

**CALL TO ORDER:**

Chair Brunner called to order the Planning and Zoning & Historic Commission (“PZHC”) meeting on Thursday, June 1, 2023, at 6:30 pm.

**ROLL CALL:**

Commissioners Steneck, Scarpelli, Brunner, Reyes-Brahar, and Feck were present.

Commissioners Myers and Krueger were absent.

Also present: Assistant to the Village Administrator (“ATVA”) Franco Bottalico, Building Inspector Chris Ranieri, and Village Attorney Caitlyn Culbertson.

**APPROVAL OF MINUTES:**

1. Planning and Zoning & Historic Commission Meeting Minutes dated May 4, 2023.

Motion to approve the May 4, 2023 meeting minutes by Steneck/Feck.

5 Ayes (Steneck, Scarpelli, Brunner, Reyes-Brahar, and Feck). 0 Nays. Motion Carries.

**PUBLIC COMMENT:** None

**NEW BUSINESS:**

**A Request for a Special Use Permit Application with Conditions to Allow Biochar Solid Waste Treatment Operations, as Described in Section 157.065(A)(1)(I)(3), located at 569 Rock Road Drive, East Dundee, IL 60118 (PIN 03-25-200-015) in the M-2 Limited Manufacturing District**

Motion to open the public hearing by Scarpelli/Feck.

5 Ayes (Steneck, Scarpelli, Brunner, Reyes-Brahar, and Feck). 0 Nays. Motion Carries.

Persons wishing to be heard were sworn in.

Applicant, Brian Borkowicz of Davey Tree Experts, addressed the PZHC and gave the PZHC a background of what they are currently operating on their site in regards to wood recycling / mulching. At this time they are asking to take their wood chip material and go through a pyrolysis process to create biochar material. The end product, biochar, can be used for soil amendments and other uses in addition to the sale as wholesale biochar product. Mr. Borkowicz stated the proposed unit will be in an enclosed structure.

Commissioner Reyes-Brahar inquired if there were any high amounts of toxins released during this process. Mr. Borkowicz stated that all the gases in the wood is burned off at high temperatures to reduce any toxins.

Commissioner Steneck commented that this process is utilizing high heat rather than burning, and Mr. Borkowicz stated that was correct.

Commissioner Scarpelli inquired if this process is regulated by any government agency. Mr. Borkowicz referred this question to his co-worker, Mike Veney, who works in the environmental unit of Davey Tree Experts. Mr. Borkowicz stated that they will apply and follow the IEPA guidelines.

ATVA Bottalico commented that just before the meeting a member of the IEPA replied to the Village and stated that because this material will be transformed into a reusable product, this biochar product and

process is considered recycling and not solid waste. So, the IEPA stated they will not require the applicant to apply for a Bureau of Land permit, but they referred the applicant to the Bureau of Air permitting process.

Mike Veney addressed the PZHC and stated their consultants are in the process of applying to the IEPA right now.

Commissioner Scarpelli inquired what energy does this process utilize. Mr. Veney replied it will be fueled by propane to get the pyrolysis process up to temperature. Mr. Veney stated that this one structure is their pilot run and if they are satisfied they will add a second pyrolysis rotary drum unit and structure. Chair Brunner inquired if the applicant will build out for two units at this time, and Mr. Veney replied that is correct.

Commissioner Reyes-Brahar inquired in the fire department apparatus will be able to maneuver around the structures on their site. Chair Brunner commented that there will be a hydrant installed on site as well per the Fire Marshall's memo to the PZHC regarding this application.

ATVA Bottalico asked Mr. Veney to comment on the sound emanating from the units in which he stated in earlier conversations with ATVA Bottalico that it did not impede his conversation outside a similar unit during their site visits out of state. Mr. Veney replied and stated that they were still able to have a conversation outside the unit as an example that the sound emanating did not impede in general conversation.

A discussion ensued regarding certain conditions of the special use permit that should be included.

Nate Conn of Davey Tree Experts addressed the PZHC and expanded on their Chicagoland operations. He clarified how landscape waste is different than wood waste per the IEPA's permit regulations. Chair Brunner advised that he is ok with still using landscape waste and wood waste language together in the condition, but his concern is to keep organic food material out of the proposed unit in order to prevent nuisances. Chair Brunner clarified that wood waste should not contain construction debris.

Commissioner Steneck inquired how long does the biochar process take from beginning to end product. Mr. Borkowicz stated a couple of yards of every five to six hours.

Commissioner Scarpelli asked what is the ratio of end product. Mr. Borkowicz stated for every four yards of woody biomass product in, they get one yard of biochar end product out.

Commissioner Scarpelli inquired if the Fire District had any concerns. Fire Marshall Quattrocchi addressed the PZHC and stated that the Fire District does not related to this application. He also touched on Commissioner Reyes-Brahar's previous comment and related the Fire District already had meetings with the applicant related to their layout and safety precautions for this use.

Commissioner Scarpelli inquired on the safety of stockpiling the end product and if fires are a concern. Mr. Borkowicz stated that the intent is to create the product, bag it, and ship out as quick as possible. He stated that the risk is low on this product due to their in-house maintenance of the stockpiles.

Motion to close the public hearing by Scarpelli/Steneck.

5 Ayes (Steneck, Scarpelli, Brunner, Reyes-Brahar, and Feck). 0 Nays. Motion Carries.

Chair Brunner opened the discussion among the PZHC commissioners. Commissioner Scarpelli inquired as to why this may need a special use instead of just a permitted use in the manufacturing district. He is concerned there are too many special uses over the years during his experience. He is concerned who will police these special uses as the police department is limited staffed. A discussion ensued regarding special uses in East Dundee.

Village Attorney Caitlyn Culbertson explained that all businesses must follow state and federal laws. The special use allows more flexibility for the Village to regulate certain aspects of the use.

A discussion ensued regarding why this use falls into the special use category. ATVA Bottalico clarified the municipal code for this district and Building Inspector Ranieri agreed as to why it is considered a special use.

Motion to approve the findings of fact as submitted by staff by Feck/Reyes-Brahar.  
5 Ayes (Steneck, Scarpelli, Brunner, Reyes-Brahar, and Feck). 0 Nays. Motion Carries.

Motion to recommend approval to the village board the special use permit with the updated condition of landscape and wood waste materials only, and having the applicant come back to the village for approval prior to installation of the second unit as an additional condition, in addition to the other four existing conditions listed in the memo, by Scarpelli/Feck.  
5 Ayes (Steneck, Scarpelli, Brunner, Reyes-Brahar, and Feck). 0 Nays. Motion Carries.

**OLD BUSINESS:**

**ADJOURNMENT:**

Motion to adjourn the PZHC meeting at 7:10 pm by Steneck/Reyes-Brahar.  
Motion carries by voice vote.

Respectfully submitted,  
Franco Bottalico, ATVA