CALL TO ORDER

ROLL CALL: County Board: Member from PBZ Committee; County Highway: Fran Klaas; Engineering Consultant: Greg Chismark; County Health: Aaron Rybski; Forest Preserve: Jason Pettit; SWCD: Megan Andrews; Sheriff: Phil Smith; PBZ: Angela Zubko

APPROVAL OF AGENDA

MINUTES: Approval of minutes from the September 3, 2013 ZPAC meeting.

PETITIONS:

1. 13-26 Green Organics Inc.
   Request Major Amendment to a Special Use
   Location 1270 E. Beecher Road, Bristol
   Purpose Request for a major amendment to their special use to add and subtract land and change the layout of the site

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD: None
Proposed to go to County Board on December 17th:
13-17 Maly Poultry Processing Plant

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS
Review and approval of the 2014 meeting dates schedule

ADJOURNMENT: Next meeting on December 2, 2013
Planner Angela Zubko called the meeting to order at 9:00 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Aaron Rybski – Health Department
Scott Gryder – PBZ Member
Fran Klaas - County Highway Department
Phil Smith – Sheriff’s Office
Angela Zubko – PBZ Senior Planner

Absent:
Greg Chismark – Wills Burke Kelsey
Jason Petit - Forest Preserve

Also present:
Ken Hostert (NaAuSay Township Highway Commissioner)

AGENDA

A motion was made by Phil Smith to approve the agenda, Fran Klaas seconded the motion. All were in favor and the motion carried.

MINUTES

Fran Klaas made a motion, seconded by Phil Smith, to approve the July 1, 2013 meeting minutes. All were in favor and the motion carried.

PETITIONS

#13-23 Na-Au-Say Township Site Plan Review
Senior Planner Angela Zubko briefly explained the request of the petitioner, Na-Au-Say Township, to construct a township salt shed and driveway leading to it. The property is located at 1312 Wheeler Road and previously obtained a special use from the County Board in July of 2008. As part of the controlling ordinance for the special use, the township is required to come through the site plan review process for any proposed development on the property. The site plan meets setback regulations and petitioner has stated the building might be moved further north so less paving will be needed. Also the petitioner has checked with his engineer and more than enough stormwater has been already built to accommodate this building. Staff recommends approval with 2 conditions: required documents be submitted for a building permit and any subsequent phases for the development of this property must go through a site plan review to be discussed by the Zoning, Platting Advisory Committee. Mr. Hostert is in attendance for any questions or comments.

Fran Klaas has no comments today. Megan Andrews from the Soil and Water Conservation District stated that no NRI will be needed as one was completed in 2008 for the entire site. Phil Smith had no comments at this time. Aaron Rybski had a few questions about the septic and well and had a few concerns about the salt shed to the distance to the well. He does not feel it will be an issue but will check when the building permit will be submitted.

With no further comments Phil Smith made a motion, seconded by Megan Andrews to approve the site plan. All were in favor and the site plan was approved.

REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD
12-03 Land Cash Ordinance- approved with some language changes
13-11 Any text related to guns or target practice- approved with modifications
13-15 Subdivision Control Ordinances- approved as is

Going to Board on September 17th:
13-16 Small Poultry & Small animal Processing Plant
13-17 Maly Poultry Processing Plant

PUBLIC COMMENT- There were no audience members to comment.

OLD BUSINESS- None

NEW BUSINESS- Mr. Phil Smith asked if we are getting calls about junk cars in Boulder Hill. Planner Zubko stated she will check with Mr. Holdiman but the SAO is working on an updated junk and debris ordinance and inoperable vehicles. Mr. Gryder asked about parking by the Civic Center and received a call it is dangerous over there. Mr. Smith stated it is a residential area and it is legal to park there, people just need to be careful.

Mr. Klaas was curious how the poultry plant is going. Planner Zubko stated it went to Plan Commission last week and there were about a dozen people in the audience and the public hearing is tonight.

AJOURNMENT- Next meeting on October 7, 2013
With no further business to discuss Aaron Rybski made a motion, seconded by Fran Klaas to adjourn the meeting at 9:10 a.m. The motion carried.

Submitted by,
Angela L. Zubko
Senior Planner
DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

13-26
Green Organics Inc.
Major Amendment to an A-1 Special Use

SITE INFORMATION
PETITIONERS Green Organics Inc.
ADDRESS 1270 East Beecher Road, Bristol
LOCATION Northeast corner of Caton Farm Road & Ashley Road
TOWNSHIP Bristol

PARCEL # 02-08-100-006 (Un-incorporated): 41.91 Acres/15.98 for operation currently
Part of Pin # 02-08-200-015 (Yorkville) @ 0.00 acres
Part of Pin # 02-08-200-018 (Yorkville) @ 0.00 acres
Part of Pin # 02-08-200-019 (Yorkville) @ 0.00 acres
Part of Pin # 02-08-200-022 (Yorkville) @ 0.00 acres

ELIMINATING
Part of Pin # 02-08-200-013 (Yorkville) @ 7.37 acres
Part of Pin # 02-08-200-009 (Yorkville) @ 3.07 acres

SIZE Existing Special Use: 57.81 Acres (31.88 Acres used); Proposed Special Use:
55.63 Acres (29.7 acres used); 15.98 acres used in the County and 13.72
acres in the City of Yorkville

EXISTING LAND USE Existing regional compost facility for landscape and some food waste

ZONING A-1 Special Use for landscape waste, food waste and composting site:
Ordinance #10-25-11: Minor Amendment to allow the facility to begin
accepting and processing food waste
Ordinance # 2008-17: Renewal of Special Use
Ordinance # 2000-18: Renewal of Special Use
Ordinance # 1997-13: Renewal of Special Use
Ordinance # 1993-19: Rezone to Special Use for Landscaping waste
composting site
1974: Countywide Rezoning to A-1 Special Use
Ordinance # 1972-08: Rezone from A-1 to M-3SU for an asphalt and redimix
plant for gravel mining

LRMP

| Land Use | Suburban Residential (Max. Density 1.00 du/acre) and Mixed Use business along Beecher Road |
| Roads | Beecher Road is considered a local roadway |
| Trails | There is a proposed trail shown on the west side of Beecher Road |

REQUESTED ACTION Approval of a major amendment to the existing Special Use Permit 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.

APPLICABLE REGULATIONS

§7.01.C (A-1 Agricultural Special Uses)
§13.08 (Special Uses)
§13.08.M (Special Uses: Amendments to Approved Special Uses)

Current Special Use Location

Proposed Special Use Location

<table>
<thead>
<tr>
<th>Location</th>
<th>Adjacent Land Use</th>
<th>Adjacent Zoning</th>
<th>LRMP</th>
<th>Zoning within ½ Mile</th>
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<tbody>
<tr>
<td>North</td>
<td>Agricultural</td>
<td>A-1</td>
<td>Suburban Res.</td>
<td>A-1; Yorkville</td>
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<tr>
<td>South</td>
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<td>A-1 SU</td>
<td>Suburban Res.</td>
<td>A-1; A-1 SU; Yorkville</td>
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<tr>
<td>East</td>
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<td>Yorkville</td>
<td>Urban Area.</td>
<td>Yorkville</td>
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</table>
PHYSICAL DATA

ENDANGERED SPECIES REPORT

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species. Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered land and water reserves in the vicinity of the project location.

