

Village of Carol Stream

JOINT SPECIAL MEETING

**MONDAY, JULY 1, 2013
6:00 P.M.**

**GREGORY J. BIELAWSKI MUNICIPAL CENTER
BOARD ROOM
500 N. GARY AVENUE
CAROL STREAM, ILLINOIS 60188**

AGENDA

1. CALL TO ORDER
2. ATTENDANCE
3. YARD WASTE TRANSFER FACILITY PRESENTATION
4. OTHER BUSINESS
5. ADJOURNMENT

Village of Carol Stream
INTER-DEPARTMENTAL MEMO

TO: Mayor and Trustees
Plan Commission/Zoning Board of Appeals

FROM: Joseph E. Breinig, Village Manager 

DATE: June 27, 2013

RE: Landscape Waste Transfer Facility

In May, Mayor Saverino and staff met with representatives from Green Organics, Inc. to discuss their interest in locating a landscape waste transfer facility at the Village's Water Reclamation Center (WRC) located east of Kuhn Road, north of North Avenue. Green Organics would like to lease approximately one acre of land on the west side of the WRC. The location is generally the same as that used for the temporary concrete crusher placed for the Kuhn Road Bike Trail. A preliminary site plan is attached for your reference.

The proposed facility differs greatly from the solid waste transfer facility previously proposed by Flood Brothers. The facility proposed by Green Organics would receive landscape waste (grass, leaves, branches, etc.) only. Garbage and other materials would not be accepted. All materials would be removed daily. Composting would not occur on site. Composting will occur at Green Organics' facility in Bristol, Illinois.

A workshop has been scheduled for Monday, July 1 for a presentation by Green Organics. The workshop will be a joint meeting of the Village Board and Plan Commission/Zoning Board of Appeals. The workshop is not intended to replace the formal approval processes. Green Organics has been asked to provide an overview of their proposed operation. Direction will be requested on the proposal. If direction is given to proceed, staff will work with Green Organics on land use, stormwater and other approvals needed for the transfer facility. In addition, staff and the Village Attorney will work with Green Organics on an agreement for use of the property. A copy of Green Organics presentation is attached for your review.

