Chairman Bill Ashton called the meeting to order at 7:13 pm.

ROLL CALL
Members Present: Chair Bill Ashton, Tom Casey, Bill Lavine, Larry Nelson, Vern Poppen, Claire Wilson and Budd Wormley
Others present: Senior Planner Angela Zubko
Members Absent: Tim Sidles & 2 vacancies (Big Grove & Kendall)
In the Audience: David Gravel, Attorney Gregg Ingemunson, Jessie Sexton & Paul Mitchell

APPROVAL OF AGENDA
Larry Nelson made a motion to approve the agenda as written. Budd Wormley seconded the motion. All were in favor and the agenda was approved.

APPROVAL OF MINUTES
Bill Lavine made a motion to approve the minutes from August 28, 2013, Budd Wormley seconded the motion. All were in favor and the minutes were approved.

PETITIONS
#13-26 Green Organics Inc.
Senior Planner Angela Zubko briefly explained the request of the petitioner, Green Organics Inc. is requesting a major amendment to their special use to continue operation of their regional compost facility at 1270 E. Beecher Road modifying the site plan to eliminate about 10.5 acres, add about 9.5 acres northeast in the City of Yorkville and seek new conditions on property. Nothing on the Kendall County side is changing; the parts that are changing are on the east in the City of Yorkville. The petitioners are going to continue maintaining the existing berms and plantings. The County along with some County Board members did a site visit including Megan Andrews and Planner Zubko to discuss the operation and the proposed changes. The petitioners are on the Bristol Township Plan Commission agenda tonight. Staff has provided the township the information provided including the site plan but to date have not heard back regarding any comments. Planner Zubko is working with the City of Yorkville to make cohesive conditions so they don’t have 2 sets of rules for the same property. Through the City of Yorkville they are amending their annexation agreement as this property is planned to be the Westbury subdivision. There is a stipulation that reads “the existing uses on the
property may continue to operate as non-conforming uses until such time as a final plat is approved for the affected portion of the property.” The portion on Kendall County will remain. The city of Yorkville is going to impose a condition on ‘their side” that states something to the point that once a principal structure is within 1/8th of a mile or 660’ the operation must cease. The facility is also regulated through the IEPA and Green Organics, Inc. has a bond with the EPA if for some reason something happens and they shut the doors, the County or City would have no responsibility with any compost left on site. Also to note that Green Organics’ leases the property so have lease agreements with each owner. The facility was initially designed to process 150,000 cubic yards of source-separated landscape materials (brush, leaves, tree trimmings, and grass) into usable organic products such as high-quality soil amendments. The State of IL changed the legislation to allow composing facilities to take up to 10% of their volume in food scraps without changing the compost designation. The State of Illinois in conjunction with the EPA believes that percentage is an allowable amount without having to go through the full citing requirements. So in 2010, the facility was permitted to accept food scraps for composting equaling at most 10% of the total allowed site volume. The petitioner has stated that typically they take fruit and vegetable materials with some breads, they are not allowed to take in truckloads of renderings or meat products, nor do they want to. They currently have not hit the full 10% allowable amount. The food scraps are mixed with the end product but kept in separate windrows.

All incoming materials are shredded, incorporated into windrows and allowed to compost aerobically to form a humus-like product. As part of the request to reconfigure the site they are also seeking to increase the amount of permitted materials to 175,000 cubic yards. The site is generally separated into 4 main areas, a receiving/processing area (for the incoming materials and screening of finished compost); a composting area for the windrows (an organic storage area for leavings and “tailings”); and the preliminary and final cure areas for compost storage prior to screening. In addition to the existing basin north of the office trailer, a detention basin is proposed in the southeast corner of the new site area. The property has access from a private drive off Beecher Road by a gate. The gate is closed during non-business hours. There is no new access requested. Upon arrival to the site, all vehicles stop at the office trailer to log in. Collection vehicles then proceed to the receiving area, where they discharge their materials via the tipper or onto the receiving pad. Upon completion of unloading, they exit the receiving area and proceed along the main road and exit the site. Tractor-trailers or other vehicles used to haul finished compost proceed directly to the organics storage area where they are loaded using a front-end loader. When loaded, they log out at the office building and exit via the main road. We are currently discussing host fees and weather the City of Yorkville should be receiving any. The County has been doing all the inspections and received 100% of the host fees since 1993 even though some of the property was annexed in 1998. The report shows the last 5 years and what the County has received and the amount of material collected. As you will notice the host fee has been at $0.70 a ton since 2006. Planner Zubko is of the opinion that the host fees shall be increased to .75 till 2016, then on September 1, 2016 increase to
$0.80 and again in September 1, 2019 to $0.85, and the renewal of the permit would be in 2023. Per the ILEPA permit, Green Organics is permitted to receive incoming materials at the facility between the hours of 7:00 am to 6:00 pm Monday through Saturday. Typically the site is closed by 4:00 pm. There is enough parking and signage that exists. Since the newer sites will be in the City of Yorkville we have asked their engineer to take a look at the proposed engineering instead of the County's engineer. In the report are all the previous conditions from 2000, 2008 and today's proposed conditions. Also Marlin Hartman from the County Health Department does go to the site regularly for inspections and has not had any issues.

