

# Groot Industries, Inc. Lake Transfer Station

## LAKE TRANSFER STATION OPEN HOUSE



February 16, 2013

# Groot Industries, Inc. Lake Transfer Station

## INTRODUCTION

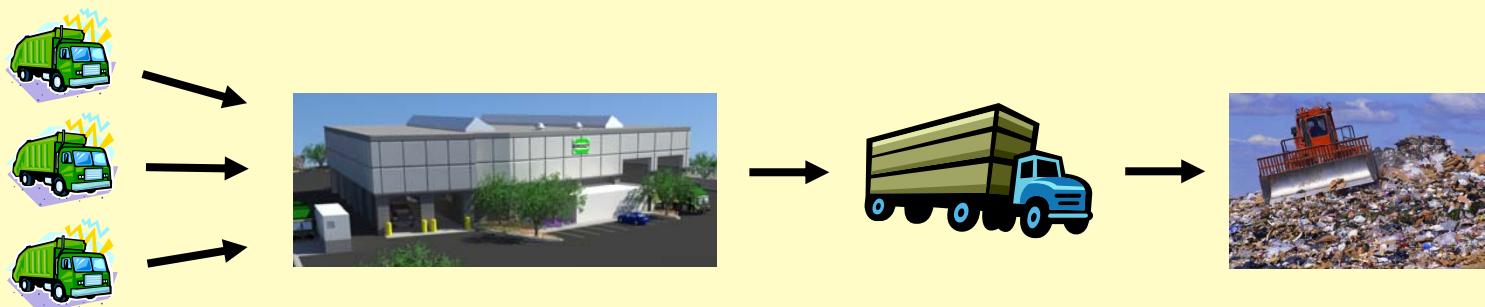
- Groot Industries, Inc.
  - Family owned and operated since 1914 with over 600 employees
  - Provide collection and transfer services throughout northern Illinois
  - Own and/or operate four transfer stations in metro area
  - The largest independent provider of solid waste management services in Illinois, and is among the largest privately held solid waste companies in the United States
  - A responsible and reliable company, as well as a stable employer



# Groot Industries, Inc. Lake Transfer Station

## TRANSFER STATION BASICS

- Transfer stations are transportation terminals
  - Consolidate loads from several collection vehicles into larger transfer trailers for hauling to distant landfills
  - Integral component of modern waste disposal systems
- No waste disposal occurs on-site



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## TRANSFER STATION BENEFITS

- Long-term operation – does not have a limited life
- Reduced cost compared to direct haul to distant landfills
- Reduced wear and tear on roadways / vehicles
- Reduced emissions
- Flexibility in selecting disposal sites
- Opportunity for material recovery
- Host community benefits



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## CURRENT WASTE MANAGEMENT SYSTEM IN LAKE COUNTY

- Landfill-based system
- Landfills are local and accessed by direct haul
  - Landfill life is limited
    - » Two in-county landfills are nearing capacity and replacement capacity is being developed further from the service area
    - » 9 Years to site, permit, and develop capacity
    - » Expansion potential is limited, particularly in developed or developing areas
  - County plan identifies need for transfer stations



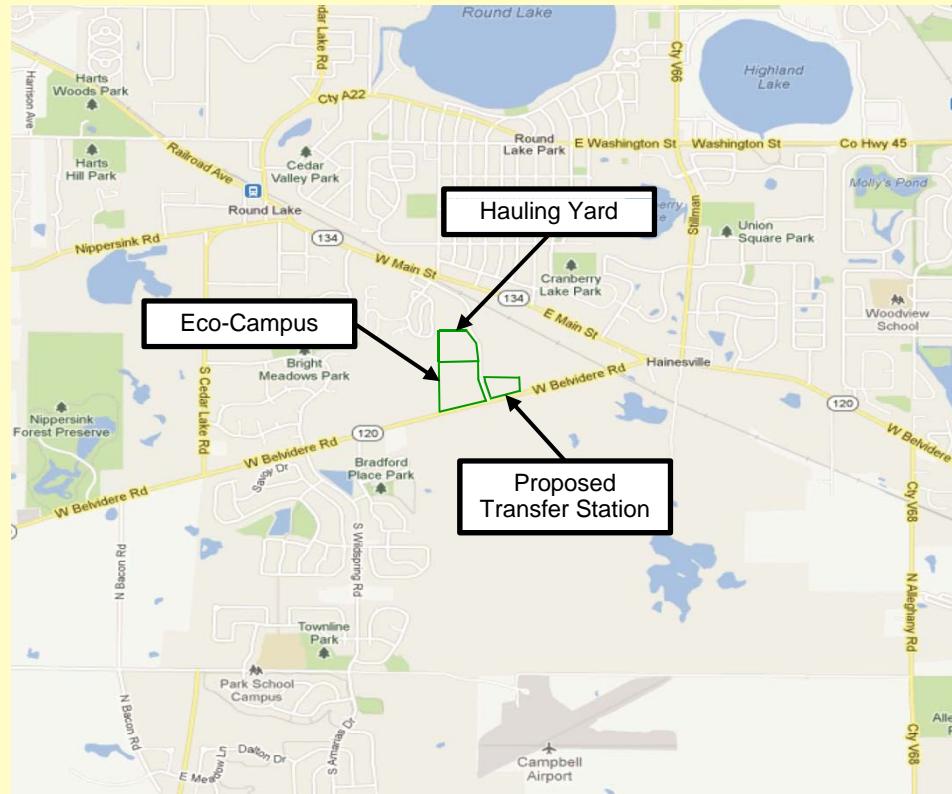
# Groot Industries, Inc. Lake Transfer Station