NATURAL RESOURCES INVENTORY

An NRI Report is needed and applied for.

ACTION SUMMARY

TOWNSHIP (Bristol)

The petitioners should contact Bristol Township to get on their board meeting.

MUNICIPAL (Yorkville)

The petition is simultaneously going through the City of Yorkville’s rezoning process (R-2 to A-1 Special Use) as the additional land is in the City of Yorkville.

REQUESTED ACTION

GENERAL

Approval of a major amendment to the existing Special Use Permit 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. Changing the site boundaries will make the site more efficient allowing for taller wind rows and allows the facility to take in more cubic yards.

REGULATORS

This 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 to responsibility with any compost left on site. Also to note that Green Organics’ leases the property so have lease agreements with each owner.

OPERATION

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. In 2010, the facility was permitted to accept food scraps for composting equaling at most 10% of the total allowed site volume. 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.

SITE LAYOUT

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.

ACCESS

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.

TRAFFIC

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.

**COMPLAINTS**
To date no complaints have been received on this property, they work closely with Marlin Hartman from the Health Department.

**HOST FEES**
As of April 18, 2000 the host fee was $0.60 fee per ton of landscape waste received. That fee increased to $0.65 on September 1, 2003 and to $0.70 on September 1, 2006. The current host fee is $0.70 per ton of landscape waste received. To date the following has been receive:

<table>
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<th>Year</th>
<th>Host Fees Collected</th>
<th>Tons of Material</th>
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<tr>
<td>2008</td>
<td>$19,077.30</td>
<td>27,253</td>
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<tr>
<td>2009</td>
<td>$18,827.01</td>
<td>26,896</td>
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<td>2010</td>
<td>$16,262.36</td>
<td>23,232</td>
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<td>2011</td>
<td>$19,638.63</td>
<td>28,055</td>
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<tr>
<td>2012</td>
<td>$11,538.28</td>
<td>16,548</td>
</tr>
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</table>

To date any new host fees or the percentage to be given to the City of Yorkville has not been discussed.

**HOURS OF OPERATION**
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. Processing activities maintain the same schedule, but may continue into the evening, if necessary, to allow staff sufficient time to properly incorporate material into windrows and prepare the site for the following day's activities.

**LANDSCAPING**
A berm is proposed around the new property area.

**PARKING**
An adequate amount of graveled area exists to be able to provide parking for employees of the operation and visiting patrons.

**SIGNAGE**
Signage already exists at the property.

**ENGINEERING**
Since all new development will be in the City of Yorkville, staff will defer to the city for review.

**PREVIOUS CONDITIONS**
Conditions from Ordinance 2000-18:
1. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G. Chapter 1, Sub-chapter 1, Part 830, Standards for Compost Facilities.
2. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
3. The hours during which landscape waste may be received shall be 7:00 a.m. to 4:00 p.m. Monday through Friday and 7:00 a.m. to 12:00 noon Saturday. Processing operations shall cease after each day's receipt have been processed and placed in windrows, not to exceed three (3) additional hours.
4. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
5. A locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
6. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The location, methods and
frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling. The water samples shall be tested for the elements listed within “Appendix A” and any others specified by the State of Illinois or Kendall County upon request.

7. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling. The soil samples shall be tested for the elements listed within “Appendix B” and any others specified by the State of Illinois or Kendall County upon request. Soil quality shall not exceed State of Illinois standards.

8. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.

9. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.

10. The facility operator shall maintain plantings on the berm and ditch as shown on attached Exhibit B.

11. The facility operator shall maintain the gate and landscaping as indicated on attached Exhibit C.

12. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.

13. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on previous Exhibit D.

14. Any violation of this Special Use Permit could be subjected to a fine of $25.00 to $500.00 per day, per violation, with each day being a separate violation.

15. This special use Ordinance shall expire on September 1, 2009.


17. Truck weights shall be limited to 72,380 pounds.

18. The operator shall provide weight receipts to Kendall County.

19. Off-site debris and trash generated by this site must be cleaned-up on a daily basis on properties abutting Beecher Road and/or Galena Road, with owner’s permission.

Below as you will notice conditions one through nine and seventeen through nineteen were eliminated since the special use requirements concerning composting and landscape waste facilities was revised to add specific requirements that such facilities must comply with.

The current conditions of Green Organics are as follows per ordinance 2008-17:

1. The facility operator shall maintain plantings on the berm and ditch as shown on previous Exhibit B.

2. The facility operator shall maintain the gate and landscaping as indicated on previous Exhibit C.

3. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.

4. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on previous Exhibit D.

5. The plat shall be kept on file as shown on previous Exhibit E.

6. The facility operator shall maintain a tailing plan as shown on previous Exhibit F.
7. The facility operator shall maintain an operations map as shown on previous Exhibit G.
8. The facility operator shall maintain a sampling schedule as shown on previous Exhibit H.
9. Any violation of this Special Use Permit could be subjected to a fine of $25.00 to $500.00 per day, per violation, with each day being a separate violation.
10. This special use Ordinance shall expire on September 1, 2018.
11. A petition for renewal shall be made prior to March 1, 2018.
12. The tailings that have been existing on the facility over six months (6) will be monitored by the Kendall County Health Department and if needed, be brought up in front of the appropriate Committee.
13. 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.

Per the Zoning Ordinance the following conditions must be met for a Composting of landscape waste and food waste, subject to the following:

a. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G, Chapter 1, Sub-chapter 1, Park 830, Standards for compost facilities.
b. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
c. The hours during which landscape waste may be received shall be 7:00am to 4:00pm Monday through Friday and 7:00am to 12:00 noon Saturday. Processing operations shall cease after each day’s receipts have been processed and placed in windrows, not to exceed three (3) additional hours.
d. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
e. A locked gate shall restrict vehicle access during closed hours except that a "lock-box" shall allow access to emergency vehicles.
f. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
g. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling.
h. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.
i. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface water management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.
j. Truck weights shall be limited to 73,280 pounds.
k. The operator shall provide weight receipts to Kendall County.
l. Off-site debris and trash generated by the site must be cleaned-up on a daily basis on surrounding properties with the owner’s permission.
m. Other conditions as appropriate for the particular facility. (Amended 6/20/2006)
RECOMMENDATION  Staff recommends approval of the major amendment to the special use for Green Organics Inc. 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)
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 A" attached hereto
4. The facility operator shall maintain the gate and landscaping as indicated on "Exhibit B" attached hereto
5. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on "Exhibit C"
6. The facility operator shall maintain a sampling schedule as shown on "Exhibit D" 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.

