

Minutes of the ZBA Meeting Held on Monday December 6th 2021

Meeting was called to order at 6:34 p.m. Roll call was taken showing Zoning Board Members Penny Kreusch, Clark VanBuskirk and Paul Skoog in attendance. Present representing the county was Jeremy Hughes. Also in attendance was Lance Larsen, representative for Odyssey Renewal Energy, LLC AND Amiee Schoenhaar representing Riverport Road, LLC a business located in the LRA Depot. The minutes of the previous ZBA meeting held September 7th 2021 (09.07.2021) were called for approval, there was no discussion and the minutes were approved as read.

Notice for this public hearing circulated in the Carroll County Review the week of November 10th 2021. Mailing notifications were sent to all adjacent land owners within 250 ft of the subject properties.

Jeremy addressed the purpose of the hearing, noting that there were two items on the agenda. The first item being Special Use 21-LC-501. The petitioner, Vinita Patel, is seeking a special use for a guest home. The use "Guest Home" allows a single-family dwelling to be rented to the public for guest accommodations on a short-term basis. The property in question is addressed 28-47 Cambridge Ct. Lanark, IL. The brief legal is lot 47 Section 28 Southview Heights of Lake Carroll, parcel ID 04-04-02-228-047.

A map was reviewed identifying the location of the property. A copy of the mailing list and letter sent was also reviewed. No petitioner was present to speak to the request. No objections were received from the notifications and no other comments were received at the meeting.

There was a brief conversation regarding details from the previous ZBA meeting held 09.07.2021, regarding hotel motel tax collection, the current county process of applying and issuing Guest Home Special Use Permits versus a potential license/registration system. Lake Carroll Rules and Regs pertaining to vacation rentals were also briefly mentioned.

After discussion, the finding of fact was executed. The ZBA members moved that they recommend approval of the special use. The motion was seconded, call vote was taken with all members voting in favor to recommend approval to the county board.

The second item on the agenda was Special Use 21-09-500 and Zoning Amendment 21-09-900. The petitioner Lance Larsen, representing Odyssey Renewable Energy, LLC, is seeking to rezone a portion of property from Industrial-1 to Industrial-2, as well as apply for the Special Use of Recycling and Materials Recovery Facility. Organic materials collected would be used onsite to produce methane gas through an industrial scale anaerobic digester plant. The property site location is currently under ownership of the Local Redevelopment Authority (LRA) within the Savanna Industrial Park, with an option for purchase pending approval of county zoning and state licensing requirements. An address for the site is to be determined. The property is located north

and west of the intersecting roads CN and McIntyre on Parcel 6 and 6Z of the Savanna Industrial Park. Part of parcel ID 09-01-02-100-001.

At the meeting, a copy of the mailing list and letter sent to local owners was reviewed. Map and photo exhibits were also reviewed, and are included in the packet. An illustrated diagram showing the various materials that can be used in anaerobic digestion and the materials that are produced as products. A picture of an example anaerobic digestion plant was also included for reference. A map showing the property in question for the location identified as parcel 6 and 6z of the industrial park included board packet. There are also two pictures overlooking the proposed site taken from C.N. Road.

Lance was introduced and began discussing that the genesis of this project stems from a need to meet demand for natural gas within the Savanna Industrial Park, as well as create an energy supply and agricultural products that can be shipped to other users. The project is working with local utility providers in an attempt to bring a distribution and feeder gas pipeline into the Depot, until such time the gas created would be transported in trailered tanks by highway. During the meeting there was lengthy discussion regarding the products required to run an anaerobic digestion plant. Lance, described that 20 percent of the product would hopefully come from agricultural waste, including manure, crop waste and other organic materials. Other forms of waste will eventually include municipal garbage and food. The plant will be designed to sort and reduce waste. The project would start with a 10,000 sq. ft. building to be used as the sorting and receiving facility. Organic materials would go into tanks with water to form a slurry. The process takes several weeks while slurry is heated and stirred, through holding bins. As the waste breaks down in the absence of oxygen, methane gas is captured. 15 percent of gas collected is then used on site to generate power to run the plant. Excess gas is distributed to users as fuel, or further processed into other products (such as natural gas). At the end of the process, the slurry is removed and the water is removed. Dry product is screened and sold as a fertilizer product (several other products can also be made). Some of the water is processed to make a wet fertilizer product and some of the water will be treated for reuse or disposal.