## HISTORY

- Groot began looking for a transfer station site in the area starting in 2007
- Two identified properties were in Round Lake Park (Porter and 120)
  - Northwest corner - possible C&D recycling facility
  - Northeast corner - possible municipal solid waste transfer station
- While evaluating these properties, identified Stock Lumber Yard property (40 S. Porter) as possible regional hauling yard

# Groot Industries, Inc. Lake Transfer Station

# LOCATION MAP



# Groot Industries, Inc. Lake Transfer Station

## REALITIES OF LOCATING A FACILITY IN LAKE COUNTY

- Lake County has a population greater than 700,000 people in the 2010 US Census, which falls within the upper 3% of all Counties in the US (Lake County Ranks 84 of 3,077 Counties by population).
- Lake County has 44 towns, most of which have populations of less than 25,000 and all of which have populations less than 100,000 – The population is spread fairly evenly throughout the County.
- Lake County has a stated goal of permanently protecting 60,000 acres of open space (over 20% of the total land area), with almost 52,000 acres already preserved (over 18% of the total land area).

# Groot Industries, Inc. Lake Transfer Station

## HISTORY (CONTINUED)

- Moved forward with purchase and plans for the Groot North Hauling Yard
- Meanwhile, gave a presentation to Village of Round Lake Park Development Committee in September 2008 (attended by SWALCO and the Lake County Board Member for this District) that included conceptual plans for other two properties
  - Presented and discussed Groot's intentions in this industrial subdivision beyond the hauling yard
  - Received interest so moved to purchase property
  - Transfer stations were included in the County Solid Waste Management Plan in 2009 update

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## GROOT NORTH HAULING YARD

- 10-acre adapted redevelopment
- Spared community significant resources typically incurred in marketing idled industrial properties for development
- Approx. 80 jobs to area in a difficult economic environment
- Hosted an open house in May 2010 (attended by SWALCO and County representatives) where grand plan for transfer station in the industrial subdivision was presented again



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## GROOT NORTH CNG FUELING STATION

- Recently installed a compressed natural gas (CNG) fueling station at the hauling yard in order to support the conversion and fueling of their collection fleet with alternative fuels
- Pro-active and progressive corporate citizen within the community



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## BENEFIT OF FACILITY INTEGRATION

- The proposed Lake Transfer Station has been strategically located
- The logical aggregation of these sister facilities will
  - support additional employment opportunities
  - increase overall waste collection system efficiency
  - reduce total vehicle miles over the road
  - reduce total air emissions
  - conserve fuel
  - reduce dependency on foreign oil

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## TRANSFER STATION DEVELOPMENT PROCESS

- Site Selection
- **Local Siting Approval**
- IEPA Development Permit
- Local Building Permits
- Construction
- IEPA Operating Permit



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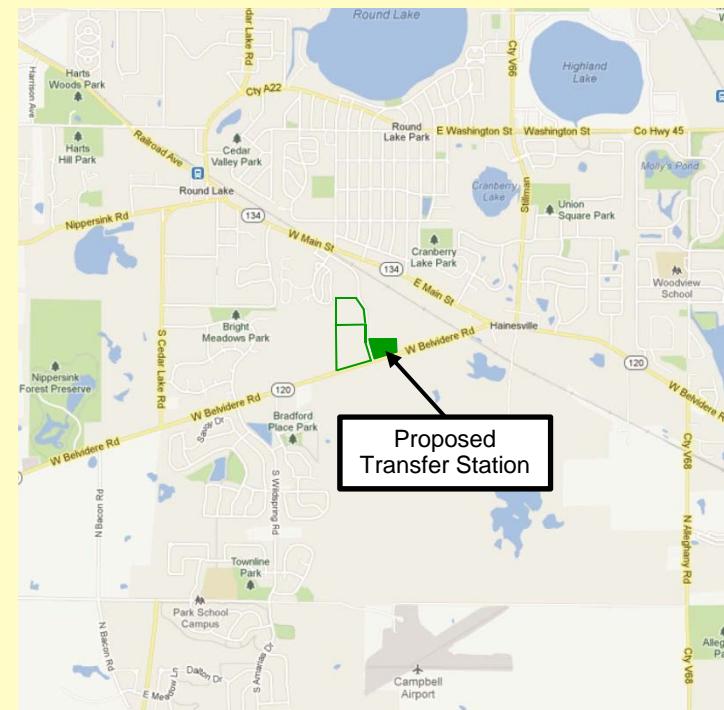
## PROPOSED LAKE TRANSFER STATION



