

CHANNAHON PLANNING AND ZONING COMMISSION
MEETING

January 14, 2013

Chairperson Karen Ciarlette called the meeting to order at 6:00 pm.

Chairperson Ciarlette led the Pledge of Allegiance.

Chairperson Ciarlette asked for a Roll Call.

Commissioners present: Karen Ciarlette, James Proffitt, Chantal Host, Jeff Simon and Phil Loizon

Also present were Director of Community Development Mike McMahon and Village Attorney Dave Silverman.

A quorum was declared present.

Approval of the November 13, 2012 Minutes

Chantal Host made a motion to approve the November 13, 2012, meeting minutes. Seconded by Jeff Simon.

VOTE: ALL AYES

MOTION CARRIED

Motion to open the public hearing for the Aux Sable Midstream LLC Rezoning Ordinance was made by Jeff Simon, seconded by Chantal Host.

Those wishing to speak at the public hearing were sworn in.

Mr. McMahon presented the Aux Sable Midstream LLC Rezoning Ordinance.

In 2012, Aux Sable Midstream LLC purchased the former Sapa Group aluminum manufacturing plant from Patrick Commercial. The site is comprised of seven properties totaling 126.74 acres. The only remaining structures on the site are a 10,000 sq.ft. office building from the former Sapa plant and a 3,000 sq.ft. building that was formerly owned by Navastone. In 2011, the Sapa Plant was decommissioned and the main building/equipment was sold off.

Aux Sable purchased the site in 2012 for future expansion of their existing plant located immediately east of the Subject Property. Aux Sable desires to annex the properties into the Village of Channahon. An annexation agreement is currently being negotiated and will be considered by the Village Board in the near future. Points within the agreement are as follows:

- The term of the agreement is twenty years.
- The properties will be zoned I-2 Intensive Industrial District once annexed into the Village.
- Existing uses of the former Sapa plant such as office buildings, railroad yard, maintenance facilities, septic fields, water wells, and fencing shall continue in use.

- Planting of street trees and other landscaping will not be required except for future developments within 500 feet of U.S. Route 6.
- The Village will issue permits and only inspect buildings designed for occupancy and the foundations, electrical and plumbing of other structures. Permits will not be required for other non-occupied structures.
- The Village agrees that in the future Aux Sable may construct a similar facility on the Subject Property for the production, fractionation, extraction, refining and storage of petroleum products.
- The Village agrees to support the expansion of the Ottawa Enterprise Zone and the EDPA to include the entire Subject Property.

Village Water and sewer is not available at this time thus the property will be on well and septic. There are no immediate plans to develop the site. The only use will be that of the current office building by Aux Sable employees.

ACTION OF PLANNING AND ZONING COMMISSION REQUESTED BY PETITIONER

Recommend approval of the Ordinance to Rezone the parcels from R-1 Single Family to I-2 Intensive Industrial District upon annexation.

Chairperson Ciarlette questioned: This will come into the village as R-1, which is residential.

Mr. Silverman explained that the I-2 zoning in the village looks a lot like the current zoning on the property under the Grundy County zoning.

Ciarlette commented that it was confusing that we would be bringing in R-1 when we have all this office space before but because it was county before and now it's coming into us so it has to be R-1?

Mr. Silverman explained that in the county every manufacturing annexed in; once it's annexed it's automatically zoned R-1. It's kind of a technicality, so we need to take it upon the annexation from R-1 to I-1. The end result will be a substantially similar zoning to what's already out there.

Kenneth Ulling 5860 E US Route 6, came forward to speak. There are three families living across the other side of Route 6. The sound/noise at night is ridiculous when they are having problems. The light is strong enough to light up my whole backyard. Other chemical plants and facilities have a cushion around the facility to act as a barrier.

Chairperson Ciarlette questioned that when it states what the plans are for the piece of property; that currently the office space will remain as such and the buildings have been emptied of all equipment?

Mr. Jeff White, plant manager responded. There are two office buildings, one was the Navastone, the second is a little southwest, which is the building Aux Sable acquired. Currently the plant continues as the current use, which is those two offices down closer to railroad we have rail yard that is currently in use and part of a septic field for the plant and the office facility back to the east is going to be located on property that is not part of this rezoning but it's annexed to Channahon.

The existing plant started up in December of 2000. All of this property per annexation will be in Channahon.

Mr. Silverman commented that the Village went to Aux Sable and requested if they annexed in if they build anything more out there is was thought it would be better to have it in the village than in the unincorporated area. It would give the village more control and more revenue stream.

Motion to close the public hearing was made Phil Loizon, seconded by James Proffitt.

Chantal Host made a motion to recommend approval of the Aux Sable Midstream LLC Rezoning Ordinance

VOTE: ALL AYES

MOTION CARRIED

Chantal Host made a motion to adjourn the meeting at 6:20 p.m. Seconded by James Proffitt.

VOTE: ALL AYES

MOTION CARRIED