JEB/td
Attachments

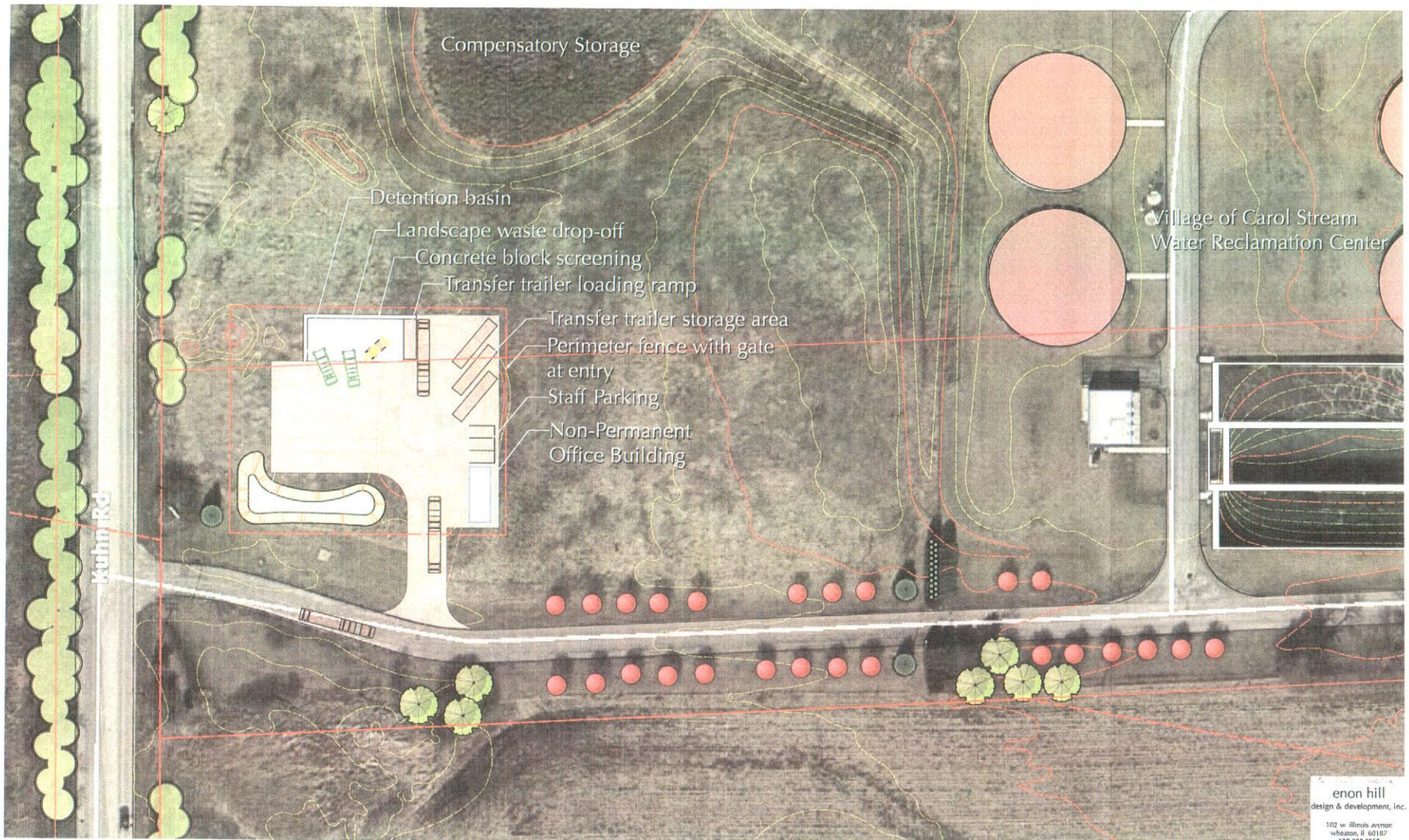
Executive Summary

Green Organic Material Handling Co. (TBD)

July 1, 2013

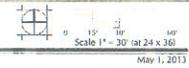
RE: Proposed Landscape Transfer Facility in the Village of Carol Stream, specializing in handling, hauling and management of yard waste materials as part of the recycling process to composted material.

1. We are proposing zoning approval and a leasing arrangement from the Village of Carol Stream allowing Green Organic Material Handling Co. (TBD) to obtain an ILEPA permit to operate an approximately 1-acre, transfer facility exclusively for landscape materials, on the Village's waste treatment property off Kuhn Road, near North Avenue.
 - a. **Per the IL EPA (see attached) transfer stations used exclusively for landscape waste are not "Pollution Control Facilities" and are only subject to local zoning approval and not the Section 39.2 Local Siting Review, as long as:**
 - i. It is used exclusively for landscape materials
 - ii. Materials are held for 24 hours or less from the time it was received.
 - b. The location for the proposed facility is shown on the attached exhibits.
 - i. This location should minimize conflicts with the waste system operations and traffic flow
 - ii. Also it would have minimal disturbance to Village property, due to the recent Kuhn Road path construction and staging at this location.
 - c. To accomplish this we propose a 10 year lease agreement with the Village, plus option periods
2. Approval of a landscape transfer facility within the Village **would require local jurisdiction review only**. We anticipate the approval process would include:
 - a. Site plan approval
 - b. Zoning approval
 - c. Text amendment
3. The Village facility has the following physical characteristics
 - a. Zoning: **R-1**
 - b. Land use: **Public/Non-profit**
4. Proposed site
 - a. The site would be approximately 1 acre of land with a non-permanent office building located on the premises. Operations on the site would be generally conducted from the March 15th to December 15th with two full-time employees, one for the office and the other on a loader, moving and loading materials. The site would be screened with a 6-foot high fence. There would be two (2) ground surface materials;
 - i. Hard pavement under the bin(s)
 - ii. Compacted gravel for the vehicular traffic, which is common on many of the landscape transfer facility sites.



Landscape Transfer Facility

Site Plan - Village of Carol Stream Sewage Treatment Facility



enon hill
design & development, inc.
102 w illinois avenue
wheelaton, IL 60157
630.800.8362
630.748.4701 fax
land planning
landscape architecture
land development
May 1, 2013

WHAT IS YARD WASTE COMPOST

A humus like substance created by accelerating the decomposition of solid organic materials under controlled conditions

- Grass
- Brush
- Leaves



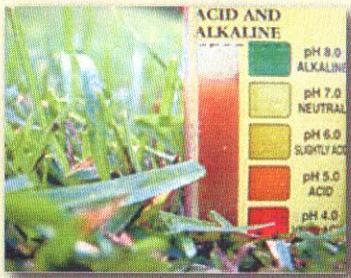
Pictures from the Green Organics Compost Facility

Green Organics.