# Groot Industries, Inc. Lake Transfer Station

## BASIC INFORMATION

- Property Location: 201 Porter Drive, in the northeast corner of Illinois Route 120 (Belvidere Road) and Porter Drive within the corporate limits of the Village of Round Lake Park
- Proposed Facility Size: 3.9 acres
- Anticipated Throughput: Approximately 750 tons per day of municipal waste, landscape waste, and/or recyclables
- Existing Zoning Designation: I-1 Industrial



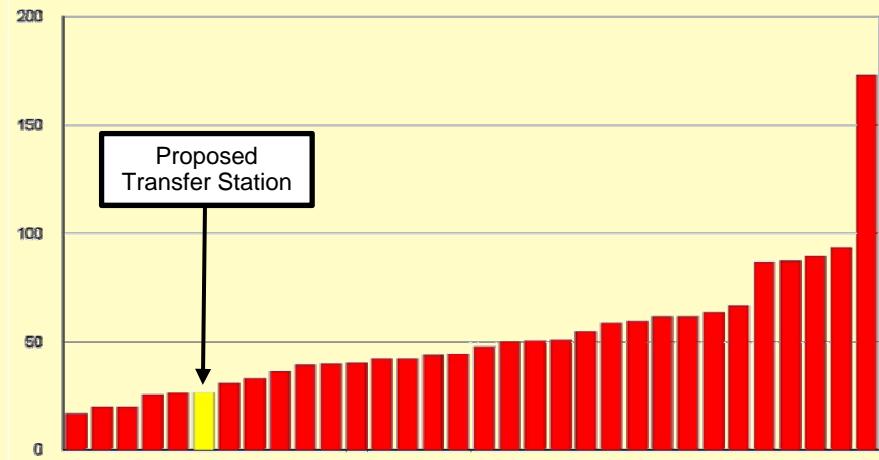
# Groot Industries, Inc. Lake Transfer Station

## PROPOSED SITE IMPROVEMENTS

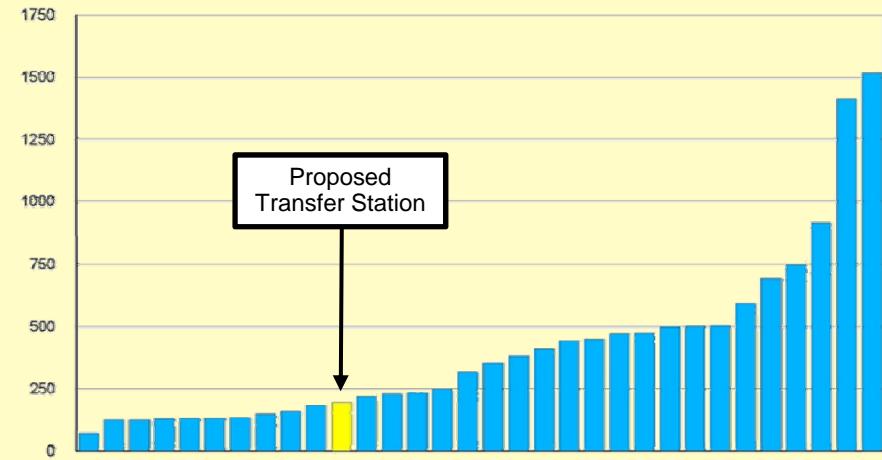
- Construction of an approximately 27,800 square foot concrete and steel transfer station building
- Construction of an approximately 270 square foot scalehouse and installation of a facility scale
- Paving of all access drives and interior circulation routes
- Construction of a stormwater bio-swale and stilling basin to pre-treat stormwater and promote sedimentation
- Development of screening along Porter Drive and Route 120 with the construction of berms and the use of landscape plantings

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## BUILDING AND FACILITY SIZE COMPARISON TO OTHER TRANSFER STATIONS IN THE METRO AREA



Maximum daily tonnage per 1,000 square feet of building size



Maximum daily tonnage per acre of facility size

# Groot Industries, Inc. Lake Transfer Station

## HOOURS OF OPERATION

- It is anticipated that the facility will typically receive and transfer the majority of incoming waste from 4:00 AM to 8:00 PM Monday through Friday, and 4:00 AM to 12:00 PM Saturday.
- It will typically be closed on Sundays and holidays.