ATTACHMENTS

1. Overview
2. Site Plan
3. Ordinance #10-25-11: Minor Amendment to allow the facility to begin accepting and processing food waste
4. Ordinance # 2008-17: Renewal of Special Use
5. Ordinance # 2000-18: Renewal of Special Use
6. Ordinance # 1997-13: Renewal of Special Use
7. Ordinance # 1993-19: Rezone to Special Use for Landscaping waste composting site
8. Ordinance # 1972-08: Rezone from A-1 to M-3SU for an asphalt and redimix plant for gravel mining
October 14, 2013

United City of Yorkville Community Development
Attn: Ms. Krysti Noble, Community Development Director
800 Game Farm Road
Yorkville, IL 60560

Kendall County Planning, Building & Zoning
Ms. Angela Zubko
Senior Planner
111 West Fox Street, Room 316
Yorkville, IL 60560

Re: Green Organics, Inc. Site Reconfiguration

Green Organics currently operates a regional compost facility at 1270 E. Beecher Road, with portions of the facility in both Yorkville and unincorporated Kendall County. It was initially approved for the Scotts Corporation in 1992; the current owners acquired it in 1999 and have operated continuously since that time. During the current owners' management of the company, there have been no citations issued by ILEPA and the County has likewise had no complaints about the operation.

The Facility was initially designed to process 150,000 cubic yards of source-separated landscape materials, e.g., brush, leaves, tree trimmings, and grass, into usable organic products, such as high-quality soil amendments. In 2010, the Facility was permitted to accept food scraps for composting equaling at most 10 percent of the total allowed site volume. All incoming materials are shredded, incorporated into windrows, and allowed to compost aerobically to form a humus-like product. As part of the current request to reconfigure the site we are also seeking to increase the amount of permitted materials to 175,000 cubic yards.

There are currently 2 approvals, one from the State, which is valid for 5 years, the other from the County, which is valid for 10 years.

As an existing facility, the proposed site reconfiguration will not be unreasonably detrimental to the public health, safety, morals, comfort or general welfare of surrounding properties.

Land Ownership
The land is currently owned by two entities.

Milroy Farms, LLC
287 Woodstock Drive
Glen Ellyn, IL 60137
PIN: 02-08-100-00

Bristol Ventures, LLC
10318 Galena Road
Bristol, IL 60523
PIN's: 02-08-200-015, -018, -019, -022
Portions thereof

Parcel 1 is zoned A1-SU (Agricultural – Special Use) in unincorporated Kendall County is owned by Milroy Farms. Parcels 2 is owned by Bristol Ventures and is situated in the United City of Yorkville and is currently zoned R-2 (One Family Residential).
Parcel 1

That part of the northwest quarter of Section 8, Township 37 North, Range 7 East of the third principal meridian being described as follows: commencing at the northwest corner of said quarter section; thence north 88 degrees 29 minutes 44 seconds east along the north line of said northwest quarter, 953.68 feet to a point in the centerline of a branch of the Rob Roy Creek for the point of beginning; thence continuing north 88 degrees 29 minutes 44 seconds east along said north line, 1699.46 feet to the northeast corner of said quarter section; thence south 00 degrees 07 minutes 06 seconds east along the east line of said quarter section that is 1126.52 feet south of the northwest corner of said section; thence north 00 degrees 01 minutes 23 seconds east along said west line, 100.00 feet; thence north 87 degrees 51 minutes 12 seconds east, 1498.53 feet to a point in the center of said Rob Roy Creek; thence north 28 degrees 38 minutes 38 seconds west along said creek, 1134.24 feet to the point of beginning, in the Township of Bristol, Kendall County, Illinois.

Parcel 2

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8 IN TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 36 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, 187.01 FEET; THENCE SOUTH 61 DEGREES 46 MINUTES 39 SECONDS EAST, 332.00 FEET; THENCE SOUTH 71 DEGREES 34 MINUTES 14 SECONDS EAST, 463.00 FEET; THENCE SOUTH 45 DEGREES 09 MINUTES 49 SECONDS EAST, 58.00 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 15 SECONDS WEST, 356.00 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 46 SECONDS WEST, 541.26 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND; THENCE NORTH 01 DEGREE 14 MINUTES 06 SECONDS WEST, ALONG SAID EAST LINE OF A PARCEL OF LAND, ALSO BEING A LINE 400.00 FEET EAST OF, AND PARALLEL WITH, THE WEST LINE OF SAID NORTHEAST QUARTER, 303.00 FEET TO ITS NORTHEAST CORNER; THENCE SOUTH 88 DEGREES 45 MINUTES 54 SECONDS WEST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 400.00 FEET TO ITS NORTHWEST CORNER, SAID CORNER ALSO BEING ON SAID WEST LINE OF THE NORTHEAST QUARTER; THENCE NORTH 01 DEGREE 14 MINUTES 06 SECONDS WEST, ALONG SAID WEST LINE, 400.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

Land Use

The land use in the immediate vicinity of the site is primarily agricultural, including the land zoned residential, with some industrial operations, specifically an asphalt manufacturing plant and a concrete reclamation plant, located to the west of the site. Adjacent properties are zoned as follows:

North: Kendall County A-1, Agricultural District
South: Kendall County A-1-SU, Agricultural District, Special Use
East: Yorkville R-2, One Family Residence District
Site Layout

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 organics storage area, for leaves and “tailings;” and the preliminary / 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.

Traffic

Access to the site is via a private drive located south of Galena Road and east of East Beecher Road. Upon arrival at 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 front-end loader. When loaded, they log out at the office building and exit via the main road. Personal automobiles enter the site via the access road and park in the area to the north of the office trailer. Sufficient parking spaces are provided for both Facility employees and visitors.

The Facility is designed such that movement of raw material and finished compost to and from the windrow areas occurs away from the traffic pattern used by collection vehicles and trailers. The Facility has been designed to operate 52 weeks per year, assuming normal weather patterns. Adequate drainage control features have been incorporated to permit the Facility to remain operations during periods of medium or heavy rainfall. During winter months, the road will be cleared of snow to facilitate safe vehicle movement.

The proposed increase in site volume will result in approximately 1.5 additional vehicles during the summer months for grass and brush and 3 additional vehicles per day during “leaf” season.