The topic of odor control was discussed. Lance said that when plants are in correct working function, little to no odor can be detected. It was also mentioned that a plant would fall under permit requirements of the IEPA and as such would have to follow air quality standards, as well as ground containment for waste being stored on site. Waste product containment for the site was discussed. There will be containment pits for some forms of the ag waste and other types will be held within the processing building. The site location and transportation sources of waste products was discussed. Initially all products will arrive by truck, but there is a goal to switch the majority of incoming waste to be received by train and river barge. Rail is in the works to include a spur that is planned for future development. Barge transportation is currently in discussion and will require work and follow through from the port authority and other governmental bodies, before successfully locating a barge loading/unloading terminal within the industrial park.

The ability to use this site as a potential fueling station was also discussed. Other fuel products could be made in part from materials collected through anaerobic digestion, including CNG and hydrogen. This may hold potential to meet demands for future energy requirements as alternative fuel technologies advance.

Long term sustainability of the site was discussed, bringing up that a federal grant would make up the majority of initial funding, with other investors and loans making up another portion, but that long term funding from other sources is still being looked for. For project longevity and sustainability, there are several key factors that are believed to make the site viable, including the transition to alternate fuels, the constraint and loss of use of current landfills and federal regulations seeking emission reductions.

The site would make use of the current industrial park water system and an onsite waste water treatment process. There is also a discussion of looking at the industrial park wastewater treatment plant that was built by the army to see if it would be viable to be used for water treatment.

The topic of the collection of non-organic material received from municipal waste and recycling was discussed. Many of these materials are sorted and extracted out of the mixture before it enters the digestion, this is because materials that do not break down can cause damage to the machinery and contaminate/hinder the anaerobic breakdown. As a result, there will be waste collected that is sorted out and will be turned over to landfills. Plastics and other similar materials will be transferred for recycling or reuse. Initially the project hopes to source completely organic materials, but eventually it is likely that if successful, it will scale up to collect municipal waste which will include more non-organic materials. Lance said, that when receiving municipal solid waste, the weight of garbage can be reduced by half of what would have ended up in a landfill. The question was asked about the closest landfill in operation. The two closest were identified as Waste Management (WM) prairie hill in Morrison and Clinton County Area Solid Waste near Clinton, IA.

When fully operational, the facility will be designed to process 500 tons of waste per day. The goal will be to maximize transportation and collection of waste by barge. Additional steps of governmental oversight, approval and permitting were discussed, highlighting that the IEPA will require permits that will regulate components of how the facility is built, where it can be located and the emissions control requirements as rodent and pest control. The first process in getting State Approval is working with the local jurisdiction to get the appropriate siting authority. The environmental impact (ECO CAT) study will need to be a part of the states review which as a part of that study will try to mitigate the endangered species that are present within the depot. There are several species of endangered prairie plants and animals that have been identified in the area.

A question and clarification, was called for why the request included a zoning amendment change from Industrial I-1 to Industrial I-2, as well as a Special Use Request. Clarification was given that the request to change to I-2 would be appropriate for the heavier manufacturing use of generating methane through an anaerobic digestion

plant. This is a use that matches with other Industrial 2 uses. In regards to the special use, Jeremy referred to a zoning ordinance requirement that stipulates that any facility, regardless of zoning district, that wants to operate in the collection and recovery of waste, junk metal or recyclable materials, must obtain a county approved special use permit to do so.

The vacation of county roads within the industrial park was discussed as well as the weigh scale that was built in road right of way on Crim Dr. way was discussed. After discussion, the finding of fact was executed. One item of concern was discussed during the finding of fact, that there is concern about project failure and being able to force a repair of the developed land back to its pre-development state. The ZBA members moved that they recommend approval of the special use and zoning amendment. The motion was seconded, an all call vote was taken with all members voting in favor to recommend approval for both the special use and zoning amendment requests to the county board.

Meeting adjourned at 7:45 PM