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## AUTHORIZED WASTES

- The proposed transfer station will accept non-hazardous municipal waste, landscape waste, and source separated recyclables, including office paper, newspaper, cardboard, aluminum, glass and plastics.



# Groot Industries, Inc. Lake Transfer Station

## UNAUTHORIZED WASTE

The following materials are considered unauthorized waste and will not be accepted at the proposed transfer station:

- Regulated hazardous wastes
- Regulated and manifested special wastes
- Soils
- Industrial process wastes
- Sludge
- Used motor oil
- Pollution control wastes
- Regulated PCB wastes
- Potentially infectious medical wastes (as defined by Section 3.360 of the Act)
- Liquid wastes (including bulk liquids)
- Universal wastes (as defined by 35 Ill. Admin. Code 733)



- Regulated asbestos-containing materials
- Source, special or by-product nuclear materials
- Radioactive wastes (both high and low level)
- Transuranic wastes
- Lead-acid (automotive) batteries
- White goods
- Bulk loads of whole tires (incidental tires received at the proposed transfer station will be segregated and stored for pickup by an off-site recycler)

# Groot Industries, Inc. Lake Transfer Station

## COMMON CONCERNS

- Traffic
- Litter
- Odor
- Pests
- Noise
- Dust

Transfer stations are designed and operated to minimize impact on local community.

The proposed transfer station will have a comprehensive Operating Plan that will detail waste acceptance and handling procedures, nuisance control procedures, staffing and equipment requirements, and cleaning procedures.

# Groot Industries, Inc. Lake Transfer Station

## TRAFFIC

- The volume of traffic generated in any one time period is limited as the traffic generated by the proposed transfer station is distributed throughout the entire day.
- The peak traffic periods of the transfer station will occur during the late morning and early afternoon which does not coincide with the commuter peak hours.
- Due to the proximity to the Groot North hauling yard, the impact of the proposed transfer station will be minimized as a large percentage of the traffic that will be generated by the transfer station is already on the area roadways and many trucks will not have to traverse the external arterial roadway system when leaving the transfer station.

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## LITTER

- Collection vehicles will be required to be fully enclosed, covered, or use other means to prevent litter from being blown from the vehicles during travel.
- All inbound waste collection vehicles will be required to remain fully enclosed or covered until positioned within the building and all transfer operations will occur completely within the transfer station building.
- Groot will routinely patrol and remove litter from the facility, all public roadway rights-of-way within 1,500 feet of the facility, and from private property within 200 feet of these roads with the permission of the property owners.



# Groot Industries, Inc. Lake Transfer Station

## ODOR

- All waste tipping operations will be conducted within the transfer station building.
- The tipping floor will be cleared of waste on a daily basis.
- Waste materials will be continually transferred throughout the operating day on a first-in, first-out basis.
- Incoming waste which exhibits an unusually strong odor will be immediately transferred from the proposed transfer station.
- Customers found to habitually deliver wastes with unusually strong odors will be denied access to the proposed transfer station.
- Non-toxic odor neutralizers will be provided in the facility misting system as necessary.

# Groot Industries, Inc. Lake Transfer Station

## PESTS

- All exposed waste will be contained within the transfer station building.
- Waste will be transferred on a first-in, first-out basis.
- The tipping floor will be free of waste materials on a daily basis.
- Loaded transfer trailers that are stored overnight at the proposed transfer station will be fully tarped, parked within the transfer station building, and will be removed from the proposed transfer station at the start of the following operating day.
- A professional exterminator will inspect the proposed transfer station on a monthly basis, at a minimum, and will employ exterminating measures if needed.

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## NOISE

- The proposed transfer station is located within an industrially zoned area.
- The waste tipping and transferring operations will be conducted within the transfer station building.
- All on-site equipment will be equipped with mufflers and other sound-suppressing devices, as required.
- Industrial buffer exists to the north and west, by a forested area to the east, and by State Highway 120 and open space to the south.

# Groot Industries, Inc. Lake Transfer Station

## DUST

- All access drives, parking areas, storage areas and vehicle-maneuvering areas within the facility will be paved.
- Mud and dust tracked onto the property will be removed with a street sweeper on a routine basis.
- All public roads and right-of-ways within, at a minimum, one thousand feet will be swept at least once daily.
- A misting system will be provided to help mitigate dust inside the transfer building.