

Village of Carol Stream

Special Meeting of the Village Board Yard Waste Transfer Facility Presentation

Gregory J. Bielawski Municipal Center
500 N. Gary Avenue, Carol Stream, IL 60188

July 1, 2013

6:05 p.m. – 7:15 p.m.

Meeting Notes

ATTENDANCE: Mayor Frank Saverino, Sr.

Trustee Matt McCarthy
Trustee Greg Schwarze
Trustee Mary Frusolone
Trustee Rick Gieser
Trustee John LaRocca
Clerk Beth Melody
Commissioner Angelo Christopher
Commissioner James Joseph
Commissioner Frank Petella
Commissioner Ralph Smoot
Commissioner Dee Spink
Commissioner David Creighton
Commissioner David Hennessey

Joseph E. Breinig, Village Manager
Robert Mellor, Asst. Village Manager
Chris Oakley, Asst. to the Village Manager
Caryl Rebholz, Employee Relations Dir.
James Knudsen, Dir. Engineering Services
Don Bastian, Asst. Dir. of Community Dev.
Jon Batek, Director of Financial Services
Phil Modaff, Director of Public Works
Jim Rhodes, Village Attorney
Dave Gravel, Green Organics
Don Opperman, Green Organics
Tony Mazza, Green Organics

The meeting was called to order by Mayor Saverino and the roll call read by Village Clerk Melody. The result of the roll call vote was as follows:

Present: Mayor Saverino, Trustees McCarthy, Schwarze, Frusolone, Gieser & LaRocca
Absent: Trustee Don Weiss

Presentation on Yard Waste Transfer Facility

Village Manager Breinig stated this workshop is intended to provide information from Green Organics who has submitted a proposal to construct a Yard Waste Transfer Facility (YWTF) on a portion of the Water Reclamation Center property owned by the Village. The Village typically holds these workshops when plans are in the embryonic stage, which gives staff, elected officials, Plan Commissioners, petitioner and the general public an opportunity to discuss issues and concerns. Manager Breinig introduced Dave Gravel from Green Organics who is proposing to place a Yard Waste Transfer Facility (YWTF) on the Water Reclamation Center (WRC) property owned by the Village.

Mr. Gravel stated the YWTF would accept grass, brush and leaves at the facility. The materials would not be composted onsite but would be transferred to another facility in Bristol, IL where the actual composting would take place. He presented information on how compost is made and the benefits of the composting material which is the end product of the Yard Waste Transfer facility. The finished compost

is screened and sold. The proposed YWTF requires an EPA permit and zoning approval from the Village, however, it is not subject to transfer station siting regulations as long as materials are removed within 24 hours.

Green Organics is proposing to lease approximately 1 acre of land at the WRC from the Village. The facility would operate generally from March 15 – December 15 with two full time employees. The site would include perimeter screening, fencing and non-permanent trailer-type office. The entrance would be through a secured gate at the WRC entrance off of Kuhn Road and would include some type of identification and directional signage. Mr. Gravel anticipates there will be 4-6 transfer trucks/day and 25 - 37 incoming (drop-off) trucks/day. Truck traffic will generally go out south on Kuhn Road and down North Avenue. Director of Engineering Services Knudsen stated wear and tear on Kuhn Road should not be an issue as it was constructed to accommodate truck traffic.

Trustee McCarthy asked about the maximum number of trailers per day that would be able to enter and leave the YWTF. Mr. Gravel stated one semi-trailer holds approximately 100 yards of material but he would need to get an answer to the question. Manager Breinig stated the Village has worked very hard over the years to minimize the impact of the WRC on neighbors and the YWTF should not be allowed to compromise the Village's relationship with the neighbors.

Village Manager Breinig stated there could be several benefits to siting a YWTF on Village property including potential savings for homeowners due to lower transportation costs for Flood Brothers, license fees for use of the WRC property, free compost for Village use and free wood chip drop-off.

Trustee Schwarze questioned whether there was a danger of fire as the yard waste materials compost. Mr. Opperman stated this should not be an issue since the materials are not composted on the WRC site and are hauled away within 24 hours.

Trustee McCarthy asked whether there were any flood water concerns. Mr. Gravel stated the facility would incorporate onsite detention. Village Manager Breinig stated the facility would not be in a floodway or floodplain.

Mr. Gravel stated there are currently 3 YWTF in DuPage County with one each in Elmhurst, Villa Park and West Chicago. He does not envision the need for expansion at the Village WRC site.

Plan Commissioner Smoot questioned whether there would be flashing yellow warning signs for truck activity as Kuhn Road is very busy during the school year. Mr. Gravel stated he would look into it.

Trustee Frusolone asked whether Green Organics has any experience operating another facility of this type to which Mr. Gravel answered no.

Commissioner Christopher asked whether the Village has flow control over Flood Brothers yard waste disposal to which Assistant Village Manager Oakley responded yes.

Trustee Gieser asked what would happen if unacceptable materials were brought onto the YWTF site. Mr. Gravel stated the materials would be hauled out immediately. Incoming loads are monitored by hauler ticket receipts. He stated Green Organics wishes to partner with the Village due to the WRC site's proximity to the Villa Park facility.


Village Manager Breinig stated the lease agreement will provide the Village the means to enforce the contract. Mr. Gravel stated the Carol Stream facility will operate similarly to other YWTF in DuPage County.

Trustee Frusolone asked about the timeline for full operation. Village Manager Breinig stated Green Organics would need to go through the zoning and public hearing process, secure EPA permits and negotiate a lease agreement with the Village. Mr. Gravel anticipated a startup time of spring 2014. Assistant Director of Community Development stated a text amendment and rezoning would require a public hearing. Manager Breinig suggested Green Organics meet with the neighbors to go over their proposal.

There being no further business, a motion was made by Trustee Gieser and seconded by Trustee Frusolone to adjourn the Special Board meeting. The meeting was adjourned unanimously at 7:15 p.m.

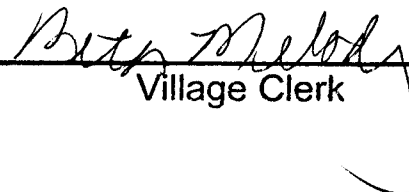
FOR THE BOARD OF TRUSTEES


Frank Saverino, Sr., Mayor


Beth Melody, Village Clerk

Minutes approved by the President and Board of Trustees on this

15th day of July, 2013.


Village Clerk