Staff does recommend approval of the major amendment to their special use with the following conditions:

1. The facility shall comply with the conditions listed in Section 7.01.D.15 (composting of landscape waste and food waste) of the Zoning Ordinance
2. The site plan shall be kept on file as “Exhibit A” attached hereto
3. The facility operator shall maintain plantings on the berm and ditch as shown on “Exhibit B” attached hereto
4. The facility operator shall maintain the gate and landscaping as indicated on “Exhibit C” attached hereto
5. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on “Exhibit D” and weight receipts must be supplied monthly to the Health Department.
6. The facility operator shall maintain a sampling schedule as shown on “Exhibit E” attached hereto
7. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.
8. This special use Ordinance shall expire on December 1, 2023.
9. A petition for renewal shall be made prior to July 1, 2023.
10. If any Illinois Environmental Protection Agency (IEPA) violations or citations are received they need to be submitted to the County Solid Waste Coordinator within 30 days.
11. On the Yorkville side of the property, if a residential building is constructed with 1/8 of a mile, or 660’ the operation must cease but can continue on the County property which is west of the section line.

Mr. Gravel, the Green Organics Vice-President, stated he just got word that the Bristol Township tabled the petition. He suggested adding a condition about township approval. The next date will be January 8th for the Township Board. He talked about his background and talked a little about the food scraps intake and the end product of Green Organics.

Mr. Nelson asked how much 175,000 cubic yards was in tons. After much discussion it was decided about 1 cubic yard breaks out to about .125 tons of material for landscape compost. Mr. Nelson would like to add the definition of tailings/overs either in the special use or definitions of the Zoning Ordinance. Tailings/overs are by-products of the
composting process like larger sticks that didn’t compost the first time around or stones/rocks that are thrown in with the grass clippings.

There was some discussion about the Yorkville proposed conditions and it was decided to make the ordinance clearer. Planner Zubko will remove any conditions with regards to Yorkville. The reason is that the Plan Commission didn’t want any confusion with the conditions when Green Organics should cease operation as it does not need to on the County side unless the County would like to not renew the permit.

Paul Mitchell represents an adjoining property owner to the south and east of this site. He stated this is part of the Westbury tract and this property is a planned park and there is a nearby grade school site. He is of the opinion the development will move closer to this site and there is a 10 year lease term on the County side. He is afraid development will be right up to this site and will be a conflict. The Plan Commission is of the opinion this was there long before housing was planned for the area. The residents will know it exists before they purchase.

There was a brief discussion about odor of the property.

Mr. Poppen asked where a majority of their material comes from. Mr. Gravel stated a majority is from waste haulers from municipalities.

Mr. Nelson would like to hear what the township says. There was some discussion and questions if a fee is paid to the township. Mr. Gravel stated no they do not pay a fee to the township.

With no further suggestions or changes Larry Nelson made a motion, seconded by Claire Wilson to recommend approval and forward the petition onto the Special Use Hearing Officer with staff’s 10 suggested conditions subject to approval by the Bristol Township Board. With a roll call vote all were in favor.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
13-17 Maly Poultry Processing Plant- approved 5-3 at the 11.19.13 CB Meeting

CITIZENS TO BE HEARD
No more citizens were there to talk

NEW BUSINESS
Review and approval of the 2014 scheduled meeting dates- Larry Nelson made a motion to approve the 2014 meeting dates, Bill Lavine seconded the motion. All were in favor.

OLD BUSINESS
Planner Zubko stated she forgot to amend the by-laws and put it on this agenda so it
will be on January and February’s agendas for approval with regards to notification.

**ADJOURNMENT**
The next meeting will be on January 22, 2014. Claire Wilson made a motion to adjourn the meeting, Larry Nelson seconded the motion. All were in favor and the meeting was adjourned at 8:08 p.m.

Submitted by,
Angela L. Zubko, Senior Planner