WHAT IS IT

Compost benefits

- Improves the soil structure, porosity, & density;
- Increases infiltration & permeability of heavy soils, thus reducing erosion and runoff;
- Improves water holding capacity, thus reducing water loss and leaching in sandy soils;
- Supplies a variety of macro and micronutrients.
- Supplies significant quantities of organic matter;



- Improves Cation Exchange Capacity of soils & growing media;
- Improves and stabilizes soil pH;
- Supplies beneficial microorganisms to soils;
- Can bind & degrade specific pollutants.

Source: US Composting Council



HOW IS COMPOST MADE

Compost windrows



- Materials delivered to facility;
- “Greens” & “browns” ground together & place in windrows.



HOW IS COMPOST MADE

Compost windrows



- Windrows are maintained for approximately 9 months;
- Finished compost screened and sold.

Green Organics.

COMPOST QUALITY

Why is it important?

- Wide variations in available compost sources;
- Not all are from Illinois EPA regulated facilities;
- Immature compost may add to the pollution effect when used as an erosion control agent¹;
- Immature compost may leach nutrients and/or heavy metals¹.

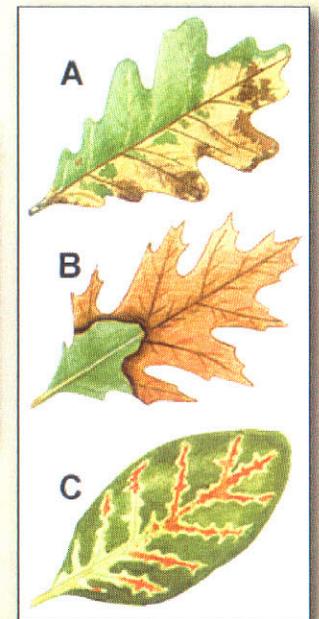
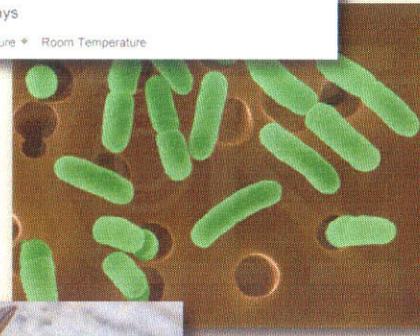
¹Source: W& H Pacific in Association with CH2Mhill. Demonstration Project using Yard Debris Compost for Erosion Control. Presented to Metropolitan Service District - June 30, 1993
Sour



COMPOST QUALITY

Why is it important?

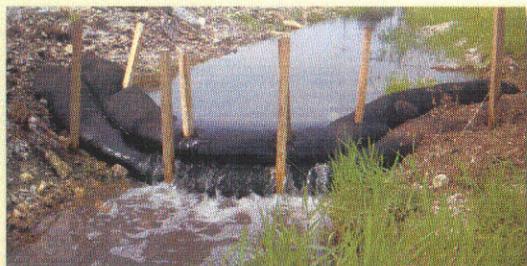
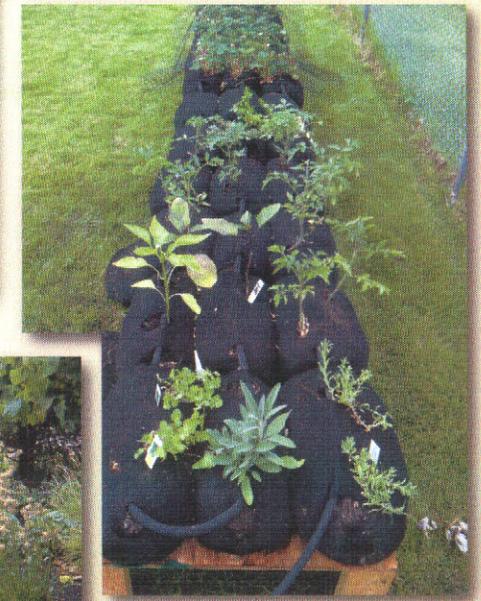
- Compost stability
- Weed seeds
- Pathogens
(Fecal coliform & salmonella)
- Tree insects
(Emerald ash borer/gypsy moth)
- Trees diseases
(Oak Wilt)



COMPOST USES



- Landscape Applications
- Topdressing
- Agriculture
- Erosion / Sediment Control
- Stormwater Management



