

PRELIMINARY

NOV 16 2023

STAFF REPORT FOR HENSON RECYCLING CAMPUS TRANSFER STATION

Kathy Michael
COUNTY CLERK

October 30, 2023

Applicant's name and address: Lakeshore Recycling Systems, LLC., 5500 Pearl St.,
Rosemont, IL 60018, by KJ Loerop, 630-878-7588,
kloerop@lrsrecycles.com

STAFF ANALYSIS: The analysis of standards set forth in the Illinois Environmental Protection Act as well as the McLean County Code as they apply to this request is as follows:

Criterion 1. THE FACILITY IS NECESSARY TO ACCOMMODATE THE WASTE NEEDS OF THE AREA IT IS INTENDED TO SERVE

This criterion is met with the following information: This application is consistent with the approved "Twenty-Year Materials Recovery and Resource Management Plan", it shows the per capita waste generation, the recycling rate, population projections, jobs in the area, waste disposal volume, the transfer station in the service area, the landfills in the service area, the waste collection companies in the service area, observations regarding companies and facilities in or proximate to the service area, the result of only one solid waste company serving the community, Republic Services is the only company that is vertically integrated in the service area, trends in the waste disposal system with decreasing landfills in Illinois, ongoing waste industry consolidation, the importance of vertical integration, the role and challenges of recycling in McLean County, Henson Recycling Campus (HRC) transfer station benefits to the community, cost savings for the community with HRC, significant letters of support for HRC, the benefit of an HRC host fee as identified in the host community agreement with McLean County, and a host fee for the City of Bloomington.

Criterion 2. THE PROPOSED FACILITY IS SO DESIGNED, LOCATED AND PROPOSED TO BE OPERATED THAT THE PUBLIC HEALTH, SAFETY AND WELFARE ARE PROTECTED

Residential Properties are 1,000 feet from the proposed facility after the HDI Subdivision Final Plat has been recorded; the subject property is outside the 100-year floodplain; the Illinois Historic Preservation Agency has determined that there are no significant items of concern; an FAA advisory circular was reviewed by CIRA; an EcoCAT with IDNR was completed listing no endangered species and terminating the consultation; no wetlands are on the subject property as approved by the US Army Corps of Engineers; the entrance to the facility will be adequate after the HDI Subdivision Final Plat has been recorded; the access road for the facility will be adequate after the HDI Subdivision Final Plat has been recorded; adequate security measures are proposed; a stormwater management plan is proposed and would need to be approved by the County Engineer; the hours of operations need to stipulate that there will not be any truck traffic operating at the facility outside these hours of operation - particularly trucks backing up with back-up beepers; the tipping floor will be free of waste by the end of each operating day; will have a load checking program with random inspections; facilities for employees will include potable water and toilet provisions; the facility will provide for litter control; pest control will be provided; the facility will

provide systems to take care of indoor and outdoor air quality; noise control procedures are proposed; fire control protection is proposed; insurance coverages will be provided that are consistent with the Host Agreement; accurate records will be provided for waste and recyclables accepted consistent with the Host Agreement; regulatory correspondence and environmental inspection records will be made available; accident records will be maintained;

This criterion is met, provided the HDI Subdivision Final Plat has been recorded, and provided hours of operations stipulate that there will not be any truck traffic operating at the facility outside these hours of operation - particularly trucks backing up with back-up beepers.

Criterion 3. LAND USE COMPATIBILITY AND REAL ESTATE IMPACT STUDY

This criterion is adequately explained with a Land Use Compatibility and Real Estate Impact Study.

Criterion 4. THE FACILITY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100-YEAR FLOODPLAIN OR THE SITE IS FLOODPROOFED

This criterion is met since it shows that the property is outside the 100-year floodplain.

Criterion 5. PLAN OF OPERATIONS

The fire prevention and control measures, the spill prevention measures, the accident prevention plan and emergency procedures seem adequate. It will need to be reviewed by the Emergency Management Agency or the Bloomington Township Fire Protection District.

Criterion 6. TRAFFIC IMPACT STUDY HENSON RECYCLING CAMPUS TRANSFER STATION

The traffic impact study seems adequate. It will need to be reviewed by the County Engineer.

7. IF THE FACILITY WILL BE TREATING, STORING OR DISPOSING OF HAZARDOUS WASTE, AN EMERGENCY RESPONSE PLAN EXISTS FOR THE FACILITY WHICH INCLUDES NOTIFICATION, CONTAINMENT AND EVACUATION PROCEDURES TO BE USED IN CASE OF ACCIDENTAL RELEASE

This facility would not treat sort or dispose of hazardous waste.

8. IF THE FACILITY IS TO BE LOCATED IN A COUNTY WHERE THE COUNTY BOARD HAS ADOPTED A SOLID WASTE MANAGEMENT PLAN CONSISTENT WITH THE PLANNING REQUIREMENTS OF THE LOCAL SOLID WASTE DISPOSAL ACT OR THE SOLID WASTE PLANNING AND RECYCLING ACT, THE FACILITY IS CONSISTENT WITH THE PLAN

This application is consistent with the "Twenty-Year Materials Recovery and Resource Management Plan" that was approved by McLean County, the City of Bloomington and the Town

of Normal in 2018.

9. IF THE FACILITY WILL BE LOCATED WITHIN A REGULATED RECHARGE AREA, ANY APPLICABLE REQUIREMENTS SPECIFIED BY THE (ILLINOIS POLLUTION CONTROL) BOARD FOR SUCH AREAS HAVE BEEN MET

This facility is not located within an area that is designated as a regulated recharge area according to Illinois EPA regulations.

CONCLUDING OPINION:

Staff recommends that this application meets all of the standards set forth in the Illinois Environmental Protection Act as well as the McLean County Code, provided the HDI Subdivision Final Plat has been recorded, and provided hours of operations stipulate that there will not be any truck traffic operating at the facility outside these hours of operation - particularly trucks backing up with back-up beepers.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Philip Dick", written in a cursive style.

Philip Dick, AICP, Director, McLean County Department of Building & Zoning