Hours

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, though the site is generally closed by 4:00 pm. Processing activities maintain the same schedule, but may continue into the evening, if necessary, to allow Green Organics staff sufficient time to properly incorporate material into windrows and prepare the site for the following day’s activities. An existing gate at the access drive prevents unauthorized entry during non-operating hours.
10-25-11

GRANTING A MINOR AMENDMENT TO
A SPECIAL USE for GREEN ORGANICS

WHEREAS, Green Organics, has filed a petition for a minor amendment to their existing Special Use within the A-1 Agricultural Zoning District to modify their current operating permit for its Landscape Waste Composting Facility in order to allow the facility to begin accepting and processing food waste pursuant to Section 7.01.D. of the Kendall County Zoning Ordinance for a 57.597 acre property located on the south side of Galena Road east of East Beecher Road, Pin # 02-08-100-006 & Part of 02-08-200-013 & 02-08-200-015 (these two pins are annexed into Yorkville), in Bristol Township, is legally described as:

That part of the northwest quarter of section 8, township 37 north, range 7 east of the third principle meridian as described as follows: Commencing at the Northwest corner of said quarter section; thence north 88° 29' 44" east, along the north line of said northwest quarter, 953.68 feet to a point in the centerline of a branch of the Rob Roy Creek for the point of beginning; thence continuing north 88° 29' 44" east, along said north line, 1699.46 feet to the northeast corner of said quarter section, thence south 00° 07' 06" east, along the east line of said quarter section, 1124.58 feet; thence south 88° 27' 18" west, 2655.97 feet to a point on the west line of said quarter section that is 1126.52 feet south of the northwest corner of said quarter section; then north 00° 01' 23" east, along said west line, 100.0 feet; thence north 87° 51' 12" east, 1498.53 feet to a point in the center of said Rob Roy Creek; thence north 28° 38' 38" west, along said creek, 1134.24 feet to the point of beginning, in Bristol Township, Kendall County, Illinois.

WHEREAS, Green Organics, Inc., designated lessor and operator, was granted a Special use Permit for a Landscape Waste Composting Site under Kendall County Ordinance #97-13 and renewed under Ordinance #08-17; and

WHEREAS, the Planning, Building and Zoning Department received a petition for modification from the IEPA on October 21, 2010; and

WHEREAS, the petitioner would like to add the accepting and processing of food waste to their permit; and
WHEREAS, the total quantity of food waste will not exceed 10% of the material processed at the facility; and

WHEREAS, all procedures required by the Kendall County Zoning Ordinance were followed including recommendation for approval by the Zoning Administrator on October 25, 2011; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Zoning Administrator and/or deputies grants approval of a minor amendment to an existing special use per section § 13.07N of the Zoning Ordinance subject to the same following conditions as Ordinance #08-17:

1. The facility operator shall maintain plantings on the berm and ditch as shown on previous Exhibit B.
2. The facility operator shall maintain the gate and landscaping as indicated on previous Exhibit C.
3. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.
4. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on previous Exhibit D.
5. The plat shall be kept on file as shown on previous Exhibit E.
6. The facility operator shall maintain a tailing plan as shown on previous Exhibit F.
7. The facility operator shall maintain an operations map as shown on previous Exhibit G.
8. The facility operator shall maintain a sampling schedule as shown on previous Exhibit H.
9. Any violation of this Special Use Permit could be subjected to a fine of $25.00 to $500.00 per day, per violation, with each day being a separate violation.
10. This special use Ordinance shall expire on September 1, 2018.
11. A petition for renewal shall be made prior to March 1, 2018.
12. The tailings that have been existing on the facility over six months (6) will be monitored by the Kendall County Health Department and if needed, be brought up in front of the appropriate Committee.
13. 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.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.
State of Illinois
County of Kendall

IN WITNESS OF, this ordinance has been enacted on October 25, 2011.

Attest:

[Signature]
Nancy Martin
PBZ Chairman/ Zoning Administrator

[Signature]
Angela L. Zubko
Zoning Administrator Deputy
ORDINANCE NUMBER 2008 - 17

GRANTING A RENEWAL OF THE SPECIAL USE for the OPERATION OF
GREEN ORGANICS, INC.
Landscape Waste Composting Site

WHEREAS, Green Organics, has filed a petition for a Special Use renewal within the A-1 Agricultural Zoning District for the operation of a landscape waste composting site pursuant to Section 7.01.D.30 of the Kendall County Zoning Ordinance for a 57.597 acre property located on the south side of Galena Road east of East Beecher Road, Pin # 02-08-100-006; 02-08-200-009 & Part of 02-08-200-008 & 02-08-200-013, in Bristol Township, as legally described in “Exhibit A”; and

WHEREAS, Green Organics, Inc., designated lessor and operator, was granted a Special use Permit for a Landscape Waste Composting Site under Kendall County Ordinance #97-13 and renewed under Ordinance #2000-18; and

WHEREAS, Condition #16 of said Ordinance states “A petition for renewal shall be made prior to March 1, 2009; and

WHEREAS, the Planning, Building and Zoning Department received a petition for renewal on February 4, 2008; and

WHEREAS, said use is in accordance with said Special Use Permit; and

WHEREAS, the Kendall County Board finds that said petition for renewal is in general conformance with Kendall County Ordinance #2000-18; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby repeals Kendall
County Ordinance #2000-18 in its entirety prior to its scheduled termination date of September 1, 2009 and replaced in its entirety by this ordinance.

**BE IT FURTHER ORDAINED.** The Kendall County Board grants approval of the renewal of the special use zoning permit per section § 7.01.D.30 (A-1 Special Uses-Composting of landscape waste) to continue operating a landscape waste composting site with the following conditions:

1. The facility operator shall maintain plantings on the berm and ditch as shown on attached Exhibit B.
2. The facility operator shall maintain the gate and landscaping as indicated on attached Exhibit C.
3. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.
4. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on attached Exhibit D.
5. The plat shall be kept on file as shown on attached Exhibit E.
6. The facility operator shall maintain a tailing plan as shown on attached Exhibit F.
7. The facility operator shall maintain an operations map as shown on attached Exhibit G.
8. The facility operator shall maintain a sampling schedule as shown on attached Exhibit H.
9. Any violation of this Special Use Permit could be subjected to a fine of $25.00 to $500.00 per day, per violation, with each day being a separate violation.
10. This special use Ordinance shall expire on September 1, 2018.
11. A petition for renewal shall be made prior to March 1, 2018.
12. The tailings that have been existing on the facility over six months (6) will be monitored by the Kendall County Health Department and if needed, be brought up in front of the appropriate Committee.
13. 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.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

**IN WITNESS OF,** this ordinance has been enacted on May 20, 2008.
State of Illinois
County of Kendall

Attest:

[Signature]
John A. Church
Kendall County Board Chairman

[Signature]
Rennetta Mickelson
Kendall County Clerk
EXHIBIT A

LEGAL DESCRIPTION OF 39.8747 ACRE TRACT:

