

McLean County Department of Building and Zoning

STAFF REPORT FOR HENSON RECYCLING CAMPUS TRANSFER STATION

December 18, 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 application is consistent with the approved "Twenty-Year Materials Recovery and Resource Management Plan". The application shows the need for the facility with the following data: the per capita waste generation, the recycling rate, population projections, jobs in the area, waste disposal volume, the limitation of having only one transfer station in the service area, the landfills in the service area, the waste collection companies operating in the service area, observations regarding companies and facilities in or proximate to the service area, trends in the waste disposal system with decreasing landfills in Illinois, ongoing waste industry consolidation, significantly more waste is generated in McLean County than is processed at the one transfer station in the County, Henson Recycling Campus (HRC) transfer station benefits to the community resulting in more beneficial waste disposal rates, and many letters of support for HRC.

The approved host agreement between LRS and McLean County includes a host benefit fee of \$1.00 for each ton of waste transferred to a landfill or other disposal facility with 50% of the host fee to support recycling.

The application shows that the cost of waste disposal is relatively high in McLean County, relative to other counties in the State of Illinois. It indicates that competition in waste disposal is about price, selection, and service. And competition benefits consumers by keeping prices low, the quality and choice of goods and services high, encourages businesses to offer new and better products, and makes our economy work better. The application shows that the HRC Transfer Station would increase competition and increase available transfer station capacity in the service area.

The City of Bloomington (Bloomington) and Town of Normal (Normal) public works provides the collection services for residences in their respective municipality. Bid specifications indicate that the transfer station (or landfill) must be located within a ten-mile radius of the intersection of Main and Division Streets. Only one transfer station in the area fulfills this restriction.

This criterion is met.

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

The application shows compliance with Criterion 2 with the following data: 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 the Central Illinois Regional Airport (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 would be adequate after the HDI Subdivision Final Plat has been recorded; the access road for the facility would 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 operation need to stipulate that there will not be any truck traffic operating at the facility outside these hours of operation, trucks would have state of art back-up alarms (white noise-low frequency); the tipping floor would be free of waste by the end of each operating day; the ventilation and filtration system in the transfer station provides a negative air pressure condition to capture indoor air treatment of exhaust with ozone to eliminate any odors; daily street sweeping of transfer station, HDI Court and Bunn Street; it has a good accident prevention/emergency response plan, fire prevention measures, spill prevention measures, load checking program with random inspections; facilities for employees would include potable water and toilet provisions; the facility would provide pest control; regulatory correspondence and environmental inspection records would be made available; and accident records would be maintained.

This criterion is met, provided the HDI Subdivision Final Plat is recorded before a construction permit is issued, provided hours of operation are limited to Monday through Friday - 6:00 a.m. to 6:00 p.m., Saturday - 6:00 a.m. to 12:00 p.m. and no truck traffic operating at the facility outside these hours of operation, trucks have state of art back-up alarms (white noise-low frequency), and the proposed stormwater management plan is approved by the County Engineer before a construction permit is issued.

Criterion 3. LAND USE COMPATIBILITY AND REAL ESTATE IMPACT STUDY

No physical conditions were identified that prohibit development of a transfer station at this location. The application shows that adequate infrastructure is available. No significant issues were presented which would prevent the property from being developed in accordance with the proposed plan.

An evaluation of sale activity and value trends in areas where similar development has occurred was presented including data for two transfer stations from a 2020 report by Park Stoudamire & Associates. The application shows that development of a transfer station is consistent with the existing uses in the area.

This criterion is met.

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

This criterion is met since the application 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 would need to be reviewed by the Emergency Management Agency or the Bloomington Township Fire Protection District before a construction permit is issued.

This criterion is met if determined by the Emergency Management Agency or the Bloomington Township Fire Protection District.

Criterion 6. TRAFFIC IMPACT STUDY HENSON RECYCLING CAMPUS TRANSFER STATION

This criterion is met if determined by the County Engineer.

Criterion 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 criterion is met since this facility would not treat, sort or dispose of hazardous waste.

Criterion 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. The Twenty-Year Plan recognizes the need for additional funding.

The HRC Transfer Station would provide additional funding to both McLean County and Bloomington through host fees from agreements with each entity. The Twenty-Year Plan recognizes that the establishment of additional waste transfer stations could have multiple economic benefits including increased competition resulting in more beneficial waste disposal rates.

This criterion is met.

Criterion 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 criterion is met since this facility is not located within an area that is designated as a regulated recharge area according to Illinois EPA regulations.

CONCLUDING OPINION:

All of the criteria are met, provided the following stipulations are followed: the HDI Subdivision Final Plat is recorded before a construction permit is issued, 2) hours of operation are limited to Monday through Friday - 6:00 a.m. to 6:00 p.m., Saturday - 6:00 a.m. to 12:00 p.m. and no truck traffic would operate at the facility outside these hours of operation, and trucks would have state of art back-up alarms (white noise-low frequency), 3) the proposed stormwater management plan is approved by the County Engineer before a construction permit is issued, and 4) the fire prevention and control measures, the spill prevention measures, the accident prevention plan and emergency procedures are approved by the Emergency Management Agency or the Bloomington Township Fire Protection District before a construction permit is issued.

Respectfully submitted,


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