Green Organics

CURRENT PROPOSAL

Site Plan



- Proposed Landscape Transfer Facility in Carol Stream;
- To **ONLY** Accept yard waste;
 - Grass, brush and leaves;
- Requires an IL EPA permit;
- Subject to local zoning **ONLY**



CURRENT PROPOSAL

Site Plan

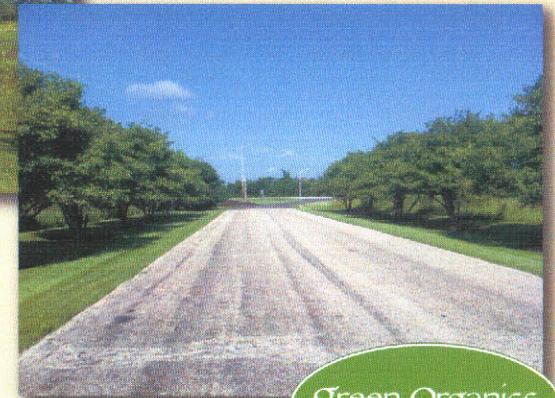
- Located at the Water Reclamation Center;
- Proposing to lease about 1.0 acres from the Village;
- Operations generally from
 - March 15th to
 - December 15th
- Two full-time employees;
- Screening at site perimeter



