other industrial operations as well. For this assignment FHE initially performed a Phase I Environmental Site Assessment (ESA), a Phase II Limited Subsurface Investigation (LSI) as well as limited soil remediation on the western portion of this 10 acre site. New subsurface infrastructure (stormwater) systems were installed to improve drainage at the site and the existing fire protection system (installed in 2000) along with an existing dust collection system were evaluated and tested to confirm operational status.

As part of the redevelopment of this property FHE developed the requisite land use, environmental and engineering analyses for the City of Chicago to comply with existing zoning ordinances. In addition, FHE developed a comprehensive site landscape plan to bring the site into conformance with newly enacted zoning requirements impacting sites with industrial zoning (uses) that are adjacent to multifamily residential parcels (site screening).

In 2005, the Chicago City Council passed amendments to the Construction or Demolition Site Waste Recycling Ordinance to increase the amount of C&D debris that is recycled within the Chicago city limits. Starting with building and wrecking permits applied for March 1, 2006, contractors were required to track waste generation generated at project sites and strive to meet the recycling goals set forth in the new ordinance. In 2006, the goal was 25% and in 2007, building contractors were required to recycle 50% of the C&D debris generated at a job site. Premier Disposal & Recycling ("Premier") was providing roll off container services to these customers and to comply with new City regulations needed to

develop a 1,200 tons per day (TPD) C&D sorting facility. FHE completed environmental engineering assessments and documented the “decommissioning” of previous site operations (2004-2005) prior to this assignment as well as developed an application (to the City of Chicago Department of Environment) for a Class II Recycling Facility. During the winter/spring of 2006 FHE was retained to develop an approach to address recycling of a broader range of material (i.e. C&D) than allowed for under a Class II Recycling facility permit that was still pending authorization. The new “permit” submission illustrated procedures and methodologies to address the recycling (and processing) of materials under the Class II approval as well “recyclable material”, as defined in Section 11-4-120 of the Municipal Code of Chicago (Title 11 Utilities and Environmental Protection) that would allow for recovery/recycling of commingled loads (recyclables commingled with debris).

The goal of this new facility configuration would be to accept all of the “Accepted Materials” allowed under a Class II Recycling Facility authorization as well as all other non-putrescible debris and other items typically associated with roll off containers so that *recycling* of this material could be accomplished. This included recycling of wood, pallets, aluminum and wood siding, metal and wood 2” x 4” material, galvanized heating and cooling scrap as well as other metal sheeting and sheet metal, drywall, iron plumbing (ductile iron and other similar materials), wrought iron and other fencing, plastic containers and other materials commingled with brick and other debris. Due to the restrictions on incoming materials under a Class II Recycling Facility the applicant sought to have the proposed facility operated as a Solid Waste Handling and Recycling Facility to more accurately address not only the functional aspects of the proposed operation but its regulatory status as well. This “hybrid” recycling facility was approved and the facility diverted more than 50% of the incoming material sent to the facility for recycling.