That part of the Northwest Quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of said Quarter Section; thence North 88°29'44" East, along the North Line of said Northwest Quarter, 953.68 feet to a point in the Centerline of a branch of the Rob Roy Creek for the point of beginning; thence continuing North 88°29'44" East, along said North Line, 1699.46 feet to the Northeast Corner of said Quarter Section; thence South 00°07'06" East, along the East Line of said Quarter Section, 1124.58 feet; thence South 88°27'18" West, 2655.97 feet to a point on the West Line of said Quarter Section that is 1126.52 feet South of the Northwest Corner of said Quarter Section; thence North 00°01'23" East, along said West Line, 100.0 feet; thence North 87°51'12" East, 1498.53 feet to a point in the Center of said Rob Roy Creek; thence North 28°38'38" West, along said Creek, 1134.24 feet to the point of beginning, in Bristol Township, Kendall County, Illinois.
EXHIBIT D

HOST FEE SCHEDULE

<table>
<thead>
<tr>
<th>Date Beginning</th>
<th>Fee Per Ton of Landscape Waste Received</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 18, 2000</td>
<td>$0.60</td>
</tr>
<tr>
<td>September 1, 2003</td>
<td>$0.65</td>
</tr>
<tr>
<td>September 1, 2006</td>
<td>$0.70</td>
</tr>
</tbody>
</table>
Phase 1
1. Remove Material From North Tailings Pile.
   This Material to be rescreened. New Compost
to be shipped off site. Remaining tailings to
be inserted in composting Windrows, or used for
roadways.
2. Do not begin removal of South Tailings Pile until
   North is removed.
3. Time to remove North is 6 months.

Phase 2
1. Remove Material From South Tailings Pile.
   This Material to be rescreened. New Compost
to be shipped off site. Remaining tailings to
be inserted in composting Windrows, or used for
roadways.
2. Begin to replace Tailings from normal operations
   back in North Tailings Pile.
3. Time to remove South is 6 months.
March 11, 2008

Mr. Joseph Mazza
Green Organics
290 Main Place
Carol Stream, IL 60188

Dear Mr. Mazza:

You requested confirmation of the sampling schedule that is used by Analytical Chemistry & Environmental Services, Inc. (AC&E Services, Inc.) at your compost facility in Bristol, Illinois.

The compost is tested according to 35 Illinois Administration Code (IAC) Section 830.507(a) for each 5000 tons shipped.

The well at the site is tested once per year in May in accordance with your current permit. The soil is tested once per year in September. Two composite soil samples are taken; one in the detention pond at the west side of the facility and one taken at the end of the windrows at the south end of the property. The testing is performed in accordance with your current permit.

I hope this answers your questions concerning your current testing requirements. If any further help is needed, do not hesitate to contact us.

Regards,

[Signature]

Terese M. Laciak
President

EXHIBIT H

TML/cab

cc: Steven B. Curatti, Director of Environmental Health, Kendall County
ORDINANCE NUMBER 2000-

SPECIAL USE ORDINANCE
GREEN ORGANICS, INC.
Landscape Waste Composting Site

WHEREAS, Green Organics, Inc., designated lessor and operator, was granted a Special Use Permit for a Landscape Waste Composting Site under Kendall County Ordinance #97-13; and

WHEREAS, said Special Use Permit is for property legally described in attached Exhibit A; and

WHEREAS, Condition #13 of said Ordinance states "A petition for renewal of this ordinance shall be made by February 19, 2000;" and

WHEREAS, the Planning Building and Zoning Department receive a petition for renewal on February 14, 2000; and

WHEREAS, said use is in accordance with said Special Use Permit; and

WHEREAS, the Kendall County Board finds that said petition for renewal is in general conformance with Kendall County Ordinance #97-13.

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby repeals Kendall County Ordinance #97-13 in its entirety prior to its scheduled termination date of August 19, 2000.

BE IT FURTHER ORDAINED, the Kendall County Board grants the renewal of the special use permit to continue operating a landscape waste composting site with the following conditions:

1. The facility shall meet all Illinois Environmental Protection Agency requirements as identified in Title 35, Subtitle G. Chapter 1, Sub-Chapter 1, Part 830, Standards for Compost Facilities.
2. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
3. The hours during which landscape waste may be received shall be 7:00 a.m. to 4:00 p.m. Monday through Friday and 7:00 a.m. to 12:00 noon Saturday. Processing operations shall cease after each day’s receipts have been processed and placed in windrows, no to exceed three (3) additional hours.
4. The decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
5. A locked gate shall restrict vehicle access during closed hours except that a "lockbox" shall allow access to emergency vehicles.
6. Water samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department.
Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling. The water samples shall be tested for the elements listed within "Appendix A" and any others specified by the State of Illinois or Kendall County upon request.

7. Soil samples shall be taken by an independent testing service and analyzed by an independent laboratory. The locations, methods and frequency of sampling and testing shall be approved by the Kendall County Environmental Health Department Director. The test results shall be sent to the Environmental Health Department within forty-five (45) days of sampling. The soil samples shall be tested for the elements listed within "Appendix B" and any others specified by the State of Illinois or Kendall County upon request. Soil quality shall not exceed State of Illinois standards.

8. Authorized Kendall County personnel shall be allowed on site during business hours for inspection and testing.

9. The facility operator shall send up-to-date copies of the State permit and related documents including Operational Plan, Surface Water Management Plan, Pest Control Plan, Site Drawing, and an Annual Report to the County Solid Waste Coordinator.

10. The facility operator shall maintain plantings on the berm and ditch as shown on attached Exhibit B.

11. The facility operator shall maintain the gate and landscaping as indicated on attached Exhibit C.

12. The County Solid Waste Coordinator shall maintain a log of complaints received on the facility.

13. A host fee shall be paid to the County on a monthly basis in accordance with the schedule on attached Exhibit D.

14. Any violation of this Special Use Permit could be subjected to a fine of $25.00 to $500.00 per day per violation, with each day being a separate violation.

15. This special use ordinance shall expire on September 1, 2009.


17. Truck weights shall be limited to 72,380 pounds.

18. The operator shall provide weight receipts to Kendall County.

19. Off-site debris and trash generated by this site must be cleaned-up on a daily on properties abutting Beecher Road and/or Galena Road, with owner's permission.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking this special use permit.

IN WITNESS OF, this ordinance has been enacted on April 18, 2000.