Looking northwest



Looking northwest

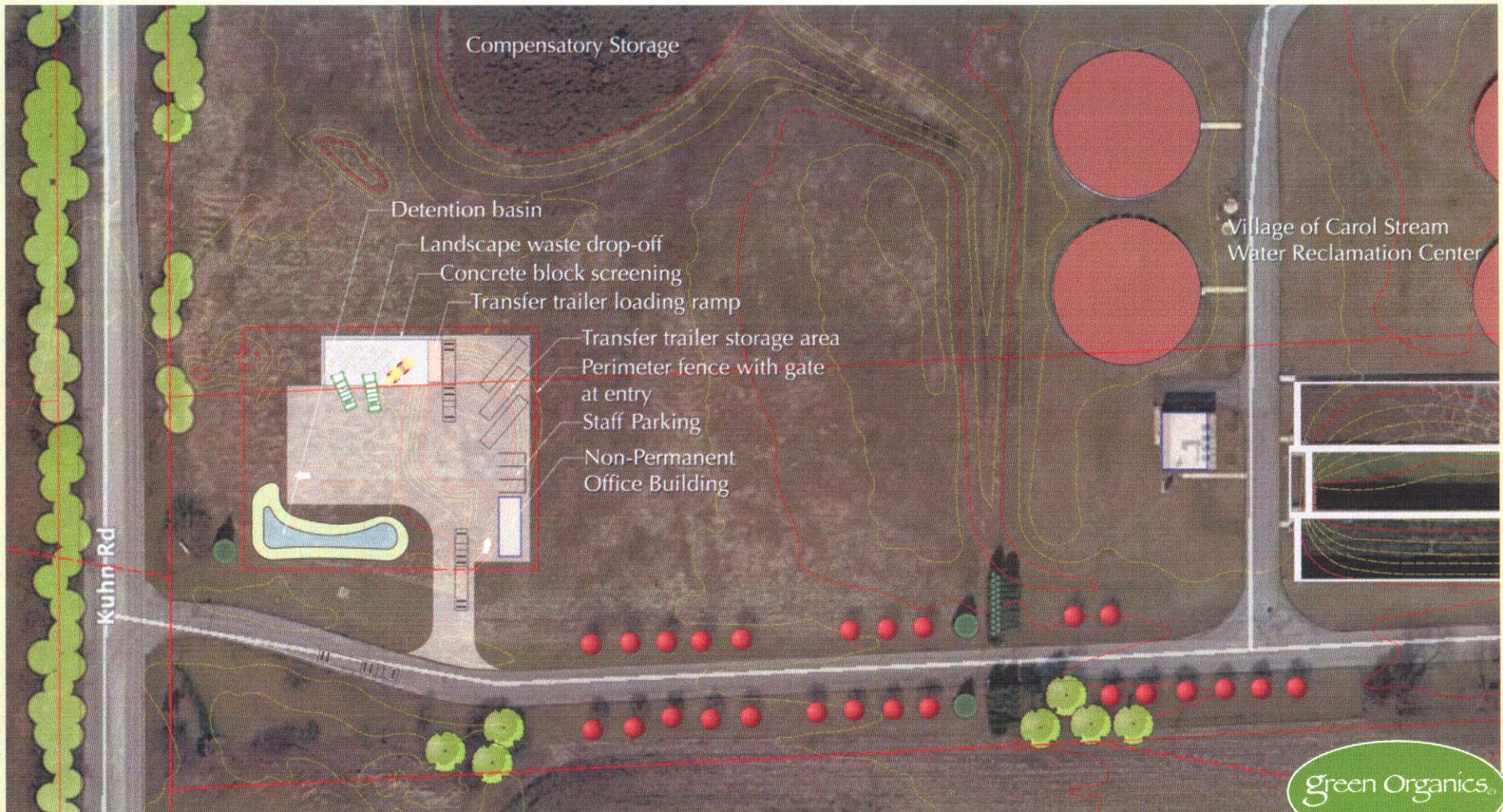


Looking west

Green Organics

CURRENT PROPOSAL

Site Plan



CURRENT PROPOSAL

Other Sites



DK Organics
Lake Bluff, IL

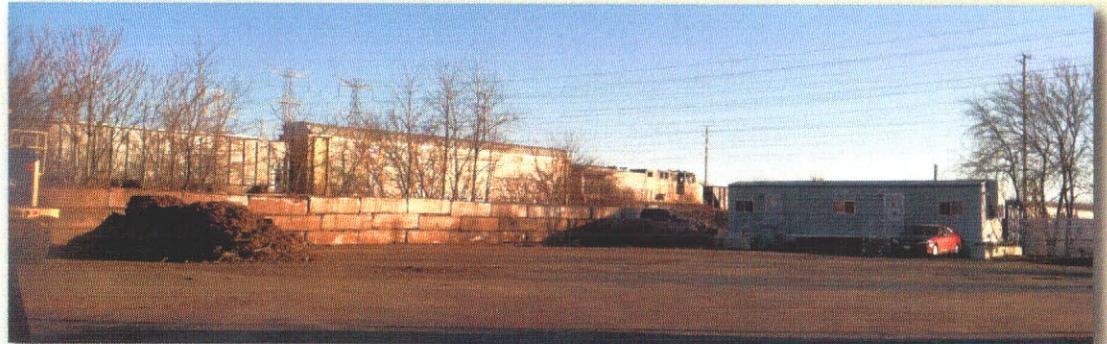


Waste Management
(formerly Land & Lakes)
Buffalo Grove, IL

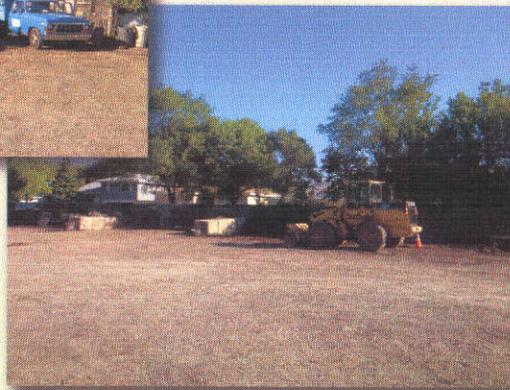
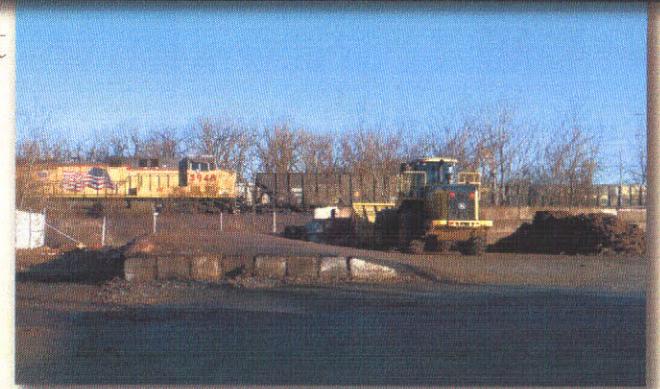
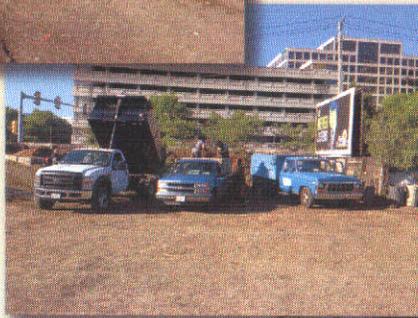


CURRENT PROPOSAL

Other Sites



Midwest Compost
West Chicago, IL



Mr. K Garden & Material
Center
Park Ridge, IL

