Planner Angela Zubko called the meeting to order at 9:05 a.m.

Present:
Megan Andrews – Soil & Water Conservation District
Amy Cesich – 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
Aaron Rybski – Health Department

Also present:
Dave Gravel (Vice President of Green Organics Inc.) and Attorney Gregg Ingemunson

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

MINUTES
Phil Smith made a motion, seconded by Fran Klaas, to approve the September 3, 2013 meeting minutes. All were in favor and the motion carried.

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 not changing any access roads, they 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 myself to discuss the operation and the proposed changes. The petitioners will need to contact Bristol Township to see if they need to get on their board to discuss the changes. Staff has given them the information provided including the site plan but to date have not heard back from the township 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. 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 to 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. 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. 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. In the report shows the last 5 years and what the County has received and the amount of material collected. 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.

Phil Smith had no comments at this time. Megan Andrews from the Soil and Water Conservation District stated that an NRI was submitted and should be complete this week. A copy will be forwarded to the petitioner and the PBZ Department. Fran Klaas had some questions about the host fees and also about the food scraps and why that was considered a minor amendment. Mr. Klaas did not feel that was minor. Dave Gravel stated 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. Mr. Gravel 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. Mr. Gravel also stated Marlin Hartman does come out regularly to the site for inspections and has not had any issues. The food scraps are mixed with the end product but kept in separate windrows. Amy Cesich asked about the City of Yorkville with regards to the conditions and host fees. Planner Zubko stated this is the first meeting for Green Organics so Planner Zubko will be working with the City on conditions. Mr. Klaas asked if the host fee will be increasing since it has not in awhile? Planner Zubko stated yes that is in negotiations currently.

With no further comments Phil Smith made a motion, seconded by Amy Cesich to approve the major amendment to Green Organics Special Use and forward the petition onto the Plan Commission meeting in December. All were in favor and the motion carried.

**REVIEW OF PETITIONS THAT WENT TO COUNTY BOARD**

**Proposed to go to County Board on December 17th: 13-17 Maly Poultry Processing Plant**

**PUBLIC COMMENT** - There were no comments.

**OLD BUSINESS** - None

**NEW BUSINESS** - Review and approval of the 2014 meeting date’s schedule- Planner Zubko stated in the packet are the proposed meeting dates for 2014. Megan Andrews made a motion to approve the meetings dates as proposed, Fran Klaas seconded the motion. All were in favor and the motion carried.

**ADJOURNMENT - Next meeting on December 2, 2013**

With no further business to discuss Phil Smith made a motion, seconded by Megan Andrews to adjourn the meeting at 9:21 a.m. The motion carried.

Submitted by,  
Angela L. Zubko  
Senior Planner