Attest:  

[Signature]

Kendall County Clerk

John A. Church  
Kendall County Board Chairman
Appendix A: Water Sampling Constituents
Arsenic
Nickel
Mercury
pH
Nitrate
Total Organic Carbon
Specific Conductivity
Total Dissolved Solids
Chromium
Zinc
Selenium
Boron
Manganese
Lead
Cadmium
Iron
Total Phosphorous
Chloride
Copper

Appendix B: Soil Sampling Constituents
Arsenic
Nickel
Mercury
pH
Nitrate
Total Organic Carbon
Chromium
Zinc
Selenium
Boron
Manganese
Lead
Cadmium
Iron
Total Phosphorous
Chloride
Copper
EXHIBIT A: LEGAL DESCRIPTION

Parcel 1
That part of the Northwest Quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian being described as follows: Commencing at the Northwest corner of said quarter section; thence North 88°29'44" East along the North Line of said Northwest Quarter, 953.68 feet to a point in the centerline of a branch of the Rob Roy Creek for the point of beginning; thence continuing North 88°29'44" East along said North Line, 1,699.46 feet to the Northeast corner of said quarter section; thence South 00°07'06" East along the East Line of said quarter section, 1,124.58 feet; thence South 88°27'18" West, 2,655.97 feet to a point on the West line of said quarter section that is 1,126.52 feet South of the Northwest corner of said section; thence North 00°01'23" East along said West line, 100.00 feet; thence North 87°51'12" East 1,498.53 feet to a point in the center of said Rob Roy Creek; thence North 28°38'38" West along said creek, 1,134.24 feet to the point of beginning, in the Township of Bristol, Kendall County, Illinois.

Parcel 2
That part of the Northeast Quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian being described as follows: Commencing at the Northwest corner of said quarter section; thence South 00°07'06" East, 400.00 feet along the West Line of the said Northeast quarter; to the point of beginning; thence North 89°52'54" East, 400.00 feet along a line measured at a right angle to the said West Line of the said Northeast quarter; thence South 00°07'06" East, 1,730.00 feet, along a line parallel with the said Northeast quarter; thence South 89°52'54" West, 400.00 feet along a line measured at a right angle to the said West Line of the said Northeast quarter to a point on the West Line of said quarter section; thence North 00°07'06" West, 1,730.00 feet along the West Line of said quarter section to the point of beginning, in the Township of Bristol, Kendall County, Illinois.
**EXHIBIT D**  
**HOST FEE SCHEDULE**

<table>
<thead>
<tr>
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<th>Fee Per Ton of Landscape Waste Received</th>
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<tr>
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<td>$0.70</td>
</tr>
</tbody>
</table>
Ordinance 97 - 13

GRANTING SPECIAL USE ZONING
SCOTTS COMPOSTING FACILITY
East Beecher Road, Bristol

WHEREAS, Kendall County passed ordinance 9319 on October 19, 1993 granting A-1 Special Use approval to establish a landscaping waste composting site, and

WHEREAS, said ordinance pertained to a site commonly located on the east side of East Beecher Road approximately 1/4 mile south of Galena Road in section 8 of Bristol Township that is further described in the attached Exhibit A, and

WHEREAS, said Ordinance expired and the leaseholder of the said site, The Scotts Company, has petitioned for renewal of the special use ordinance, and

WHEREAS, administrative procedures required by the Kendall County Zoning Ordinance were followed including review by Bristol Township, Regional Planning Commission, notice of public hearing, and recommendation by Zoning Board of Appeals, and

WHEREAS, the Kendall County Board finds that the said Petition complies with the provisions of the Kendall County Zoning Ordinance.

NOW THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a special use permit to continue operating a landscaping waste composting facility on the site described in the attached Exhibit A and in substantial conformance with the site plan shown in the attached Exhibit B and in conformance with the following conditions.

1. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.
2. The hours during which landscape waste may be received shall be 7:00 AM to 4:00 PM Monday through Friday and 7:00 AM to 12:00 noon Saturday. Processing operations shall cease after each day’s receipts have been processed and place in windrows, not to exceed 3 additional hours.
3. Decibel levels at the property line shall not exceed Illinois Pollution Control Board standards.
4. A locked gate shall restrict vehicle access during closed hours except that a ‘lock-box’ shall allow access to emergency vehicles.
5. Water samples shall be taken by an independent testing service and analyzed by an independent lab. The locations, methods, and frequency of sampling and testing shall be
approved by the County Director of Environmental Health. The test results shall be sent to the County Director of Environmental Health within 45 days of sampling. The water samples shall be tested for the following parameters and any others specified by the State of Illinois. Water quality shall not exceed State of Illinois standards.

<table>
<thead>
<tr>
<th>Parameter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cadmium</td>
</tr>
<tr>
<td>Copper</td>
</tr>
<tr>
<td>Lead</td>
</tr>
<tr>
<td>Zinc</td>
</tr>
<tr>
<td>Magnesium</td>
</tr>
<tr>
<td>Iron</td>
</tr>
<tr>
<td>Chemical oxygen demand</td>
</tr>
<tr>
<td>Biological oxygen demand</td>
</tr>
<tr>
<td>Total solids</td>
</tr>
<tr>
<td>Ammonia</td>
</tr>
<tr>
<td>Medcprop</td>
</tr>
<tr>
<td>Diazinon</td>
</tr>
<tr>
<td>Dursban</td>
</tr>
<tr>
<td>Oftanol</td>
</tr>
<tr>
<td>Sevin</td>
</tr>
<tr>
<td>Dissolved oxygen</td>
</tr>
<tr>
<td>Boron</td>
</tr>
<tr>
<td>Manganese</td>
</tr>
<tr>
<td>PH</td>
</tr>
</tbody>
</table>

6. Soil samples shall be taken by an independent testing service and analyzed by an independent lab. The locations, methods, and frequency of sampling and testing shall be approved by the County Director of Environmental Health. The test results shall be sent to the County Director of Environmental Health within 45 days of sampling. The soil samples shall be tested for the same parameters as the water samples listed above except for chemical oxygen demand, biological oxygen demand, ortho-phosphorus, and total solids. Soil quality shall not exceed State of Illinois standards.

7. County authorized personnel shall be allowed on site during business hours for inspection and testing.

8. The facility operator shall send up-to-date copies of their state permit and related documents including Operating Plan, Surface Water Management Plan, Pest Control Program, and Annual Report to the County Solid Waste Coordinator.

9. The facility operator shall maintain the plantings as shown on Exhibit C.

10. The County shall keep a log of complaints received on this facility.

11. A host fee of $.55/ton of material received shall be paid to the County.

12. The facility operator shall plant grass seed on the berm and ditch and maintain same as shown in the Site Grading and Drainage Plan attached as Exhibit B.

13. This special use ordinance shall expire on August 19, 2000.


IN WITNESS OF, this ordinance has been enacted on August 19, 1997.

John A. Church, Kendall County Board Chairman  
Paul Anderson, Kendall County Clerk
PARCEL 1
That part of the Northwest Quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian being described as follows: Commencing at the Northwest corner of said quarter section; thence North 88 degrees 29 minutes 44 seconds East along the North line of said Northwest Quarter, 953.68 feet to a point in the centerline of a branch of the Rob Roy Creek for the point of beginning; thence continuing North 88 degrees 29 minutes 44 seconds East along said North line, 1699.46 feet to the Northeast corner of said quarter section; thence South 00 degrees 07 minutes 06 seconds East along the East line of said quarter section, 1124.58 feet; thence South 88 degrees 27 minutes 18 seconds West, 2655.97 feet to a point on the West line of said quarter section that is 1126.52 feet South of the Northwest corner of said section; thence North 00 degrees 01 minutes 23 seconds East along said West line, 100.00 feet; thence North 87 degrees 51 minutes 12 seconds East, 1498.53 feet to a point in the center of said Rob Roy Creek; thence North 28 degrees 38 minutes 38 seconds West along said creek, 1134.24 feet to the point of beginning, in the Township of Bristol, Kendall County, Illinois.

PARCEL 2
That part of the Northeast quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian being described as follows: Commencing at the Northwest corner of Aforesaid quarter section; thence South 00 degrees 07 minutes 06 seconds East 400.00 feet along the West line of the said Northeast quarter; to the point of beginning; thence North 89 degrees 52 minutes 54 seconds East 400.00 feet along a line measured at a right angle to the said West line of the said Northeast quarter; thence South 00 degrees 07 minutes 06 seconds East 1930.00 feet, along a line parallel with the said Northeast quarter; thence South 89 degrees 52 minutes 54 seconds West 400.00 feet along a line measured at a right angle to the said West line of the said Northeast quarter to a point on the West line of the said quarter section; thence North 00 degrees 07 minutes 06 seconds West 1930.00 feet along the West line of said quarter section to the point of beginning, all in the Township of Bristol, Kendall County, Illinois.
ORDINANCE 49-19
GRANTING A SPECIAL USE

WHEREAS The O. M. Scott & Sons Company did petition the Kendall County Board in the manner required by law and the ordinances of Kendall County, Illinois for a Special Use to establish a landscaping waste composting site pursuant to Section 7.00 B. of the Kendall County Zoning Ordinance; and

WHEREAS, the Kendall County Zoning Board of Appeals did hold a public hearing regarding the proposed Special Use and did recommend that the request be granted subject to conditions;

NOW THEREFORE BE IT ORDAINED by the County Board of Kendall County, Illinois that the following described property be granted the Special Use as requested:

PARCEL 1
That part of the Northwest Quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian being described as follows: Commencing at the Northwest corner of said quarter section; thence North 88 degrees 29 minutes 44 seconds East along the North line of said Northwest Quarter, 953.68 feet to a point in the centerline of a branch of the Rob Roy Creek for the point of beginning; thence continuing North 88 degrees 29 minutes 44 seconds East along said North line, 1699.46 feet to the Northeast corner of said quarter section; thence South 00 degrees 07 minutes 06 seconds East along the East line of said quarter section, 1124.58 feet; thence South 88 degrees 27 minutes 18 seconds West, 2655.97 feet to a point on the West line of said quarter section that is 1126.52 feet South of the Northwest corner of said section; thence North 00 degrees 01 minutes 23 seconds East along said West line, 100.00 feet; thence North 87 degrees 51 minutes 12 seconds East, 1498.53 feet to a point in the center of said Rob Roy Creek; thence North 28 degrees 38 minutes 38 seconds West along said creek, 1134.24 feet to the point of beginning, in the Township of Bristol, Kendall County, Illinois.

PARCEL 2
That part of the Northeast quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian being described as follows: Commencing at the Northwest corner of Aforesaid quarter section; thence South 00 degrees 07 minutes 06 seconds East 400.00 feet along the West line of the said Northeast quarter; to the point of beginning; thence North 89 degrees 52 minutes 54 seconds East 400.00 feet along a line measured at a right angle to the said West line of the said Northeast quarter; thence South 00 degrees 07 minutes 06 seconds East 1930.00 feet, along a line parallel with the said Northeast quarter; thence South 89 degrees 52 minutes 54 seconds West 400.00 feet along a line measured at a right angle to the said West line of the said Northeast quarter to a point on the West line of the said quarter section; thence North 00 degrees 07
minutes 06 seconds West 1930.00 feet along the West line of said quarter section to the point of beginning, all in the Township of Bristol, Kendall County, Illinois.

BE IT FURTHER ORDIANED that this Special Use be granted subject to the stipulations listed on EXHIBIT A attached.

The Zoning Map of Kendall County will be changed to show this Special Use.

Passed this 19th day of October, 1993.

[Signature]
Chairman, County Board of Kendall County, Illinois

TEST: [Signature]
County Clerk
EXHIBIT A

Stipulations for SPECIAL USE ORDINANCE

For O. M. Scott, Co.

1. Operational personnel shall be present on site during all hours which the facility is open for the receipt of landscape waste.

2. The hours during which landscape waste may be accepted shall be 7:00 am. to 4:00 p.m. Monday through Friday and 7:00 a.m. to 12:00 noon on Saturday. Processing operations will cease after each day's receipts have been processed and placed in windrows, not to exceed 3 additional hours.

3. At no point on or beyond the boundary line of the subject property shall the sound pressure level resulting from any use or activity exceed the maximum permitted decibel levels for the designated octave band as set forth by OSHA.

4. A gate shall be constructed to bar access to the site by vehicles during the hours that the facility is closed for the receipt of landscape waste. This gate shall be locked during all non-receiving hours. An "Emergency Loc-Box" shall be purchased from the Bristol-Kendall Fire Department for emergency access.

5. Soils samples shall be taken prior to the commencement of operations at the site to establish a base line for future monitoring.

6. Surface waters leaving the site shall be tested prior to the beginning of composting operations for the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Monitor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cadmium</td>
<td>Dicamba</td>
</tr>
<tr>
<td>Copper</td>
<td>Medcoprop</td>
</tr>
<tr>
<td>Lead</td>
<td>Diazinon</td>
</tr>
<tr>
<td>Zinc</td>
<td>Dursban</td>
</tr>
<tr>
<td>Magnesium</td>
<td>Oftanol</td>
</tr>
<tr>
<td>Iron</td>
<td>Sevin</td>
</tr>
<tr>
<td>Manganese</td>
<td></td>
</tr>
<tr>
<td>pH</td>
<td></td>
</tr>
<tr>
<td>Chemical oxygen demand (COD)</td>
<td></td>
</tr>
<tr>
<td>Biological oxygen demand (BOD)</td>
<td></td>
</tr>
<tr>
<td>Total solids</td>
<td></td>
</tr>
</tbody>
</table>

7. Soil samples shall be monitored by the operators following the commencement of operations for the parameters listed in Condition #6 above excluding chemical oxygen demand, biological oxygen demand, ortho-phosphorus and total solids. Surface waters shall be monitored by the operators.
following the commencement of operations for the parameters listed in Condition #6. See Attachment I for timetable of further surface water and soil sampling.

8. Surface water and soil samples shall be expeditiously submitted for analysis to independent laboratories. The results shall be submitted to the Kendall County Health Department and immediately upon receipt copies forwarded to the County's Solid Waste Coordinator. The Kendall County Health Department shall review if the water samples meet the standards established by the IEPA.

9. Kendall County Solid Waste Coordinator, Health Dept or their agents may enter the site during normal business hours to conduct an independent environmental assessment of the operation and may independently monitor soil and water at the site.

10. The facility shall be designed and operated in accordance with the operator's IEPA permit, Operating Plan, Surface Water Management Plan, and Pest Control Program, except as modified by the terms and conditions of this permit.

11. This Special Use Ordinance shall initially remain valid for three years. Within four (4) months prior to expiration, the applicant shall request through the Kendall County Building & Zoning Department that a public hearing be conducted by the Kendall County Zoning Board of Appeals to receive public input to ensure compliance with all of the above conditions. The Zoning Board of Appeals at that time shall make a recommendation to the County Board whether the Special Use should be renewed and for what period of time it should be renewed.

12. A copy of the required EPA annual report (page 4, section 5 of the Permit Application) will be sent to the Solid Waste Coordinator.

13. A landscape drawing shall be made a part of the Special Use application.

14. A complaint log will be kept at the Building & Zoning Office to track areas where odors or other non-compliances can be monitored. This log will be reviewed by the Zoning Board at the required public hearing. The Solid Waste Coordinator will monitor this log on a bimonthly basis or on an as-needed basis.

15. If any of the above conditions are violated, the operators shall stop receiving yard waste immediately or an Injunction will be filed through the States Attorney's Office to halt operation.

16. A host fee of $.50 per ton for all yard waste material brought onto the site will be paid to Kendall County.
ATTACHMENT I

Sampling Timetable for Surface Water and Soil Sampling

1. Prior to Composting operations commencing to establish a baseline.

2. Six (6) months after windrow composting operations have commenced.

3. One (1) year after windrow composting operations have commenced.

4. Two (2) years after windrow composting operations have commenced.
EXHIBIT B - Ordinance #9319

RE: O. M. Scott, Company Special Use

Comments from Bristol Township Board

1. Galena Road should be re-considered for the entrance, recognizing the long term traffic flow that will be existing from the Scott's facility if they begin a bagging/processing function on-site.

2. All County bodies involved in the sighting of future compost facilities recognize the potential hazards of sighting more than one compost facility in a general area without adequate testing and evaluation of the initial facility. Therefore Bristol Township will not approve more than one compost facility within the Township.
ORDINANCE

WHEREAS, The old Second National Bank of Aurora, as Trustee under trust No. 1592, Paul Schultz, August F. Schultz and Mildred Hankes, and Feltes Gravel Co. and Feltes Land, Inc. did petition the Zoning Board of Appeals of Kendall County for a public hearing in the manner required by law and the ordinances of Kendall County, Illinois for a proposed amendment to the Kendall County Zoning Ordinance adopted May 10, 1960, and

WHEREAS, said Zoning Board of Appeals did thereupon publish notice of a hearing on said proposed amendment to said Zoning Ordinance as provided by the Statutes of the State of Illinois, and did then hold a public hearing on said proposed amendment on the 21st day of March, A.D. 1972, on the site described in the petition and at the conclusion of said hearing said Zoning Board of Appeals voted in favor of recommending to the Board of Supervisors of Kendall County, Illinois that the petition be granted and the zoning maps and ordinance be amended in the manner required by law; and

WHEREAS, Supervisor Ernest Zeiter did move that the findings of the Zoning Board of Appeals be accepted and that the property described in said petition be granted a change in classification from "A" Agriculture to "M-3" for asphalt and ready-mix plant and a "Special Use" under agriculture for gravel mining operation and upon second by James Mann, roll call was taken as follows:

The following voted Aye: Keith Nichols; Harold Christian; Howard Shoger; James Mann; Charles Sleezer; Ernest Zeiter; Charles Whitfield; John Stewart; Robert Hacker; Russell Naden.

The following voted Naye: None

Excused: Myron Wormley.
NOW THEREFORE, BE IT ORDAINED by the Board of Supervisors of Kendall County, Illinois that the following described property be and it is hereby rezoned from "A" Agriculture to "M-3" for asphalt and redi-mix plant and a "Special Use" under agriculture for gravel mining operation and that the County Clerk be and she is hereby ordered and directed to change the zoning map, to show the change in zoning classification:

PARCEL I
The East half of the Northeast quarter of Section 7 and the Northwest quarter of Section 8, Township 37 North, Range 7 East of the Third Principal Meridian, all in Bristol Township, Kendall County, Illinois. Containing 240 plus acres.

PARCEL II
That part of the West half of the Northeast quarter of Section 7, Township 37 North, Range 7 East of the Third Principal Meridian, described as follows:
Commencing at the Northeast corner of said West half for a point of beginning; thence South along the East line of said West half, 724.00 feet; thence West along a line which forms an angle of 89° 36' 21" measured from North to West with the last described line, 974.63 feet; thence North along a line which forms an angle of 90° 35' 33" measured from East to North with the last described line, 709.73 feet to a point in the North line of said West Half; thence East along said North line, 877.11 feet to the point of beginning, all in Bristol Township, Kendall County, Illinois. Containing 14.41 acres.

PARCEL III
That part of the Southeast quarter of Section 6, Township 37 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of said Southeast quarter; thence East along the South line of said Southeast quarter,
442.69 feet for a point of beginning; thence North along a line which forms an angle of 89° 39' 33" measured from East to North with the easterly extension of the last described line, 1027.0 feet; thence East along a line which forms an angle of 89° 39' 48" measured from South to East with the last described line, 1730.00 feet; thence South along a line which forms an angle of 90° 29' 42" measured from West to South with the last described line, 1006.52 feet to a point in the South line of said Southeast quarter; thence West along the South line of said Southeast quarter, 1732.11 feet to the point of beginning, all in Bristol Township, Kendall County, Illinois. Containing 40.40 acres.

BE IT FURTHER ORDAINED that the above "Special Use" classification shall be expressly made subject to the following conditions:

1. That the foregoing "Special Use" shall be subject to further review of the Zoning Board of Appeals and the Board of Supervisors upon notice directed to the owner of the premises herein described and a proper publication as required by law not less than fifteen days prior to date of hearing.

2. That a green belt must be maintained on the west side of the West Branch of the Rob Roy Creek of a minimum of 100 feet.

3. That the petitioner cooperate with the Bristol Township Road Commissioner on the south end of the site.

4. That the petitioner be subject to an annual inspection and renewal.

5. That a bond of $50,000 will be required until such time as the State of Illinois makes their rules governing bonding of such areas.
Passed this 11th day of April, 1972.

[Signature]
Chairman County Board of Supervisors
Kendall County, Illinois

ATTEST:
[Signature]
County Clerk
Listing of ZPAC Dates for 2014

9:00AM

January 6, 2014
February 3, 2014
March 3, 2014
April 7, 2014
May 5, 2014
June 2, 2014
July 7, 2014
August 4, 2014
September 2, 2014 (Tuesday)
October 6, 2014
November 3, 2014
December 1, 2014